



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** November 18, 2021  
**Time:** after 8:30 a.m.\*  
**Place:** Due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Case No.:** CPC-2019-4651-SP  
**CEQA No.:** ENV-2008-1342-EIR-ADD1  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 11 – Bonin  
**Plan Area:** Westchester – Playa del Rey  
**Specific Plan:** Loyola Marymount University Specific Plan  
**Certified NC:** Westchester/Playa del Rey  
**GPLU:** High Medium Residential  
**Zone:** R4-1

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

**Public Hearing:** October 18, 2021.  
**Appeal Status:** Appealable to City Council by Applicant if denied, in whole or in part.  
**Expiration Date:** Subject to the Mayor's Tolling Order  
**Multiple Approval:** No

**PROJECT LOCATION:** 1 LMU Drive; Loyola Marymount University

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

**REQUESTED ACTION:** 1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-1342-EIR, certified on February 25, 2011, and adopt the Addendum dated September 2021.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7-G, an Ordinance amending the Loyola Marymount University Specific Plan (Exhibit A).

**RECOMMENDED ACTIONS:**

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-1342-EIR, certified on February 25, 2011; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated September 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;
2. **Approve** and **Recommend** that the City Council **Adopt** the Ordinance amending the Loyola Marymount University Specific Plan;
3. **Adopt** the staff report as the Commission's report on the subject;
4. **Adopt** and **Recommend** that the City Council **Adopt** the attached Findings.

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Director of Planning

 for  
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**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

# TABLE OF CONTENTS

<b>Project Analysis .....</b>	<b>A-1</b>
Project Summary	
Project Description	
Background	
Issues	
Conclusion	
<b>Findings .....</b>	<b>F-1</b>
General Plan/Charter Findings	
CEQA Findings	
<b>Public Hearing and Communications.....</b>	<b>P-1</b>
<b>Exhibits:</b>	
Exhibit A – Proposed Ordinance	
Exhibit B – Loyola Marymount University Specific Plan Ordinance	
Exhibit C – Environmental Clearance	
Exhibit D – Correspondence	

## **PROJECT ANALYSIS**

### **PROJECT SUMMARY**

Loyola Marymount University (LMU) proposes an amendment to the LMU Specific Plan to modify the previously approved floor area for Academic/Administrative, Residential, and indoor Athletic uses and to allow for subsequent adjustments in the distribution of floor area among these uses.

The Specific Plan Amendment will further permit the retention, renovation, use, and/or change of use of the existing sports arena (Gersten Pavilion), in conjunction with an updated Traffic Demand Management Plan. The Amendment will continue to permit the construction of a replacement sports arena on Campus, as was previously disclosed and approved. The Amendment will also establish a dedicated compliance officer to further enhance communications with the Westchester community.

No changes to the maximum permitted floor area is proposed. No changes to the maximum total student enrollment, faculty, staff, and on-Campus residents is proposed.

### **PROJECT DESCRIPTION**

#### **Overview**

The Loyola Marymount University (LMU) Specific Plan was adopted on February 25, 2011, and included a Development Agreement, General Plan Amendment, Zone Change, and certification of an Environmental Impact Report (EIR). The LMU Specific Plan approved 3,411,000 square feet of total building floor area on campus, allocated between Academic/Administrative, Residential, and indoor Athletic uses. The Specific Plan allows for the upgrade, renovation, and replacement of a substantial portion of the existing academic, administrative, residential and athletic facilities in its Westchester campus. The LMU Specific Plan 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 LMU Specific Plan regulates the general location of uses and functions on campus, establishes height limits, setbacks, required parking and access routes, and requires non-building setbacks as well as green landscaped buffers on the edge of campus adjacent to the residential community. In addition, the Plan establishes a clear process and procedure to permit future projects on the LMU campus and ensures that they comply fully with all regulations of the Plan.

Since the adoption of the Specific Plan, and as a result of changing campus needs, LMU proposes an amendment to the Specific Plan to modify the previously approved floor area for Academic/Administrative, Residential, and indoor Athletic uses and to allow for subsequent adjustments in the distribution of floor area among these 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. The proposed changes would maintain the previously approved maximum permitted floor area, student enrollment, faculty, staff, and on-Campus residents. The Amendment will also establish a dedicated compliance officer to further enhance communications with the Westchester community.



### Land Use and Floor Area Limitations

The proposed Specific Plan Amendment would reallocate floor area among Academic/Administrative, Residential, and indoor Athletic uses<sup>1</sup> without exceeding total permitted development of the adopted Specific Plan.

#### *Adopted Floor Area Limitations*

The LMU Specific Plan regulates square footage for Academic/Administrative, Residential, and indoor Athletic uses, as shown in **Adopted Table No.1**. The LMU Specific Plan contemplated replacing Gersten Pavilion with a new sports arena (“replacement arena”). As such, the LMU Specific Plan permits the demolition of a maximum of 71,000 square feet of existing athletic indoor floor area (166,000 square feet minus 95,000 square feet). A maximum of 97,000 square feet may be utilized for new indoor Athletic uses, including a replacement arena. The Specific Plan permits only an additional 26,000 square feet of indoor Athletic uses over the existing<sup>2</sup> square footage (“net new”). Finally, a maximum of 192,000 square feet of total indoor Athletic uses (166,000 square feet plus 26,000 square feet) is permitted.

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<sup>1</sup> Each use is defined as follows:

**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.

**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.

**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.

<sup>2</sup> Existing at the time of the LMU Specific Plan adoption.

**Adopted Table No. 1  
Project Development Plan (square footage of Floor Area)**

<b>Facilities</b>					
<b>Land Use</b>	<b>Existing (sf)</b>	<b>To Remain (sf)</b>	<b>New (sf)</b>	<b>Net New (sf)</b>	<b>Total (sf)</b>
Academic / Administrative	1,486,000	1,022,000	921,000	457,000	1,943,000
Residential	848,000	515,000	761,000	428,000	1,276,000
Athletic Indoors	166,000	95,000	97,000	26,000	192,000
<b>Total</b>	<b>2,500,000</b>	<b>1,632,000</b>	<b>1,779,000</b>	<b>911,000</b>	<b>3,411,000</b>

Academic/Administrative and Residential land uses are subject to similar floor area limitations, where the Specific Plan establishes a maximum amount of floor area that may be demolished, constructed and/or reconstructed, as well as “net new” and totals. Finally, the entire campus is limited to a maximum of 1,779,000 square feet of new floor area, and a maximum of 3,411,000 square feet of total floor area.

*Proposed Floor Area Limitations*

The Specific Plan Amendment intends to facilitate the retention of the Gersten Pavilion by increasing the amount of floor area allocated for indoor Athletic uses, subject to additional limitations. The proposed Amendment would still permit development of the previously contemplated replacement arena, but would also allow LMU to retain, renovate, continue to use, and/or change the use of Gersten Pavilion. To ensure that the total new construction and total development on campus is not exceeded, the Specific Plan Amendment would reduce the permitted floor area among Academic/Administrative and Residential land uses.

The Amendment would replace Table No. 1 with the following **Proposed Table No. 1** and **Proposed Table No. 2**. Proposed Table No. 1 establishes the maximum amount of new square-footage permitted per land use category. Proposed Table No. 2 establishes maximum existing and new square footage per land use category.

**Proposed Table No. 1  
Permitted New Floor Area by Land Use Category**

<b>Facilities</b>	
<b>Land Use</b>	<b>New Floor Area (sf)</b>
Academic / Administrative	869,500
Residential	709,500
Athletic Indoors	200,000
<b>Total New Floor Area Permitted</b>	<b>1,779,000</b>

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

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

As such, the Specific Plan Amendment would permit a total of 200,000 square feet of new indoor Athletic floor area, which would accommodate the retention of Gersten Pavilion and the construction of the previously contemplated replacement arena. A maximum of 366,000 combined square feet of indoor Athletic floor area (166,000 existing<sup>3</sup> square feet plus 200,000 new square feet) would be permitted. Floor area allocated to Academic/Administrative and Residential uses are reduced to ensure that the total new construction and total development on campus does not exceed what was previously adopted. The maximum of 1,779,000 square feet of new floor area and 3,411,000 square feet of combined floor area remain as previously adopted. Since the adoption of the Specific Plan, LMU has added 100,370 square feet of Academic/Administrative use, 180,081 square feet of Residential use, and 18,960 square feet of indoor Athletic use.

The following tables are presented to facilitate the comparison between the adopted and proposed floor area limitations:

**Comparison of New Floor Area**

<b>Facilities</b>			
<b>Land Use</b>	<b>Adopted New (sf)</b>	<b>Proposed New (sf)</b>	<b>Change (sf)</b>
Academic / Administrative	921,000	869,500	↓ Decrease of 51,500
Residential	761,000	709,500	↓ Decrease of 51,500
Athletic Indoors	97,000	200,000	↑ Increase of 103,000
<b>Total</b>	<b>1,779,000</b>	<b>1,779,000</b>	Total does not change.

<sup>3</sup> 166,000 square feet of existing square footage at the time of Specific Plan adoption.

### Comparison of Total Floor Area

Facilities			
Land Use	Adopted Total (sf) <sup>4</sup>	Proposed Total (sf) <sup>5</sup>	Change (sf)
Academic / Administrative	1,943,000	1,847,000	↓ Decrease of 96,000
Residential	1,276,000	1,198,000	↓ Decrease of 78,000
Athletic Indoors	192,000	366,000	↑ Increase of 174,000
<b>Total New Floor Area Permitted</b>	<b>3,411,000</b>	<b>3,411,000</b>	Total does not change.

#### *Proposed Floor Area Transfer – Administrative Clearance*

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. However, the proposed Amendment will ensure that the maximum of 1,779,000 square feet of new floor area and 3,411,000 square feet of combined floor area remain the same as previously adopted.

This amended Administrative Clearance process may permit an increase of 7.5 percent (up to 15,000 square feet) of new floor area for indoor Athletic uses with a concurrent reduction in either/both Academic/Administrative and Residential *new* floor area. This process may also permit an increase of 7.5 percent (up to 27,450 square feet) of *combined (existing + new)* floor area for indoor Athletic uses with concurrent reduction in either/both Academic/Administrative and Residential uses. This amended Administrative Clearance process will enable LMU to propose limited removal of additional existing facilities and construction of replacement facilities, while allowing the continued enforcement of the Specific Plan use and development regulations.

#### Retention of Gersten Pavilion

The Specific Plan Amendment would allow LMU to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion, in conjunction with the development of the previously contemplated replacement arena. The Amendment proposes the following additional provisions that would minimize adverse impacts on the surrounding residential neighborhood.

#### *Loyola Boulevard Gate*

The Loyola Boulevard gate would be closed at 11:00 p.m. and two card readers would be installed and maintained at the gate. LMU Drive from Lincoln Boulevard would remain as the primary vehicular route to campus.

#### *Gersten Pavilion Seating*

In the event the replacement arena is constructed and operated, and Gersten Pavilion is retained, fixed seating within Gersten Pavilion would be removed and subsequently prohibited. Temporary

<sup>4</sup> Total Square Footage per Adopted Table No. 1

<sup>5</sup> Combined (Existing + New) Floor Area per Proposed Table No. 2

seating would be permitted in Gersten Pavilion subject to a maximum occupancy of 1,000 persons.

### *Parking Regulations*

Prior to the construction of a replacement arena, an updated parking study and Event Parking Management Plan would additionally address the retention of ridesharing issues and temporary event signage. The Amendment further proposes language in support of an extension and expansion of hours for existing permit parking program on neighboring residential streets.

### *Transportation Demand Management (TDM) Program*

Prior to the construction of a replacement arena, LMU would be required to update Transportation Demand Management (TDM) program for review by LADOT. The updated TDM program would include the establishment of a “Special Public Event Traffic Route” and the prohibition of concurrent scheduling of public events at each venue.

### LMU Compliance Officer

Finally, LMU will establish and maintain a compliance officer to improve 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 Amendment further proposes language to investigate solutions involving pedestrian traffic at the Loyola Boulevard gate.

## **BACKGROUND**

### Subject Property

The subject property is the Loyola Marymount University campus, approximately 142 acres in size, located at the north edge of the Westchester Bluffs, and includes a portion of the bluff face. At present, the campus is developed with a variety of academic, administrative and residential buildings, recreational buildings, fields and facilities, and parking lots, driveways, walkways, and other ancillary facilities. This includes approximately 1.6 million square feet of academic and administrative uses, approximately 977,000 square feet of residential facilities, and approximately 183,000 square feet of indoor athletic uses. Parking for students, faculty, staff, and visitors is provided in on-campus parking structures and surface lots containing approximately 4,420 spaces.

At the preparation of this Staff Report, LMU has a student enrollment of 7,257, which is within the maximum student enrollment capacity of 7,800 full-time equivalent (FTE) students. The number of individuals permitted to reside on campus is limited to 4,250 students, faculty, and staff per the LMU Specific Plan. Due to the COVID-19 pandemic and subsequent California Department of Public Health guidelines for Institutions of Higher Education, the number of Full Time Equivalent (FTE) students, faculty, and staff on campus reduced to 1,567. It is anticipated that such reduction is temporary and on-campus residential capacity will be restored in accordance with applicable public health guidelines and the LMU Specific Plan.

### Zoning and Land Use Designation

The project site is located in the Westchester – Playa del Rey Community Plan, and is designated for High Medium Residential land uses, with corresponding zones of R4 and R4(PV). The site is zoned R4-1 and is consistent with the land use designation. The site is located in the Los Angeles

Coastal Transportation Corridor Specific Plan and the Loyola Marymount University (LMU) Specific Plan.

### Surrounding Uses

Properties located to the north are in Playa Vista, zoned C2(PV) and R4(PV,) and developed with multiple residential buildings, some commercial uses, and open space. These properties are at the base of the Westchester Bluffs and therefore at a significantly lower elevation than the subject property. Properties to the east are zoned R1V1 and developed with one- and two-story single-family dwellings, which front on McConnell Avenue to the east. These properties directly abut the subject site. Properties to south are zoned R1-1 and developed with one- and two-story single-family dwellings, most of which are separated from the campus by 78<sup>th</sup> or 80<sup>th</sup> Street. Properties to the west of Fordham Road are zoned R1-1 and developed with mostly one-story single-family dwellings, separated from the campus by Fordham Road. Properties to the west of Lincoln Boulevard are zoned R3(PV)-1VL and are vacant.

### Streets and Circulation

Lincoln Boulevard, abutting the project site to the southwest, is a designated Boulevard I and a Caltrans right-of-way, with a designated right-of way width of 136 feet and roadway width of 100 feet, and is improved with curb, gutter, and sidewalk.

LMU Drive, adjoining the subject property to the west, is a private street improved with curb, gutter, and sidewalk. It provides the main entry to the campus from Lincoln Boulevard.

Loyola Boulevard, which provides entry to the campus from the south, is a Collector Street with a designated right-of-way width of 66 feet and roadway width of 40 feet, and is improved with curb, gutter, and sidewalk.

80<sup>th</sup> Street, abutting the project site to the south, is a designated Collector with a designated right-of way width of 66 feet and roadway width of 40 feet, and is improved with curb, gutter, and sidewalk.

78th Street, adjoining the subject property to the south, is a local street with a designated right-of-way width of 66 feet and roadway width of 40 feet, improved with curb and gutter, with sidewalk east of Nardian Way only.

Altavan Avenue, adjoining the subject property to the south, is a local street with a designated right-of-way width of 66 feet and roadway width of 40 feet and improved with curb and gutter.

Campion Drive, adjoining the subject property to the south, is a local street with a designated right-of-way width of 66 feet and roadway width of 40 feet and improved with curb and gutter.

Fordham Road, adjoining the subject property to the south, is a local street with a designated right-of-way width of 66 feet and roadway width of 40 feet and improved with curb, gutter and sidewalk.

### Relevant Cases

Subject Site:

DIR-2013-1330-SPP: On May 22, 2013, the Director of Planning approved a Life Science Building consisting of a 98,553 square foot class room and teaching laboratories building and a 284-fixed seat auditorium. The highest point of the building is 61 feet and seven and

½ inches tall with screened mechanical equipment on the roof with three levels of subterranean parking with a total of 373 parking spaces.

DIR-2012-1424-SPP: On June 21, 2012, the Director of Planning approved an Alcohol Use Approval to allow the sale of beer, wine and distilled spirits for on-site consumption in conjunction with an existing 3,465 square foot student lounge on the Loyola Marymount campus with the hours of operation of 4:30 p.m. to 10:00 p.m., Monday through Saturday, restricted to members only.

CPC-2009-2424-GPA-ZC-SP-DA: On February 25, 2011, the City Council adopted Ordinance No. 181,603, Ordinance No. 181,604, and Ordinance 181,605, establishing a Specific Plan and Development Agreement for Loyola Marymount University.

CPC-1992-88-CU-PA1: On February 26, 2007, the Director of Planning on behalf of the City Planning Commission conditionally approved the construction of a maximum 88,000 square foot library facility (William H. Hannon Library), with an additional 34,000 square feet of basement storage area, landscaping improvements, and the realignment of a portion of LMU Drive west of Ignatius Circle, to replace the older 88,500 square foot Von der Ahe Library.

CPC-1998-10-CPU – On May 11, 2004, the City Council adopted a General Plan Amendment and Zone Change to Low Density Residential and [Q]R4-1 over the entire LMU site pursuant to Ordinance No. 175,981, SA-410, 420, 440, in conjunction with Westchester-Playa Del Rey Community Plan Update. The Zone Change retained prior Q conditions of Ordinance No. 157,906, and established additional Q conditions limiting the use of the site to Loyola University or residential uses permitted in the R1 Zone, and required the preparation of a Master Plan for any development exceeding enrollment capacity of 7,800 full-time students.

CPC-2000-712-CU-ZV and ZA-2000-715-ZV – On January 9, 2001, the City Planning Commission approved a Conditional Use Permit to increase student enrollment cap to 7,800, and Variance to modify the "Q" qualified conditions of Ordinance No. 157,906 and to allow reduced parking for educational facilities on the Hughes Campus. The approval was appealed to City Council, and the Council denied the appeal on March 28, 2001.

ZA-1997-645-ZV – On December 2, 1997, the Zoning Administrator approved a variance to allow reduced parking for uses constructed as part of a campus expansion previously approved under CPC 1992-88-CU, to implement the future development and parking program required under that grant.

CPC-1995-148-GPC – On April 3, 1996, the City Council adopted a General Plan Amendment from "Public/Quasi-Public" to "Low Density Residential" and Zone Change from [Q]R4-1 to R1-1 for easterly portion of the LMU campus, pursuant to Ordinance No. 170,994, SA-10, in conjunction with the General Plan Consistency Program, Open Space Clean Up. This zone was later changed by Ordinance No. 171,843, adopted by the City Council on November 19, 1997, to reinstate the [Q]R4-1 Zone previously established by CPC-1986-787-GPC.

CPC-1992-88-CUC-CU and CPC-1992-89-HE – On August 11, 1992, the City Council adopted a Conditional Use Permit and Hardship Exemption from an Interim Control Ordinance in effect at that time for an educational institution in the R1 Zone and Major Development Project to allow development of university uses on LMU's Leavey Campus.

CPC-1986-787-GPC – On February 21, 1990, the City Council adopted a Zone Change from R4-1 to [Q]R4-1 for the eastern ("Burns") portion of the LMU campus, pursuant to Ordinance No. 165,865, SA-490, subject to Q conditions regulating use, building height, setbacks, parking, vehicular and pedestrian access, noise mitigation, screening of mechanical equipment, and maintenance of a landscape buffer. This zoning was later changed by CPC-1995-148-GPC in 1996, subsequently reinstated by Ordinance No. 171,843, adopted in November 1997, and then later changed again in 2004 by CPC-1998-10-CPU.

CPC-1983-98-ZC – On June 17, 1983, the City Council adopted a Zone Change to (T)(Q)C4-1 for former Hughes Aircraft Headquarters site pursuant to Ordinance No. 157,906, subject to Q conditions regulating building height, floor area, parking, landscaping, vehicular and pedestrian access, signage, lighting, and several other issues. This site was later incorporated into LMU as the Hughes Campus, and zoning was changed to [Q]R4-1 by CPC-1998-10-CPU in 2004, but the Q conditions established by this case were incorporated into the new zone.

#### Surrounding Sites:

CPC-2016-2112-ZC: On March 20, 2018, the City Council adopted Ordinance No. 184,811 establishing a more specialized development regulation for single-family dwelling units within the project boundaries utilizing the new R1 – One-Family Variation Zones proposed for the Los Angeles Municipal Code via a Separate Code Amendment. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

CPC-2003-5865-ZC-GPA-SP-DA: On September 29, 2004, the City Council adopted a General Plan Amendment, Zone Change Ordinance, Specific Plan Amendment, and Development Agreement for the proposed second phase of a two-phase mixed use development project, The Village at Playa Vista, at 12200 West Jefferson Boulevard.

### **ISSUES**

The Specific Plan Amendment received support from the Neighborhood Council of Westchester Playa (NCWP), the Bluff Creek HOA, the ICON HOA, the Westchester Town Center BID, the Friends of Playa Vista School, and the Westchester Streetscape Improvement Association, and other LMU employees and residents. Support for the Amendment is based on testimony that the Amendment would improve LMU Athletic Programs through the retention and upgrading of Gersten Pavilion.

The NCWP letter of support was contingent on conditions pertaining to compliance, traffic, parking, and operation of Gersten Pavilion and other events, as outlined in their letter dated February 2, 2021 (Exhibit D – Correspondence). The October 6, 2021 motion by the Westchester Playa Neighborhood Council to continue to support the project included additional requested changes, updates, and additions, all of which have been addressed

The following issues were raised during the public hearing held on Monday, October 18, 2021, as well as through written comments submitted to the file.

#### Events and Operations

Concerns were raised regarding the potential impacts of events at the existing and proposed sports venues. Additional concerns were raised regarding access to the LMU Campus during events, including impacts of rideshare drop-offs on neighborhood streets and use of the Loyola



Boulevard gate. Commenters requested that Gersten Pavilion be limited to LMU athletics, and to prohibit both temporary and permanent seats within the pavilion. Commenters further requested limits and/or prohibition of pedestrian and vehicle access through the Loyola Boulevard gate during events.

Gersten Pavilion and the replacement area would be considered and regulated as Athletic Uses, which includes intercollegiate sports, intramural sports, club sports, practices, and training clinics and camps for students, faculty, staff, alumni, and guests. While the replacement arena is conceptual and no project plans have been developed, a replacement arena would nonetheless be subject to the noise, height, setback, and landscape buffer regulations contained in the adopted Specific Plan. There are no proposed amendments to these existing development regulations.

The Specific Plan Amendment proposes language to remove existing fixed seating in Gersten Pavilion in the event the replacement arena is constructed and operated. Fixed seating may not be reinstalled, and temporary seating may not cause Gersten Pavilion to exceed 1,000 person maximum occupancy. The Amendment also proposes language to close the Loyola Boulevard gate at 11:00 p.m. and to install and maintain two card readers at the gate. LMU Drive from Lincoln Boulevard would remain as the primary vehicular route to campus.

### Traffic Impacts

Concerns were raised regarding the traffic impacts of the Specific Plan Amendment, including concerns that the previously certified EIR did not adequately investigate traffic impacts of two athletic pavilions, that trip generation based on “full-time equivalent” (FTE) is inadequate, and that trips generated by arena attendees outside the LMU community are not considered.

Environmental Impact Report, Case No. ENV-2008-1342-EIR (Environmental Impact Report SCH No. 2008051103), certified on February 25, 2011, analyzed the traffic impact of the Loyola Marymount University Specific Plan utilizing an FTE methodology. The concept of the FTE methodology is to take into account each individual's course-load or workload, weighing more heavily individuals with greater course-loads or workloads to more accurately reflect factors such as time spent on-campus and trips made to campus. For this reason, many universities consider the FTE measurement for students, faculty, and staff to be superior to actual headcounts for academic and master planning purposes. FTE measurement also reflects the idea that people not building size generate trips and parking demand. An increase in floor area may not generate any additional trips or parking demand if it does not result in any additional people or any existing students or staff taking more classes or working more hours.

The traffic study in the EIR developed a trip and parking rate per student, faculty, and staff FTE based on actual counts of vehicles driving into campus and actual counts of cars parked on campus. FTE is the unit used to compare the existing and future campus populations, but the trip generation and parking rates per FTE are based on actual trips and parked cars. Therefore, the use of FTEs should not result in the traffic study underestimating future traffic or parking, because the trip and parking rates are based on actual vehicle counts.

The methodology and base assumptions used in the Transportation Impact Analysis were established in conjunction with the City Department of Transportation (LADOT). A Memorandum of Understanding was developed with LADOT that established the parameters and approach of the study. The assumptions and methods used in the analysis were chosen to create a conservative set of conditions. LADOT approved the final completed study, issuing a letter of approval on November 13, 2009

LADOT reviewed and concurred with the Technical Memorandum dated June 10, 2021, which concluded that the Specific Plan Amendment would not change the overall transportation impact analysis conclusions disclosed in the certified EIR. The Addendum dated September 2021 (Exhibit C – Environmental Clearance) concluded that no new significant transportation impacts would occur as a result of the Specific Plan Amendment.

As such, the trip generation methodology based on FTE is adequate, and the operation of two sports venues has been appropriately analyzed.

### Parking

Concerns were raised regarding the parking demand during events. Commenters requested a new parking structure be constructed prior to arena construction.

The LMU Specific Plan regulates parking and requires an updated parking study and review by LADOT prior to the construction of a replacement arena. LMU will be required to provide any additional parking as required by LADOT. The Specific Plan Amendment proposes additional language to update the parking study to consider the retention of Gersten Pavilion, and to address ridesharing pickup/drop-off issues near the Loyola Boulevard gate. The proposed language also addresses temporary event signage.

### Annual Compliance Review

Concerns were raised regarding the existing annual compliance review. Commenters requested that a more thorough compliance reviews be completed. Commenters contend that LMU has not complied with the provisions of the LMU Specific Plan and that compliance is self-certified.

The Specific Plan establishes precise regulations and rules to govern the future development and modernization of the campus in a legally enforceable document. It regulates the general location of uses and functions on campus, establishes height limits, setbacks, required parking and access routes, and provides for a non-building setback as well as a green landscaped buffer on the edge of campus adjacent to the residential community. In addition, the Plan establishes a clear process and procedure to permit future projects on the LMU campus and ensure that they comply fully with all regulations of the Plan.

The Development Agreement between the City of Los Angeles and Loyola Marymount University, established an annual review. During the term of the Development Agreement, the City shall review annually LMU's good faith compliance with the provisions of the agreement, with LMU bearing the burden of demonstrating compliance. The established annual review is not under consideration by the proposed Specific Plan Amendment.

## **PUBLIC HEARING AND COMMUNICATIONS**

Due to concerns over COVID-19, a public hearing was held telephonically and virtually via Zoom by a Hearing Officer on behalf of the City Planning Commission on Monday, October 18, 2021 at 10:00 a.m. Over 150 members of the public attended the hearing, approximately 19 spoke in support and eight spoke in opposition to the proposed amendment. In addition to over 46 letters of support, the Westchester Playa Neighborhood Council submitted a letter dated February 2, 2021 in support of the project. The WPNC Letter outlined 12 conditions, all of which have been addressed in the proposed amendment. The October 6, 2021 motion by the Westchester Playa Neighborhood Council to continue to support the project included additional requested changes, updates, and additions, all of which have been addressed.

A summary of the comments and correspondence received is provided in the Public Hearing and Communications Section, page P-1.

### **ENVIRONMENTAL REVIEW**

The Project was assessed in previously certified Environmental Impact Report, Case No. ENV-2008-1342-EIR (Environmental Impact Report SCH No. 2008051103), certified on February 25, 2011, and pursuant to CEQA Guidelines 15162, 15163, and 15164, and as supported by the Addendum dated September 2021, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project (see Exhibit C – Environmental Clearance).

### **CONCLUSION**

Based on the information submitted to the record, and the surrounding uses and zones, staff recommends the City Planning Commission approve and recommend the City Council adopt the Amendment to the Loyola Marymount University Specific Plan. As proposed, the specific plan amendment will modify the previously approved floor area for Academic/Administrative, Residential, and Athletic Indoor uses and to allow for subsequent adjustments in the distribution of floor area among these uses. 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. The proposed Amendment will permit the retention, renovation, use, and/or change the use of the existing sports arena (Gersten Pavilion), in conjunction with an updated Traffic Demand Management Plan. The Amendment will continue to permit the construction of a new sports arena on Campus, as was previously disclosed and approved. The Amendment will also establish a dedicated compliance officer to further enhance communications between LMU and the Westchester community.

## FINDINGS

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

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

#### **General Plan Framework**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Good Zoning Practice

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

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

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

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

### **CEQA Findings**

#### **Project Background**

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

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

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

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

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

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

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

#### CEQA Addendum Findings

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

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



such, this Addendum is the appropriate CEQA document for the proposed Specific Plan amendment.

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

#### Record of Proceedings

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

## **PUBLIC HEARING AND COMMUNICATIONS**

### **PUBLIC HEARING**

#### **Notification**

A 24-day hearing notice was mailed to all owners and occupants located a 500-foot radius of the Specific Plan boundary on September 24, 2021, and interested parties, on September 21, 2021. The on-site posting notice of the public hearing was completed on October 8, 2021. Information on the proposed ordinance amending the Loyola Marymount University Specific Plan was made available at <https://tinyurl.com/LMU-Hearing-Documents>, as provided on the hearing notice.

#### **Hearing**

Due to concerns over COVID-19, a public hearing was held virtually by a Hearing Officer (Esther Serrato) on behalf of the City Planning Commission on Monday, October 18, 2021 at 10:00 a.m. Approximately 156 persons were in attendance, including the Applicant/Representative.

The Applicant and Representative provided a presentation on the history of LMU and the proposed Specific Plan Amendment. A summary of public outreach over a 2-year period was provided. The Representative additionally described changes that were made to the proposed amendment based on feedback from the Neighborhood Council of Westchester Playa (NCWP).

Approximately 19 commenters spoke in support of the proposed Specific Plan Amendment, citing the need for improved facilities and benefits of the sports programs to the community. Approximately eight commenters expressed opposition to the proposed Amendment, citing concerns related to traffic, student conduct, noise, and parking. Approximately nine commenters spoke to the university's values and the need to support local skilled trades and equitable development.

### **WRITTEN CORRESPONDENCE**

The Applicant submitted a summary of community outreach efforts for the case file (Exhibit D), indicating they have met with the Neighborhood Council of Westchester Playa, community members, community and civic organizations, homeowners associations, and others.

At the time of preparing this report, 46 comment letters were received for the Project, of which 39 were letters of support and seven spoke in opposition or expressed concerns. Commenters expressed support of the Project citing improved facilities and benefits of sport programs to student athletics and the community. Concerns were raised related to traffic, student conduct, noise, and parking.

**EXHIBIT A**  
**PROPOSED ORDINANCE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Table 2**  
FTE - Parking Space Requirement

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

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



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

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

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

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

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

Section 8.2 Neighborhood Council Communications

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

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

**EXHIBIT B**  
**LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN**

ORDINANCE NO.     181605

An ordinance establishing a Specific Plan, known as the Loyola Marymount University Specific Plan, for future development on the Loyola Marymount University campus, in the Westchester Community Plan area, and located at 1 LMU Drive, Los Angeles, California, an approximately 142-acre site that includes properties generally bounded by McConnell Avenue on the east, 78th and 80th Streets on the south, Lincoln Boulevard on the west, and the Westchester Bluffs on the north.

**WHEREAS**, the City of Los Angeles Municipal Code does not have a zoning designation for institutional uses that can address the unique characteristics of a university campus; and

**WHEREAS**, the Westchester Community Plan, and portions of the General Plan for the City of Los Angeles, and the City of Los Angeles' Municipal Code allow for Loyola Marymount University to make several changes to its campus to accomplish its academic mission while remaining mindful of the campus' historic buildings and the concerns of neighboring residents; and

**WHEREAS**, Loyola Marymount University needs flexibility to remain competitive for the best students, faculty, and staff; to provide the best educational experience possible; and to meet the evolving educational needs of students, teaching and research needs of faculty, and administrative needs of staff; and

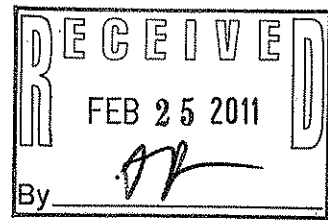
**WHEREAS**, all changes that higher education may face in the next 20 years cannot be known, so a flexible set of principles and guidelines, such as those established by this Specific Plan provide a framework, within an established set of parameters, that all interested parties may rely upon; and

**WHEREAS**, Loyola Marymount University's Westchester campus has evolved over time to its current footprint of approximately 142 acres such that an inconsistent patchwork of conditions and approvals apply to various portions of the campus, and a Specific Plan will provide a clear cohesive framework that unifies the different portions of campus and applies to the entire campus, such that all interested parties may understand and rely on the Specific Plan; and

**WHEREAS**, it is the intent of the City Council that this Ordinance be applied and administered consistent with the goals and purposes stated above; and

WHEREAS, in order to assure that such development proceeds in compliance with the General Plan and the above goals, it is necessary to adopt the following Specific Plan.

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



**LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN**

City of Los Angeles

Ordinance No. \_\_\_\_\_

Adopted \_\_/\_\_/\_\_

## **TABLE OF CONTENTS**

SECTION 1:	<u>AUTHORITY AND SCOPE</u> .....	3
SECTION 2:	<u>LOYOLA MARYMOUNT SPECIFIC PLAN OVERVIEW</u> .....	6
SECTION 3:	<u>LAND USE REGULATIONS</u> .....	12
SECTION 4:	<u>CAMPUS DESIGN REGULATIONS</u> .....	21
SECTION 5:	<u>TRANSPORTATION AND PARKING REGULATIONS</u> .....	27
SECTION 6:	<u>SECURITY REGULATIONS</u> .....	32
SECTION 7:	<u>SIGNAGE</u> .....	33
SECTION 8:	<u>IMPLEMENTATION</u> .....	41
SECTION 9:	<u>OTHER SPECIFIC PLAN PROCEDURES</u> .....	42
SECTION 10:	<u>INTERPRETATION</u> .....	42
SECTION 11:	<u>SEVERABILITY</u> .....	43

## **LIST OF EXHIBITS**

EXHIBIT 1.	LMU Specific Plan Area Boundary .....	44
EXHIBIT 2.	Planning Areas .....	45
EXHIBIT 3.	Height Areas .....	46
EXHIBIT 4.	Setbacks .....	47
EXHIBIT 5.	Conditions For On-Site Alcohol Consumption Permits .....	48
EXHIBIT 6.	Sign Definitions .....	51
EXHIBITS 6A – 6C.	Examples of Banner Signs .....	53
EXHIBIT 7.	Existing Ambient Noise Levels .....	56
EXHIBIT 8.	McConnell Buffer Areas .....	57
EXHIBIT 9.	Specific Plan .....	58

## **APPENDIX**

APPENDIX A. Mitigation Monitoring and Reporting Program

## **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 Plan<sup>1</sup> 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 (A/R); 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.

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<sup>1</sup> 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 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, 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 Project Development Plan proposed with this Specific Plan is approximately 3.41 million square feet.<sup>2</sup>

## 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

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<sup>2</sup> 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, cafés, 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 78<sup>th</sup> 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 78<sup>th</sup> 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 (A/R); 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.
- 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 (A/R); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3) as shown on the Planning Area figure (Exhibit 2). The boundary between the Academic/Residential Planning Area and the Athletic Planning Area, depicted on Exhibit 2, may shift by up to 50 feet so long as there are no changes to the boundaries of the Campus Core/Open Space or Buffer/Open Space Planning Areas.



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

**Table No. 1**  
**Project Development Plan (square footage of Floor Area)**

Facilities					
Land Use	Existing (sf)	To Remain (sf)	New (sf)	Net New (sf)	Total (sf)
Academic / Administrative	1,486,000	1,022,000	921,000	457,000	1,943,000
Residential	848,000	515,000	761,000	428,000	1,276,000
Athletic Indoors	166,000	95,000	97,000	26,000	192,000
<b>Total</b>	<b>2,500,000</b>	<b>1,632,000</b>	<b>1,779,000</b>	<b>911,000</b>	<b>3,411,000</b>

- 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.

### **Section 3.4 PERMITTED USES AND FACILITIES**

The following uses and facilities shall be permitted within the Specific 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 (A/R); 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 80<sup>th</sup> 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 80<sup>th</sup> 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 80<sup>th</sup> 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 80<sup>th</sup> 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 A.M. 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 78<sup>th</sup> Street. The established buffers shall be maintained as indicated by the existing fence lines in these locations.
  2. Landscaped Buffer along 80<sup>th</sup> 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 80<sup>th</sup> 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.I.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.
  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

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 78<sup>th</sup> Street, Fordham Road, and 80<sup>th</sup> 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 80<sup>th</sup> 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 78<sup>th</sup> 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, 78<sup>th</sup> 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.
  - 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**

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

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

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

- G. LMU shall provide approximately 190 net new parking spaces on campus in connection with construction of a new Life Sciences Building.
- H. Event Parking Management Program. LMU will maintain an Event Parking Management Program to accommodate occasional university functions expected to bring non-campus registered vehicles and over 100 non-campus affiliated visitors onto Campus. The Event Parking Management Program will provide for a temporary increase in traffic management and parking personnel to accommodate the additional vehicles and visitors on the Campus. LMU shall direct visitors leaving events by car to exit the Campus via LMU Drive. The Event Parking Management Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT. Upon the effective date of the Specific Plan, LMU shall provide LADOT with the proposed program. LADOT shall have 30 days to review and approve or disapprove the program or any updated program. The program will be approved if LADOT has not disapproved the program within 30 days.
- I. General Parking Management Program. LMU shall maintain a General Parking Management Program to manage day-to-day parking and discourage people from driving their cars to Campus. Such measures may include, but are not limited to, installing

parking lot/garage equipment to control and regulate parking for visitors, faculty, staff, resident students, and commuter students; providing visitor parking at clearly marked convenient locations; collecting and maintaining vehicle information for all campus residents parking on Campus, and all students living off-Campus; and charging for parking on Campus to provide a further disincentive for people to drive their cars to Campus. Upon the effective date of the Specific Plan, LMU shall provide LADOT with the proposed program. LADOT shall have 30 days to review and approve or disapprove the program or any updated program. The program will be approved if LADOT has not disapproved the program within 30 days.

- J. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. LMU shall provide any additional parking required by LADOT, if LADOT determines that such additional parking is needed. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, the Event Parking Management Plan shall be updated as to such facility, and the updated Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT.
- K. LMU shall cooperate with the community, the Department of Transportation, and other City agencies as necessary, to implement a permit parking program or other program which restricts parking on neighboring residential streets, if such restrictions are requested by the community.
- L. 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 façade.
- 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 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

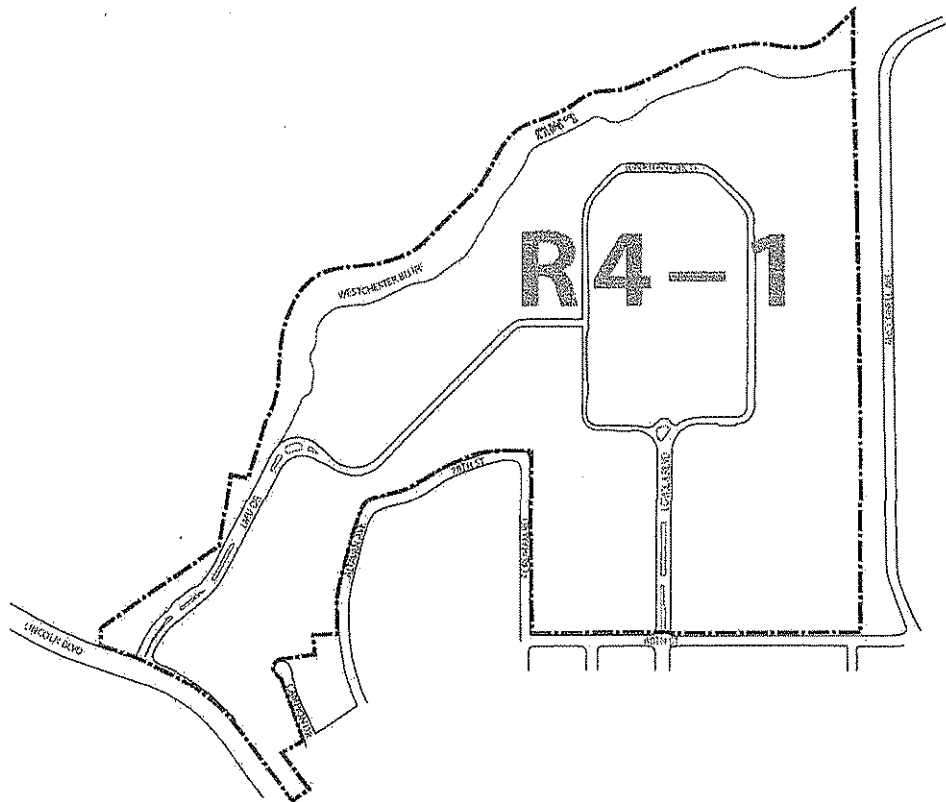
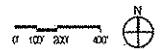


Exhibit 1  
SPECIFIC PLAN AREA BOUNDARY

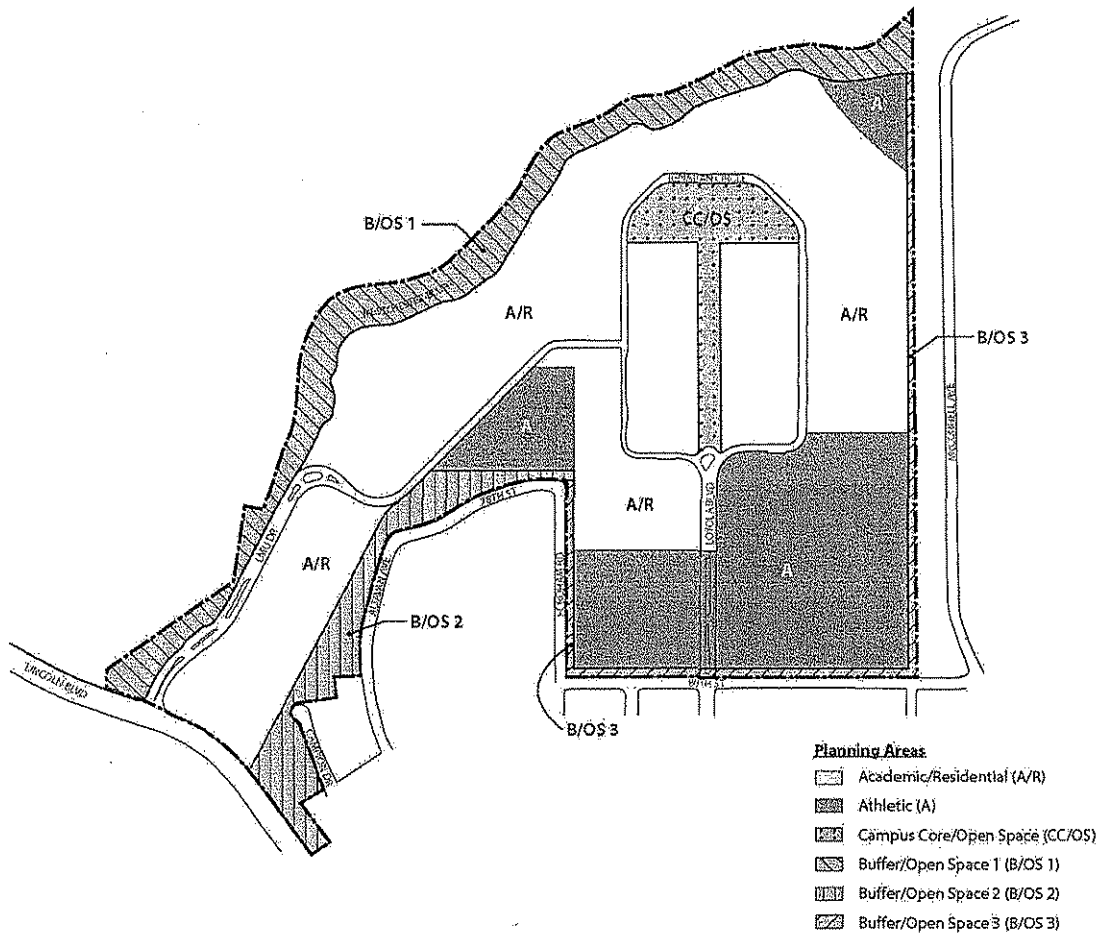




## EXHIBIT 2

### Planning Areas

LMU SPECIFIC PLA



**Exhibit 2**  
**PLANNING AREAS**

# EXHIBIT 3

## Height Areas

LMU SPECIFIC PLA

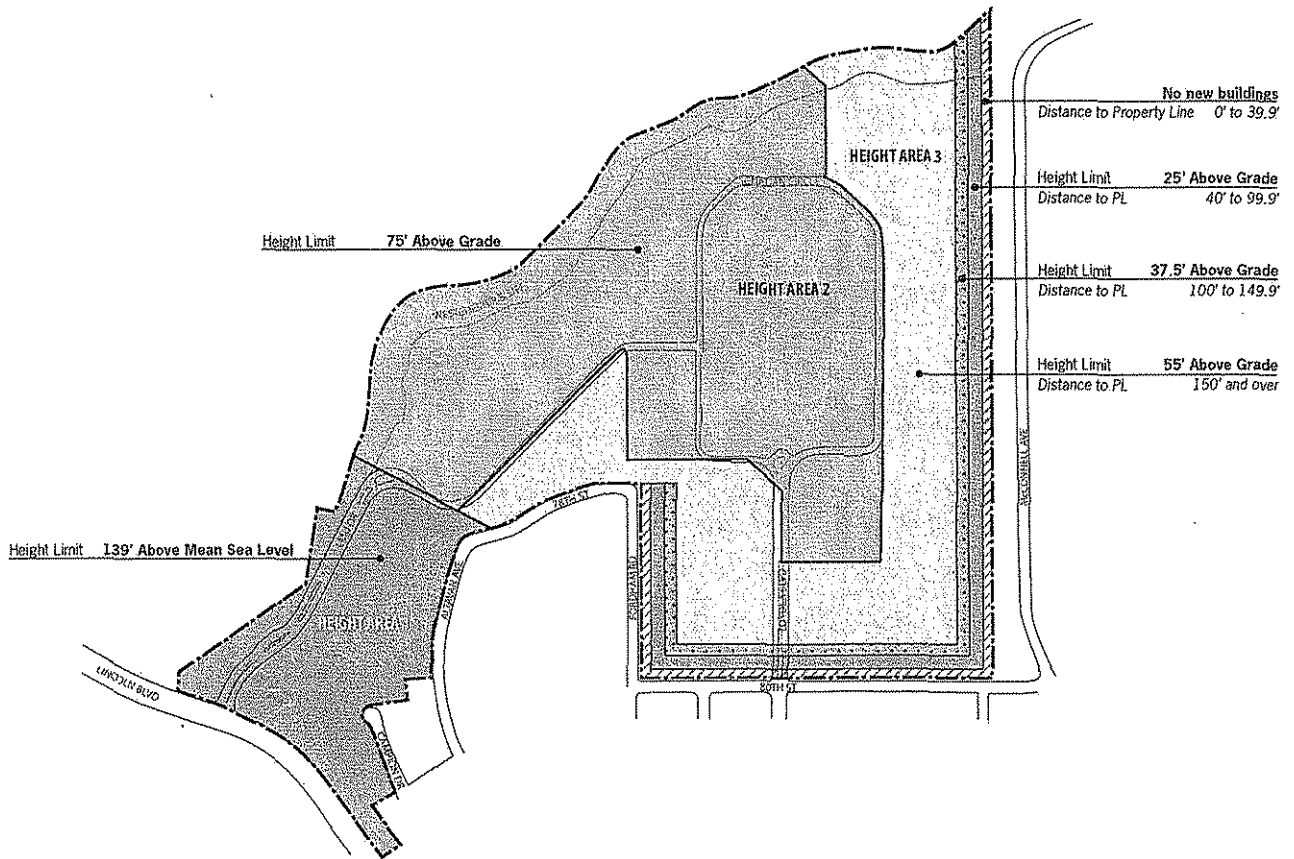


Exhibit 3  
HEIGHT AREAS

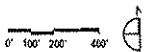


EXHIBIT 4

Setbacks

LMU SPECIFIC PL

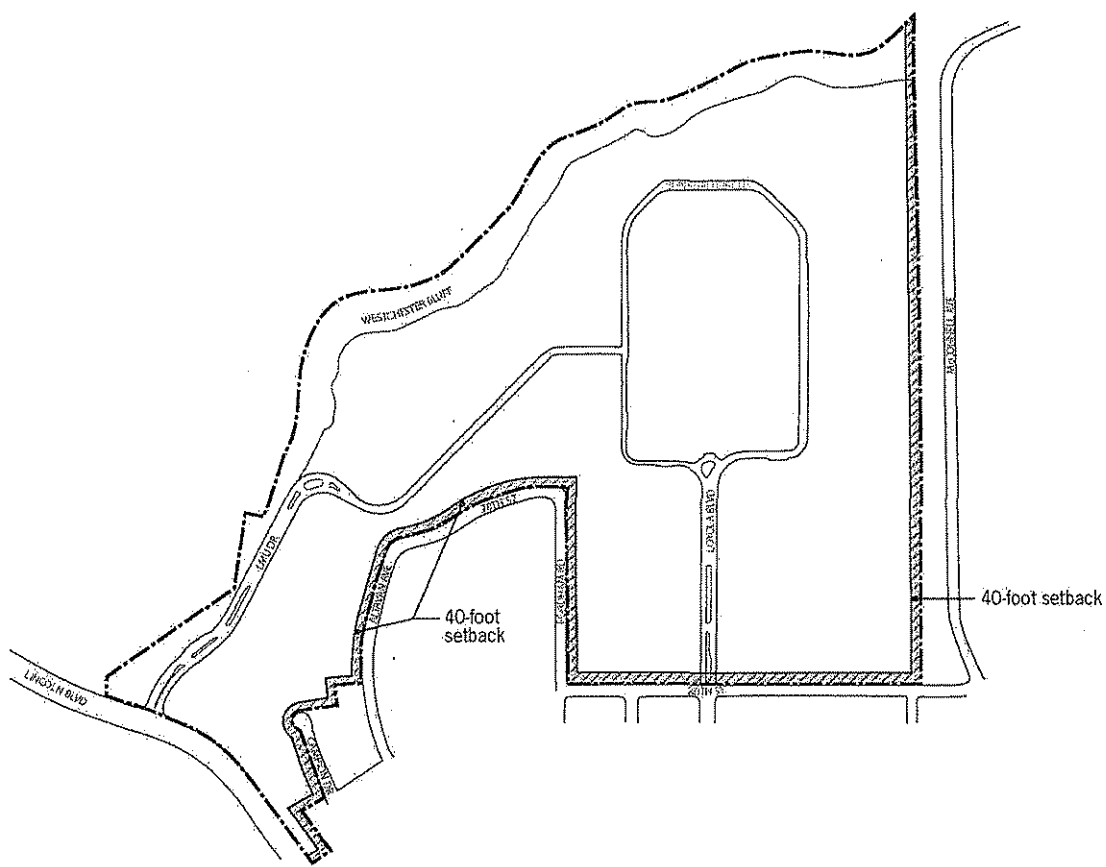
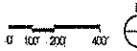


Exhibit 4  
SETBACKS



## **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.

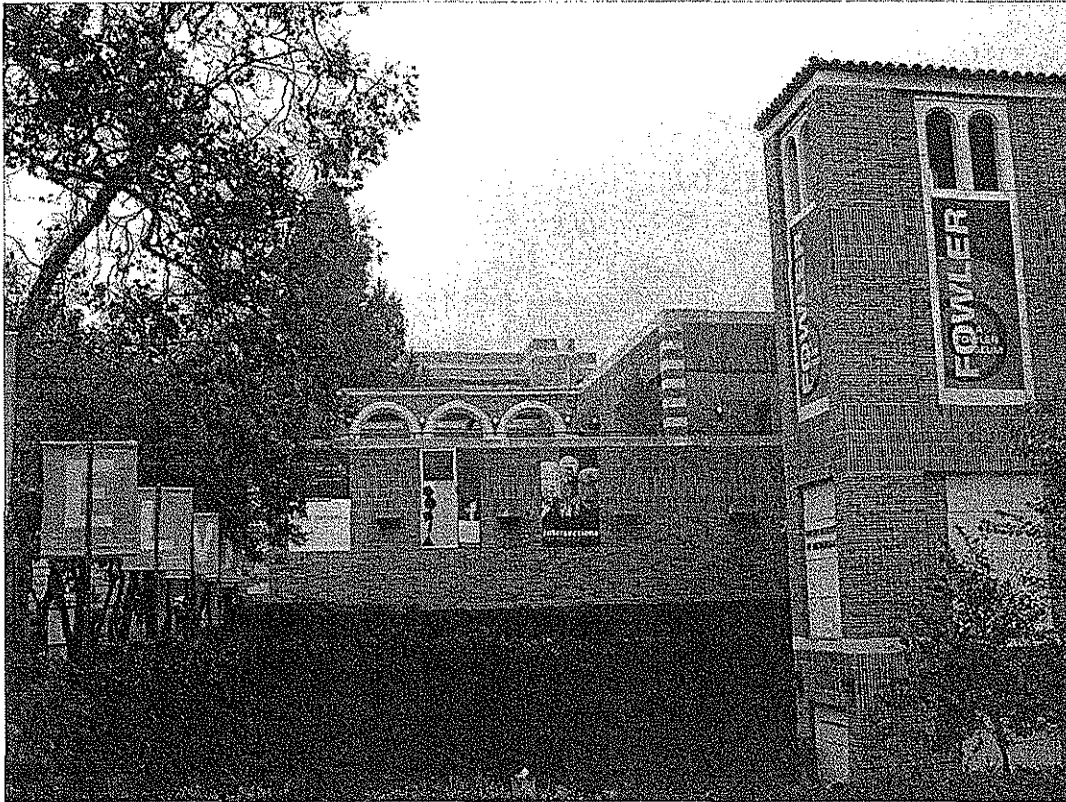
**University Donor Sign:** A category of Sign that recognizes University Donors. University Donor Signs may consist of single or multiple plaque(s), or letters attached to buildings, canvas, fabric, walls, kiosks, memorials, monuments, or structures. University Donor Signs may include University Donor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



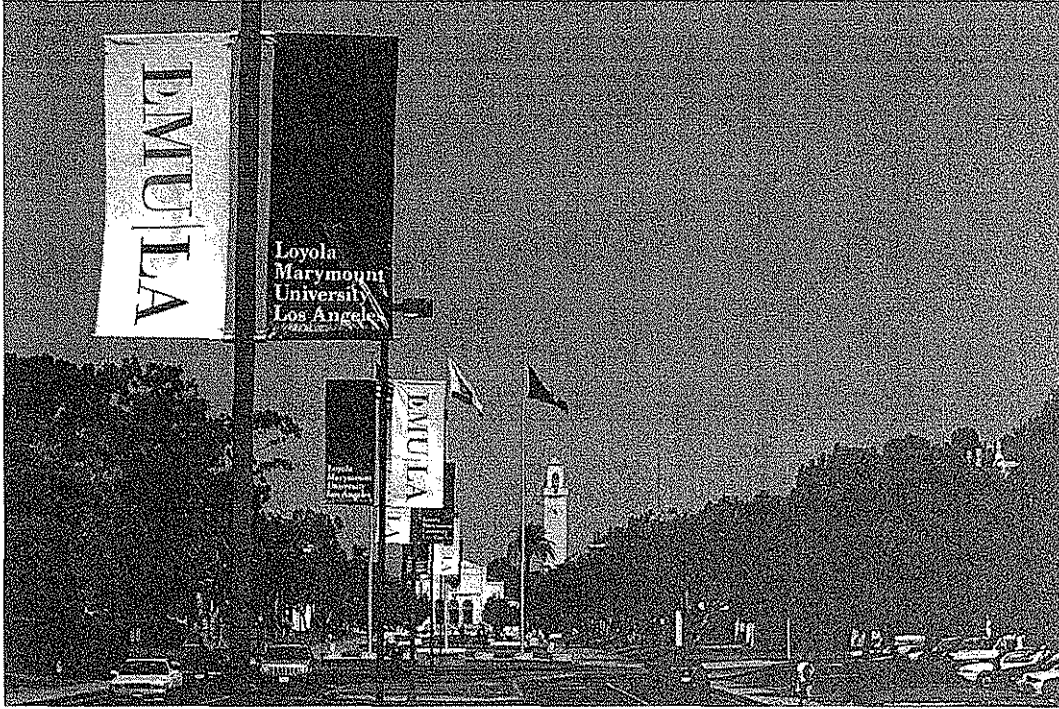
## EXHIBITS 6A – 6C

### 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**

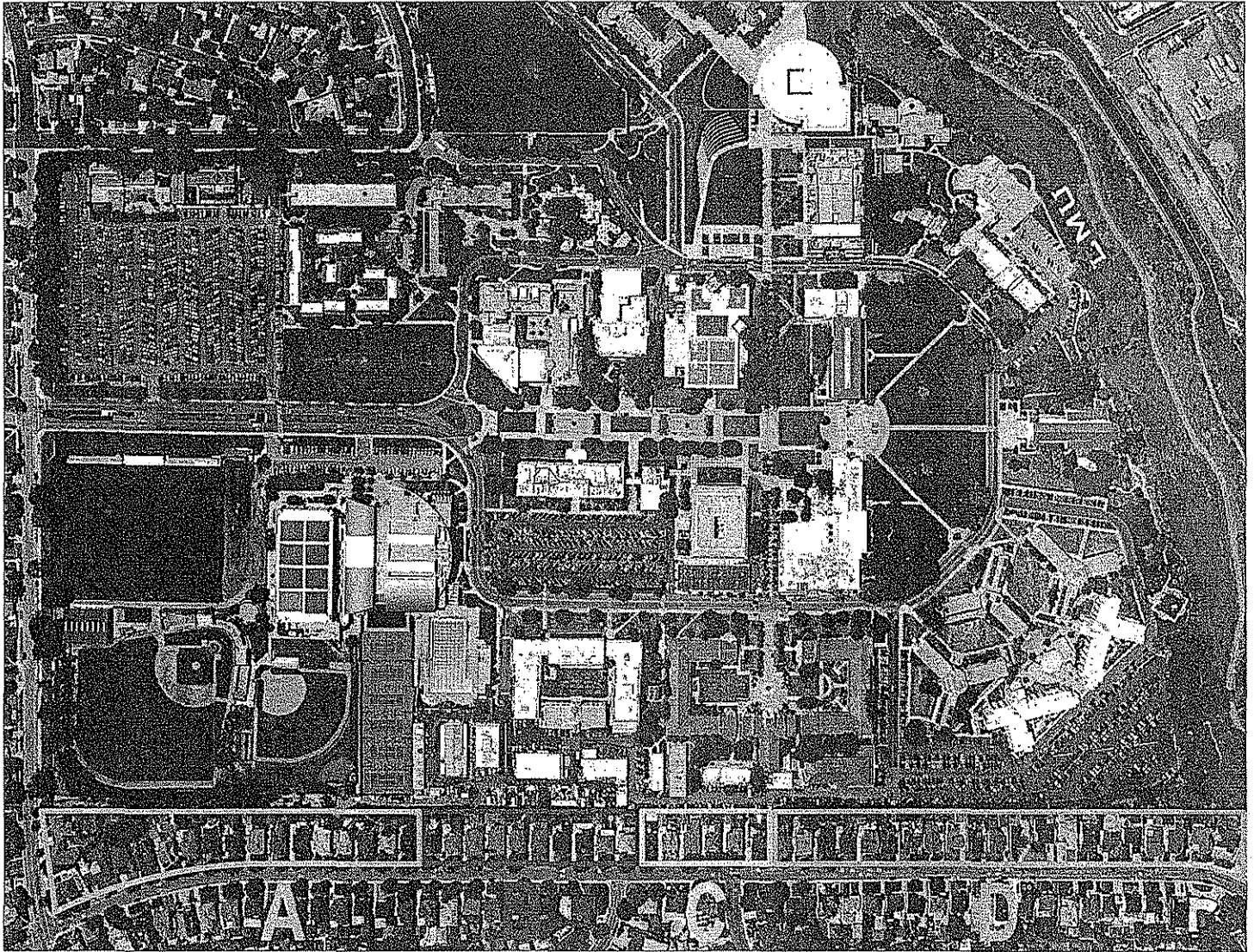
<b>Campus Boundary</b>	<b>Measured Noise Levels, Leq <sup>1</sup></b>		
	<b>Daytime (7:00 am – 7:00 pm)</b>	<b>Evening (7:00 pm to 10:00 pm)</b>	<b>Night (10:00 pm to 7:00 am)</b>
Eastern Boundary Parallel to McConnell Avenue	55 dB(A)	50 dB(A)	49 dB(A)
Southern Boundary Parallel to 80 <sup>th</sup> Street	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 <sup>th</sup> 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.*

<sup>1</sup> *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>
<b><u>Trees:</u></b>	
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>
<b><u>Shrubs:</u></b>	
Arbutus unedo	Strawberry Tree
Aucuba japonica	Japanese Aucuba
Baccharis pilularis	Coyote Bush
Ceanothus	California Lilac

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

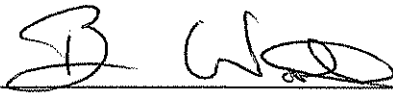
<u>Scientific Name</u>	<u>Common Name</u>
<b><u>Groundcover:</u></b>	
Arctostaphylos	Manzanita
Agapanthus	African Lily
Festuca	Fescue
Nepeta	Catmint
Senecio	Groundsel, Ragwort
Teucrium chamaedrys	Germander
Trachelospermum jasminoides	Star Jasmine



Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB 25 2011.

JUNE LAGMAY, City Clerk

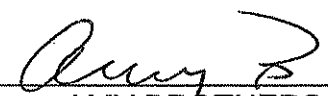
By  Deputy

Approved MAR 02 2011

 Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By   
AMY BROTHERS  
Deputy City Attorney

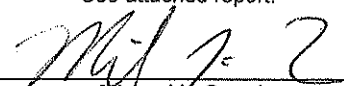
Date Feb. 25, 2011

File No. 10-1809

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

2/25, 2011

See attached report.

  
Michael LoGrande  
Director of Planning



## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 181605 – Establishing the Loyola Marymount University Specific Plan-** a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 25, 2011**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **March 7, 2011** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **March 7, 2011** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **7th** day of **March 2011** at Los Angeles, California.

  
\_\_\_\_\_  
Maria Vizcarra, Deputy City Clerk

**Ordinance Effective Date: April 16, 2011**

**Council File No. 10-1809**

**EXHIBIT C**  
**ENVIRONMENTAL CLEARANCE**  
**ENV-2008-1342-EIR-ADD1**

- Loyola Marymount University Master Plan Draft EIR
  - <https://planning.lacity.org/eir/LoyolaMarymountUniv/DEIR/TOC.html>
- Loyola Marymount University Master Plan Final EIR
  - [https://planning.lacity.org/eir/LoyolaMarymountUniv/feir/LMU\\_FEIR\\_TOC.html](https://planning.lacity.org/eir/LoyolaMarymountUniv/feir/LMU_FEIR_TOC.html)
- Addendum to the Environmental Impact Report for the Loyola Marymount University Master Plan Project
- LADOT Correspondence



## **Addendum to the Environmental Impact Report for the Loyola Marymount University Master Plan Project**

Environmental Case Number: ENV-2008-1342-EIR-ADD1

State Clearinghouse Number: 2008051103

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**Project Location:** 1 LMU Drive, Los Angeles, California 90045

**Community Plan Area:** Westchester–Playa del Rey

**Council District:** 11—Bonin

**Project Description:** An amendment to the LMU Specific Plan to: (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 liaison officer.

**PREPARED FOR:**

City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental, LLC

**APPLICANT:**

Loyola Marymount University

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# TABLE OF CONTENTS

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	Page
<b>1.0 Introduction .....</b>	<b>1</b>
1.1. Background .....	1
<b>2.0 CEQA Authority for an Addendum .....</b>	<b>2</b>
<b>3.0 Overview of the Project .....</b>	<b>3</b>
3.1. Project Location and Existing Conditions .....	3
3.2. Description of Previously Approved Project .....	4
3.3. Modifications to Previously Approved Project .....	5
3.4. Requested Permits and Approvals.....	6
<b>4.0 Previous Environmental Documents Incorporated by Reference .....</b>	<b>7</b>
<b>5.0 Comparative Analysis of Modified Project Impacts.....</b>	<b>7</b>
5.1 Analysis of Impacts .....	7
5.1.1 Aesthetics.....	10
5.1.2 Agriculture and Forest Resources (Agricultural Resources).....	15
5.1.3 Air Quality.....	17
5.1.4 Biological Resources.....	22
5.1.5 Cultural Resources.....	25
5.1.6 Energy.....	28
5.1.7 Geology and Soils .....	33
5.1.8 Greenhouse Gas Emissions.....	39
5.1.9 Hazards and Hazardous Materials .....	47
5.1.10 Hydrology and Water Quality (Drainage and Surface Water Quality).....	53
5.1.11 Land Use and Planning .....	59
5.1.12 Mineral Resources .....	65
5.1.13 Noise .....	66
5.1.14 Population and Housing .....	71
5.1.15 Public Services.....	73
5.1.16 Recreation.....	79
5.1.17 Transportation .....	81
5.1.18 Tribal Cultural Resources.....	88
5.1.19 Utilities and Service Systems .....	91

	<b>Page</b>
5.1.20 Wildfire .....	99
5.1.21 Cumulative Impacts.....	100
5.1.22 Mandatory Findings of Significance .....	102

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## LIST OF TABLES

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Table	Page
Table 1    Approved LMU Specific Plan—Projected Development Plan (Floor Area).....	5
Table 2    Proposed Redistribution of (Floor Area) with Modified Project .....	6

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## APPENDICES

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### Appendix

Appendix A	Traffic Memorandum
Appendix B	Adopted Mitigation Monitoring and Reporting Program
Appendix C	Specific Plan Amendment

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# **ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN**

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## **1.0 Introduction**

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Loyola Marymount University Master Plan Project (Case No. ENV-2008-1342-EIR, State Clearinghouse No. 2008051103), which was certified by the City of Los Angeles (City) in 2011 (Certified EIR). The Certified EIR, as referred to herein, comprises the Draft EIR, Final EIR, and an Errata to the Final EIR. In accordance with the California Environmental Quality Act (CEQA), this Addendum to the EIR analyzes proposed modifications (the Modified Project) to the Loyola Marymount University Master Plan Project approved in 2011 (the Previously Approved Project) and demonstrates that the Modified Project does not meet the standards for a Supplemental or Subsequent EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines Section 15162 and 15163.

### **1.1. Background**

The City prepared an EIR pursuant to the CEQA for the Loyola Marymount University Master Plan Project (Project) to assess potential environmental impacts of the Project, as described below. The EIR concluded that, with mitigation, all of the Project's environmental impacts would be less than significant, with the exception of a significant and unavoidable project-related environmental impacts associated with air quality and noise during construction and solid waste during operation, and cumulative impacts associated with archaeological resources and solid waste.

On February 25, 2011, the City certified the EIR and approved the Project. Subsequent to approval of the Project, the Loyola Marymount University (Project Applicant) has proposed the Modified Project. As a result of changing campus needs, the Project Applicant proposes the Modified Project to allow for adjustments in the distribution of floor area among the approved academic/administrative buildings, residential buildings, and indoor athletic buildings. This flexibility would allow LMU to continue to meet the evolving needs of a university.

Both the Previously Approved Project (as analyzed in the Certified EIR) and the Modified Project (analyzed in this Addendum) are discussed further below.



## 2.0 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 only requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and 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 (PRC) Section 21166 states that unless one or more of the following events occur, no Supplemental or Subsequent EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- 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
- 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.

As demonstrated by the analysis herein (refer to Section 5, Comparative Analysis of Modified Project Impacts, below), the Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Therefore, the modifications resulting from the Modified Project do not meet criteria for a Supplemental or Subsequent EIR pursuant to Public Resources Code, Section 21166 and CEQA Guidelines Section 15162 and 15163.

### **3.0 Overview of the Project**

#### **3.1. Project Location and Existing Conditions**

The Loyola Marymount University (LMU) campus is located in the Westchester Community of the City of Los Angeles (City) and is within the boundaries of the Westchester–Playa del Rey Community Plan. The campus is located approximately 1.25 miles east of the Pacific Ocean and 1 mile north of Los Angeles International Airport (LAX). Regional access to LMU is provided by Lincoln Boulevard (State Highway 1) the Marina Freeway/Expressway (State Highway 90), and the San Diego Freeway (I-405).

The campus occupies approximately 142 acres atop the Westchester Bluffs, part of a range of cliffs called the Ballona Escarpment that extends from the coast eastward approximately 3.5 miles to the intersection of Centinela and Sepulveda Boulevards. The bluffs, which rise approximately 120 feet above sea level in the vicinity of the campus, form the northern campus boundary. Teale Street and Playa Vista, less than 10 feet above sea level, lie at the foot of the bluffs. The campus is generally bordered on the east by McConnell Avenue, on the west by Lincoln Boulevard, and on the south by W. 78th and W. 80th Streets.

### **3.2. Description of Previously Approved Project**

In 2011, the City of Los Angeles approved a Master Plan for LMU, which included approval of the LMU Specific Plan covering the entire Westchester campus (hereafter referred to as the “campus” or “Project Site”), a Development Agreement, General Plan Amendment, Zone Change, and certification of the EIR (Previously Approved Project).

The LMU Specific Plan provides guidelines for future development on campus and is intended to provide flexibility for the university to remain competitive and meet the evolving educational needs of students, teaching and research needs of the facility, and the administrative needs of the staff. The LMU Specific Plan approved a total of 3,411,000 square feet of floor area on campus, which floor area was allocated between academic/administrative buildings, residential buildings, and indoor athletic buildings.

As shown in Table 1 on page 5, in accordance with the Specific Plan, the Previously Approved Project includes the maximum permitted development of 457,000 net new square feet of academic and administrative floor area, 428,000 net new square feet of residential floor area and 26,000 square feet of new floor area for athletics uses. In total, an additional 911,000 square feet of net new floor area is permitted under the Previously Approved Project. When accounting for approximately 1.63 million square feet of campus buildings to remain, a total of approximately 3.41 million square feet of floor area is permitted within the campus for the Previously Approved Project. The Previously Approved Project further includes 989 net new beds, a net increase of approximately 4.8 acres of outdoor facilities for athletic uses, and a net increase of approximately 5 acres of open space areas. See Specific Plan Section 2.2.C.

In accordance with the LMU Specific Plan, the number of individuals permitted to reside on the campus is limited to 4,250 students, faculty, staff, visitors, and religious affiliates. In addition, pursuant to the LMU Specific Plan, the number of students enrolled at the campus is limited to 7,800 full time equivalent (FTE) students. Total campus FTE (students, faculty, and staff) is limited to 9,600 FTE.

The LMU Specific Plan includes a list of permitted uses within the campus, noise regulations, historic preservation regulations, and operational regulations. Design regulations are also included in the LMU Specific Plan that address building heights, setbacks, open space requirements, athletic area requirements, protected trees, lighting, and landscaped buffers. Transportation and parking regulations within the LMU Specific Plan address vehicular and pedestrian circulation/access, implementation of a Transportation Demand Management (TDM) program, minimum parking requirements, and event parking. Other requirements within the LMU Specific Plan address security and signage.

**Table 1**  
**Approved LMU Specific Plan—Projected Development Plan (Floor Area)**

	<b>Existing</b>	<b>To Remain</b>	<b>New</b>	<b>Net New</b>	<b>Total at Buildout</b>
Academic/ Administrative	1,486,000	1,022,000	921,000	457,000	1,943,000
Residential	848,000	515,000	761,000	428,000	1,276,000
Athletic Indoors	166,000	95,000	97,000	26,000	192,000
<i>Total</i>	<i>2,500,000</i>	<i>1,632,000</i>	<i>1,779,000</i>	<i>911,000</i>	<i>3,411,000</i>

### **3.3. Modifications to Previously Approved Project**

The proposed Modified Project would allow for adjustments in the distribution of land uses among the approved academic/administrative buildings, residential buildings, and indoor athletic buildings. The maximum total net new construction (911,000 square feet of floor area) and maximum overall total development on Campus (3,411,000 square feet of floor area) analyzed in the EIR and approved in the Specific Plan would not increase. In addition, the maximum of 7,800 FTE students, 9,600 total FTE students, faculty and staff, and 4,250 on-Campus residents set forth by the LMU Specific Plan would not change. The number of total new beds (989) within the approved residential floor area would also not increase. This flexibility would allow LMU to continue to meet the evolving needs of a university, while ensuring that environmental impacts remain within the envelope analyzed in the EIR.

As shown in Table 2 on page 6, the Modified Project would reduce the total academic/administrative and residential floor area at buildout (while providing the same 989 residential beds) and would also increase the amount of athletic indoor floor area while maintaining the total new floor area and total floor area at existing buildout limits. The increase in athletic indoors floor area would facilitate the retention of the existing Gersten Pavilion. The Previously Approved Project contemplated replacing the Gersten Pavilion with a new sports arena. The Modified Project continues to contemplate the construction of a new sports arena, but it would allow LMU to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion. Under the Modified Project, if a new sports arena is built on campus, all fixed seating in the Gersten Pavilion would be removed. Like many University spaces, a retained Gersten Pavilion may be utilized for campus events. However, temporary seating would be limited to 1,000 seats.

The Modified Project would not change the overall Project Site footprint to be developed. In addition, the depth of excavation, and peak construction activities would not increase with approval of the Modified Project. Rather, the overall amount of construction activity would likely be reduced, as Gersten Pavilion could be retained under the Modified Project.

**Table 2**  
**Proposed Redistribution of (Floor Area) with Modified Project**

	<b>Previously Approved New Floor Area</b>	<b>Proposed Redistribution of New Floor Area w/ Modified Project</b>	<b>Previously Approved Total (Existing plus New) at Buildout</b>	<b>Proposed Redistribution of Total (Existing plus New) at Buildout w/ Modified Project</b>
Academic/ Administrative	921,000	869,500	1,943,000	1,847,000
Residential	761,000	709,500	1,276,000	1,198,000
Athletic Indoors	97,000	200,000*	192,000	366,000*
<b>Total</b>	<b>1,779,000</b>	<b>1,779,000</b>	<b>3,411,000</b>	<b>3,411,000</b>
<p><i>*The Director may approve up to a 7.5-percent 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 exceed 1,779,000 square feet; or (2) shall the total Combined (Existing + New) Floor Area permitted for all three land use categories in exceed 3,411,000 square feet.</i></p> <p><i>Source: LMU, 2021.</i></p>				

The Modified Project would also update the TDM Plan to: (1) prohibit concurrent scheduling of events open to the general public 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. Further, to limit the potential for the overlapping of public events at the Gersten Pavilion and the new sports arena, the TDM Plan would require that a public event held at either Gersten Pavilion or the new sports arena start at least 2 hours after the scheduled end of a public event held at the other arena/pavilion. With these TDM Plan measures, the Modified Project would not increase the frequency or level of attendance at events when compared to the Previous Approved Project.

### **3.4. Requested Permits and Approvals**

The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 11.5.7-G, a Specific Plan Amendment to the Loyola Marymount University Specific Plan.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

The proposed text amendments to the LMU Specific Plan are provided in Appendix C. These proposed modifications would provide more flexibility in the future development of the Campus. In particular, retention and repurposing of the Gersten Pavilion would provide additional indoor athletic facilities and space for student athletes. This is needed to bring the athletic experience provided at LMU to a level commensurate with peer institutions within the National College Athletic Association. To accommodate such modifications, amendment to the allocations of land uses and floor area subtotals set forth in the LMU Specific Plan is necessary.

#### **4.0 Previous Environmental Documents Incorporated by Reference**

Consistent with Section 15150 of the CEQA Guidelines, the following documents were used in preparation of this Addendum and are incorporated herein by reference:

- Loyola Marymount University Master Plan Project Draft EIR, State Clearinghouse (SCH) No. 2008051103, Case No. ENV-2008-1342-EIR, January 2010.
- Loyola Marymount University Master Plan Project Final EIR, SCH No. 2008051103, Case No. ENV-2008-1342-EIR, July 2010.
- Loyola Marymount University Master Plan Project Final Environmental Impact Report Errata, September 2010.

Pursuant to CEQA Guidelines Section 15150(b), the above documents are available for review at the following location by appointment only.

Department of City Planning  
Records Management  
221 N. Figueroa Street, 14th Floor  
Los Angeles, California 90012  
(213) 847-3753

#### **5.0 Comparative Analysis of Modified Project Impacts**

##### **5.1 Analysis of Impacts**

This section provides an impact assessment of the proposed modifications to the LMU Specific Plan regarding the land use allocations and subtotals listed above (referred to in this Addendum as the Modified Project). A Modified Environmental Checklist Form that includes the most recent changes to Appendix G of the CEQA Guidelines was used to compare the anticipated environmental effects of the Modified Project with those disclosed in the Certified EIR and to review whether any of the conditions set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162, requiring preparation of a Supplemental or Subsequent EIR, have been triggered. The environmental effects for each of the following impact areas were evaluated:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Transportation/Circulation
- Utilities and Service Systems

The checklist and evaluation below provides the following information for each of these environmental impact categories:

- **Impact Determination in the Certified EIR**—This section lists the impact determination made in the Certified EIR for each impact category.
- **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**—Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this section indicates whether the Modified Project would result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact.
- **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**—Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this section indicates whether there have been changes to the Project Site or the vicinity (circumstances under which the Modified Project is undertaken) that have occurred subsequent to the prior environmental documents and that would result in the Modified Project having new significant environmental impacts that were not

considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

- **Any New Information Requiring New Analysis or Verification?** Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this section indicates whether 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 environmental documents were certified as complete is available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that 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) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative; then the question would be answered “Yes,” requiring the preparation of a Supplemental or Subsequent EIR. However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental documents remain unchanged and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or there are no additional mitigation measures or alternatives now available or feasible but declined for adoption by the project proponent, then the question would be answered ‘No’ and no additional environmental documentation (Supplemental or Subsequent EIR) is required. New studies completed as part of this environmental review are attached to this sixth Addendum or are on file with the Department of City Planning.
- **Mitigation Measures Addressing Impacts**—Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this section indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. In some cases, the previously adopted mitigation measures have already been implemented or are not applicable to the currently proposed development, in which case the measures are not listed below. If “None” is indicated, a significant impact was not identified and mitigation was not required.
- **Conclusion**—For each environmental topic, a discussion of the conclusion relating to the analysis is provided.



### 5.1.1 Aesthetics

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>AESTHETICS:</b> Except as provided in Public Resources Code Section 21099, would the project:					
(a) Have a substantial adverse effect on a scenic vista?	Less Than Significant	No	No	No	No
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant	No	No	No	No
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant With Mitigation	No	No	No	Yes
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant With Mitigation	No	No	No	Yes

### Impact Determination in the Certified EIR

Aesthetic impacts are discussed in Sections IV.A.1 through IV.A.3 of the Certified EIR. The Certified EIR included mitigation measures to ensure impacts would be less than significant. A summary of the analysis from the Certified EIR is provided below.

### Visual Character and Quality

Construction of the components of the Previously Approved Project would periodically subject the campus and neighboring land uses to the presence of construction equipment, incomplete structures, stockpiled cut soil material, and areas in landscaping transition. However, with implementation of mitigation measure **MM-AES-1**, views of construction activity occurring within the campus interior would be screened from neighboring land uses by the proposed placement of fencing and screening along construction edges. Since construction activity would not be substantially visible from off-site vantage points, aesthetic impacts during Previously Approved Project construction would be considered less than significant with the implementation of mitigation measure **MM-AES-1**.

The Previously Approved Project would not alter, degrade, or remove any of the features that define the visual character of the campus. Xavier Hall, St. Robert's Hall, and

Sacred Heart Chapel and the associated Chapel Tower, the campus's oldest buildings with heritage features that exhibit valued architectural qualities, would be retained. The buildings proposed for removal do not possess unique architectural qualities and are not considered important examples of the work of their respective architects, nor are they otherwise highly valued contributors to the visual character of the campus. Therefore, removal of these buildings would not have a significant adverse impact on the valued visual quality of the campus.

Certain mature trees on campus may be removed to accommodate the construction of new buildings. However, all landscaping plans would be required to comply with the City of Los Angeles Tree Ordinance (Ordinance Number 177404), which protects certain Southern California native tree species measuring 4 inches or more in cumulative diameter at a height of 4.5 feet above ground level.

The Westchester Bluffs and the Ballona Wetland are the closest natural open space areas to the Proposed Project site, and they would not be altered or disturbed as a part of the Project. Other existing features that contribute to the valued visual character of the campus would also be maintained or enhanced through implementation of the Specific Plan's proposed Height Areas, design standards, and open space improvements. Furthermore, by retaining the axial alignment and open space between buildings, the Previously Approved Project also would maintain view corridors through campus. Therefore, operation of the Previously Approved Project would not alter, damage, or remove any features that substantially contribute to the valued visual character of the campus. Impacts would be less than significant.

### **Visual Contrast**

The Previously Approved Project is designed to minimize contrast with the existing visual character of the campus and surrounding area by maintaining the small, suburban scale of the campus, implementing a unified architectural setting, and ensuring adequate open space and landscaping. Impacts on the visual character and the aesthetic style or image of the campus and surrounding community would be generally beneficial and would be less than significant.

### **Views/Scenic Highways**

The Previously Approved Project would not substantially modify views of the campus from these off-site vantage points. Long-range views of the campus are not available from public vantage points to the east or south due to the intervening housing and the lack of elevated topography facilitating discernable views of the campus. The northern perimeter of the campus atop the Westchester Bluffs is intermittently visible from Culver Boulevard, which is approximately 0.34 mile to the north and designated as a scenic highway by the Westchester-Playa del Rey Community Plan, from the bicycle lane that runs along Culver Boulevard, which is designated as a Class I bikeway by the Transportation Element, and

from the bike path along Ballona Creek. Implementation of the Previously Approved Project would not affect long-range views from Culver Boulevard or the Ballona Creek bike path. No equestrian or hiking trails exist in the immediate vicinity of the Project site. Thus, impacts to views from long-range public vantage points would be less than significant.

Short-range views of the campus entrance are available from the intersection of Lincoln Boulevard and LMU Drive and from the West Bluffs development. Views of features at the campus entrance from Lincoln Boulevard and West Bluffs would be retained. Generally, the west- and north-facing views from Altavan Avenue, W. 78th Street and the Campion Drive cul-de-sac would not be altered since the existing height restriction of 139 feet above mean sea level on LMU's Hughes Campus would remain in place. In addition, W. 78th Street, Fordham Road, W. 80th Street, and McConnell Avenue would continue to have views of the campus perimeter, which may be enhanced by landscaping and fencing. The LMU Specific Plan's height limitations also ensure that taller buildings are set back from these boundaries, prohibit crowding of buildings near LMU's Burns Campus edge, and contribute open airspace to the foreground of residential viewsheds. Therefore, impacts to views from nearby roadways would be less than significant.

### **Shade and Shadow**

During the summer solstice, off-site shadow lengths and trajectory under the Previously Approved Project would be substantially similar to those under existing conditions. Therefore, between 9:00 A.M. and 5:00 P.M., no shading of off-site uses would occur. In addition, during the winter solstice, between 9:00 A.M. and 3:00 P.M., no shading of off-site uses would occur for more than 2 hours. Therefore, implementation of the Previously Approved Project would not result in new off-site shadows for more than 3 hours between 9:00 A.M. and 3:00 P.M. during the winter solstice. As such, impacts would be less than significant.

### **Light and Glare**

Construction lighting would represent a marginal increase, if any, in existing ambient light levels. In addition, implementation of mitigation measures **MM-LIGHT-1** and **MM-LIGHT-2** would reduce ambient light levels by limiting the use of construction security lighting to only those sites requiring illumination and requiring all security lights to be properly shielded and projected downwards. With implementation of mitigation, impacts due to alteration of the ambient illumination level and interference or an adverse affect on day or nighttime views with the performance of an off-site activity would be less than significant during construction.

With regard to operational impacts, the Approved Specific Plan includes specific provisions for lighting, including specified building setbacks and limitations on signage lighting. In addition, as required by **MM-LIGHT-3**, lighting fixtures and visors would be adjusted upon installation, and vegetation and other screening or filtering devices would be

maintained or added at the edges of lit fields or on the campus perimeter to help screen the light generated on campus. Furthermore, implementation of mitigation measures **MM-LIGHT-4** and **MM-LIGHT-5** would reduce light spillover onto off-site locations and control skyglow by requiring that all light fixtures be directed downward to illuminate only the intended surface and be equipped with louvers, shields, hoods, or other screening devices. **MM-LIGHT-6** would limit the use of field lighting within all outdoor athletic facilities to only those hours during which the fields are being utilized, which shall not surpass 10:00 P.M., except in the case of overtime or extra innings. With implementation of mitigation measures and compliance with the Approved Specific Plan and LAMC, the Project would not substantially alter the ambient illumination levels in the campus vicinity. Impacts would therefore be less than significant after mitigation.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

#### **Questions (a) (b) and (c)—Impacts to Visual Access and Scenic Vistas, Scenic Highways and Visual Character.**

The Modified Project provides for redistribution of floor area among academic/administrative, residential, and indoor athletic uses approved as part of the LMU Specific Plan. This adjusted distribution would also allow LMU to retain additional existing buildings beyond those contemplated to be retained as part of the Certified EIR including the existing Gersten Pavilion. There are no proposed changes to the existing LMU Specific Plan regulations pertaining to setbacks/buffers from off-site areas, signage, lighting and building heights.

The Modified Project would continue to comply with the provisions of the LMU Specific Plan that address building heights, setbacks, open space areas, and modification to existing historic buildings. All of the new buildings developed under the Modified Project would be developed within the planning areas designated for new buildings that are identified in the LMU Specific Plan and Certified EIR. The Modified Project would also comply with regulatory requirements related to aesthetics as well as the Project Design Features (**PDF-AES-1** through **PDF-AES-3**) and Mitigation Measure **MM-AES-1**. Impacts would continue to be less than significant with implementation of mitigation measure **MM-AES-1**. As such, the Modified Project would not result in new significant impacts associated with visual access, scenic view or visual character that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact.

**Question (d)—Impacts Associated with Light and Glare and Shading:** With regard to light and glare, the Modified Project would continue to be constructed and operated in accordance with the provisions in the LMU Specific Plan related to setbacks/buffers from off-site areas, signage, lighting and building heights. The overall intensity of development within the campus would also not change under the Modified Project when compared with

the Previously Approved Project. In addition, the Modified Project would continue to implement Mitigation Measures **MM-LIGHT-1** through **MM-LIGHT-7** that address nighttime lighting during construction, securing lighting during construction, light intensity, screening, light spillover, field lighting, and use of exterior building materials that are not highly reflective. The Modified Project would also comply with LAMC requirements with regard to lighting. As such, the Modified Project would not result in new significant impacts associated with light or glare that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact.

With regard to shading, the Modified Project would not increase building heights within the planning areas or result in new development outside the planning areas designated for new buildings, consistent with Project Design Feature **PDF-SH-1**. As such, shading would not extend beyond the shading footprint evaluated in the Certified EIR. As such, the Modified Project would not result in impacts associated with shading that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact.

### **Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to visual resources. No substantial changes in the environment affecting this analysis have occurred since certification of the Certified EIR. Finally, as determined above, the Modified Project would not result in any new or substantially more severe impacts related to aesthetic resources, and a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement the project design features and mitigation measures included in the MMRP adopted for the Previously Approved Project. A copy of the MMRP is included as Appendix B.

### **Conclusion**

No new significant impacts or more severe impacts relative to aesthetic resources would occur as a result of the Modified Project. Therefore, the identified impacts to aesthetic resources under the Modified Project would not result in any of the conditions set forth in

PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.2 Agriculture and Forest Resources (Agricultural Resources)

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>AGRICULTURE AND FORESTRY</b>					
<b>RESOURCES:</b> Would the project:					
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact	No	No	No	No
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	No	No	No	No
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	Not Analyzed (New Question)	No	No	No	No
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	Not Analyzed (New Question)	No	No	No	No
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	No	No	No	No

### Impact Determination in the Certified EIR

Impacts to agricultural resources were evaluated in Section VII, Effects Found Not to be Significant of the Certified EIR and in the Initial Study for the Previously Approved Project. With regard to thresholds (a), (b), and (e), the Initial Study did not identify any impacts. With regard to thresholds (c) and (d), the Certified EIR did not analyze forest resources as these were not checklist questions at the time. However, the Project Site does not contain forest land or timberland, and thus no impacts associated with these thresholds would occur.

## **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Questions (a) through (e)—Impacts to Agricultural and Forest Resources:** No agricultural or forest resources including farmland, forest land, or related operations are present on the Project Site. In addition, the Project Site is not zoned for any agriculture, forest land, or timberland. Therefore, the Modified Project would not create any new significant impacts related to agricultural or forest resources nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

## **Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts to agricultural and forest resources than analyzed in the Certified EIR.

## **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to agricultural and forest resources. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new agricultural or forest resources have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as the Modified Project would not result in any impacts to agricultural or forest resources, a review of feasible mitigation measures is not required.

## **Mitigation Measures Addressing Impacts**

None.

## **Conclusion**

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to agricultural or forest resources would occur as a result of the Modified Project. Therefore, impacts associated with agricultural or forest resources under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.3 Air Quality

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>AIR QUALITY:</b> Would the project:					
(a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant	No	No	No	No
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Less than Significant	No	No	No	Yes
(c) Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	No	No	No	Yes
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No Impact	No	No	No	No

### Impact Determination in the Certified EIR

The Previously Approved Project's air quality impacts were addressed in Section IV.E, Air Quality, of the Certified EIR.

### Construction

As discussed in the Certified EIR, construction of the Previously Approved Project would generate pollutant emissions from the following activities: (1) site preparation (grading/excavation); (2) travel by construction workers to and from the site; (3) delivery and hauling of construction materials and supplies to and from the site; (4) fuel combustion by on-site construction equipment; and (5) the application of architectural coatings and other building materials that release reactive organic compounds. Based on the phases of construction and conservative assumptions, daily construction emissions associated with the Previously Approved Project would not exceed the South Coast Air Quality Management District's (SCAQMD) significance thresholds. As such, the Certified EIR concluded that the Previously Approved Project would result in less than significant regional air quality impacts during construction. In addition, Mitigation Measures **MM-AQ-1** through **MM-AQ-12** were included to reduce air quality emissions.

With regard to localized construction air quality impacts, the construction of the Previously Approved Project would not generate on-site emissions in excess of the site-specific localized significance thresholds for NO<sub>x</sub> and CO. Construction of the



Previously Approved Project would generate on-site emissions in excess of the threshold for  $PM_{10}$  and  $PM_{2.5}$  at residential receptors adjacent to the campus. The maximum impacts associated with  $PM_{10}$  and  $PM_{2.5}$  emissions were demonstrated to occur at residential receptors directly to the south of the campus, when construction activity was modeled to take place at the southern end of the Burns Campus. However, Localized Significant Threshold (LST) impacts could potentially occur at any residential receptor adjacent to construction activity on portions of the campus located near that particular residential receptor, depending on the level of construction activity and specific meteorological conditions. With respect to school receptors, the maximum impacts associated with  $PM_{10}$  emissions were demonstrated to occur at the northeast end and along the eastern edge of the planned Playa Vista Elementary School site when construction activity was modeled to take place on LMU's Leavey and Hughes Campuses, respectively. Impacts related to  $PM_{2.5}$  would be less than significant at the school receptors. Overall, even with implementation of the mitigation measures, the localized impacts for  $PM_{10}$  and  $PM_{2.5}$  would be potentially significant during construction when construction activity is taking place near off-site sensitive receptors.

To determine the health risks from diesel particulate matter associated with construction of the Previously Approved Project, the SCREEN3 model was used to estimate the concentration of diesel particulate matter at nearby residential, workplace, and student receptors. Based on the screening health risk assessment, the cancer risk due to construction activities would not exceed the SCAQMD significance threshold.

## **Operation**

The majority of emissions that occur from operation of the existing campus are generated by the operation of mobile sources. The net change in operational emissions after Previously Approved Project buildout would not exceed SCAQMD's significance thresholds. The campus emissions after the Previously Approved Project would result in a reduction in VOC,  $NO_x$ , and CO emissions relative to the existing campus primarily due to efficiencies in vehicle emission control technologies. The California Air Resources Board (CARB) has forecasted future emission reductions based on previous, current, and near-term trends in emission control technologies and these reductions have been incorporated by CARB into the EMFAC2007 model. Therefore, the Previously Approved Project would not result in an increase in emissions that would exceed the significance thresholds, therefore the Previously Approved Project would result in a less than significant impact on air quality in the region. Impacts due to toxic air contaminants were also determined to be less than significant.

Regarding localized air quality impacts during operation, the Certified EIR demonstrated that sensitive receptors in the area would not be significantly affected by localized CO emissions generated by traffic attributable to the Previously Approved Project. Therefore, localized air quality impacts related to mobile source emissions were concluded to be less than significant.

Additionally, the Certified EIR concluded that the Previously Approved Project would not increase population figures over those that have been planned for the area, would be consistent with the Air Quality Management Plan forecasts for this area, would be considered consistent with the air quality-related regional plans, and should not jeopardize attainment of state and federal ambient air quality standards in the South Coast Air Basin.

The Certified EIR concluded that no odor impacts would result from the Previously Approved Project.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Question (a)—Consistency with Applicable Air Quality Plans:** As detailed below, construction and operation of the Modified Project would not generate emissions beyond those set forth in the Certified EIR. In addition, the Modified Project would incorporate or implement the same land uses, design features, regulatory requirements, and mitigation measures as the Previously Approved Project, which collectively would reduce air quality emissions. As such, the Modified Project also would be consistent with applicable SCAQMD and Southern California Association of Governments (SCAG) air quality policies, and impacts would be less than significant. Therefore, the Modified Project would not create any new significant impacts related to consistency with air quality plans nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Question (b)—Impacts Related to the Generation of Cumulatively Considerable Air Emissions:**

#### **Construction**

The Modified Project would not change the types of land uses, the total floor area, or the overall development density on-site. In addition, the overall development boundary, and the maximum equipment mix and maximum numbers of pieces of equipment would not increase. Rather, in the event of the retention of Gersten Pavilion under the Modified Project, overall construction activities would be reduced. Therefore, the Modified Project would not create any new significant air quality impacts nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

#### **Operation**

With regard to operation, the Modified Project would not increase the number of students, faculty or visitors when compared with the Previously Approved Project. As such, the average daily trips and associated air quality emissions would not change as a result of the Modified Project. Other aspects of operations and thus the associated air emissions

generally would be similar to the Previously Approved Project given the similar land uses and fact that the total overall floor area proposed under the Modified Project does not change. Accordingly, like the Previously Approved Project, the Modified Project would not result in significant regional operational air quality emissions. As such, the Modified Project would not involve any new significant impacts related to operational air quality or result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

Based on the above, the Modified Project also would not involve any new significant impacts related to a cumulatively considerable increase in air emissions nor substantially increase a previously identified significant impact.

### **Question (c)—Air Quality Impacts to Sensitive Receptors:**

#### **Construction**

Localized pollutant emissions during construction would be similar to the Previously Approved Project as the distance to sensitive receptors and the intensity of construction activities would not substantially change. In addition, in the event of the retention of the Gersten Pavilion, the overall amount of construction that would occur within the campus over the life of the LMU Specific Plan would likely be reduced.

#### **Operation**

With regard to operation, as discussed above, the Modified Project would not result in an increase in the number of vehicular trips when compared to the Previously Approved Project. In particular, the updated TDM Plan prohibits concurrent scheduling of events open to the general public at the Gersten Pavilion and the new sports arena. Since local CO hotspots are directly proportional to increases in vehicular traffic and the local CO impacts were well below the ambient air quality standards for the Previously Approved Project, sensitive receptors in the Project area are not anticipated to be significantly impacted by CO emissions related the Modified Project. Therefore, the Modified Project would not involve any new significant localized air quality impacts or increase the less-than-significant impacts identified in the Certified EIR.

Overall, the Modified Project would not result in any new significant localized air quality impacts or substantially increase a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (d)—Odors:** With regard to construction, similar to the Previously Approved Project, the Modified Project would use conventional building materials typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect

a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. In addition, the proposed uses would not change under the Previously Approved Project and are not land uses associated with odor complaints, such as agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. As no odor impacts would occur, the Modified Project would not create any new significant impacts related to odors nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe air quality impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to air quality. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new air quality issues, resources, or sensitive receptors have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, the Modified Project would not result in any new or substantially more severe air quality impacts, and a review of additional feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

Mitigation Measures **MM-AQ-1** through **MM-AQ-12** set forth in the Certified EIR and the associated MMRP will continue to be implemented as part of the Modified Project. No additional mitigation measures are required, as no new significant air quality impacts would result from implementation of the Modified Project.

### **Conclusion**

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to air quality resources would occur as a result of the Modified Project. Therefore, the air quality impacts under Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.4 Biological Resources

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>BIOLOGICAL RESOURCES:</b> Would the project:					
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	No	No	No	Yes
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant	No	No	No	No
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than Significant	No	No	No	No
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than Significant with Mitigation	No	No	No	Yes
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than Significant with Mitigation	No	No	No	Yes
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Less than Significant	No	No	No	No

### Impact Determination in the Certified EIR

Impacts to Biological Resources were analyzed in the Section IV.C of the Certified EIR prepared for the Previously Approved Project. As discussed below, the Certified EIR determined that impacts would be less than significant with implementation of mitigation measures.

## Construction

The Previously Approved Project has a potential for nesting habitats to occur for a variety of protected bird species within the trees, shrubs, and ground cover within the campus, in addition to the habitat associated with the bluffs. Removal or destruction of individual birds or active nests are considered a violation of the Fish and Game Code of California and the Federal Migratory Bird Act. Previously Approved Project construction could result in impacts on common nesting bird species. However, such impacts to nesting birds would be mitigated to less than significant levels with implementation of mitigation measure **MM-BIO-1**.

The Previously Approved Project also has a potential for 25 special-status plant and 30 special-status wildlife species to occur within the Project Vicinity. The only special-status plant or wildlife observed on the campus were two transient, migratory monarch butterflies. Field surveys and the developed nature of the campus indicate that there is no suitable habitat to support the 25 special status plant species or 30 special status wildlife species on LMU's campus and implementation of the Previously Approved Project would have no impact on such resources, with the potential exception of the monarch butterfly. Implementation of **MM-BIO-2** would reduce this impact to a less than significant level.

The Project Site includes two tree species protected by the City's Protected Tree Regulations: coast live oak and western sycamore. With implementation of mitigation measure **MM-BIO-3**, which specifies the requirements for replacement of protected trees in accordance with the City's regulations, impacts to protected trees would be less than significant.

## Operation

Since the suburban campus habitat is similar to the surrounding neighborhood and campus habitat, and only relatively small portions of the campus would be under construction at any given time (i.e., specific building or facility sites), no significant impacts would result to any transient migratory individual monarch butterflies on or around campus due to the operation of the Previously Approved Project.

Neither the campus or the bluff that makes up the northern border of the campus can support special-status plant or wildlife species or serve as a wildlife habitat corridor. Additionally, the Previously Approved Project does not propose any development in this area. The campus and the bluff do not contain any locally designated natural habitat or plant community, or habitat supporting any locally designated species. Additionally, LMU's campus is not a component of a wildlife migration corridor due to the topography and the setting of the campus, therefore the Previously Approved Project would not interfere with any currently existing wildlife movement along the campus bluff area.

The Previously Approved Project would have no impacts to wetland habitats during operation. A manmade sump terminates on site and flows into the City's storm drain system near the Drollinger Parking Plaza. The sump would not be altered by the Previously Approved Project, and LMU would be required to maintain the sump's National Pollutant Discharge Elimination System permit. Additionally, the riparian corridor on the "Playa Vista Site" at the base of the bluffs is not part of the Project Site and is not expected to be impacted by any activities associated with the Previously Approved Project. No significant impacts to existing wetland habitats are expected to occur.

The Project Site is not identified as part of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other habitat conservation plan. The Project Site does not contain any habitat for a fish species and implementation of the Previously Approved Project would not substantially reduce habitat for wildlife species that have adapted to the developed urban setting of the existing campus.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Questions (a) through (f)—Impacts to Biological Resources:** The Modified Project would be within the same Project Site footprint as the Previously Approved Project, which is located within areas of the campus that have already been developed or graded and does not include natural habitat. The Modified Project would also be implemented in accordance with project design feature **PDF-BIO-1** that requires compliance with the land use regulations for open space areas established by the LMU Specific Plan. In addition, as discussed above, the Project Site is not identified to be a part of a Habitat Conservation Plan, Natural Community Conservation, or other habitat conservation plan. Additionally, the Project Site does not contain any habitat for a fish species, nor would it substantially reduce habitat for wildlife species adapted to the developed setting of the existing campus. The Modified Project would not threaten or eliminate a plant community or animal community within LMU's campus and would not affect the surrounding bluff or adjacent riparian corridor. Similar to the Previously Approved Project, the Modified Project would require the removal of two tree species protected by the City's Protected Tree Regulations: coast live oak and western sycamore trees. Implementation of mitigation measures **MM-BIO-1** through **MM-BIO-3** set forth in the Certified EIR would reduce the potential significant impacts to common and special-status wildlife species and protected trees to less than significant levels.

Based on the above, the Modified Project would not create any new significant impacts related to biological resources nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to biological resources. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new biological resources have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, the Modified Project would not result in any new or substantially more severe impacts related to biological resources; thus, a review of feasible mitigation measures is not required.

### Mitigation Measures Addressing Impacts

As discussed above, the Modified Project would continue to implement Project Design Feature **PDF-BIO-1** and Mitigation Measures **MM-BIO-1** through **MM-BIO-3** included in the MMRP adopted for the Previously Approved Project. A copy of the MMRP is included as Appendix B. No additional mitigation measures are required as no new significant biological impacts would result from implementation of the Modified Project.

### Conclusion

Based on the above, no new significant impacts to biological resources would occur as a result of the Modified Project. Therefore, the biological resources impacts under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

#### 5.1.5 Cultural Resources

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>CULTURAL RESOURCES:</b> Would the project:					
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less Than Significant with Mitigation	No	No	No	Yes



Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	Less Than Significant with Mitigation	No	No	No	Yes
(c) Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant with Mitigation	No	No	No	Yes

## Impact Determination in the Certified EIR

### Historical Resources

Impacts to historic resources were addressed in Section IV.D.3, Historical Resources, of the Certified EIR. As discussed therein, Xavier Hall, St. Robert's Hall, Sacred Heart Chapel, and the bluff-face letter "L" are considered historic resources within LMU. As evaluated in the Certified EIR, the historic resources within the Project Site would not be substantially altered or removed. To ensure that significant groundborne vibration impacts to these historic buildings during construction would not occur, **MM-HIST-3** would be implemented. In addition, **MM-HIST-1** and **MM-HIST-2** would be implemented to provide documentation of the historic buildings and to ensure that any improvements to these buildings conform to the Secretary of the Interior's Standards. Thus, with implementation of mitigation measures, potential impacts to historical resources would be less than significant.

### Archaeological Resources

Impacts to archaeological resources and human remains are addressed in Section IV.D.2, Archaeological Resources, of the Certified EIR. As stated by the Native American Heritage Commission, no sacred sites are in the immediate vicinity of the campus. However, if human remains are discovered, mitigation measure **MM-ARCH-7** would be implemented to reduce impacts to a less than significant level. Additionally, the campus contains three recorded archaeological sites. Thus, there is a potential for impacts to these sites and to areas outside of the boundaries. However, implementation of mitigation measures **MM-ARCH-1** through **MM-ARCH-12** would reduce the impacts to archaeological sites to less than significant levels.

Operations following Previously Approved Project buildout would not require any ground disturbing activities, however, routine maintenance activities such as the replacement of underground pipes requiring ground disturbing activities could have a potentially significant impact on archaeological resources or their settings. However, implementation measures

**MM-ARCH-1** through **MM-ARCH-12** would reduce potential impacts to a less than significant level.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Question (a)—Impacts to Historic Resources:** The Modified Project would be developed within areas of the campus identified for future development, which was evaluated in the Certified EIR. As described above, the historic resources within the Project Site would not substantially altered or removed. In addition, **MM-HIST-1** and **MM-HIST-2** would be implemented to provide documentation of the historic buildings and to ensure that any improvements to these buildings conform to the Secretary of the Interior's Standards. **MM-HIST-3** would also be implemented to address groundborne vibration in proximity to historic buildings. Thus, with implementation of mitigation measures, potential impacts to historical resources would be less than significant.

**Questions (b) and (c)—Impacts to Archaeological Resources and Human Remains:** The Modified Project would be developed within the same overall Project Site footprint as the Previously Approved Project and the depth of grading would not increase when compared with the Modified Project. In addition, in the event of the retention of the Gersten Pavilion, the overall amount of grading and excavation under the Modified Project would likely be reduced. Like the Previously Approved Project, implementation of mitigation measures **MM-ARCH-1** through **MM-ARCH-12** would reduce potential impacts to archaeological resources and human remains to less than significant levels.

### **Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to cultural resources. No substantial changes in the environment related to cultural resources have occurred since publication of the Certified EIR, and no new cultural resources have been identified in the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, since the Modified Project would not result in any new or substantially more severe impacts related to cultural resources, a review of feasible mitigation measures is not required.

## Mitigation Measures Addressing Impacts

As discussed above, the Modified Project would continue to implement Project Design Feature **PDF-ARCH-1** and Mitigation Measures **MM-ARCH-1** through **MM-ARCH-12** included in the MMRP adopted for the Previously Approved Project (see Appendix B). No additional mitigation measures are required as no new significant cultural resource impacts would result from implementation of the Modified Project.

## Conclusion

Based on the above, no new significant impacts to cultural resources would occur as a result of the Modified Project. Therefore, the cultural resources impacts under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.6 Energy

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>ENERGY:</b> Would the project:					
(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Analyzed with respect to energy conservation	No	No	No	Yes
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Not Analyzed	No	No	No	No

## Impact Determination in the Certified EIR

This specific topic was not included on the Environmental Checklist Form until after the EIR was certified. However, energy was addressed in terms of any potential long-term commitment of energy resources, including electricity, and natural gas, and petroleum-based fuels, to determine whether a significant irreversible environmental change would occur as a result. Potential impacts associated with energy conservation and infrastructure are discussed in Section IV.L.4 Energy of the Certified EIR and potential impacts associated with the long-term commitment of energy resources are discussed in Section VIII. Irreversible Changes of the Certified EIR.

## Energy Infrastructure and Conservation

### Electricity

The Previously Approved Project is estimated to result in an increase in electricity demand of approximately 6,240.28 megawatt hours (MWh). The projected increased demand for electricity consumption would be supported by the Los Angeles Department of Water and Power (LADWP), therefore impacts on electricity supply facilities would be less than significant and no mitigation measures are required. No changes to existing off-site infrastructure would be required to meet the Previously Approved Project's needs as indicated by LADWP. However, minor alterations to electricity transmission and distribution infrastructure on the campus may be necessary to serve specific Previously Approved Project facilities. Impacts to electricity transmission and distribution infrastructure would be reduced to a less than significant level with the implementation of mitigation measure **MM-ENG-1**, which requires LMU to consult with LADWP prior to submitting final plans for the facilities to the City's Building and Safety Department and provide its fair share of the cost of campus infrastructure installation, as applicable.

The Previously Approved Project would incorporate project design feature **PDF-ENG-1** which includes numerous energy conservation measures. To further ensure appropriate energy conservation measures are incorporated into the specific Project facilities, mitigation measure **MM-ENG-2** requires that LMU consult with LADWP's Energy Solutions Group regarding electricity consumption prior to submitting final plans for those facilities to the City's Building and Safety Department.

### Natural Gas

Previously Approved Project construction is not anticipated to consume natural gas. Therefore, impacts to natural gas supply or infrastructure during construction would be less than significant.

The Previously Approved Project would result in an estimated net increase of approximately 13,858.61 thousand cubic feet (Mcf) in natural gas demand following buildout. The increase in natural gas demand is within the anticipated service capacity of the Southern California Gas Company (Gas Company). Minor alterations to natural gas transmission and distribution infrastructure on campus may also be necessary to serve Previously Approved Project facilities, therefore impacts on natural gas are potentially significant. However, with the implementation of mitigation measure **MM-ENG-3**, which requires LMU to consult with the Gas Company prior to submittal of final site plans for approval by the City's Building and Safety Department, impacts on natural gas would be reduced to a less than significant level.

The Previously Approved Project would incorporate project design features that would meet or exceed minimum efficiency standards for Title 24. In addition, implementation of mitigation measure **MM-ENG-4**, would require LMU to consult with the Gas Company to

ensure appropriate conservation measures are incorporated into specific Project facilities prior to submitting final plans and designs to the City's Building and Safety Department. Therefore, Previously Approved Project impacts to energy conservation are anticipated to be less than significant.

### **Commitment of Energy Resources**

Implementation of the Previously Approved Project would necessitate the ongoing consumption of nonrenewable resources, such as electricity generated from nonrenewable resources, petroleum-based, and other fossil fuels. Energy resources would be used for heating and cooling of buildings, lighting, and transporting residents to and from the Project site. Campus operations following Previously Approved Project buildout would continue to comply with Title 24, Part 6 of the California Code of Regulations, which sets forth conservation practices that would limit the amount of energy consumed following buildout. In addition, although Previously Approved Project buildout would increase energy (i.e., electricity and natural gas) consumption over existing conditions, the energy consumption rate per square foot campuswide would decrease because of the energy conservation features in **PDF-ENG-1** to which LMU has committed. These features would meet or exceed minimum efficiency criteria for the State's most current Energy Conservation Standards for New Residential and Nonresidential Buildings (Title 24, Part 6, California Administrative Code).

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

The 2019 update to the CEQA Guidelines includes a new section addressing energy within Appendix G (Environmental Checklist Form) as well other modifications to the question within Appendix G. The applicable questions, detailed above, are addressed below for the Modified Project, as the City currently relies on the Appendix G questions as thresholds of significance.

**Question (a)—Impacts Related to Energy Consumption:** Like the Previously Approved Project, the Modified Project would consume energy during construction and operational activities. Sources of energy for these activities would include electricity usage and natural gas consumption.

Electricity from construction activities would be limited and would include temporary use of electricity for lighting and small power tools.

Construction activities associated with the Modified Project would not involve the consumption of natural gas. As with electricity, fuel consumption during construction would be less than significant. Accordingly, the Modified Project would not have a meaningful effect on regional energy consumption during the construction period, similar to the Previously Approved Project.

During Modified Project operations, energy consumption may increase somewhat given that additional existing building area may be retained under the Modified Project. However, in accordance with **PDF-ENG-1**, major building renovations such as renovation of the Gersten Pavilion would be integrated into the Campus Energy Management System, which is a set of computer-aided tools to monitor, control and optimize the performance of HVAC and lighting systems. Mitigation Measures **MM-ENG-1** and **MM-ENG-2** regarding coordination with Los Angeles Department of Water and Power (LADWP) to establish fair share funding of electrical systems and incorporation of energy efficiency measures would also be implemented. In addition, Mitigation Measures **MM-ENG-3** and **MM-ENG-4** regarding consultation with the Gas Company regarding fair share funding of natural gas infrastructure and incorporation of energy conservation measures would be implemented. Furthermore, the Modified Project would implement the same conservation features as the Previously Approved Project and all new buildings would comply with requirements set forth in the California Building Energy Efficiency Standards (California Code of Regulations Title 24, Part 6) as well as the California Green Building Standards Code (Title 24, Part 11), commonly referred to as the CALGreen Code. Compliance with these project design features, mitigation measures and regulatory requirements would ensure electricity and natural gas usage would not occur in a manner that is wasteful, inefficient, or unnecessary. Moreover, the Modified Project's annual electricity and natural gas consumption is anticipated to represent a small fraction of future demand within the Los LADWP and Gas Company service areas, which, in any case, would be similar to that expected under the Previously Approved Project.

Based on the above, impacts related to energy consumption would be less than significant. Like the Previously Approved Project, the Modified Project would represent a long-term commitment of non-renewable resources, but such consumption would be consistent with anticipated growth and urban changes in Los Angeles. Accordingly, such impacts would be within the envelope of impacts addressed in the Certified EIR.

**Question (b)—Impacts Related to Energy Regulations:** Similar to the Previously Approved Project, construction equipment for the Modified Project would comply with energy efficiency requirements. LMU is required to submit plans to the City's Building and Safety Department to demonstrate that each of the Modified Project's buildings complies with the State's most current Energy conservation standards, including applicable Title 24 and CALGreen Code requirements. Therefore, like the Previously Approved Project, the Modified Project would implement mitigation measures and project design features which would ensure that construction and operational activities would meet or exceed minimum efficiency standards. Impacts would be less than significant and within the envelope of impacts addressed in the Certified EIR.

### **Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

As discussed above, new circumstances since certification of the Certified EIR include the incorporation of energy as an analysis topic in CEQA Guidelines Appendix G. However, as evaluated above, the Modified Project would not involve new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to energy. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new conditions or resources related to energy have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, the Modified Project would not result in any new or substantially more severe impacts related to energy, and a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement Project Design Feature **PDF-ENG-1** and Mitigation Measures **MM-ENG-1** through **MM-ENG-4** included in the MMRP adopted for the Previously Approved Project (see Appendix B). No additional mitigation measures are required as no new significant energy impacts would result from implementation of the Modified Project.

### **Conclusion**

Based on the above, no new significant impacts or a substantial increase in previously identified impacts related to energy would occur as a result of the Modified Project. Therefore, the energy impacts under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.7 Geology and Soils

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>GEOLOGY AND SOILS:</b> Would the project:					
(a) Directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving:					
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less Than Significant	No	No	No	No
(ii) Strong seismic ground shaking?	Less Than Significant With Mitigation	No	No	No	Yes
(iii) Seismic-related ground failure, including liquefaction?	Less Than Significant	No	No	No	No
(iv) Landslides?	Less Than Significant With Mitigation	No	No	No	Yes
(b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant with Mitigation	No	No	No	Yes
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less Than Significant With Mitigation	No	No	No	Yes
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less Than Significant With Mitigation	No	No	No	Yes
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	No	No	No	No
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant With Mitigation	No	No	No	Yes

### Impact Determination in the Certified EIR

Impacts with regard to geology and soils were addressed in Section IV.E, Geology, of the Certified EIR. The Certified EIR included mitigation measures to ensure impacts would be less than significant. A summary of the analysis from the Certified EIR is provided below.



## Geological Hazards

The Previously Approved Project will require geotechnical evaluations prior to finalizing grading and construction plans for individual buildings and campus improvements. The buildings and campus improvements would be designed and constructed in accordance with applicable requirements outlined in the California Building Code, the Uniform Building Code and the Los Angeles Municipal Code. Mitigation measures **MM-GEO-1** and **MM-GEO-2** are recommended to ensure compliance with code requirements pertaining to geological hazards.

## Expansive and Corrosive Soils

The campus near-surface soils are generally granular and nonexpansive. Per building code requirements, any required import fill and the upper two feet of fill beneath the floor slab and beneath other concrete slabs and walks would consist of relatively non-expansive soil. The Previously Approved Project would implement mitigation measure **MM-GEO-3** to perform expansion testing to confirm the expansion potential of any import soils. With the implementation of mitigation measure **MM-GEO-3**, the Previously Approved Project would be compliant with applicable building codes and impacts to expansive soils would be less than significant.

Some campus soils are considered mildly to moderately corrosive. Accordingly, per mitigation measure **MM-GEO-4**, corrosion testing would be performed during the geotechnical investigation required for individual buildings and structures, and proper corrosion protection would be implemented where needed. Thus, with implementation of the mitigation measure, the Previously Approved Project's impacts related to corrosive soils would be less than significant.

## Groundwater

The campus has historic high groundwater levels between 43 and 56 feet below the surface in low-lying portions of the campus and between 127 and 140 feet below the surface in the highest-elevation areas of campus. Excavation for building foundations, basements, infrastructure, and other subterranean structures would not exceed 35 feet in depth below grade on campus. Therefore, excavation and below-grade construction of the Previously Approved Project would not approach or intercept groundwater beneath the campus and associated impacts would be less than significant.

## Seismicity

As evaluated in the Certified EIR, the campus is not within a currently established Alquist-Priolo Earthquake Fault Zone. There are no known active or potentially active faults with the potential for surface rupture located underneath or projecting toward the campus. The Previously Approved Project would be subject to moderate ground shaking, which is

typical of the general Southern California area. With mitigation measures **MM-GEO-1** and **MM-GEO-2**, the Previously Approved Project would incorporate proper engineering design and construction in conformance with current building codes and practices. Thus, the Previously Approved Project's impacts related to seismicity would be less than significant with adherence to mitigation measures.

### **Slope Stability**

The campus is not located within a Landslide or Hillside Area as mapped by the City of Los Angeles. However, the Westchester Bluffs below the campus are located in a State of California Earthquake-Induced Landslide Hazard Zone. The slopes have been determined to possess the required safety factor, however the bluff is generally considered susceptible to erosion and sloughing because of its sandy, uncemented nature. With implementation of mitigation measures **MM-GEO-1**, **MM-GEO-2**, and **MM-GEO-5**, the Previously Approved Project would be compliant with code requirements governing slope stability. Thus, with mitigation measures, the Previously Approved Project's impacts related to slope stability would be less than significant.

### **Liquefaction**

The campus is not located within an area identified as having potential for liquefaction. Areas that may have liquefiable soils present have a groundwater depth greater than 50 feet. Therefore, the potential for liquefaction, and the associated ground deformation beneath the campus, is considered very low, and impacts related to liquefaction would be less than significant.

### **Other Geological Hazards**

The potential for other geological hazards such as seismic-induced settlement, tsunamis, inundation, seiches, flooding, volcanic eruption, and subsidence affecting the campus is considered low. Therefore, impacts related to liquefaction, seismic-induced settlement, tsunamis, inundation, seiches, flooding, volcanic eruption, and subsidence would be less than significant.

### **Sedimentation and Erosion**

The bluff face along the perimeter of the LMU is susceptible to erosion and sloughing due to the sandy, uncemented nature of the Westchester Bluffs. Project level hydrology plans for Previously Approved Project buildings and campus improvements will be required prior to finalizing grading, drainage, and construction plans. Storm drain collection devices for the Previously Approved Project would be designed in conformance with applicable grading and building codes to ensure that all runoff would be collected and transferred to proper collection devices. LMU is required to comply with the requirements of the National Pollution Discharge Elimination System Permit set forth by the Los Angeles Regional Water

Quality Control Board, and submit a Stormwater Pollution Plan, which would ensure that water quality impacts during construction from erosion would be reduced to less than significant levels. In addition, LMU would adhere to the Southern California Air Quality Management District's Rule 403, Fugitive Dust, during construction activities, which would further prevent impacts associated with dust generation and wind erosion. All grading activities would require grading permits from the Department of Building and Safety. The Previously Approved Project would include mitigation measures **MM-GEO-6** and **MM-GEO-8** to ensure compliance with these requirements. With implementation of mitigation measures, the Previously Approved Project's impacts related to sedimentation and erosion would be less than significant.

### **Landform Alteration**

There are no unique geologic features present with the developed area of the campus. Therefore, no impacts related to landform alteration would occur.

### **Septic Tanks**

As determined in the Initial Study, the Previously Approved Project would not necessitate the use of septic tanks or alternative wastewater disposal systems. During and following the Previously Approved Project buildout, the campus would continue to utilize existing City of Los Angeles wastewater conveyance systems to which it is currently connected and would construct new infrastructure systems and connections as needed. Therefore, no impacts related to the support for septic tanks would occur.

### **Paleontological Resources**

Impacts to paleontological resources were analyzed in the Section IV.D.1, Paleontological Resources or the Certified EIR. The Previously Approved Project Site has a high potential for currently unrecorded fossil sites being encountered during earth moving activities in areas of the campus immediately underlain by the Palos Verdes Sand or non-marine terrace cover, or where earth moving activities would extend to a depth sufficient to encounter rock units below the Holocene dune sand elsewhere on campus. However, implementation of mitigation measures **MM-PALEO-1** through **MM-PALEO-5**, which requires construction monitoring by a certified paleontologist and recovery and evaluation of any fossil remains encountered during construction, would reduce impacts to a less than significant level.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Questions (a) and (c)—Impacts Related to Seismic Hazards and Ground Instability:** As buildings and improvements under the Modified Project would be developed within the same development areas analyzed in the Certified EIR, the geologic conditions

associated with the Modified Project would remain the same as under the Previously Approved Project. In addition, the Modified Project would not result in any increases in the depth of excavation. Rather, overall grading activities within the Project Site would likely be reduced under the Modified Project. The Modified Project would continue to comply with mitigation measures **MM-GEO-1**, **MM-GEO-2**, and **MM-GEO-5** to ensure that new buildings and campus improvements are in compliance with applicable building code requirements concerning seismic hazards and ground instability. Thus, with implementation of mitigation measures, potential impacts to seismic hazards and ground instability would be less than significant and such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (b)—Impacts Related to Soil Erosion and Topsoil:** The Modified Project would be developed within the same overall Project Site footprint as the Previously Approved Project and the depth of excavation would not increase. As such, no additional impacts to soil erosion and topsoil would occur. Similar to the Previously Approved Project, the Modified Project would implement mitigation measure **MM-GEO-6**, which would require project-level hydrology plans for all project building and campus improvements, which includes designing storm drain collection devices to ensure all runoff would be collected and transferred to proper collection devices. The Modified Project would also implement mitigation measure **MM-GEO-7**, which requires LMU to submit a Stormwater Pollution Plan, which would ensure that water quality impacts during construction from erosion would be reduced to less than significant levels. Furthermore, the Modified Project would also implement mitigation measure **MM-GEO-8**, which requires LMU to adhere to the Southern California Air Quality Management District's Rule 403, Fugitive Dust, during construction to prevent impacts associated with dust generation and wind erosion. As such, the Modified Project would not generate new significant impacts related to soil erosion and topsoil. Impacts would continue to be less than significant with implementation of mitigation measures and regulatory requirements and such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (d)—Impacts Related to Expansive Soils:** Development under the Modified Project would occur within the same geographic areas of the Project Site evaluated within the Certified EIR. In addition, the depth of excavation would not increase under the Modified Project. Similar to the Previously Approved Project, mitigation measure **MM-GEO-3** would be implemented to ensure compliance with applicable building code requirements governing expansive soils, and mitigation measure **MM-GEO-4** would be implemented to ensure compliance with building code and requirements governing corrosive soil issues. Therefore, the Modified Project would not create any new significant impacts related to expansive soil nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (e)—Impacts Related to Support for Septic Tanks:** Similar to the Previously Approved Project, the Modified Project's wastewater demand would be

accommodated by connections to the existing wastewater system. As such, the Modified Project would not require the use of septic tanks or alternative wastewater disposal systems. As with the Previously Approved Project, no impact would occur. Therefore, the Modified Project would not create any new significant impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (f)—Impacts to Paleontological Resources or Unique Geologic Features:** The Modified Project would be developed within the same overall Project Site footprint as the Previously Approved Project and the depth of grading would not increase when compared with the Modified Project. The Modified Project would continue to comply mitigation measures **MM-PALEO-1** through **MM-PALEO-5**, which requires construction monitoring by a certified paleontologist and recovery and evaluation of any fossil remains encountered during construction. Therefore, with implementation of mitigation measures, potential impacts to paleontological resources would be less than significant. The Modified Project would not create any new significant impacts related to paleontological resources or unique geologic features, nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe geology and soils impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to geology and soils. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new conditions related to geology and soils have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts.

### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement Mitigation Measures **MM-GEO-1** through **MM-GEO-8** included in the MMRP adopted for the Previously Approved Project (see Appendix B). The Modified Project would also continue to implement Mitigation Measures **MM-PALEO-1** through **MM-PALEO-5** with regard to paleontological resources. No additional mitigation measures are required as no new significant geological impacts would result from implementation of the Modified Project.

## Conclusion

Based on the above, no new significant impacts related to geology and soils would occur as a result of the Modified Project. Therefore, the geology and soils impacts under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.8 Greenhouse Gas Emissions

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>GREENHOUSE GAS EMISSIONS:</b> Would the project:					
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant	No	No	No	No
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant	No	No	No	No

## Impact Determination in the Certified EIR

Impacts with regard to greenhouse gas (GHG) were addressed in Section IV.B.2, Global Climate Change, of the Certified EIR. A summary of the analysis from the Certified EIR is provided below.

As discussed in the Certified EIR, construction GHG emissions were quantified from combustion emissions associated with construction equipment, grading and demolition activities, worker trips, and on-road diesel trucks. Construction GHG emissions were estimated to emit 13,369 metric tons of carbon dioxide equivalents per year when annualized over the Previously Approved Project's lifetime of 50 years. Operation of the Previously Approved Project would result in emissions of direct GHG due to natural gas consumption and mobile source emissions. The Previously Approved Project would also result in indirect GHG emissions due to electricity demand and water demand. The Previously Approved Project would also result in an increased use of reclaimed water, primarily for outdoor landscaping. The Previously Approved Project would increase total greenhouse gas emissions on a mass-basis, but would decrease greenhouse gas intensity, which is attributed to the energy efficiencies and sustainable features associated with the Previously Approved Project (e.g., a transportation management plan as required by **MM-TRAF-3**, energy conservation features as required by **PDF-ENG-1**, and water conservation features as required by **PDF-WATER-1**). Additionally, building code standards require more energy

efficiency measures in the future. Therefore, the Previously Approved Project's impacts to GHG emissions would be less than significant.

### **Consistency with applicable plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases**

The Previously Approved Project would be consistent with the goals, strategies, and control measures established under the California Climate Action Team Report to the Governor and the Legislature, the City of Los Angeles Green Plan, the Office of Planning and Research CEQA and Climate Change technical advisory, and the CARB Assembly Bill 32 Climate Change Scoping Plan. Since these reports, plans, and policies are intended to facilitate the reduction of GHG emissions in California to meet the greenhouse gas emissions reduction targets detailed in AB 32, the potential impact on global warming resulting from implementation of the Previously Approved Project would not be cumulatively significant.

### **Do Proposed Changes Involve New Significant Impacts?**

Since publication of the Certified EIR, the regulatory environment pertaining to GHG emissions has continued to evolve. While various actions have been taken and numerous plans/policies have been adopted at the state and local levels, the following summary focuses on those regulatory changes most pertinent to an evaluation of the Modified Project's impacts related to GHG emissions:

- Building on the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), Executive Order B-30-15 was issued by California's Governor Brown in April 2015 to establish an additional statewide policy goal to reduce GHG emissions 40 percent below 1990 levels by 2030. Reducing GHG emissions by 40 percent below 1990 levels in 2030 and by 80 percent below 1990 levels by 2050 (consistent with Executive Order S-3-05) aligns with scientifically established levels needed in the U.S. to limit global warming below 2 degrees Celsius.<sup>1</sup>
- On April 8, 2015, City of Los Angeles Mayor Eric Garcetti released the Sustainable City pLAn, which includes both short-term and long-term aspirations through the year 2035 in various topic areas, including: water, solar power, energy-efficient buildings, carbon and climate leadership, waste and landfills, housing and development, mobility and transit, and air quality, among others. Specific targets include reducing vehicle miles traveled per capita by 5 percent by 2025 and increasing trips made by walking, biking or transit by at least 35 percent by 2025.
- In 2019, the first four-year update to the 2015 Sustainable City pLAn was released. While not a plan adopted solely to reduce GHG emissions, this updated document, known as the City's Green New Deal, expands upon the City's vision for a

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<sup>1</sup> CARB, *Frequently Asked Questions about Executive Order B-30-15, 2030 Carbon Target and Adaptation FAQs*, April 29, 2015.

sustainable future and provides accelerated targets and new goals, including climate mitigation.<sup>2</sup> The Green New Deal established targets such as 100 percent renewable energy by 2045, installation of 10,000 publicly available EV chargers by 2022 and 28,000 by 2028, diversion of 100 percent of waste by 2050, and recycling 100 percent of wastewater by 2035

- The Clean Energy and Pollution Reduction Act of 2015 was enacted on October 7, 2015 as Senate Bill (SB) 350. The objectives of SB 350 are: (1) to increase from 33 percent to 50 percent the procurement of California's electricity from renewable sources by 2030; and (2) to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.<sup>3</sup>
- The 100 Percent Clean Energy Act of 2018 was enacted on September 10, 2018, as SB 100. The Clean Energy Act accelerates the RPS Program goals as follows: (1) 50 percent renewable resources target by December 31, 2026; and (2) 60 percent renewable resources target by December 31, 2030. This Act also requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt-hours of those products sold to their retail end-use customers achieve 44 percent of retail sales by December 31, 2024, 52 percent by December 31, 2027, and 60 percent by December 31, 2030. Finally, the Clean Energy Act establishes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045.
- To implement SB 375 (approved in 2008) and reduce GHG emissions by correlating land use and transportation planning, SCAG adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS) on April 7, 2016.<sup>4,5</sup> The 2016–2040 RTP/SCS recognizes that transportation investments and future land use patterns are inextricably linked, and continued recognition of this close relationship will help the region make choices that sustain existing resources and expand efficiency, mobility, and accessibility for people across the region. In particular, the 2016–2040 RTP/SCS draws a close connection between where people live and work, and it offers a blueprint for how Southern California can grow more sustainably. The 2016–2040 RTP/SCS also includes strategies focused on compact infill development and economic growth by building the infrastructure the region needs to promote the smooth flow of goods and easier access to jobs, services, educational facilities, healthcare and more.

<sup>2</sup> City of Los Angeles, *L.A.'s Green New Deal, Sustainable City pLAN*, 2019.

<sup>3</sup> Senate Bill 350 (2015–2016 Reg. Session) Stats 2015, Ch. 547.

<sup>4</sup> SCAG, *Final 2016–2040 RTP/SCS*.

<sup>5</sup> CARB, *Executive Order G-16-066, SCAG 2016 SCS ARB Acceptance of GHG Quantification Determination*, June 2016.



The 2016–2040 RTP/SCS overall land use pattern reinforces the trend of focusing new housing and employment in the region’s High Quality Transit Areas (HQTAs).<sup>6</sup>

- The 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy 2020–2045 RTP/SCS) was approved on September 3, 2020. The vision for the region incorporates a range of best practices for increasing transportation choices, reducing dependence on personal automobiles, further improving air quality and encouraging growth in walkable, mixed-use communities with ready access to transit infrastructure and employment. More and varied housing types and employment opportunities would be located in and near job centers, transit stations and walkable neighborhoods where goods and services are easily accessible via shorter trips. To support shorter trips, people would have the choice of using neighborhood bike networks, car share or micro-mobility services like shared bicycles or scooters. For longer commutes, people would have expanded regional transit services and more employer incentives to carpool or vanpool. Other longer trips would be supported by on-demand services such as microtransit, carshare, and citywide partnerships with ride hailing services. For those that choose to drive, hotspots of congestion would be less difficult to navigate due to cordon pricing, and using an electric vehicle will be easier thanks to an expanded regional charging network.
- The 2020–2045 RTP/SCS states that the SCAG region was home to about 18.8 million people in 2016 and currently includes approximately 6.0 million homes and 8.4 million jobs.<sup>7</sup> By 2045, the integrated growth forecast projects that these figures will increase by 3.7 million people, with nearly 1.6 million more homes and 1.6 million more jobs. Transit Priority Areas<sup>8</sup> (TPAs) will account for less than 1 percent of regional total land but are projected to accommodate 30 percent of future household growth between 2016 and 2045.<sup>9</sup> The 2020–2045 RTP/SCS overall land use pattern reinforces the trend of focusing new housing and employment in the region’s TPAs. TPAs are a cornerstone of land use planning best practice in the SCAG region because they concentrate roadway repair investments, leverage transit and active transportation investments, reduce regional life cycle infrastructure costs, improve accessibility, create local jobs, and have the potential to improve public health and housing affordability.
- The 2020–2045 RTP/SCS is expected to reduce per capita transportation emissions by 19 percent by 2035, which is consistent with SB 375 compliance with

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<sup>6</sup> HQTAs are described as generally walkable transit villages or corridors that are within 0.5 mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. Local jurisdictions are encouraged to focus housing and employment growth within HQTAs.

<sup>7</sup> 2020–2045 RTP/SCS population growth forecast methodology includes data for years 2010, 2010, 2016, and 2045.

<sup>8</sup> Defined by the 2020–2045 RTP/SCS as generally walkable transit villages or corridors that are within 0.5 mile of a major transit stop (rail or bus rapid transit station) with 15-minute or less service frequency during peak commute hours

<sup>9</sup> SCAG, *Final 2020–2045 RTP/SCS, Making Connections*, p. 51, May 7, 2020.

respect to meeting the State's GHG emission reduction goals.<sup>10</sup> Due to fuel economy and efficiency improvements, GHG emission rates of model year 2017 vehicles have decreased by 15 to 20 percent when compared to model year 2008 and earlier vehicles. However, for purposes of SB 375 emissions reduction targets, the fuel economy improvements have been largely excluded from the reduction calculation. The SB 375 target focuses on the amount of vehicle travel per capita. The reductions generated by fuel economy improvements are already included as part of the State's GHG emissions reduction program and are not double-counted in the SB 375 target calculation.<sup>11</sup>

- Senate Bill 32, signed September 8, 2016, updates AB 32 to include an emissions reduction goal for the year 2030. Specifically, SB 32 requires CARB to ensure statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030. The new plan outlined in SB 32 involves increasing renewable energy use, imposing tighter limits on the carbon content of gasoline and diesel fuel, putting more electric cars on the road, improving energy efficiency, and curbing emissions from key industries.
- Assembly Bill 197, also signed September 8, 2016, is linked to SB 32 and prioritizes efforts to cut GHG emissions in low-income or minority communities. AB 197 requires CARB to make available and update at least annually on its website the emissions of greenhouse gases, criteria pollutants, and toxic air contaminants for each facility that reports to CARB and air districts. In addition, AB 197 adds two Members of the Legislature to the CARB board as ex officio, non-voting members and creates the Joint Legislative Committee on Climate Change Policies to ascertain facts and make recommendations to the Legislature and the houses of the Legislature concerning the State's programs, policies, and investments related to climate change.
- In March 2017, CARB voted unanimously to continue with the vehicle greenhouse gas emission standards and the Zero Emission Vehicle (ZEV) program for cars and light trucks sold in California through 2025.<sup>12</sup>
- Assembly Bill 398 was enacted in July 2017 to extend and clarify the role of the State's Cap-and-Trade Program through December 31, 2030. As part of AB 398, refinements were made to the Cap-and-Trade program to establish updated protocols and allocation of proceeds to reduce GHG emissions.
- In December 2017, CARB adopted the 2017 Climate Change Scoping Plan Update: The Strategy for Achieving California's 2030 Greenhouse Gas Target (2017 Update). The 2017 Update builds upon the successful framework established by the 2008 Climate Change Scoping Plan and the First Update to the

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<sup>10</sup> SCAG, *Final 2020–2045 RTP/SCS, Making Connections*, p. 5, May 7, 2020.

<sup>11</sup> California Air Resources Board. *SB 375 Regional Greenhouse Gas Emissions Reduction Targets. Appendix A.*

<sup>12</sup> CARB, *News Release: CARB finds vehicle standards are achievable and cost-effective*, [ww2.arb.ca.gov/news/carb-finds-vehicle-standards-are-achievable-and-cost-effective](http://ww2.arb.ca.gov/news/carb-finds-vehicle-standards-are-achievable-and-cost-effective), accessed February 2019.

Climate Change Scoping Plan: Building on the Framework (First Update; 2014) while identifying new, technologically feasible, and cost-effective strategies to ensure California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health. The 2017 Update includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and-Trade program, which constrains and reduces emissions at covered sources.<sup>13</sup>

- Executive Order B-55-18, issued by Governor Brown on September 10, 2018, established an additional statewide policy goal to achieve carbon neutrality as soon as possible and no later than 2045 and to achieve and maintain net negative emissions thereafter. The Executive Order states that this new goal is in addition to the prior statewide targets for reduction of GHG emissions.
- In addition, the state and City building and energy codes, including Title 24 and the associated CALGreen Code as well as the Los Angeles Green Building Code, continue to be updated on a triennial basis, with continued improvements in and stricter requirements with respect to energy and water conservation and efficiency. For example, homes built with the 2019 Title 24 standards will use about seven percent less energy than those built under 2016 Title 24 standards. Once the mandated rooftop solar electricity generation is factored in, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards. Nonresidential buildings are projected to use approximately 30 percent less energy due mainly to lighting upgrades.<sup>14</sup>

It is noted, however, that in March 2020, the United States Environmental Protection Agency (USEPA) and the National Highway Traffic Safety Administration (NHTSA) issued the Safer Affordable Fuel-Efficient Vehicles Rule (SAFE), which provides fuel economy and carbon dioxide standards that increase 1.5 percent in stringency each year from model year 2021 standards through model year 2026.<sup>15</sup> These standards apply to both passenger cars and light trucks. In addition, California's waiver under the Clean Air Act to establish more stringent standards was revoked. However, this waiver revocation is being challenged in court.

The City has not adopted a numerical significance threshold for assessing impacts related to GHG emissions. Nor have the SCAQMD, CARB, CAPCOA, or any other state or regional agency adopted a numerical significance threshold for assessing GHG emissions that is applicable to the Modified Project. Since there is no applicable adopted or accepted

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<sup>13</sup> CARB, 2017 Update, November 2017, p. 6.

<sup>14</sup> CEC, 2019 Building Energy Efficiency Standards, Fact Sheet.

<sup>15</sup> Regulations, The Safer Affordable Fuel-Efficient Vehicles Rule for Model Years 2021–2026 Passenger Cars and Light Trucks, [www.govinfo.gov/content/pkg/FR-2020-04-30/pdf/2020-06967.pdf](http://www.govinfo.gov/content/pkg/FR-2020-04-30/pdf/2020-06967.pdf), accessed July 28, 2020.

numerical threshold of significance for GHG emissions, the methodology for evaluating the Modified Project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and local plans adopted for the purpose of reducing and/or mitigating GHG emissions.

The Governor's Office of Planning and Research (OPR) encourages lead agencies to make use of programmatic mitigation plans and programs from which to tier when they perform individual project analyses. Although the City does not have a programmatic mitigation plan to tier from, such as a Greenhouse Gas Emissions Reduction Plan, the City has adopted a number of plans to help reduce GHG emissions, including the aforementioned Sustainable City pLAN and Green Building Code, both of which encourage/require applicable projects to implement energy efficiency measures, and the LA Green Plan, which outlines the goals and actions the City has established to reduce the generation and emission of GHGs from both public and private activities. In addition, the California CAT Report provides recommendations for specific emission reduction strategies for reducing GHG emissions and reaching the targets established in AB 32 and Executive Order S-3-05. On a statewide level, the *Climate Change Scoping Plan* provides measures to achieve AB 32 targets. On a regional level, the SCAG 2020-2045 RTP/SCS contains measures to achieve VMT reductions required under SB 375. Thus, if the Modified Project complies with these plans, policies, regulations, and requirements, the Modified Project would result in a less than significant impact because it would be consistent with the overarching state, regional, and local plans for GHG reduction.

**Questions (a) and (b)—Impacts Related to GHG Emissions and Regulatory Consistency:** As discussed in the Traffic Analysis included as Appendix A, the Modified Project would not generate additional vehicle trips or result in additional total building area when compared with the Previously Approved Project. Furthermore, as with the Previously Approved Project, the Modified Project provides for the development of additional academic/administrative buildings, residential buildings and athletics buildings on LMU's existing Westchester campus. By locating these new buildings on an existing campus, the Modified Project would serve to reduce vehicular trips and VMT and thus reduce associated GHG emissions. Moreover, much of the Project Site, is designated as an HQTa and thus targeted for higher density development such as that proposed under the Modified Project. Similar to the Previously Approved Project, the Modified Project would incorporate energy efficiencies and sustainable features (e.g., a transportation management plan as required by **MM-TRAF-3**, energy conservation features as required by **PDF-ENG-1**, and water conservation features as required by **PDF-WATER-1**). These features would reduce the demand for energy and water and would also reduce vehicles miles traveled. As such, the Modified Project would also support similar measures detailed in the Sustainable City pLAN, the LA Green Plan, and the RTP/SCS. Implementation of the project design features and mitigation measures combined with compliance with the Los Angeles Green Building Code and other relevant Title 24 requirements, would ensure the Modified Project consistency with the various plans and policies designed to reduce GHG emissions and attain the reduction targets established in AB 32 and Executive

Order S-3-05. As such, the Modified Project would not create any new significant impacts related to GHG emissions nor result in a substantial increase in a previously identified significant impact. Therefore, the Modified Project would have a less than significant impact with respect to GHG emissions. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts associated with GHG emissions.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to GHG emissions. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new conditions related to GHG emissions have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, the Modified Project would not result in any new or substantially more severe GHG emission impacts, and a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

Although mitigation measures specific to GHG emissions were not previously adopted, implementation of many of the adopted transportation, energy, and water supply Project Design Features would serve to reduce GHG impacts. The same mitigation measures recommended to reduce construction and operational air quality impacts under the Previously Approved Project, as set forth in the Certified EIR and the associated MMRP, would also apply to the Modified Project.

### **Conclusion**

Based on the above, no new significant impacts to GHG emissions would occur as a result of the Modified Project. Therefore, the impacts related to GHG emissions under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.9 Hazards and Hazardous Materials

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>HAZARDS AND HAZARDOUS MATERIALS:</b>					
Would the project:					
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant With Mitigation	No	No	No	Yes
(b) Create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	Less Than Significant With Mitigation	No	No	No	Yes
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant	No	No	No	No
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less Than Significant	No	No	No	No
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Less than Significant	No	No	No	No
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than Significant	No	No	No	No
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No Impact	No	No	No	No

### Impact Determination in the Certified EIR

Impacts with regard to hazards and hazardous materials were analyzed in Section IV.F, Hazardous Materials, of the Certified EIR. The Certified EIR included mitigation measures to ensure impacts would be less than significant. A summary of the analysis from the Certified EIR is provided below.

## **Construction**

### **Handling of Hazardous Materials**

Construction of the Previously Approved Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. However, in accordance with applicable laws and regulations and manufacturers' instructions, all hazardous materials would be used, stored, and disposed of properly. Additionally, prior to construction, all buildings planned for demolition would sample suspect asbestos-containing building materials, such as roofing, wall finishes, and non-friable floor finishes and survey lead-based paint and polychlorinated biphenyls (PCBs). Any hazardous material present will be remediated and/or disposed of in compliance with all federal, state, and local regulations. With implementation of mitigation measures **MM-HAZ-1** through **MM-HAZ-4**, impacts to hazardous materials during construction would be less than significant.

### **Methane**

The campus is located partially within a Methane Zone and partially within a Methane Buffer Zone as designated by the Los Angeles Department of Building and Safety. Based on methane sampling results, methane gas was not detected, however precautionary measures, per mitigation measure **MM-HAZ-5**, should be taken to ensure construction worker safety. Additionally, given LMU's location in a Methane Zone and Methane Buffer Zone, new buildings are required to comply with the City's Methane Seepage Regulations and the specifications of the Los Angeles Department of Building and Safety, as stated in mitigation measure **MM-HAZ-6**. All other construction-related impacts were likewise concluded to be less than significant.

## **Operation**

### **Handling of Hazardous Materials**

Increased transport, use, storage, and disposal of hazardous materials during operation may result from the greater number of people on campus and higher campus square footage. However, implementation of the Previously Approved Project would not introduce new hazardous materials onto the campus. Instead, quantities of existing hazardous materials used on campus would incrementally increase as the campus population increases. The transport, use, and disposal of hazardous materials would be overseen by the LMU Environmental Health and Safety Development in compliance with federal, state, and local regulations. Additional use of hazardous materials would be documented in the annual Unified Programs Forms and would be subject to the Environmental Health and Safety Department's existing programs, policies, and procedures related to hazards and material safety. In the unlikely event of a real or potential release, the Environmental Health and Safety Department's emergency procedure for hazardous materials spills and releases would be employed. As such, impacts related to the release of

hazardous materials or exposure to health hazards during operation of the Previously Approved Project were determined to be less than significant.

### **Emergency Response or Evacuation Plan**

Development of the Previously Approved Project would take place entirely within the existing campus, and would consider existing emergency routes, response procedures, and action plans. During both construction and operation, there is a potential for partial impedance and/or alteration of existing response routes, procedures, and evacuation plans within the campus. LMU would review and update all emergency preparedness recommendations and campus emergency response and evacuation procedures to reflect changes in campus layout through implementation of the Previously Approved Project. All emergency response plans are adaptable to the Previously Approved Project. Therefore, implementation of the Previously Approved Project would not substantially interfere with the campus's adopted emergency preparedness recommendations and/or the emergency response procedures, and impacts would be less than significant.

### **Hazardous Material and Schools**

As evaluated within the Certified EIR, no elementary, middle, or high schools are currently located within 0.25 mile of LMU. However, at the time the EIR was Certified, LAUSD had approved construction for a new school, Playa Vista Elementary School, on Bluff Creek Drive at the base of the bluffs near the southwestern end of LMU's campus. This school has since been constructed and constitutes a sensitive receptor within 0.25 mile of LMU's campus. LMU does use and store some hazardous materials on campus that are considered standard materials necessary to support university operations, such as chemicals handled in science laboratories, cleaning products, paints, and oil, but these materials are stored and maintained in compliance with applicable regulations. Additionally, the campus Environmental Health and Safety Department has established a set of emergency procedures that would be followed in the unlikely event that there is a hazardous materials spill or release. Therefore, there would be a less than significant impact by the Proposed Project's potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

### **Safety Hazards and Airports**

The campus is located approximately 1 mile north of LAX but is not located in an airport land use plan area. The campus is not located in the vicinity of a private airstrip. The Previously Approved Project is not anticipated to affect or be affected by airport operations, therefore, impacts related to safety would be less than significant.



### **Wildland Fires**

The campus is located in a suburban setting in the midst of an urbanized part of the City and is not subject to wildland fires. No risks related to wildland fires are anticipated.

### **Hazardous Materials Sites**

No portion of the campus is listed on the Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, School Investigation, LUFT/LUST or SLIC databases. Therefore, the Previously Approved Project would not create a significant hazard to the public or the environment from building on a listed and impacts would be less than significant.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

#### **Question (a)—Impacts Related to the Routine Transport, Use, or Disposal of Hazardous Materials:**

##### **Construction**

Development under the Modified Project would occur within the same overall Project Site footprint analyzed for the Previously Approved Project. In addition, the depth of excavation, and peak construction activities would not increase under the Modified Project. Rather, the overall amount of construction activity would likely be reduced as Gersten Pavilion could be retained under the Modified Project. As such, excavation and demolition activities under the Modified Project would be within the envelope of such activities originally anticipated as part of the Previously Approved Project. Therefore, the potential to release contaminants during construction would be the same or reduced when compared with the Previously Approved Project. Furthermore, all potentially hazardous materials to be used during construction of the Modified Project would be contained, stored, and used in accordance with manufacturers' instructions and handled in accordance with all applicable standards and regulations. Thus, as with the Previously Approved Project, with compliance with existing regulations, as well as continued implementation of the adopted mitigation measures **MM-HAZ-1** through **MM-HAZ-6**, potentially significant impacts associated with hazardous materials would be reduced to less than significant levels. Such impacts would be within the envelope of impacts provided in the Certified EIR.

##### **Operation**

With regards to operation, the Modified Project would involve the same types of land uses as the Previously Approved Project and thus would involve the use of the same types of hazardous materials. As the Modified Project would not increase the amount of floor area permitted in the LMU Specific Plan, the magnitude of hazardous materials use during

operation also would be similar to that of the Previously Approved Project. In addition, like the Previously Approved Project, all potentially hazardous materials would be stored, handled, and disposed of properly in compliance with applicable regulations. As such, the Modified Project would not create any new impacts with respect to hazardous materials during operation, nor would the Modified Project increase the severity of any previously identified impacts. Thus, similar to the Previously Approved Project, the operational impacts of the Modified Project would be less than significant. Such impacts would be within the envelope of impacts addressed in the Certified EIR.

**Question (b)—Impacts Related to Upset and Accident Conditions Due to a Hazardous Materials Release:** Similar to the Previously Approved Project, the Modified Project's potential for hazardous materials releases are limited to the temporary use of hazardous substances in the form of paint, adhesives, surface coatings, and other finishing materials, and cleaning agents, fuels, and oils. However, similar to the Previously Approved Project, all materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturer's instructions. Therefore, the Modified Project would not create any new significant impacts related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, nor would the Modified Project result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (c)—Impacts Related to Hazardous Emissions or Acutely Hazardous Materials Near a School:** As discussed above, since certification of the EIR, LAUSD constructed Playa Vista Elementary School, which would constitute a sensitive receptor within 0.25 mile of LMU's campus. The types and amounts of hazardous materials used in connection with the Modified Project would be similar to those used in connection with the Previously Approved Project. Furthermore, like the Previously Approved Project, the Modified Project would handle, use, and store all materials in accordance with the manufacturers' instructions and in compliance with applicable standards and regulations. Therefore, the Modified Project would not result in any new significant impacts related to hazards affecting nearby schools nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (d)—Impacts Related to Hazardous Materials Sites:** As discussed above, no portion of the campus is listed on the Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, School Investigation, LUFT/LUST or SLIC databases. Therefore, the Modified Project would not create any new significant impacts related to a hazardous materials site identified pursuant to Government Code Section 65962.5 nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (e)—Impacts Related to Safety Hazards Near an Airport:** The Modified Project would be located within the same Project Site footprint as the Previously Approved Project. As such, the Modified Project would not have the potential to result in an aviation safety hazard and would not create any new significant impacts related to aviation safety hazards nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (f)—Impacts Related to Interference with an Emergency Response or Evacuation Plan:** As with the Previously Approved Project, development of the Modified Project would take place entirely within the existing campus, and would take into account existing emergency routes, response procedures, and action plans. All emergency preparedness recommendations and campus emergency response and evacuation procedures would be reviewed and updated to reflect changes in campus layout through implementation of the Modified Project. The impacts related to emergency response of evacuation plans would be less than significant. Therefore, the Modified Project would not create any new significant impacts related to the implementation of the City's emergency response plans nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (g)—Impacts Related to Wildland Fires:** The campus is in a suburban setting in the midst of an urbanized part of the City of Los Angeles and is not subject to wildland fires. Therefore, the Modified Project would not create any new significant impacts related to wildland fires nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to hazards and hazardous materials. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new conditions related to hazards and hazardous materials have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, the Modified Project would not result in any new or substantially more severe hazards impacts, and a review of feasible mitigation measures is not required.

## Mitigation Measures Addressing Impacts

As discussed above, the Modified Project would continue to implement Project Design Feature **PDF-HAZ-1** and Mitigation Measures **MM-HAZ-1** through **MM-HAZ-6** included in the MMRP adopted for the Previously Approved Project (see Appendix B). No additional mitigation measures are required as no new significant hazards impacts would result from implementation of the Modified Project.

## Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts related to hazards and hazardous materials would occur as a result of the Modified Project. Therefore, the impacts related to hazards and hazardous materials under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.10 Hydrology and Water Quality (Drainage and Surface Water Quality)

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>HYDROLOGY AND WATER QUALITY:</b> Would the project:					
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less Than Significant with Mitigation	No	No	No	Yes
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than Significant	No	No	No	No
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
(i) result in substantial erosion or siltation on- or off-site;	Less Than Significant with Mitigation	No	No	No	Yes
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Less Than Significant	No	No	No	No

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	Less Than Significant	No	No	No	No
(iv) impede or redirect flood flows?	Less Than Significant	No	No	No	No
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than Significant	No	No	No	No
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant	No	No	No	No

## Impact Determination in the Certified EIR

Hydrology and water quality impacts were evaluated in Section IV.G, Surface Water Hydrology and Water Quality, of the Certified EIR. The Certified EIR included mitigation measures to ensure impacts would be less than significant. A summary of the analysis from the Certified EIR is provided below.

### Surface Water Hydrology

As discussed in detail in the Certified EIR, as part of the Previously Approved Project, a Storm Water Pollution Prevention Plan would be implemented that would include best management practices to provide temporary stormwater management for areas under construction to prevent the volume of stormwater from adversely affecting water bodies and to provide stormwater conveyance and treatment systems adjacent to the campus. As such, construction of the Previously Approved Project would not substantially reduce or increase the amount of surface water in the Ballona Channel and/or the riparian corridor. With the implementation of mitigation measure **MM-HWQ-1** and **MM-HWQ-2** which ensure compliance with regulations pertaining to surface water hydrology, impacts would be less than significant.

With regard to operation, the Previously Approved Project would include drainage system improvements designed to handle the total peak runoff rates and volumes generated by new development. The Previously Approved Project would not cause flooding within the existing riparian corridor during a projected 50-year developed storm event that could harm people, damage property, or sensitive biological resources. In addition, as stated in the Certified EIR, the Previously Approved Project would be required to implement source control and treatment control BMPs as part of a Standard Urban Storm Water Mitigation Plan

(SUSMP). With the implementation of mitigation measures **MM-HWQ-1** and **MM-HWQ-2**, the Previously Approved Project would be compliant with regulations pertaining to surface hydrology. Therefore, the Previously Approved Project would not substantially reduce or increase the amount of surface water in the Ballona Channel and/or riparian corridor, and potential impacts to off-campus stormwater conveyance and treatment systems related to stormwater runoff volumes would be less than significant with adherence to applicable regulations and mitigation measures.

## Groundwater

As discussed previously, the campus has historic high groundwater levels between 43 and 56 feet below the surface in low-lying portions of the campus and between 127 and 140 feet below the surface in the highest-elevation areas of campus. Excavation for building foundations, basements, infrastructure, and other subterranean structures would not exceed 35 feet in depth below grade on campus. Therefore, excavation and below-grade construction of the Previously Approved Project would not approach or intercept groundwater beneath the campus and associated impacts would be less than significant.

## Surface Water Quality

With respect to water quality during construction, as analyzed in the Certified EIR, construction-related grading activities for buildings and facilities could temporarily increase the amount of exposed soil and the potential for erosion and sedimentation. LMU would adhere to the requirements of the National Pollutant Discharge Elimination System (NPDES), which would require the Previously Approved Project to prepare a Storm Water Pollution Prevention Plan (SWPPP). With mitigation measures **MM-HWQ-1** through **MM-HWQ-7**, the Previously Approved Project would be compliant with regulations pertaining to surface water quality. As such, with mitigation measures, the Previously Approved Project would have less than significant impacts to surface water quality during construction.

With regard to surface water quality during operation, the Previously Approved Project would include improvements to the campus that would be designed to comply with current water quality standards and regulations that address water quality and reducing the volume of rainfall runoff produced on the campus and sent to the riparian corridor. In particular, the Previously Approved Project would adhere to the requirements of the Storm Water Urban Runoff Pollution Control provisions from the LAMC, which requires the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). Implementation of mitigation measures **MM-HWQ-1** through **MM-HWQ-7** would ensure that the Previously Approved Project would comply with regulations related to water quality. Therefore, operation of the Previously Approved Project would have less than significant impacts to surface water quality with adherence to applicable regulations and mitigation measures.

## Other Flood-Related Hazards

With regard to flood-related hazards, the campus is not located within a tsunami run-up zone, therefore, tsunamis are not considered a significant hazard on the campus. The campus also is not located in a potential inundation area that could adversely affect the campus in the event of earthquake-induced dam failures or seiches. Furthermore, the campus is not located in a City-designated Landslide or Hillside Area, but the Westchester Bluffs below the campus are located in a State-designated Earthquake-Induced Landslide Hazard Zone and are considered susceptible to erosion and sloughing. However, the Previously Approved Project impacts related to slope stability would be less than significant with preparation of Project-level geotechnical evaluations, including slope stability analyses to verify the factor of safety of the bluff slope, and adhere to applicable building codes governing slope stability. Moreover, no buildings or structures would be constructed within the northern portion of campus on the bluffs, as this area would be designated as a Buffer/Open Space Planning Area by the Previously Approved Project. Therefore, impacts related to inundation by seiche, tsunami, or mudflow are considered to be less than significant.

## Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

### Question (a)—Impacts Due to a Violation of Water Quality Standards or Waste Discharge Requirements:

With regard to construction, the Modified Project would be implemented within the same Project Site footprint as the Previously Approved Project. The total amount of floor area and overall construction activities would not increase when compared with the Previously Approved Project. The Modified Project would continue to adhere to the National Pollutant Discharge Elimination System (NPDES) requirements and local regulations to ensure construction activities would not degrade the surface water quality. Similar to the Previously Approved Project, the Modified Project would implement mitigation measure **MM-HWQ-1**, which requires preparation of a SWPPP.

With regard to operation, similar to the Previously Approved Project, all improvements to the campus would be designed to comply with current water quality standards and regulations, which would include preparation of a SUSMP. In addition, the total amount of floor area to be developed and the geographic locations of development would be within the envelope set forth in the Certified EIR. With implementation of SUSMP requirements, the Modified Project would improve water quality in the areas to be developed and would reduce the volume of rainfall runoff produced on the campus and sent to the riparian corridor and the McConnell Avenue Storm Drain. In addition, **MM-HWQ-2** through **MM-HWQ-7** would continue to be implemented to ensure compliance with regulations pertaining to surface water quality.

Based on the above, the Modified Project would not create any new significant impacts related to the violation of any water quality standards or waste discharge requirements, nor would the Modified Project result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impact analysis provided in the Certified EIR.

**Question (b)—Impacts to Groundwater Supplies or Groundwater Recharge:**

Buildings and improvements under the Modified Project will occur within the same development area analyzed in the Certified EIR. In addition, the Modified Project would not result in increases in the depth of grading beyond 35 feet. Similar to the Previously Approved Project, groundwater is not expected to be encountered during excavation. Therefore, the Modified Project would not create any new significant impacts related to groundwater supplies nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (c)—Impacts to Existing Drainage Patterns:** The Modified Project would be developed in accordance with the same regulatory requirements as the Previously Approved Project that address drainage. In addition, the Modified Project would also implement Project Design Features **PDF-HWQ-1** and **PDF-HWQ-2** that include specific improvements to direct stormwater flows and provide sufficient drainage capacity. Thus, as with the Previously Approved Project, drainage impacts under the Modified Project would be less than significant. The Modified Project would not create any new significant impacts related to drainage, including through the alteration of drainage patterns resulting in substantial erosion, siltation, or flood flow changes, nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (d)—Impacts Related to Inundation:** The campus is not subject to seiche, tsunami, or other inundation hazards. The Modified Project would be developed under the same conditions as the Previously Approved Project and flooding as well as any related risk of pollutant release would not be expected. Therefore, the Modified Project would not create any new significant impacts related to inundation nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (e)—Impacts Related to Implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan:** Please refer to the analysis of Questions (a) and (b) above addressing water quality and groundwater impacts. As discussed therein, the Modified Project would not create any new significant impacts related to water quality and groundwater nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.



### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to hydrology or water quality. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new hydrology or water quality conditions have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as the Modified Project would not result in any new or substantially more severe hydrology or water quality impacts, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement Project Design Features **PDF-HWQ-1** and **PDF-HWQ-2** and Mitigation Measures **MM-HWQ-1** through **MM-HWQ-7** included in the MMRP adopted for the Previously Approved Project (see Appendix B). Mitigation Measures **MM-WR-1** through **MM-WR-7** would also be implemented to ensure compliance with regulations pertaining to surface water quality. No additional mitigation measures are required as no new significant water quality impacts would result from implementation of the Modified Project.

### **Conclusion**

Based on the above, no new significant hydrology or water quality impacts or a substantial increase in previously identified hydrology or water quality impacts would occur as a result of the Modified Project. Therefore, the impacts to hydrology and water quality under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.11 Land Use and Planning

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>LAND USE AND PLANNING:</b> Would the project:					
(a) Physically divide an established community?	Less Than Significant	No	No	No	No
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant	No	No	No	No

### Impact Determination in the Certified EIR

The analysis of land use impacts provided in Section IV.H, Land Use, of the Certified EIR considered whether the Previously Approved Project would conflict with adopted applicable land use policies, plans, or regulations and whether the Previously Approved Project would be compatible with existing land uses. A summary of the analysis from the Certified EIR is provided below.

#### Land Use Designation

As analyzed in the Certified EIR, LMU was designated by the Westchester–Playa del Rey Community Plan for “L” Low Density Residential uses. As of 2004, the zoning designation for the campus is [Q]R4-1 Residential Multiple Dwelling Zone, Height District 1, with [Q] Qualified Conditions. To implement the Previously Approved Project, LMU proposed to change the General Plan designation of the campus from Low Density Residential to High Medium Residential, for compatibility with university uses and LMU’s residential density. The High-Medium Residential land use designation more accurately reflects the use of the Project site as an academic campus with residential uses. The Previously Approved Project also changed the zoning of the campus from [Q] R4-1 to R4-1, and established a Specific Plan for the Westchester campus. The Specific Plan includes development limitations and conditions.

With the adoption of the General Plan Amendment and LMU Specific Plan, the requested Zone Change and establishment of the proposed Specific Plan would supersede the Municipal Code and land use impacts were determined to be less than significant.

## **Plan Consistency**

As analyzed in the Certified EIR, the Previously Approved Project would be consistent with applicable SCAG policies, the Los Angeles County Airport Land Use Plan, the City of Los Angeles General Framework Element, the Westchester–Playa del Rey Community Plan following approval of the requested Zone Change and adoption of the LMU Specific Plan. Additionally, with Project Design Feature **PDF-LU-1**, the Previously Approved Project shall comply with the land use regulations established by the LMU Specific Plan. Therefore, impacts associated with plan consistency would be less than significant.

Additionally, the Previously Approved Project site is not identified as part of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other habitat conservation plan, and therefore, the Project would not conflict with an adopted conservation plan.

## **Land Use Compatibility**

The Previously Approved Project would not expand the borders of the campus and all improvements planned under the Previously Approved Project would occur within the existing campus boundaries. Additionally, the Previously Approved Project established a Specific Plan that would institute a more comprehensive set of development standards to maintain compatibility with surrounding land uses. These development standards include a height and setback control plan on the campus. The LMU Specific Plan also establishes Planning Areas on the campus that would primarily concentrate athletic uses in the southern portion of Burns Campus, maintain the campus's large expanses of open space, and configure new development to maintain scenic corridors through campus. Therefore, the Previously Approved Project would retain the modest suburban scale of the existing campus and protect surrounding uses. Other standards intended to minimize incompatibility with adjacent uses include vehicular access restrictions under which LMU Drive would remain the primary route for visitor and truck traffic. Thus, the Certified EIR concluded that the Previously Approved Project would be compatible with existing land uses and impacts associated with land use compatibility would be less than significant. Based on the findings of the Certified EIR, no significant impacts regarding land use compatibility would occur with the Previously Approved Project.

## **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Question (a)—Impacts to an Established Community:** As previously described, the Modified Project would not change the campus boundaries. The Modified Project includes amendment to the Specific Plan to allow for adjustments in the distribution of floor area among academic/administrative buildings, residential buildings, and indoor athletic buildings. Furthermore, the limitations and conditions within the LMU Specific Plan would continue to apply. For this reason, the Modified Project would not result in the physical

division of an established community. As such, the Modified Project would not create any new impacts related to the division of an established community nor increase the severity of previously identified impacts. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (b)—Impacts Related to a Conflict with a Land Use Plan, Policy, or Regulation:**

**Local and Regional Policy Plans and Regulations**

As discussed above, the Previously Approved Project changed the land use designation of the Project Site to “HM” High-Medium Density Residential, which is consistent with the existing and proposed campus uses. The campus’s zoning was also changed to R4-1 with a Specific Plan. The Modified Project includes amendment to the LMU Specific Plan to allow for adjustments in the distribution of floor area among academic/administrative buildings, residential buildings, and indoor athletic buildings. The Modified Project would not change any of the types of uses permitted within the campus, nor would the development boundaries or total amount of building area to be developed increase. As such, uses and development proposed under the Modified Project would continue to be consistent with the existing land use designations and zoning for the Project Site.

As previously described, the Modified Project would reduce the total allowable academic/administrative and residential floor area at buildout (while providing the same 989 residential beds) and would also increase the amount of allowable athletic indoor floor area. However, the Modified Project would not introduce new land uses or exceed the maximum total new construction (1,779,000 square feet of floor area) and maximum overall total development on campus (3,411,000 square feet of floor area) previously analyzed in the Certified EIR and Specific Plan. The increase in athletic indoor floor area would result from the potential to retain the existing Gersten Pavilion. All other aspects of the Modified Project would be consistent with the land use regulations of the LMU Specific Plan. The Modified Project would continue to achieve the 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.

In addition, by providing for the continued improvement and modernization of the educational and athletic facilities at LMU, the Modified Project is consistent with the following provisions of the City’s 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 Modified Project also conforms to the intent of General Plan Framework Goal 9N and Objective 9.32 below:

- GOAL 9N: Public schools that provide a quality education for all of the City's children, including those with special needs, and adequate school facilities to serve every neighborhood in the City so that students have an opportunity to attend school in their neighborhoods.
- Objective 9.32: Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth.

Although this goal and objective refer to public schools under the jurisdiction of LAUSD, their clear overall intent is to enhance the adequacy of educational facilities that serve the population of the City and the region. The amendment to the LMU Specific Plan will provide for the improvement of the campus and educational facilities at LMU to bring the university to a caliber comparable to other universities and is, therefore, consistent with the general intent of these provisions.

The Modified Project is consistent with the following residential objectives and policies of the Westchester–Playa del Rey Community Plan because it will substantially reduce construction and environmental impacts of the university on the surrounding residential neighborhood:

- Policy 1-1.1: Protect existing stable single family and low density residential neighborhoods, such as Kentwood, from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.
- Objective 1-5: Protect established residential neighborhoods from incompatible uses, including multiple family residential uses of substantially higher density, to preserve the residential character of these neighborhoods and protect residents from adverse environmental impacts caused by such uses.
- Policy 1-5.1: Where possible, do not locate incompatible land uses, including higher density multiple residential uses, within or in close proximity to lower density

residential neighborhoods, except where there are adequate buffers, transitional land uses, etc.

- Policy 1-5.2: The location of institutional uses in residential areas shall be conditioned so as to avoid adverse impacts on the surrounding neighborhood.

Because the LMU Specific Plan will continue to guide and regulate the future development of LMU and its integration into the surrounding residential neighborhood and the Westchester community, the Modified Project is consistent with Objective 6-4 of the Community Plan, and its attendant policies, which relate specifically to the University:

- 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.
- Policy 6-4.2: Protect sensitive terrain and nearby natural habitats, such as blufflines and wetland environments, from potentially adverse impacts during all phases of development and operation of the University.
- Policy 6-4.3: Minimize traffic impacts to the surrounding Westchester community by locating and maintaining the University’s major vehicular access routes away from adjacent residential neighborhoods.
- Policy 6-4.4: Enhance the vitality of the Loyola Village commercial district by promoting and strengthening pedestrian linkages and land use connections between it and the University.
- Policy 6-4.5: Encourage the University to make amenities and services available to the local community, such as libraries, meeting rooms, athletic facilities, lectures, special events, or other appropriate services.

SCAG no longer evaluates projects for consistency with its Regional Comprehensive Plan and Guide. Instead, the 2020–2045 RTP/SCS is the current guidance document used to promote economic growth and livable communities. The 2020–2045 RTP/SCS emphasizes sustainability and integrated planning and identifies mobility, accessibility, sustainability, and high quality of life as the principles most critical to the future of the region. The 2020–2045 RTP/SCS overall land use pattern reinforces the trend of focusing new housing and employment in HQTAs; much of the campus is designated as an HQTA and thus targeted for higher density development such as that proposed under the Modified Project. The Modified Project would further support the goals and principles set forth in the 2020–2045 RTP/SCS through the construction of development within an urban, infill area

well served by transit; the introduction of new pedestrian connections designed to promote access and connectivity and enhance walkability; and the implementation of transportation demand management strategies and amenities that encourage non-automotive forms of transportation.

Based on the above, the Modified Project would be consistent with existing land use plans, policies and regulations. Thus, the Modified Project would not create any new significant impacts related to a conflict with any applicable land use plan, policy or regulation nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, the Modified Project is consistent with existing land use plans and regulations and would not disrupt or divide an established community. There are no new circumstances involving new significant impacts or substantially more severe land use impacts than what was analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to land use and planning. No substantial changes in the environment related to land use and planning beyond the construction of anticipated development have occurred since publication of the Certified EIR, and no new conditions related to land use have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, since the Modified Project would not result in any new or substantially more severe land use impacts, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

None.

### **Conclusion**

Based on the above, no new significant land use impacts or a substantial increase in previously identified land use impacts would occur as a result of the Modified Project. Therefore, the impacts to land use under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

## 5.1.12 Mineral Resources

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>MINERAL RESOURCES:</b> Would the project:					
(c) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact	No	No	No	No
(d) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact	No	No	No	No

### Impact Determination in the Certified EIR

The Initial Study included as part of the Certified EIR determined the Previously Approved Project would result in no impact to valuable mineral resources as no such resources are located within the Project Site or vicinity.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Questions (a) and (b)—Impacts Related to the Loss of Availability of Mineral Resources:** As discussed above, there are no valuable mineral resources within the Project Site. Therefore, the Modified Project would not create any new significant impacts related to mineral resources nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to mineral resources. No substantial changes in the environment related to mineral resources have occurred since certification of the Certified EIR, and no new mineral resources have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as the Modified Project would



not result in any mineral resource impacts, a review of feasible mitigation measures is not required.

### Mitigation Measures Addressing Impacts

None.

### Conclusion

Based on the above, no new significant impacts to mineral resources or a substantial increase in previously identified impacts to mineral resources would occur as a result of the Modified Project. Therefore, impacts to mineral resources under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

#### 5.1.13 Noise

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>NOISE:</b> Would the project result in:					
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and Unavoidable	No	No	No	Yes
(b) Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant	No	No	No	Yes
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No	No

### Impact Determination in the Certified EIR

The Previously Approved Project's noise impacts were evaluated in Section IV.I, Noise, of the Certified EIR. The Certified EIR included mitigation measures to ensure impacts would be less than significant. A summary of the analysis from the Certified EIR is provided below.

## **Construction**

### **On-Site Construction Equipment Noise**

The Previously Approved Project related construction noise would exceed the existing ambient noise levels, which range from 56 community noise equivalent level (CNEL) to 63.5 CNEL along the campus boundary, by 5 A-weighted decibels (dB(A)) at the nearest residential land use. Specifically, the Previously Approved Project was modeled to potentially generate noise levels between 88.7 dB(A) and 95.6 dB(A) as measured 50 feet from noise sources, conservatively assuming simultaneous operation of multiple pieces of equipment at grade). Conservatively, assuming there are no intervening buildings or structure on campus that attenuate noise, construction in most areas of the campus could potentially increase existing ambient exterior noise levels at off-site residents near the campus perimeter, particularly residences closest to the campus along McConnell Avenue and potentially along Fordham Road, Altavan Avenue, the north end of Nardian Way and Belton Drive, and W. 78th and 80th Streets. Only the northwest corner of Burns Campus is sufficiently distant from residential use to entirely preclude potentially significant noise impacts on these uses. The Previously Approved Project is required to implement Project Design Feature **PDF-NOISE-1** and Mitigation Measures **MM-NOISE-1**, and **MM-NOISE-2**. However, even with implementation of mitigation, the Certified EIR concluded that the construction equipment would still create temporary noise impacts that would be significant and unavoidable.

### **Construction Traffic Noise**

As also discussed in the Certified EIR, the movement of equipment, haul trucks and workers to and from the campus during construction would generate temporary traffic noises along access routes to the campus. The transport of heavy-duty construction equipment onto the campus would be minimized during construction by keeping construction equipment staged on campus for the duration of construction of specific Previously Approved Project components. For this reason, the movement of heavy-duty construction equipment would result in a less than significant short-term effect on roadway noise levels. The operation of haul trucks and the daily transportation of construction workers via shuttle from an off-site parking facility during construction are expected to cause increases in noise levels along some roadways near the campus. However, it takes a doubling of average daily trips on roadways to increase noise by 3 dB(A) and the maximum haul truck and construction worker shuttle trips to the campus would not cause a doubling of average daily trips in the immediate area. As a result, the noise level increases along major arterials surrounding the campus would be less than 3 dB(A). Therefore, noise impacts associated with construction-related traffic would be less than significant.

### **Groundborne Vibration or Groundborne Noise**

The Certified EIR evaluated the generation of groundborne vibration and groundborne noise levels related to construction activities. The primary and most intensive vibration

source associated with the development of the Previously Approved Project would be associated with the use of vibratory rollers and sonic pile drivers during construction and on-road haul trucks carrying demolition debris, soil, and building materials to and from the site. The operation of vibratory rollers within 50 feet of residences located along the campus boundary could generate vibration levels of 85 vibration decibels (VdB) at those residences. The operation of sonic pile drivers within 50 feet of residences located along the campus boundary could generate vibration levels of 84 VdB at those residences. The vibratory rollers and sonic pile drivers operating at a minimum of 50 feet from residential land uses and loaded haul trucks operating 25 feet from residential land uses would result in vibration impacts that are less than the Federal Transit Administration's thresholds and would therefore be less than significant. Additionally, with the implementation of Project Design Feature, **PDF-NOISE-1**, the operation of vibratory rollers and sonic pile drivers would be limited to a distance greater than 50 feet from the campus boundary. Therefore, construction-related vibration impacts on off-site sensitive receptors would be less than significant.

### Operational

The Certified EIR evaluated potential operational noise impacts associated with the following noise sources: roadway noise; on-campus housing; parking facilities; recreational facilities and outdoor venue; and recycling and waste management areas. Roadway noise, noise associated with on-campus housing activities, and noise from the recycling and waste management areas would not cause ambient noise levels to increase by more than 3 dBA to or within the "normally unacceptable" or "clearly unacceptable" categories. In addition, noise from parking facilities would not increase ambient noise levels by more than 5 dBA. Therefore, impacts associated with these operational noise sources would be less than significant. In addition, with implementation of **MM-NOISE-3** regarding limitation of the hours of operation of audio systems, impacts associated with the use of recreational facilities and outdoor venues would be less than significant.

Impacts associated with exposure to excessive airport noise were addressed in Section VII. Effects Found Not to be Significant of the Certified EIR. As stated therein, the campus is not located within an airport land use plan area; however, LAX lies approximately 1 mile south of the campus. The airport is addressed in the Los Angeles County Airport Land Use Plan (LACALUP), a document prepared by the Airport Land Use Commission with assistance from the Department of Regional Planning and adopted on December 19, 1991. The Airport Land Use Plan delineates planning boundaries associated with Los Angeles International Airport by defining the 65 CNEL contour around the airport, within which land uses are subject to airport-related noise impacts, and by defining areas potentially subject to airport-related safety hazards. The campus is located approximately 0.50 mile north of, and therefore beyond, the airport's 65 CNEL boundary. Therefore, noise impacts associated with the airport were determined to be less than significant.

## Do Proposed Changes Involve New Significant Impacts?

### Question (a)—Impacts Related to Noise in Excess of Standards:

#### Construction

The Modified Project would not change the types of land uses, the total floor area, or the overall development density on-site. In addition, the overall development boundary, and the maximum equipment mix and maximum numbers of pieces of equipment would not increase. In addition, in the event of the retention of the Gersten Pavilion, the overall amount of construction activity under the Modified Project would likely be reduced. Like the Previously Approved Project, the Modified Project would also continue to implement Project Design Feature **PDF-NOISE-2** and Mitigation Measures **MM-NOISE-1** and **MM-NOISE-2**. Therefore, the Modified Project would not create any new significant construction noise impacts nor result in a substantial increase in a previously identified significant impact. Construction noise impacts under the Modified Project would be within the envelope of impact analysis addressed in the Certified EIR.

#### Operation

Operational activities under the Modified Project would be similar to those associated under the Modified Project. In addition, the Modified Project would not increase the total floor area or number of students, faculty or visitors within the Campus when compared with the Previously Approved Project. As such, the vehicular trips and associated traffic noise would not change as a result of the Modified Project. Furthermore, the permitted location of outdoor recreational facilities would not change as a result of the Modified Project and the detailed design regulations included in the LMU Specific Plan that address athletic area requirements and landscaped buffers would continue to be implemented. The Modified Project would also continue to implement Project Design Features **PDF-NOISE-3** through **PDF-NOISE-6** and mitigation measure **MM-NOISE-3** during operation. Therefore, operational noise levels would not change from those previously predicted, and impacts would be less than significant with mitigation, similar to the Previously Approved Project. As such, the Modified Project would not create any new significant impacts with respect to operational noise or substantially increase in a previously identified significant impact. As such, operational noise impacts under the Modified Project would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (b)—Impacts Related to Groundborne Vibration and Noise:** The Modified Project would have construction activities similar to the Previously Approved Project, which could generate temporary groundborne vibration and noise consistent with levels typically associated with construction. The Modified Project would occur within the same Project Site footprint as the Previously Approved Project and would not result in an increase in building area or associated construction equipment. Additionally, like the Previously Approved Project, the Modified Project would implement Project Design Feature

**PDF-NOISE-1**, limiting vibration impacts. Thus, impacts related to groundborne vibration and noise would remain less than significant. The Modified Project would not create any new significant impacts related to groundborne vibration or noise nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (c)—Impacts Related to the Exposure of People to Airport Noise:** LMU is located approximately 1 mile north of the Los Angeles International Airport (LAX). However, the campus is located outside the established 65 CNEL contour around the airport. As set forth in the Certified EIR, the existing ambient CNEL noise levels within the campus range from 58 dBA to 61.8 dBA. These noise levels are considered “normally acceptable” and “conditionally acceptable” for the proposed uses. Therefore, as with the Previously Approved Project, the Modified Project would not create any new significant impacts related to exposure to excessive noise levels associated with a public or private use airport nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

#### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts related to noise than previously analyzed in the Certified EIR.

#### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to noise impacts. No substantial changes in the environment related to noise have occurred since certification of the Certified EIR beyond those already anticipated in the Certified EIR (i.e., changes in noise levels due to the development of previously approved uses), and no new noise sources have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, since the Modified Project would not result in any new or substantially more severe noise impacts, a review of feasible mitigation measures is not required.

#### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement Project Design Features **PDF-NOISE-1** through **PDF-NOISE-5** and Mitigation Measures **MM-NOISE-1** through **MM-NOISE-3** included in the MMRP adopted for the Previously Approved Project. A copy of the MMRP is included as Appendix B. No additional mitigation measures are required as no new significant noise impacts would result from implementation of the Modified Project.

## Conclusion

Based on the above, no new significant noise impacts or a substantial increase in previously identified impacts associated with noise would occur as a result of the Modified Project. Therefore, noise impacts associated with the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.14 Population and Housing

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>POPULATION AND HOUSING:</b> Would the project:					
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant	No	No	No	No
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No	No

### Impact Determination in the Certified EIR

Impacts to population and housing were evaluated in Section VII, Effects Found Not to be Significant of the Certified EIR for the Previously Approved Project. As discussed therein, the increase in on-campus housing would increase the on-campus student residential population during the academic year by approximately 989 students for a total on-Campus resident population of 4,250. The Previously Approved Project-related increase in the campus residential population would constitute an approximately 2.0 percent increase over the estimated 2007 Community Plan Area resident population. In addition, the Previously Approved Project-related population increase on campus would constitute approximately 1.6 percent of the estimated 2025 total projected population for the Community Plan Area. This proposed increase in campus housing is already accounted for in the Community Plan's estimated increase in group quarters specifically, and dwelling units generally, in the Community Plan Area. Therefore, the Previously Approved Project would result in a less than significant impact associated with population growth.

With regard to housing, construction of new and replacement undergraduate student housing would be phased so that new housing is developed prior to the demolition of existing housing; therefore, the demolition of student housing would not result in a need for substantial off-campus housing for students during construction. Moreover, the Previously

Approved Project would not change the present campus boundaries and no existing off-site housing would be displaced by the Previously Approved Project. Thus, no impacts related to displacement of housing would result from the Previously Approved Project.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Questions (a) and (b)—Impacts Related to Population and Housing:** The Modified Project continues to provide for new student housing within the campus. The Modified Project would not increase the maximum of 7,800 FTE students, 9,600 total FTE, and 4,250 on-Campus residents set forth by the Previously Approved Project. As such, the Modified Project would not result in any new impacts associated with population growth. In addition, like the Previously Approved Project, the Modified Project would not result in a net decrease in housing as any housing to be removed would be replaced by new housing units. Thus, the Modified Project would not create any new significant impacts related to Population and Housing nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts related to population or housing than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to population and housing impacts. No substantial changes in the environment related to population and housing have occurred since certification of the Certified EIR, and no new population or housing conditions have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, since the Modified Project would not result in any new or substantially more severe population or housing impacts, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

None.

### **Conclusion**

Based on the above, no new significant population and housing impacts or a substantial increase in previously identified population and housing impacts would occur as

a result of the Modified Project. Therefore, the impacts associated with population and housing under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.15 Public Services

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>PUBLIC SERVICES:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
(a) Fire protection?	Less Than Significant with Mitigation	No	No	No	Yes
(b) Police protection?	Less Than Significant with Mitigation	No	No	No	Yes
(c) Schools?	No Impact	No	No	No	No
(d) Parks?	Less than Significant	No	No	No	No
(e) Other public facilities?	Less Than Significant	No	No	No	No
<sup>a</sup> As indicated in the Certified EIR, the payment of required development fees pursuant to Government Code Section 65995 would constitute full mitigation.					

### Impact Determination in the Certified EIR

The Previously Approved Project's impacts to public services were evaluated in Section IV.J.1, Police; Section IV.J.2, Fire; and Section IV.J.3, Parks and Recreation, of the Certified EIR. The Previously Approved Project's impacts to public services related to schools and other public facilities were evaluated in Section VII, Effects Not Found to be Significant, of the Certified EIR.



## Fire

As discussed in the Certified EIR, the risk of fire is considered minimal because the Previously Approved Project would not be constructed all at once and fire suppression equipment specific to construction would be maintained onsite. The Previously Approved Project may cause traffic disruptions during construction of the Previously Approved Project; however, the disruptions would be temporary and would not be anticipated to significantly affect emergency access or response. In addition, as part of the Previously Approved Project, construction activities would be coordinated with the Los Angeles Department of Transportation (LADOT) to implement Worksite Traffic Control Plans to ensure construction related effects are minimized. Therefore, as concluded in the Certified EIR, impacts to fire protection services during construction would be less than significant level.

With regard to emergency access during operation, the Previously Approved Project does not propose any changes to existing emergency access routes, and the vehicular circulation network at LMU would improve given the reconfiguration of buildings and recreational facilities. In addition, all new structures and structures to be modified would be located in accordance with the requirements of the Los Angeles Fire Department (LAFD). The Previously Approved Project would also implement mitigation measures **MM-FIRE-1** through **MM-FIRE-6** to ensure impacts related to emergency access would remain less than significant.

With regard to fire flows and infrastructure, sufficient fire flow and pressure would be provided on campus to accommodate the Previously Approved Project. The Previously Approved Project would also comply with applicable requirements regarding hydrant location and spacing and building design and access. The Previously Approved Project would also replace older buildings with new construction that would include modern-day fire suppressant technology, such as fire sprinklers, fire alarms, and updated fire-retardant building materials, thereby reducing potential fire risks. With the implementation of mitigation measures **MM-FIRE-1** through **MM-FIRE-7**, impacts to fire flow infrastructure would be less than significant.

Previously Approved Project impacts with respect to response distance would be less than significant. The response distance to the campus site from the nearest engine company (Fire Station No. 67) is approximately 0.8 mile, which is within the performance standard of 1.5 miles as required by the Los Angeles Fire Code for an engine company. The nearest truck company (Fire Station No. 5) is 1.4 miles from LMU, which is within the 1.5-mile requirement of the Los Angeles Fire Code.

With regard to demand for services, the Previously Approved Project would result in an approximately 3.1 percent increase in emergency incidents over the 2,300 incidents to which Fire Station 67 responded in Fiscal Year 2007–2008. This increase is not substantial, and therefore the impact would be less than significant.

With regard to emergency preparedness, LMU would continue to implement an Emergency Management Guide that is consistent with relevant local, state and federal policies and regulations. In addition, based on input from the LAFD, the Previously Approved Project would not require new or expanded fire protection facilities. Thus, potential impacts associated with emergency preparedness and the construction of new or expanded fire protection facilities would be less than significant.

## **Police**

As discussed in the Certified EIR, construction of the Previously Approved Project may result in potential crime and safety issues including theft of building materials and construction equipment, malicious mischief, graffiti and general vandalism. However, these activities are not unusual and would not place undue demands on police protection. Furthermore, LMU's own 24-hour security patrol would guard against theft and vandalism, reducing the demand for Los Angeles Police Department (LAPD) services. Impacts to police services during construction is considered to be less than significant, however with the implementation of mitigation measure **MM-POL-1**, which requires security lighting within construction sites, is recommended to further increase safety and reduce potential impacts to related crime. Additionally, construction activities could increase traffic both on and adjacent to the campus during typical weekday working hours with the addition of commuting construction workers and construction vehicles. To minimize the number of construction-related trips to the Previously Approved Project Site, construction workers would be provided off-site parking within the project vicinity, and necessary construction equipment would be staged on campus to not impact local roadways. Emergency access to active construction sites would be maintained consistent with LAPD requirements. Thus, potential impacts would be less than significant.

With regard to operational impacts associated with the demand for police protection services, the Previously Approved Project could result in an increase of 87 annual incidents, representing an increase of 1.34 percent over the 6,505 incidents that occurred in 2007 in the Pacific Division. Therefore, the increased demand for police services would be minimal. In addition, the LMU Department of Public Safety provides first-response police protection services for the campus and operates 24 hours a day, 365 days a year, which serves to further reduce the Proposed Project's demand on the City's police services. Therefore, impacts to police services during operation would be less than significant. Nonetheless, mitigation measures **MM-POL-2** and **MM-POL-3** have been included to ensure coordination, review and input by LAPD as buildings are constructed.

## **Schools**

The Previously Approved Project proposes to increase the existing enrollment within LMU to 7,800 FTE students and to provide on-campus housing for up to 75 percent of undergraduate FTE students. Student housing is presently provided for undergraduate students only; housing is not provided for students with spouses or children and would not

be provided under the Previously Approved Project. Therefore, the Previously Approved Project would not introduce new students in grades K–12 to the local area. Therefore, no impacts on school services would be anticipated.

### **Parks and Recreation**

As analyzed in the Certified EIR, the Previously Approved Project's new increase in students would create additional demand for area parks and recreational facilities. The Previously Approved Project plans to add an approximate total of 9.8 new net acres of athletic facilities and landscaped open spaces, for a total of approximately 50 acres at buildout. The open space would comply with the requirements of the LMU Specific Plan, which exceeds the requirements of the Los Angeles Municipal Code and the Quimby Act. In addition, the Previously Approved Project would provide enough park and recreational facilities to exceed both the short- and long-term standards established by the Public Recreation Plan. Thus, impacts associated with the demand for parks and recreational facilities would be less than significant.

### **Other Public Facilities**

The Previously Approved Project proposes increasing the existing enrollment from 6,868 FTE students to 7,800 FTE students and seeks to house a larger percentage of the undergraduate population in on-campus housing. The library needs of the campus community would continue to be served by existing campus libraries. As such impacts on libraries would be less than significant.

## **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Question (a)—Impacts on Fire Protection:** The construction activities associated with the Modified Project would be similar to the Previously Approved Project, which would occur in a variety of locations on the campus over a several year period. Like the Previously Approved Project, Modified Project construction activities would have minimal fire risk because the Modified Project would not be constructed all at once and fire suppression equipment specific to construction would be maintained on site. In addition, like the Previously Approved Project, the Modified Project would also implement Worksite Traffic Control Plans and construction site precautions to minimize construction related effects. Therefore, as with the Previously Approved Project, impacts to fire protection under the Modified Project would be less than significant during construction.

The Modified Project would not relocate or expand the boundaries of the campus or change the types of uses to be developed. In addition, the total floor area permitted on site, student population and number of housing units would not increase under the Modified Project. Thus, the Modified Project would not increase the intensity of development or population within the Project Site and would not increase the demand for fire protection

services beyond that anticipated in the Certified EIR. Like the Previously Approved Project, the Modified Project would maintain emergency access routes and locate new structures in compliance with LAFD requirements. The Modified Project would also implement mitigation measures **MM-FIRE-1** through **MM-FIRE-6** to ensure adequate emergency access and fire flows would be provided. As with the Previously Approved Project, under the Modified Project, new structures would be developed in accordance with LAFD requirements which include fire sprinklers, fire alarms, and updated fire-retardant building materials, thereby reducing potential fire risks. As such, impacts associated with emergency access, fire flow infrastructure, response distance, demand for fire services, and emergency preparedness would be within the envelope of impact established for the Previously Approved Project and would be less than significant with implementation of mitigation.

**Question (b)—Impacts on Police Protection:** Similar to the Previously Approved Project, under the Modified Project LMU's 24-hour security would continue to be present to patrol guard against theft and vandalism at on-campus construction sites. In addition, the Modified Project would continue to implement mitigation measure **MM-POL-1**, which requires securing construction sites and use of security lighting. Like the Previously Approved Project, construction activities would be coordinated with LADOT to implement Worksite Traffic Control Plans to ensure construction related effects on roadways are minimized. Thus, like the Previously Approved Project, the Modified Project's impacts associated with police protection and emergency access during construction would continue to be less than significant.

The Modified Project would not increase the maximum of 7,800 FTE students and 4,250 residents set forth by the LMU Specific Plan. As such, there would not be an increase in demand for police services beyond that anticipated by the Certified EIR. In addition, the LMU Department of Public Safety would continue to provide first response to incidents and mitigation measures **MM-POL-2** and **MM-POL-3** would continue to be implemented to ensure coordination, review and input by LAPD as buildings are constructed. Thus, as with the Previously Approved Project, the Modified Project's impacts on the demand for police services during operation would be less than significant and impacts would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (c)—Impacts on Schools:** As with the Previously Approved Project, new housing under the Modified Project would only be provided for undergraduate students. Thus, the Modified Project would not generate students in grades K–12. As such, the Modified Project would not create any new impacts with respect to schools, nor would the Modified Project increase the severity of any previously identified impacts. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (d)—Impacts on Parks:** As with the Previously Approved Project, the Modified Project would add an approximate total of 9.8 new net acres of athletic facilities and landscaped open spaces, for a total of approximately 50 acres at buildout. The open space

would comply with the requirements of the LMU Specific Plan, which exceeds the requirements of the Los Angeles Municipal Code and the Quimby Act. As such, the Modified Project would not create any new impacts with respect to parks and recreation, nor would the Modified Project increase the severity of any previously identified impacts. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

**Question (e)—Impacts on Other Public Services:** As with the Previously Approved Project, the library needs of the campus community under the Modified Project would continue to be served by existing campus libraries. In addition, no increases in FTE students or beds would occur beyond that anticipated for the Previously Approved Project. As such, impacts to libraries would be less than significant. The Modified Project would not create any new impacts with respect to libraries nor increase the severity of any previously identified impacts. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts related to public services than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to public services impacts. No substantial changes in the environment related to public services have occurred since certification of the Certified EIR, and no new conditions related to public services have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, since the Modified Project would not result in any new or substantially more severe impacts to public services, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement Project Design Features **PDF-POL-1**, **PDF-FIRE-1**, and **PDF-REC-1**, and Mitigation Measures **MM-POL-1** through **MM-POL-3** and **MM-FIRE-1** through **MM-FIRE-7** included in the MMRP adopted for the Previously Approved Project (see Appendix B). No additional mitigation measures are required as no new significant impacts to public services would result from implementation of the Modified Project.

### **Conclusion**

Based on the above, no new significant public services impacts or a substantial increase in previously identified impacts to public services would occur as a result of the Modified Project. Therefore, the impacts to public services under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.16 Recreation

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>RECREATION:</b>					
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No Impact	No	No	No	No
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant	No	No	No	No

### Impact Determination in the Certified EIR

The Previously Approved Project's impacts to recreational facilities were evaluated in Section IV.J.3, Recreation and Parks, of the Certified EIR. As discussed above, the Previously Approved Project would add an approximate total of 9.8 new net acres of athletic facilities and landscaped open spaces, for a total of approximately 50 acres at buildout. The open space would comply with the requirements of the LMU Specific Plan, which exceeds the requirements of the Los Angeles Municipal Code and the Quimby Act. In addition, the Previously Approved Project would provide enough park and recreational facilities to exceed both the short- and long-term standards established by the Public Recreation Plan. In addition, as the recreational facilities are proposed as part of the Previously Approved Project, they were evaluated in the Certified EIR. As determined therein, the proposed recreational facilities would not have an adverse physical effect on the environment. Therefore, impacts associated with parks and recreational facilities would be less than significant.

## **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

**Questions (a) and (b)—Impacts on Recreational Facilities:** As with the Previously Approved Project, the Modified Project would add an approximate total of 9.8 new net acres of athletic facilities and landscaped open spaces, for a total of approximately 50 acres at buildout. The open space would comply with the requirements of the LMU Specific Plan, which exceeds the requirements of the Los Angeles Municipal Code and the Quimby Act. In addition, the recreational facilities were evaluated in the Certified EIR and were determined to not have an adverse physical effect on the environment. Therefore, as with the Previously Approved Project, Modified Project impacts associated with parks and recreational facilities would be less than significant. The Modified Project would not create any new impacts with respect to recreational facilities, nor would the Modified Project increase the severity of any previously identified impacts. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

## **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts associated with recreational facilities than previously analyzed in the Certified EIR.

## **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to recreation impacts. No substantial changes in the environment related to recreation have occurred since certification of the Certified EIR, and no new recreational facilities have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts related to recreation. Finally, as determined above, since the Modified Project would not result in any new or substantially more severe recreation impacts, a review of feasible mitigation measures is not required.

## **Mitigation Measures Addressing Impacts**

As previously discussed, Project Design Feature **PDF-REC-1** set forth in the Certified EIR and the associated MMRP to address park and recreation impacts would be implemented as part of the Modified Project. Refer to Section 5.1.15, Public Services, above. No additional mitigation measures are required as no new significant recreation impacts would result from implementation of the Modified Project.

## Conclusion

Based on the above, no new significant recreation impacts or a substantial increase in previously identified recreation impacts would occur as a result of the Modified Project. Therefore, the impacts to recreation under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.17 Transportation

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>TRANSPORTATION:</b> Would the project:					
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less than Significant with Mitigation	No	No	No	Yes
(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? <sup>a</sup>	Less than Significant	No	No	No	No
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant	No	No	No	No
(d) Result in inadequate emergency access?	Less Than Significant	No	No	No	No

<sup>a</sup> While this Appendix G Checklist Question has been modified by the Natural Resources Agency to address consistency with CEQA Guidelines section 15064.3, subdivision (b), which relates to the use of VMT as the methodology for evaluating traffic impact, the Certified EIR used LADOT's previously approved methodology, which used level of service (LOS) to evaluate a project's traffic impacts. As the intent of an Addendum is to provide a comparative analysis of impacts with the Certified EIR, level of service is used in this analysis. An analysis of VMT is also provided consistent with the new question in Appendix G of the CEQA Guidelines.

## Impact Determination in the Certified EIR

Transportation impacts associated with the Previously Approved Project were evaluated in Section IV.K, Transportation, of the Certified EIR. Note that subsequent to Certification of the EIR, Appendix G of the CEQA Guidelines has been updated and parking capacity is no longer included as an environmental topic to be studied as part of the CEQA process. As such, an analysis of parking capacity is not included below.



## **Construction**

Under the Previously Approved Project most construction workers would arrive and depart during off-peak traffic hours (i.e., arriving prior to 7:00 A.M. and departing between 3:00 and 4:00 P.M.). As such, construction-related traffic impacts on peak-hour traffic would be less than significant. In addition, disruptions due to truck traffic would be minimized by implementing a Construction Traffic Control Plan in accordance with mitigation measure **MM-TRAF-1**. As such, traffic impacts associated with construction activities would be less than significant.

## **Operation**

### **Traffic**

As discussed in the Certified EIR, the Project is expected to generate 2,540 net new trips per day, which includes 176 net new trips during the morning peak hour and 223 net new trips during the evening peak hour. The addition of Project traffic is expected to result in potentially significant impacts at two intersections at Project buildout year in 2030: Lincoln Boulevard at Jefferson Boulevard during the morning and evening peak hours and Centinela Avenue/Campus Center Drive at Jefferson Boulevard during morning peak hour. However, with implementation of Mitigation Measures **MM-TRAF-3** and **MM-TRAF-4**, which include various Traffic Demand Management strategies, intersection impacts would be reduced to less than significant levels. In addition, regional traffic and neighborhood intrusion impacts would be less than significant.

## **Site Access and Safety Impacts**

As discussed in the Certified EIR, the campus driveways could accommodate the increase in traffic resulting from the Previously Approved Project and impacts related to campus access would be less than significant. In addition, the existing crosswalks and intersection signal controls would remain following Previously Approved Project buildout, and no roadway design features or physical configurations are proposed that could adversely affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site, nor the visibility of cars to pedestrians and bicyclists. Therefore, implementation of the Previously Approved Project is not anticipated create hazardous conditions at campus driveways and impacts would be less than significant.

## **Transit System Impacts**

Given that the Certified EIR concluded that the Previously Approved Project transit trips were 2 percent of the hourly capacity, the capacity of the transit system serving the Previously Approved Project area would not be exceeded and impacts on the regional transit system would be less than significant.

## **Alternative Transportation**

As discussed in the Certified EIR, the Previously Approved Project is adjacent to a major transportation corridor within an urban area of Los Angeles. The campus is also well serviced by several transit and bus lines. The Previously Approved Project also proposes designated bicycle lanes on all primary, secondary, and tertiary campus roads and bicycle parking racks at all new buildings. The Previously Approved Project would support the alternative transportation policies and programs of the SCAG Regional Transportation Plan, the Coastal Transportation Corridor Specific Plan, Metro's Congestion Management Program, the Westchester-Playa del Rey Community Plan, and the Statewide Transportation Improvement Program.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

The following analysis is based in part, on the Traffic Impact Evaluation for the Addendum to the LMU Specific Plan EIR prepared by Fehr & Peers, dated June 19, 2021, and included in Appendix A of this Addendum. A copy of LADOT's Assessment Letter of the Traffic Analysis is also included in Appendix A of this Addendum.

#### **Question (a)—Conflict with a Plan or Policy Regarding the Circulation System:**

##### **Construction**

The types and amount of construction activities that would occur under the Modified Project would be generally similar to those anticipated for the Previously Approved Project. Additionally, as with the Previously Approved Project, under the Modified Project most construction workers would arrive and depart during off-peak traffic hours (i.e., arriving prior to 7:00 A.M. and departing between 3:00 and 4:00 P.M.). Additionally, the Modified Project is likely to be less impactful because the overall construction program is scaled back as more existing facilities would remain. Furthermore, like the Previously Approved Project, a Construction Traffic Control Plan would be implemented in accordance with mitigation measure **MM-TRAF-1**. Therefore, temporary construction related traffic impacts would continue to be less than significant. As such, the Modified Project would not create any new impacts to traffic nor increase the severity of previously identified construction traffic impacts. These impacts would be within the envelope of impacts set forth in the Certified EIR.

##### **Operation**

###### **VMT**

When the City adopted the Specific Plan, Level of Service (LOS) Analysis was the primary metric for the analysis of transportation impacts under CEQA. This method focused on analyzing traffic congestion and a project's potential to exacerbate congestion through an

evaluation of the changes in intersection volume to capacity (V/C) ratios associated with the addition of a project's traffic volumes to intersections and calculate the result change in V/C ratios based on the particular intersection's peak hour capacity. Thus, Previously Approved Project, transportation impacts were evaluated based on the vehicle trip increases associated with the growth of FTEs on campus.

Pursuant to California Senate Bill (SB) 743, transportation impacts from a project are now required to be evaluated under CEQA using a vehicle-miles traveled (VMT) analysis. VMT analyses quantify the amount of driving that a project would affect based on the number of trips caused by a project, which modes are utilized, and the distance these trips cover. VMT analyses are often expressed in VMT per capita, and a project's VMT performance is based on its per-capita VMT not whether a project would increase VMT in aggregate.

The Los Angeles Department of City Planning and LADOT updated the Transportation Section of the City's California Environmental Quality Act (CEQA) Thresholds Guide to comply with and implement Senate Bill (SB) 743. The City Council subsequently adopted VMT-based significance thresholds. LADOT has developed a VMT Calculator tool to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. The VMT Calculator relies on the students to calculate VMT for the University land use category. The Specific Plan Amendment would not change the FTE. Therefore, VMT analysis for the growth in the campus population is not required. Notwithstanding the fact that FTE would not change, the Traffic Analysis evaluates whether the shift in allocation of floor area among campus building types would result in the potential to increase VMT. This evaluation is incorporated into the analysis of traffic included in the Transportation Analysis and summarized below.

### **Traffic**

As discussed above, the Modified Project would not change the overall campus population, which was assumed in the Certified EIR to grow up to 9,600 campus FTE students, faculty, and staff. As campus trip generation and VMT is determined by growth of campus population, as opposed to the allocation of floor area across University buildings, with no change to the FTE cap, the Modified Project would not be expected to have any new or more severe significant transportation impacts. Further, LMU's implementation of the TDM plan has consistently kept the campus' level of trip generation below 150 per hour, the City's adopted threshold of significance. LMU has accomplished this while the campus' FTEs have grown. This indicates that trips per FTE (and therefore likely VMT per FTE) have been reduced.

The Previously Approved Project included the increase of on-campus housing as a mitigation measure, since on-campus residents were demonstrated to generate fewer vehicle trips (and likely reduced VMT) relative to commuter students. The Specific Plan Amendment Project would provide the same number of residential beds as the Previously Approved Project, which would continue to reduce trip generation and VMT from the Project.

In addition to the same increase in on-campus housing as the Previously Approved Project, the Playa Vista project, located immediately south of LMU's campus has since been completed. Playa Vista provides housing, retail and other services very close to LMU's campus. LMU implemented a shuttle to connect its campus with Playa Vista, which was not contemplated at the time of the Specific Plan's adoption. The proximity and the shuttle connection to Playa Vista would further reduce VMT compared with the context of the Previously Approved Project and Certified EIR. The Traffic Analysis also documents that LMU's proactive implementation of the TDM plan mitigation has and will continue to ensure that significant impacts identified in the Approved EIR would be mitigated to less than significant levels.

The retention and repurposing of the Gersten Pavilion permitted under the Modified Project would also not increase the frequency of public events on campus. As discussed above, the Specific Plan Amendment provides for an updated TDM Plan that prohibits concurrent events open to the general public at the Gersten Pavilion and a new sports arena. Further, the updated TDM Plan details a scheduling program such that requires a public event held at either Gersten Pavilion or the new sports arena not to be scheduled within than two hours after the scheduled end of a public event held at the other arena/pavilion.

Overall, with the implementation of the Previously Approved Project's recommended mitigation measures including **MM-TRAF-3** and **MM-TRAF-4**, impacts related to traffic during operation of the Modified Project would be reduced to less than significant levels. The Modified Project would not create any new impacts with respect to traffic during operation, nor would the Modified Project increase the severity of any previously identified significant impacts. Therefore, the Modified Project's traffic impacts would be within the envelope of impacts set forth in the Certified EIR. Further, with no increase in FTE students and implementation of the updated TDM Plan, no increase in VMT is anticipated as a result of the Modified Project.

### **Site Access and Safety Impacts**

The Modified Project would not change the overall access patterns of the Previously Approved Project. In addition, like the Previously Approved Project, the existing crosswalks and intersection signal controls would remain following Modified Project buildout, and no roadway design features or physical configurations are proposed that could adversely affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site, nor the visibility of cars to pedestrians and bicyclists. Therefore, implementation of the Modified Project is not anticipated create hazardous conditions at campus driveways and impacts would be less than significant. Therefore, the Modified Project would not create any new impacts associated with site access and safety nor increase the severity of previously identified impacts. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

## **Transit System Impacts**

The Modified Project would not result in an increase in on-site population or events. As such, impacts to the transit system under the Modified Project would be similar to those under the Previously Approved Project and such impacts would be less than significant. Therefore, the Modified Project would not create any new impacts associated with the transit system nor increase the severity of previously identified impacts. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

## **Alternative Transportation**

The Modified Project would not change location of the Campus or the overall design of the transportation system set forth for the Previously Approved Project. As such, the Modified Project would continue to be well-served by transit. The Modified Project would also continue to provide designated bicycle lanes on all primary, secondary, and tertiary campus roads and bicycle parking racks at all new buildings. Thus, like the Previously Approved Project, the Modified Project would support alternative transportation policies and programs. Therefore, the Modified Project would not create any new impacts associated with alternative transportation plans or policies, nor increase the severity of previously identified impacts. Such impacts would continue to be less than significant and within the envelope of impacts set forth in the Certified EIR.

**Former Question (b)—Impacts Related to Conflicts with a Congestion Management Plan:** While the CMP is no longer effect in Los Angeles County, the Modified Project would not increase the number of weekday p.m. peak-hour trips over the total number of trips estimated for the Previously Approved Project. Therefore, like the Previously Approved Project, the Modified Project is not expected to add more than 50 trips to any of the four closest CMP arterial monitoring stations or increase traffic by 2 percent of capacity at any of these locations. Additionally, the Modified Project would continue to provide alternative transportation options including public transit and improved bicycle facilities to further alleviate congestion. Therefore, impacts would be less than significant. The Modified Project would not create any new significant impacts related to the CMP nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**New Question (b)—Impacts Related to Conflicts with CEQA Guidelines Section 15064.3, subdivision (b):** As discussed above, CEQA Guidelines Section 15064.3 is a new provision included in the 2019 update to the CEQA Guidelines which pertains to VMT-based analysis of transportation impacts. As discussed above, the Modified Project would not result in an increase in FTE students or staff within the Project Site. As such, no increase in VMT would occur as a result of the Modified Project. Furthermore, CEQA Guidelines Section 15064.3(b)(1) states that “generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact.” The campus is well-served by existing

transit, including the Santa Monica Big Blue Bus, LADOT Commuter Express, and Metro). In addition, the RTP/SCS designates a majority of the campus as an HQTa, and the City's ZIMAS system confirms the Modified Project Site's location within a transit priority area, as defined in the City's ZI No. 2452. The Modified Project would support the goals and principles set forth in the RTP/SCS through the construction of development within an urban, infill area well served by transit; reconfiguring buildings and recreational facilities to improve pedestrian circulation; and the provision of bicycle parking and other amenities that encourage non-automotive forms of transportation. Accordingly, by virtue of the Project Site location, the type of development proposed, as well as consistency with relevant plans, both the Previously Approved Project and the Modified Project would support local and regional plans to reduce VMT.

**Question (c)—Impacts Related to Design Hazards or Incompatible Uses:** Like the Previously Approved Project, the Modified Project would not include roadway design features or physical configurations that could adversely affect the visibility of pedestrians and bicyclists to drivers, or the visibility of cars to pedestrians and bicyclists. Therefore, the Modified Project would not create any new significant impacts related to hazards or incompatible uses nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Question (d)—Impacts to Emergency Access:** Similar to the Previously Approved Project, implementation of the Modified Project would not include any substantial changes to emergency access and circulation within LMU. All access routes, including fire lanes, would be maintained at all times, consistent with LAFD requirements and the Modified Project would comply with all requirements with regard to emergency access. Therefore, the Modified Project would not create any new significant impacts related to emergency access nor result in a substantial increase in a previously identified significant impact. Such impacts would be less than significant and within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts?**

Based on the above analysis, there are no new circumstances involving new significant traffic, or access impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to traffic and access impacts. No substantial changes in the environment related to traffic and access beyond those anticipated as part of the Previously Approved Project have occurred since certification of the Certified EIR, and no new traffic or access conditions have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, since the Modified

Project would not result in any new or substantially more severe traffic or access impacts, a review of feasible mitigation measures is not required.

### Mitigation Measures Addressing Impacts

As discussed above, the Modified Project would continue to implement Mitigation Measures **MM-TRAF-1** through **MM-TRAF-7** included in the MMRP adopted for the Previously Approved Project (see Appendix B). No additional mitigation measures are required as no new significant transportation impacts would result from implementation of the Modified Project.

### Conclusion

Based on the above, no new significant traffic, or access impacts or a substantial increase in previously identified traffic, or access impacts would occur as a result of the Modified Project. Therefore, the impacts to traffic and access under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

#### 5.1.18 Tribal Cultural Resources

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>TRIBAL CULTURAL RESOURCES:</b>					
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	Not Analyzed	No	No	No	No

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Not Analyzed	No	No	No	Yes

### Impact Determination in the Certified EIR

The Certified EIR did not analyze the impact of the Previously Approved Project with respect to tribal cultural resources as that was not an environmental impact category under CEQA at the time the documents were prepared and certified. Within the Certified EIR, tribal cultural resources were generally evaluated within the context of archaeological resources and human remains, including those interred outside of formal cemeteries. As discussed above in Section 5.1.5, Cultural Resources, as stated by the Native American Heritage Commission, no sacred sites are located in the immediate vicinity of the campus. However, should archaeological resources or human remains be discovered, Mitigation Measures **MM-ARCH-1** through **MM-ARCH-12**, which include retention of a Native American monitor during construction activities, would reduce impacts to a less than significant level.

Per AB 52, tribal cultural resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that meet certain criteria. For projects for which a notice of preparation (NOP) of a Draft EIR was filed on or after July 1, 2015, the lead agency is required to consult with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation within 30 days of receipt of formal notification by the lead agency. As the NOP for the Previously Approved Project was filed in 2008, it was not subject to this requirement.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Question (a)—Impacts to Tribal Cultural Resources:** The Modified Project would be developed within the same overall Project Site footprint as the Previously Approved Project and the depth of grading would not increase when compared with the Modified



Project. In addition, in the event of the retention of the Gersten Pavilion, the overall amount of grading and excavation under the Modified Project would likely be reduced. Like the Previously Approved Project, implementation of mitigation measures **MM-ARCH-1** through **MM-ARCH-12** would reduce potential impacts to archaeological resources and human remains to less than significant levels. Mitigation Measures **MM-ARCH-2**, **MM-ARCH-4**, and **MM-ARCH-7** specifically require that a Native American member of the Gabrieleño be retained as a monitor and consulted during ground disturbing activities and would ensure that impacts associated with tribal cultural resources would be less than significant. Accordingly, there would be no new potential for the discovery of tribal cultural resources.

As the Modified Project is not a new development proposal but rather represents modifications to the Previously Approved Project and given that this Addendum is tiered off the original Certified EIR, a new NOP was not required under CEQA. Therefore, the Modified Project is not subject to AB 52 requirements.

Thus, as expected under the Previously Approved Project, the Modified Project would not cause a substantial adverse change in the significance of a tribal cultural resource, and impacts would be less than significant with incorporation of mitigation measures. The Modified Project would not create any new impacts to tribal cultural resources nor increase the severity of any previously identified impacts. Such impacts would be within the envelope of cultural resource impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances with regard to tribal cultural resources involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to tribal cultural resources. No substantial changes in the environment relative to tribal cultural resources have occurred since certification of the Certified EIR, and no new tribal cultural resources have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, the Modified Project would not result in any new or substantially more severe impacts related to tribal cultural resources, and a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

Mitigation measures **MM-ARCH-1** through **MM-ARCH-12** would continue to be implemented by the Modified Project. Mitigation Measures **MM-ARCH-2**, **MM-ARCH-4**, and

**MM-ARCH-7** specifically require that a Native American member of the Gabrieleño be retained as a monitor and consulted during ground disturbing activities.

## Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to tribal cultural resources would occur as a result of the Modified Project. Therefore, cultural resources impacts under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.19 Utilities and Service Systems

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>UTILITIES AND SERVICE SYSTEMS:</b> Would the project:					
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant With Mitigation	No	No	No	Yes
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant	No	No	No	No
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant With Mitigation	No	No	No	Yes
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Potentially Significant	No	No	No	No
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant	No	No	No	No

## Impact Determination in the Certified EIR

The Previously Approved Project's impacts with regard to utilities and service systems were addressed in Section IV.L.1, Water Supply Section IV.L.2, Wastewater; and Section IV.L.3, Solid Waste, of the Certified EIR.

## Water

As discussed in the Certified EIR, during construction of the Previously Approved Project, water would be used during grading and earthmoving activities for dust control and to aid in earth compaction. Construction contractors may supply specialized equipment and water supplies such as water trucks for this purpose. The Certified EIR concluded that water demand during construction activities associated with the Previously Approved Project would be temporary and short term, therefore there would be less than significant impacts with regard to water supplies and distribution.

Implementation of the Previously Approved Project would result in a net increase of 54 acre-feet per year over existing conditions. Implementation of the water conservation measures to which LMU has committed (refer to **PDF-WATER-1**), as well as the use of recycled water for irrigation and cooling towers would reduce the Previously Approved Project's potable water demand by 37 percent, or 309.4 acre-feet per year. The net consumption of approximately 54 acre-feet per year after conservation measures and use of recycled water represents a relatively small fraction (approximately 0.065 percent) of the projected water demand of 776,000 acre-feet per year that Los Angeles Department of Water and Power (LADWP) plans to meet by 2030 under normal weather conditions. LADWP would have sufficient water supply to meet the water demands of the Previously Approved Project, and therefore, as concluded in the Certified EIR, impacts regarding water supply would be less than significant.

With regard to water infrastructure, LMU would be responsible for the connections to the existing municipal water lines in McConnell Avenue, 80th Street, and LMU Drive. Water pressure at the four hydrants furthest from a water supply source exceeds the minimum LAMC requirement of 4,000 gallons per minute and 20 pounds per square inch of residual pressure. Given the water conservation measures to be implemented, adequate water flow and water pressure exists in the water supply infrastructure serving the campus to accommodate the anticipated increase in demand associated with the Previously Approved Project without the need for upgrades to the existing off-campus water system. Therefore, the Certified EIR concluded that impacts to local water distribution or treatment facilities would be less than significant under the Previously Approved Project.

## Sewer

During construction of the Previously Approved Project, construction contractors would provide portable, on-site sanitation facilities that would be regularly serviced at approved disposal facilities located off campus. Because the disposal facilities are located off campus, wastewater generated from construction activities would not be conveyed by the campus wastewater system. Thus, as concluded in the Certified EIR, no significant sewer impacts were anticipated under the Previously Approved Project.

As discussed in the Certified EIR, with the addition of FTE students and individual developments, and in conjunction with an applied efficiency values associated with recent updates to building codes, a net increase in campus wastewater flow of 128,925 gallons per day would be generated by the Previously Approved Project. Assuming that increased efficiency in water usage is applied to current demands, operation of the Previously Approved Project may have a minor increase in wastewater generation, or even a net reduction. Accordingly, the Previously Approved Project Implementation would have a less than significant impact on the campuswide wastewater system and off-site existing municipal wastewater conveyance infrastructure.

The Previously Approved Project would be required by the Los Angeles Regional Water Quality Control Board to follow wastewater treatment requirements for the wastewater generated by the Project. LMU currently uses and would continue to use municipal infrastructure to convey wastewater to the Hyperion Treatment Plant. Treatment Plants in Los Angeles are subject to federal and state wastewater treatment and discharge regulations, therefore, wastewater generated from the Previously Approved Project would be treated in accordance with the wastewater requirements of the Los Angeles Water Quality Control Board, and project impacts would be less than significant.

Additionally, as discussed in the Certified EIR, the existing wastewater and sewage systems were found to have available capacity to accommodate sewage generated by the Previously Approved Project. A majority of the increase in wastewater related to the Previously Approved Project's would only affect the wastewater system on Burns Campus. However, with the upgrade of over-capacity pipes, as required in mitigation measure **MM-WW-1**, LMU's sewer system would operate with adequate capacity and wastewater impacts would be less than significant. Additionally, the Hyperion Treatment Plant would have sufficient capacity to serve the Previously Approved Project. Thus, less than significant impacts regarding treatment capacity at the Hyperion Treatment Plant would occur with the Previously Approved Project.

### **Solid Waste**

As discussed in the Certified EIR, altogether, construction activities for the Previously Approved Project would result in a total generation of 981,630 tons of solid waste, assuming there no reuse or recycling of construction waste, however the construction process would include efforts to separate debris and recycle a minimum of 50 percent of the basic building materials pursuant to AB 939. As stated in the Certified EIR, the Previously Approved Project would haul exported soil and demolition debris to one or more of the several unclassified landfills serving Los Angeles County. Combined, the exported soil, demolition debris, and construction debris generated by the Previously Approved Project would represent approximately 1.9 percent of the County's remaining capacity if no recycling is implemented. Accordingly, the County has adequate permitted inert waste disposal capacity for the foreseeable future. Therefore, as concluded in the

Certified EIR, construction activities associated with the Previously Approved Project would result in less than significant impacts with regard to solid waste disposal capacity.

As discussed in the Certified EIR, operation of the Previously Approved Project is anticipated to generate an estimated 1,724 net new tons of solid waste per day before recycling. However, LMU would continue to conduct its campuswide recycling program that achieves a 58.6-percent waste diversion rate. Therefore, the campus would divert approximately 1,010 tons of solid waste from landfills, and as a result would dispose of approximately 714 additional tons of solid waste per year after recycling. As discussed in the Certified EIR, this waste would primarily be disposed of at the Sunshine Canyon Landfill. As mentioned in the Certified EIR, the Sunshine Canyon Landfill was issued a permit by the California Integrated Waste Management Board to increase its capacity by 67.7 million tons, which would provide sufficient permitted capacity to accommodate the Previously Approved Project's solid waste needs. The Los Angeles County Department of Public Works' 2007 Annual Report determined that Los Angeles County solid waste disposal demand cannot be accommodated beyond 2014. However, this estimate does not account for a number of approved and proposed landfill expansions that would significantly expand landfill capacity, which would be made available to the City of Los Angeles, and the Previously Approved Project, in the future. Despite these anticipated significant expansions, given the uncertainty of timing of the expansions at the time the 2007 Annual Report was prepared, the Certified EIR conservatively assumed that the Previously Approved Project would result in a potentially significant impact with respect to solid waste at buildout in 2030.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

#### **Questions (a) through (c)—Impacts Related to Water, Wastewater, and Other Utilities:**

##### **Water**

Similar to the Previously Approved Project, the Modified Project would have a short-term demand for water during construction in association with dust control and earth compaction. Given the short-term and intermittent nature of these activities, water demand during construction of the Modified Project would result in less than significant impacts with regard to water supply and existing service, water lines, and facilities. As such, the Modified Project would not create any new significant impacts related to water supply during construction nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

With regard to water demand during operation, the Modified Project would not increase the permitted enrollment, residential units, number of permanent seats for events, or total floor area within Campus. As such, the Modified Project would not result in an incremental increase in water demand. The Modified Project would also continue to

implement LMU's water conservation measures described in project design feature **PDF-WATER-1** and would also continue to use recycled water for irrigation and cooling towers, reducing the Modified Project's potable water demand. The Modified Project would also implement water conservation features that are now required by the City per the Los Angeles Green Building Code. As such, impacts would continue to be less than significant, and the Modified Project would not create any new significant impacts related to water supply during operation nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

With regard to water infrastructure, the Modified Project would not result in an increase in water demand compared with the Previously Approved Project. In addition, LMU would continue to be responsible for the connections to the existing municipal water lines in McConnell Avenue, 80th Street, and LMU Drive and all connections and infrastructure would comply with code requirements regarding fire flow and pressure. Therefore, the water supply infrastructure serving the campus would continue to accommodate the anticipated increase in demand associated with the Modified Project. Therefore, as with the Previously Approved Project, impacts to water infrastructure would be less than significant under the Modified Project. As such, the Modified Project would not create any new significant impacts related to water infrastructure nor result in a substantial increase in a previously identified significant impact. These impacts would be within the envelope of impacts set forth in the Certified EIR.

## **Wastewater**

Like the Previously Approved Project, construction contractors would provide portable, on-site sanitation facilities for the Modified Project that would be regularly serviced at approved disposal facilities located off campus. As such, wastewater generated from construction activities would not be conveyed by the campus wastewater system. Therefore, similar to the Previously Approved Project, wastewater impacts during construction of the Modified Project would be less than significant. As such, the Modified Project would not create any new significant impacts related to wastewater during construction nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

The Modified Project would not result in an increase in enrollment, total floor area, number of permanent seats for events, or total residential units when compared with the Previously Approved Project. As such, wastewater generation during operation of the Modified Project would be similar to the Previously Approved Project. Furthermore, as discussed above, the Modified Project would incorporate water conservation features in accordance with current Los Angeles Green Building Code requirements, which would result in a corresponding reduction in wastewater flows. In addition, like the Previously Approved Project, the Modified Project would implement **MM-WW-1**, which would ensure that LMU's sewer system would operate with adequate capacity. The Hyperion Treatment Plant would also continue to have sufficient capacity to accommodate the Modified Project. As such, potential impacts associated with wastewater infrastructure and treatment would continue to

be less than significant with mitigation. The Modified Project would not create any new significant impacts related to wastewater during operation nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Other Utilities**

As discussed above in Section 5.1.10, Hydrology and Water Quality (Drainage and Surface Water Quality), question (c), the existing storm drain infrastructure would be adequate to accommodate the proposed uses. Thus, the Modified Project would not result in the relocation or construction of new or expanded storm water drainage infrastructure which could cause significant environmental effects. As with the Previously Approved Project, drainage impacts under the Modified Project would be less than significant.

As discussed above in Section 5.1.6, Energy, question (a), compliance with the California Building Energy Efficiency Standards and CALGreen Code would ensure electricity and natural gas usage would not occur in a manner that is wasteful, inefficient, or unnecessary. Moreover, the Modified Project's annual electricity and natural gas consumption is anticipated to be similar to that expected under the Previously Approved Project. Accordingly, the Modified Project's annual electricity and natural gas consumption is anticipated to represent a small fraction of future demand within the Los Angeles Department of Water and Power (LADWP) and Southern California Gas Company service areas, which, in any case, would be similar to that expected under the Previously Approved Project, and like the Previously Approved Project, impacts would be less than significant. In addition, existing telecommunications facilities in the area would be adequate to accommodate the Project.

In summary, the Modified Project would not create any new significant impacts related to other utilities nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

**Questions (d) and (e)—Impacts Related to Solid Waste:** The Modified Project would not increase the total floor area within the Campus at buildout. In addition, as the Gersten Pavilion may be retained and repurposed, less overall construction may occur as part of the Modified Project. Thus, the Modified Project is anticipated to generate less construction and demolition waste in comparison to the Previously Approved Project. In addition, inert landfills continue to have sufficient capacity within the County. As such, similar to the Previously Approved Project, solid waste impacts during construction of the Modified Project would continue to be less than significant. The Modified Project would not create any new significant impacts related to solid waste nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

Solid waste generation in the Certified EIR was determined by the number of beds and the combined net increase in academic/administrative/indoor athletic facility floor area. With regard to solid waste generated during operation of the Modified Project, the proposed modifications to the Previously Approved Project would not change the number of beds. Under the Modified Project, the total combined net amount of academic/administrative/indoor athletic facility square footage would increase by approximately 25,000 square feet when compared with the 536,000 square feet evaluated in the Certified EIR. Using the same generation factor and waste diversion rates in the Certified EIR, the Modified Project would generate an increase in disposal of approximately 12 additional tons per year of solid waste disposed of at County landfills. This would represent a 1.7 percent increase in solid waste demand when compared with the Previously Approved Project's disposal of 714 tons per year. As such, the estimated amount of solid waste disposed of by the Campus would not substantially increase when compared with the Previously Approved Project.

Since the certification of the Previously Approved Project, the Los Angeles County Department of Public Works has issued its 2018 Countywide Waste Management Plan (ColWMP) Annual Report which summarizes the changes in solid waste management that have taken place. Based on the 2018 ColWMP Annual Report, the countywide cumulative need for Class III landfill disposal capacity through the year 2033 will not exceed the 2018 remaining permitted Class III landfill capacity of 163.4 million tons. The 2018 Annual Report evaluated six scenarios to increase capacity and determined that the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period with existing capacity under six scenarios using in-county and out-of-county landfills. The scenario involving utilization of permitted in-county disposal capacity only would result in a shortfall. The 2018 ColWMP Annual Report also concluded that in order to maintain adequate disposal capacity, individual jurisdictions must continue to pursue strategies to maximize waste reduction and recycling; expand existing landfills; study, promote, and develop alternative technologies; expand transfer and processing infrastructure; and use out of county disposal, including waste by rail. The City's Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA) Plan sets a goal of becoming a "zero waste" city by 2030. To this end, the City of Los Angeles implements a number of source reduction and recycling programs such as curbside recycling, home composting demonstration programs, and construction and demolition debris recycling.<sup>16</sup> The City of Los Angeles is currently diverting 76 percent of its waste from landfills.<sup>17</sup> The City has adopted the goal of achieving 90 percent diversion by 2025, and zero waste by 2030. As such, it is expected that adequate solid waste capacity would be available to accommodate operation of the Modified Project.

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<sup>16</sup> *City of Los Angeles, Solid Waste Integrated Resource Plan FAQ; [www.zerowaste.lacity.org/files/info/fact\\_sheet/SWIRPFAS.pdf](http://www.zerowaste.lacity.org/files/info/fact_sheet/SWIRPFAS.pdf), accessed January 16, 2020.*

<sup>17</sup> *LA Sanitation, Recycling, [www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r?\\_adf.ctrl-state=alxbkb91s\\_4&\\_afLoop=18850686489149411#](http://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r?_adf.ctrl-state=alxbkb91s_4&_afLoop=18850686489149411#), accessed January 16, 2020.*



Based on the above, the Modified Project would not create any new significant impacts related to solid waste nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to utilities and service systems. No substantial changes in the environment related to utilities and service systems have occurred since certification of the Certified EIR, and no substantial new utilities or service systems have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as the Modified Project would not result in any new or substantially more severe impacts related to utilities and service systems, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

As discussed above, the Modified Project would continue to implement Project Design Features **PDF-WATER-1** and **PDF-SW-1**, and Mitigation Measure **MM-WW-1** included in the MMRP adopted for the Previously Approved Project (see Appendix B). No additional mitigation measures are required as no new significant transportation impacts would result from implementation of the Modified Project.

### **Conclusion**

Based on the above, no new significant utility and service system impacts or a substantial increase in previously identified utility and service system impacts would occur as a result of the Modified Project. Therefore, the impacts to utilities and service systems under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

## 5.1.20 Wildfire

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Not Analyzed	No	No	No	No
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Not Analyzed	No	No	No	No
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Not Analyzed	No	No	No	No
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Not Analyzed	No	No	No	No

### Impact Determination in the Certified EIR

The Certified EIR for the Previously Approved Project did not evaluate the wildfire questions listed above as they were not included on the Environmental Checklist Form at the time of preparation. However, the Certified EIR did address risks associated with wildland fires, as discussed above in Section 5.1.9, Hazards and Hazardous Materials, question (g). As summarized therein, the Certified EIR concluded there would be no impact relative to wildland fires.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The 2019 update to the CEQA Guidelines includes a new section addressing wildfires within Appendix G (Environmental Checklist Form). The applicable questions, detailed above, are addressed below for the Modified Project.

**Questions (a) through (d)—Impacts Related to Wildfires:** As discussed in Section 5.1.9, Hazards, above, the campus is located in a suburban setting in the midst of an

urbanized part of the City of Los Angeles and is not subject to wildland fires. As such, the Modified Project would not create any new significant impacts related to wildfires nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, there are no new circumstances involving new significant impacts or substantially more severe wildfire impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to wildfire impacts. No substantial changes in the environment have occurred since certification of the Certified EIR, and no new wildfire conditions have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as the Modified Project would not result in any new or substantially more severe impacts related to wildfire, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

None.

### **Conclusion**

Based on the above, no new significant impacts related to wildfire would occur as a result of the Modified Project. Therefore, the wildfire impacts under the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

#### **5.1.21 Cumulative Impacts**

### **Impact Determination in the Certified EIR**

The original Certified EIR included an examination of the effects of cumulative development within the Previously Approved Project vicinity area through the year 2030, which was the original Project buildout date. The following cumulative impacts were determined to be significant and unavoidable: cultural resources (archaeological resources), and solid waste. PDFs and mitigation measures identified in the Certified EIR would reduce some of these impacts, but not to less than significant levels.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

While the specific geographic context for the cumulative impact analysis of each of the issues addressed above may vary, many types of impacts, particularly those related to construction, are typically localized and thus largely limited to the immediate vicinity. In each of the analyses provided above, impacts associated with the Modified Project would be within the envelope of impacts evaluated in the Certified EIR, and as such, the Modified Project's contribution to potential cumulative impacts would remain unchanged from those previously evaluated. Accordingly, the Modified Project would not result in any new significant cumulative impacts, nor would it substantially increase the severity of any significant cumulative impacts previously identified in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Although incremental development has occurred within and around the LMU Specific Plan area, such development has largely occurred in a manner that is consistent with the Community Plan and the cumulative development previously anticipated and analyzed within the Certified EIR. There are no substantial changes to the environmental setting which would alter the determinations of the Certified EIR with respect to buildout of the LMU Specific Plan or relative to cumulative impacts. As such, there are no new circumstances involving new significant cumulative impacts or substantially more severe cumulative impacts than previously analyzed in the Certified EIR.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to cumulative impacts. While ongoing development throughout the general Project area has taken place, no substantial changes in the environment affecting this analysis have occurred since certification of the Certified EIR. Finally, the Modified Project would not result in any new or substantially more severe cumulative impacts, and a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

As indicated above, the Modified Project would implement the previously adopted mitigation measures set forth in the Certified EIR, as applicable. Accordingly, Project-specific impacts would be reduced to the maximum extent possible, thus reducing the Modified Project's contribution to cumulative impacts.

## Conclusion

Based on the above, no new significant cumulative impacts or a substantial increase in previously identified cumulative impacts would occur as a result of the Modified Project. Therefore, cumulative impacts with the Modified Project would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

### 5.1.22 Mandatory Findings of Significance

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
<b>MANDATORY FINDINGS OF SIGNIFICANCE:</b>					
(a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Less Than Significant with Mitigation	No	No	No	No
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Significant and Unavoidable	No	No	No	Yes
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Significant and Unavoidable	No	No	No	Yes

## Impact Determination in the Certified EIR

The environmental issues addressed in the Mandatory Findings of Significance were analyzed in a combination of the Initial Study and the Certified EIR. As summarized above, the Previously Approved Project would result in significant and unavoidable impacts in respect to air quality (construction-related), noise (construction-related), and solid waste (operation related). The Previously Approved Project would also result in significant and unavoidable cumulative impacts with respect to cultural resources (archaeological

resources) and solid waste (operation related). As such, the Previously Approved Project would cause potentially significant impacts to the quality of the environment, cumulatively considerable impacts, and environmental effects which would cause substantial adverse effects on human beings.

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

#### **Questions (a) through (c)—Mandatory Findings of Significance:**

(a) The Modified Project would be within the same Project Site footprint as the Previously Approved Project, which is located in a highly urbanized area and does not include habitat for fish or wildlife species. Therefore, the Modified Project would not substantially reduce habitat for fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. The Modified Project would not substantially alter or remove historical resources within the Project Site and would implement mitigation measures to provide documentation of historic buildings and ensure that any improvements to buildings would conform to the Secretary of Interior's Standards. Additionally, impacts to unknown cultural resources, including human remains, archaeological and paleontological resources that may be encountered during construction, would be reduced to less than significant levels with implementation of mitigation measures.<sup>18</sup> Overall, as analyzed above, the Modified Project would not create any new significant impacts with regard to biological or cultural resources nor result in a substantial increase in a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

(b) and (c) Like the Previously Approved Project, and as evaluated in the analysis throughout the Addendum, the Modified Project would result in significant and unavoidable impacts with respect to air quality (construction-related), and noise (construction-related). While the Certified EIR determined that solid waste (operation-related) impacts would be significant, as discussed above, based on the most recent CoIWMP Annual Report and the City's progress in recycling, it is expected that adequate solid waste capacity would be available to accommodate operation of the Modified Project and related projects. While not anticipated due to the implementation of mitigation measures, similar to the Previously Approved Project, the Modified Project could also result in significant and unavoidable cumulative impacts with respect to cultural resources (archaeological resources). Similar to the Previously Approved Project, the Modified Project's significant impacts would have the potential to degrade the quality of the environment, cause cumulatively considerable impacts, and result in environmental effects which would cause substantial adverse effects on human beings. However, these impacts would be the same or less than those identified for the

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<sup>18</sup> As discussed above, the Previously Approved Project resulted in less than significant impacts with mitigation related to cultural resources (archaeological resources). However, as discussed in the Certified EIR, the Previously Approved Project would result in significant and unavoidable cumulative impacts in respect to cultural resources (archaeological resources).

Previously Approved Project in the Certified EIR; and the Modified Project would neither create any new significant impacts nor result in a substantial increase in a previously identified significant impact. As such, the Modified Project's impacts would be within the envelope of impacts set forth in the Certified EIR.

### **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Based on the above analysis, no substantial changes would occur with respect to the circumstances under which the project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to the environmental topics covered in the Mandatory Findings of Significance.

### **Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to the environmental topics covered in the Mandatory Findings of Significance. No substantial changes in the environment have occurred since certification of the Certified EIR beyond those contemplated therein, and no new conditions relative to the environmental topics covered in the Mandatory Findings of Significance have been identified that would result in new or more severe significant environmental impacts. Finally, as the Modified Project would not result in any new or substantially more severe impacts related to the environmental topics covered in the Mandatory Findings of Significance, a review of feasible mitigation measures is not required.

### **Conclusion**

As demonstrated by the discussion above, impacts associated with the Modified Project would be similar to or less than the impacts addressed in the Certified EIR. No substantial changes would occur with respect to the circumstances under which the Modified Project is taken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in new or more severe significant environmental impacts. In addition, the applicable mitigation measures included as part of the Certified EIR would continue to be implemented under the Modified Project. As all of the impacts of the Modified Project would be within the envelope of impacts analyzed in the Certified EIR, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or Project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the Modified Project would not create any potential

adverse impacts beyond those evaluated in the Certified EIR. As such, the preparation of an addendum that amends the Project Description in the Certified EIR to include the Modified Project is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164.



# Appendices

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## **Appendix A**

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### Traffic Memorandum



## TECHNICAL MEMORANDUM

Date: June 10, 2021  
To: Eddie Guerrero, LADOT  
From: Michael Kennedy & Drew Heckathorn, Fehr & Peers  
Subject: **Transportation Impact Evaluation for the Addendum to the LMU Specific Plan Environmental Impact Report**

LA19-3126

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In 2010, the City of Los Angeles adopted a Specific Plan, a Development Agreement, and certified an Environmental Impact Report (EIR) for the Loyola Marymount University (LMU) Master Plan. The Master Plan's building program was designed to accommodate a campus population of 9,600 full time equivalent (FTE) students, faculty, and staff<sup>1</sup>.

LMU proposes to amend the Specific Plan ("Specific Plan Amendment") to allow for more flexibility regarding the distribution of floor area among the academic/administrative buildings, residential buildings, and indoor athletic buildings. While the Specific Plan Amendment will permit the redistribution in floor area under the amended Specific Plan, no other changes are proposed that could potentially change transportation impacts are proposed. The maximum amount of total new construction (1,779,000 square feet of floor area) and maximum overall total development (3,411,000 square feet of floor area) are not changed. The campus 9,600 FTE population cap is not changed. The number of total new beds (989) within the approved residential building square footage is not changed.

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<sup>1</sup> A student FTE is a unit of measurement used to calculate enrollment for academic and master planning purposes as opposed to student headcount. One undergraduate student FTE is defined as one undergraduate student taking 12 course units, which represents a full course load. Students taking fewer course units constitute a fraction of a Student FTE, whereas students taking more than 12 units constitute more than one FTE. One graduate student FTE is defined as one graduate student taking 9 course units, which represents a full course load. To calculate Faculty/Staff FTEs the full-time 40-hour work week is used. Two part-time staff members working 20 hours per week equals one full-time equivalent staff person. For faculty, one full-time faculty member is one FTE faculty member and three part-time faculty members equals one FTE faculty member.



This memorandum evaluates the potential for new transportation impacts associated with the Specific Plan Amendment's potential reallocation of square footage among land uses as compared with the Specific Plan analyzed in the EIR.

## PROPOSED SPECIFIC PLAN AMENDMENT PROJECT CHANGES

Table 1 summarizes the allowable reallocation of square feet between approved uses comparing the existing Approved Specific Plan and the proposed Specific Plan Amendment. Specifically, the Specific Plan Amendment would reduce the total allowable academic/administrative and residential floor area at buildout (while providing the same 989 residential beds). The Specific Plan Amendment could also increase the amount of athletic indoors square feet while maintaining the total new and total at buildout square feet limits. The increase in athletic indoors floor area would allow for the retention of the existing Gersten Pavilion, which was previously proposed for demolition. The total campus 9,600 FTE at buildout would remain the same.

<b>Table 1 - Proposed Specific Plan Amendment Land Use Allocation (floor area)</b>									
	<b>Existing Floor Area to Remain</b>			<b>Proposed New Floor Area</b>			<b>Total Floor Area at Buildout (Existing + New)</b>		
	<b>Approved Specific Plan</b>	<b>Proposed Plan Update</b>	<b>Difference</b>	<b>Approved Specific Plan</b>	<b>Proposed Plan Update</b>	<b>Difference</b>	<b>Approved Specific Plan</b>	<b>Proposed Plan Update</b>	<b>Difference</b>
Academic/ Admin	1,022,000	977,500	-44,500	921,000	869,500	-51,500	1,943,000	1,847,000	-96,000
Residential	515,000	488,500	-26,500	761,000	709,500	-51,500	1,276,000	1,198,000	-78,000
Athletic Indoors	95,000	166,000	71,000	97,000	200,000	103,000	192,000	366,000	174,000
<i>Total</i>	1,632,000	1,632,000	0	1,779,000	1,779,000	0	3,411,000	3,411,000	0

Source: Loyola Marymount University

## EIR'S ANALYSIS OF SPECIFIC PLAN TRANSPORTATION IMPACTS

The Specific Plan facilitated replacing functionally obsolete and substandard on-campus buildings to enhance the student experience and quality of life. This was accomplished in multiple ways. One, way was housing a larger share of the residential student population on campus. The Specific Plan permits a total of 989 residential beds at buildout and replacing outdated residential units with newer apartment-style units. The result was increase residential square footage allotted per bed. These proposed physical changes would not increase the amount of traffic generated per campus



FTE. Rather, the growth of traffic for the campus would come from the growth in the campus population. Therefore, the EIR assessed the potential for significant transportation-related project impacts based on the growth of the campus population up to the maximum cap of 9,600 campus FTE.

To quantify the trips per campus FTE, Fehr & Peers conducted driveway traffic counts, and empirically calculated derived trip generation rates per campus FTE (using the existing campus population at the time of the baseline driveway counts) based on the maximum AM and PM peak hours, and the maximum day across the six weekdays that were counted. Trip generation for the campus at the full buildout of 9,600 campus FTE were estimated by applying the trip rates per campus FTE to the growth in the campus population to the cap.

The EIR identified a trip impact threshold of 150 peak hour trips above the 2008 campus trip generation baseline for each peak hour, based on the required transportation impact analysis methodology and criteria of the City of Los Angeles at the time the EIR was prepared. If the campus generated more than 150 net-new peak hour trips, at least one significant impact would be triggered, with more trips triggering significant impacts at the identified locations until the campus population cap was reached.

The EIR identified mitigation measures to reduce the transportation impacts to less than significant levels, including the implementation of a Transportation Demand Management Plan (TDM), and housing more students on campus.

## APPROACH TO ANALYZING TRANSPORTATION IMPACTS FOR SPECIFIC PLAN AMENDMENT

When the City adopted the Specific Plan, Level of Service (LOS) Analysis was the primary metric for the analysis of transportation impacts under CEQA. This method focused on analyzing traffic congestion and a project's potential to exacerbate congestion through an evaluation of the changes in intersection volume to capacity (V/C) ratios associated with the addition of a project's traffic volumes to intersections and calculate the result change in V/C ratios based on the particular intersection's peak hour capacity. Thus, for the Specific Plan transportation impacts were evaluated based on the vehicle trip increases associated with the growth of FTEs on campus.

Pursuant to California Senate Bill (SB) 743, transportation impacts from a project are now required to be evaluated under CEQA using a vehicle-miles traveled (VMT) analysis. VMT analyses quantify



the amount of driving that a project would affect based on the number of trips caused by a project, which modes are utilized, and the distance these trips cover. VMT analyses are often expressed in VMT per capita, and a project's VMT performance is based on its per-capita VMT not whether a project would increase VMT in aggregate.

The Los Angeles Department of City Planning and LADOT updated the Transportation Section of the City's California Environmental Quality Act (CEQA) Thresholds Guide to comply with and implement Senate Bill (SB) 743. The City Council subsequently adopted VMT-based significance thresholds and the City incorporated them into the City's CEQA Threshold Guide.

LADOT has developed a VMT Calculator tool to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. The VMT Calculator relies on the students to calculate VMT for the University land use category. The Specific Plan Amendment will not change the FTE. Therefore, VMT analysis for the growth in the campus population is not required.

Notwithstanding the fact that FTE will not change, this memorandum analyzes whether the allowable shift in allocation of square footage among campus building types would result in the potential to increase VMT, either from an increase in VMT from typical campus activities, or an increase in the frequency and size of campus events, such that these activities would become more typical conditions. This evaluation is discussed below.

## TRANSPORTATION DEMAND MANAGEMENT PROGRAM

LMU has implemented (TDM Plan) or is in the process of implementing (increase in residential beds) the transportation mitigation measures required for the Specific Plan to ensure that there are no significant transportation impact. LMU is required to annual monitor driveway traffic counts and parking demand to ensure the effectiveness of the mitigation measures.

The following summarizes the key TDM Plan activities/programs implemented at LMU's campus between 2012 and 2019<sup>2</sup>:

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<sup>2</sup> Due to the COVID-19 pandemic, only 220 FTE students were on-campus during the 2020-2021 academic year with most students attending virtually. As a result most TDM activities were temporarily put on hold.



- Shared Vehicles – In 2012, 8 shared vehicles, operated by ZipCar, were located on campus, with a total of 295 students who were ZipCar members. In 2019, there were 9 vehicles on campus and 570 active ZipCar members on campus.
- Electric Vehicle Parking – 24 Electric Vehicle charging stalls (6 at University Hall & 18 in the Life Sciences Building (Lot D) have been installed on campus
- Parking Fee Program – LMU implemented campus parking fees in 2012 for visitors, and 2013 for students and faculty/staff. The fee schedule is as follows:
  - Students – Students who park on campus may purchase a \$670 annual permit for year-round parking or can pay by term (\$335 per term for fall and spring terms, \$200 for summer term). Students can who do not purchase a pass can pay for hourly parking, which has a daily cap of \$10 per day.
  - Faculty/Staff – Faculty/Staff who park on campus may purchase a \$696 annual permit for year-round parking. If they choose to purchase the permit, the fee can be paid through a payroll deduction. Faculty and staff can who do not purchase a pass can pay for hourly parking, which has a daily cap of \$10 per day.
  - Visitors – Visitors are charged based on the length of time they park on campus with a \$10 daily maximum. Any vehicle not registered to an LMU student, faculty, or staff is considered a visitor.
- Alternative Transportation Incentive Program – Campus members that opt out of parking on campus and use public transportation, walk, or bike to campus, are provided 5 free parking days per semester to use as needed. Since 2012, 71 campus members on average participate in this program each semester.
- Guaranteed Ride Home – Since 2012, LMU has participated in Metro's guaranteed ride home program. This program allows ridesharing employees to choose the most efficient means to get where they need to go during a qualified emergency. The program, made available to campus members, will reimburse a one-way taxi ride, one-day car rental, or transit ticket (public bus, Metro Rail, or Metrolink) to get them to their destination.
- Bicycle Parking Capacity – In 2012, LMU had the capacity for a total of 1,211 bicycles in 400 racks on campus. In 2019, there is capacity for 1,400 bicycles on campus in 500 racks.
- Shuttles – Through 2018, LMU operated a campus shuttle that connected with the Metro Green Line Aviation/LAX Station. Since June 1, 2018 through the 2019 academic year LMU has operated a Playa Vista shuttle. The service is averaging 150 riders per day. The Playa Vista shuttle is open to all students, faculty and staff members, and anyone outside the LMU community who wants to ride. The route includes stops on the Westchester campus



(University Hall flagpoles and Lawton Plaza), the LMU Playa Vista Campus, and the Runway in Playa Vista, home to a variety of restaurants and retail stores. This service is free and available to all affiliates, students, community members and employees.

- Carpool Program – LMU’s carpool program, launched in Fall 2017, provides 15 premiere parking spaces for participants in the program.

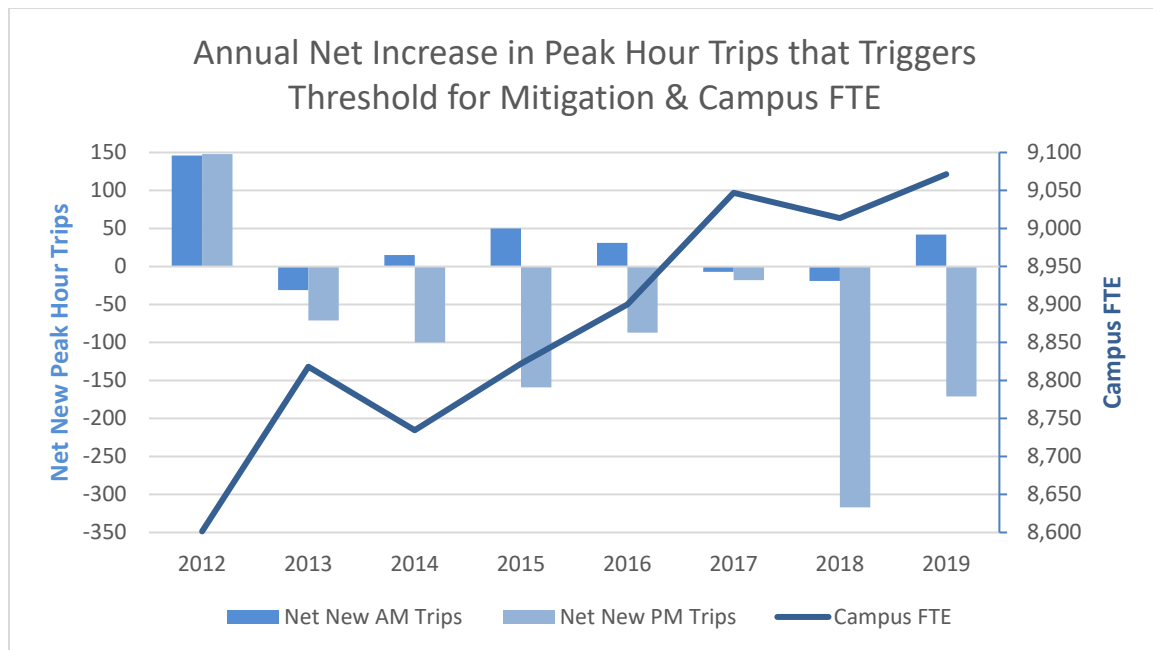
## INCREASING CAMPUS HOUSING

Since 2011, LMU has constructed 633 additional residential beds for students and 15 for faculty and staff. The total number of beds at buildout will be 989. The EIR identified a reduced external trip generation rate for students living on campus as compared with commuters. Thus, when the 989 beds are fully occupied, a further reduction in campus trips is anticipated.

## DRIVEWAY TRAFFIC COUNT MONITORING & COMPARISON TO SPECIFIC PLAN

Traffic counts are collected each year over multi-day periods at the LMU Drive and Loyola Boulevard campus gates. This allows LMU to evaluate the trip-reduction benefits of the TDM measures. The following chart documents how the campus is tracking against the 150 net new trip threshold for the years 2012 through 2019. While the annual campus monitoring study was conducted in 2020, because of the COVID-19 pandemic, nearly all of LMU’s campus population was remote, and so the data for that year were not included as they are an outlier.

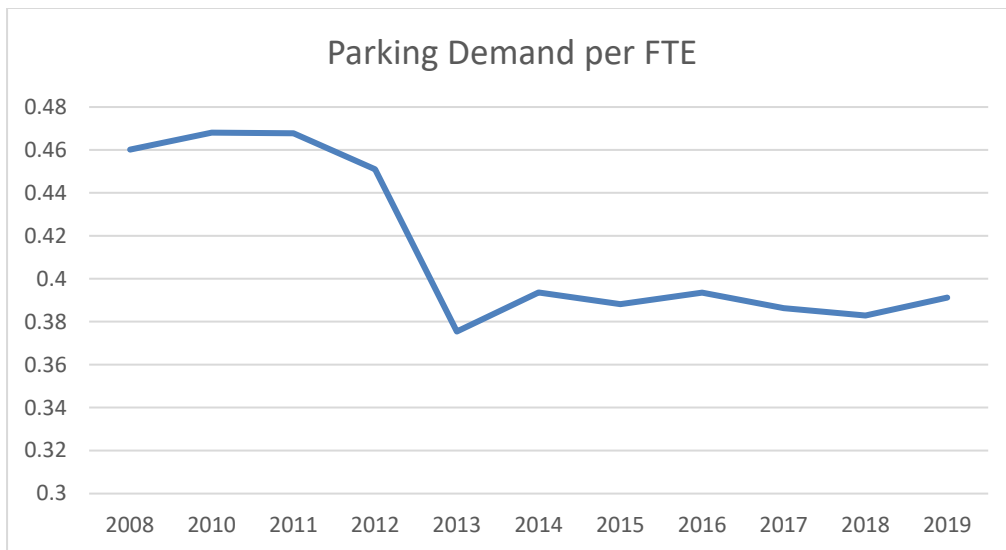




As the above chart demonstrates, the campus has been below the trip threshold since monitoring began. Moreover, the campus has successfully reduced its peak period trip generation in subsequent years due to the implementation of its TDM Plan. A significant decrease in trips is observed in 2013, the first year the campus charged for parking for all users. The TDM plan proved to be very effective. The trip generation rate for campus FTE has been reduced relative to the baseline used in the EIR, while FTE on campus has continued to increase.

## PARKING DEMAND PER FTE

Parking occupancy counts are conducted hourly at all campus parking facilities to track the trend in parking demand. The following chart shows the reduction in parking demand per FTE as a result of the TDM Plan. As with the overall campus trip generation, parking demand has decreased per FTE.



## RETENTION OF GERSTEN PAVILION

The Original EIR Project contemplated replacing the Gersten Pavilion with a new sports arena. The Specific Plan Amendment continues to contemplate such changes, but it would allow LMU to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion. Under the Specific Plan Amendment, if a new sports arena is built on campus, all fixed seating in the Gersten Pavilion will be removed.

Like other University spaces, a retained Gersten Pavilion may be utilized for campus events. However, temporary seating will be limited to 1,000 seats, and public events at the retained Gersten Pavilion or the new sports arena would not occur simultaneously.

The Specific Plan Amendment would update the TDM Plan to (1) prohibit concurrent scheduling of events open to the general public 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. Further, to limit the potential for the overlapping of public events at the Gersten Pavilion and the new sports arena, the TDM Plan requires that a public event held at either Gersten Pavilion or the new sports arena start not less than two hours after the scheduled end of a public event held at the other arena/pavilion. With these TDM Plan measures, the Specific Plan Amendment will not increase the frequency or level of attendance at events when compared to the Specific Plan.



## POTENTIAL FOR NEW SIGNIFICANT TRANSPORTATION IMPACTS

As detailed above, the Project maintain the same amount of square footage, and there will be no change to the 9,600 campus FTE students, faculty and staff (which includes 7,800 FTE students and 1,800 FTE faculty and staff).

As campus trip generation and VMT is determined by growth of campus population, as opposed to the allocation of square footages across University buildings, with no change to the FTE, the Specific Plan Amendment would not be expected to have any new or more severe significant transportation impacts. Further, LMU's implementation of the TDM plan has consistently kept the the campus' level of trip generation below 150 per hour, the City's adopted threshold of significance. LMU has accomplished this while the campus' FTEs have grown. This indicates that trips per FTE (and therefore likely VMT per FTE) have been reduced.

The Specific Plan included the increase of on-campus housing as a mitigation measure, since on-campus residents were demonstrated to generate fewer vehicle trips (and likely reduced VMT) relative to commuter students. The Specific Plan Amendment will provide the same number of residential beds at buildout as the Specific Plan, and so will not vary both in terms of campus trip generation, and VMT. In addition to the same increase in on-campus housing as the Original EIR Project, the Playa Vista project, located immediately south of LMU's campus has since been completed. Playa Vista provides housing, retail and other services very close to LMU's campus. LMU implemented a shuttle to connect its campus with Playa Vista, which was not contemplated at the time of the Specific Plan's adoption. The proximity and the shuttle connection to Playa Vista will further reduce VMT compared with the context of the Specific Plan.

LMU's proactive implementation of the TDM plan mitigation has and will continue to ensure that the potential significant impacts the EIR identified will continued to be mitigated to less than significant levels. Additionally, the Specific Plan Amendment is likely to be even less impactful than Specific Plan because the overall construction program is substantially scaled back since more existing facilities will be retained. As a result, temporary construction related traffic will also be reduced.

The retention and repurposing of the Gersten Pavilion will also not increase the frequency of public events on campus. The Specific Plan Amendment provides for an updated TDM Plan that prohibits concurrent events open to the general public at the Gersten Pavilion and a new sports arena.



Further, the updated TDM Plan details a scheduling program such that requires a public event held at either Gersten Pavilion or the new sports arena not to be scheduled within than two hours after the scheduled end of a public event held at the other arena/pavilion. As a result, no new significant impacts are anticipated.

## SUMMARY

The changes to the Specific Plan Amendment would not change the overall transportation impact analysis conclusions from the Specific Plan's EIR. No new or increased significant transportation impacts are expected with the Specific Plan Amendment. The Specific Plan Amendment may also reduce impacts during construction due to the potential for a reduction in overall demolition.

## **Appendix B**

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### Adopted Mitigation Monitoring and Reporting Program

## Appendix A

### LOYOLA MARYMOUNT UNIVERSITY MASTER PLAN PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

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#### A. INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the *California Environmental Quality Act (CEQA) Guidelines* requires that:

*[I]n order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.*

The City of Los Angeles Department of City Planning has been designated as the Lead Agency for the Proposed Loyola Marymount University (LMU) Master Plan Project.

A Draft EIR was prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, the Draft EIR identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts to the environment to a level that would be less than significant. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the project design features and mitigation measures required for the Proposed Project.

The project design features and mitigation measures identified in the Draft EIR are categorized by environmental impact section. Following each project design features and mitigation measure is identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the project design feature and mitigation measure.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.
- **Monitoring Phase:** The phase of the project during which the project design feature and mitigation measure shall be monitored, such as: Pre-Construction, including the design phase; Construction; Prior to Issuance of a Building Permit; Prior to Issuance of a Certificate of Occupancy; Occupancy (post-construction).

- **Monitoring Frequency:** The frequency with which the project design feature and mitigation measure is to be implemented (i.e., once at a specific point during Pre-Construction, Construction, etc.) or ongoing throughout a phase of the Project.
- **Action Indicating Compliance with Mitigation Measure(s):** The performance standard indicating that compliance with the project design feature and mitigation measure has been satisfactorily achieved.

The MMRP for the LMU Master Plan Project will be in place throughout all phases of the Proposed Project. The Project applicant will be responsible for implementing all project design features and mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to Department of City Planning shall be at the discretion of City Planning. Generally, each report will be submitted to Department of City Planning in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The Department of City Planning, in conjunction with the Project applicant, shall assure that Project construction occurs in accordance with the MMRP. The South Coast Air Quality Management District (SCAQMD) shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the City of Los Angeles, unless otherwise noted.

## **B. PROJECT DESIGN FEATURES AND MITIGATION MEASURES FOR ENVIRONMENTAL IMPACTS**

### **1. Aesthetics and Views**

#### ***Project Design Features***

**PDF-AES-1** The Proposed Project shall site buildings in compliance with the requirements of the proposed LMU Specific Plan, to retain the distinctive axial and cross-axial alignment of the Alumni Mall and Sunken Garden.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building during Administrative Clearance

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

**PDF-AES-2** The Proposed Project shall comply with the height and setback restrictions established by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building during Administrative Clearance

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

**PDF-AES-3** The LMU campus shall provide, at a minimum, the acreage of open space and outdoor athletic facilities required by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building during Administrative Clearance

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

## ***Mitigation Measures***

**MM-AES-1** The Project applicant shall implement screening measures, which may include, but are not limited to, temporary visual barriers such as fencing around construction areas in order to limit views of the construction site(s).

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

## **2. Shade and Shadow**

### ***Project Design Features***

**PDF-SH-1** The Proposed Project shall comply with the height and setback restrictions established by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction



**Monitoring Frequency:** Once for each building during Administrative Clearance  
**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

### *Mitigation Measures*

No mitigation measures required.

### **3. Light and Glare**

#### *Project Design Features*

No Project Design Features proposed.

### *Mitigation Measures*

**MM-LIGHT-1** The use of nighttime lighting during Project construction shall be limited to only those features on the construction site requiring illumination.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-LIGHT-2** All security lights shall be properly shielded and projected downwards during construction such that light is directed only onto the work site.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-LIGHT-3** 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. 78<sup>th</sup> Street, Fordham Road, W. 80<sup>th</sup> Street, and McConnell Avenue.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Operation

**Monitoring Frequency:** Field inspection during operation

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-LIGHT-4** 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).

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Prior to issuance of building permit for new buildings, Operation

**Monitoring Frequency:** Once prior to issuance of building permits for new buildings, Periodic field inspections during operation

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits for new buildings; field inspection sign-off

**MM-LIGHT-5** All new outdoor lighting shall be equipped with louvers, shields, hoods, or other screening devices.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Prior to issuance of building permit for new buildings or electrical permit for athletic field lighting

**Monitoring Frequency:** Once prior to issuance of permits for new buildings or athletic field lighting

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits for new buildings; field inspection sign-off for athletic fields

**MM-LIGHT-6** 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 PM except in the case of overtime or extra innings.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Operation

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-LIGHT-7** The Applicant shall use exterior building materials and facades which eliminate or minimize highly reflective materials. At the time of plan check review for specific development projects, building materials shall be reviewed to assure that they do not exceed the reflectivity of standard building materials. If the Applicant should desire to use more reflective materials in locations isolated from major thoroughfares, adequate analysis must be presented to the Department of Building and Safety to determine that the building, due to location, would not cause glare impacts on motorists or nearby population.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once during building plan check

**Action Indicating Compliance with Mitigation Measure(s):** Plan check approval

## **4. Air Quality**

### ***Project Design Features***

See Project Design Features for **Transportation, Energy, and Water Supply.**

### ***Mitigation Measures***

**MM-AQ-1** General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

**Enforcement Agency:** South Coast Air Quality Management District

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report submitted by Project contractor

- MM-AQ-2** All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report submitted by Project contractor
- MM-AQ-3** General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report submitted by project contractor
- MM-AQ-4** Electricity rather than temporary diesel- or gasoline-powered generators shall be used at least half of the time.
- Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Throughout grading and excavation, construction during field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report submitted by project contractor
- MM-AQ-5** All construction vehicles shall be prohibited from idling in excess of 5 minutes, both on and off site.
- Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-offs and quarterly compliance certification report submitted by project contractor

**MM-AQ-6** The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.

**Enforcement Agency:** South Coast Air Quality Management District

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-offs and quarterly compliance certification report submitted by project contractor

**MM-AQ-7** The Applicant shall schedule routine deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Grading/Construction

**Monitoring Frequency:** Throughout grading and construction

**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report submitted by project contractor

**MM-AQ-8** LMU shall require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards according to the following :

- April 2010 through December 31, 2011: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- January 1, 2012 through December 31, 2014: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 4 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified tier specification, BACT determination, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off and quarterly compliance certification report submitted by project contractor

**MM-AQ-9** For equipment not covered by **MM-AQ-8** above, the Project Applicant shall evaluate the potential for reducing exhaust emissions from on-road and off-road construction equipment, and implement such measures. Control technologies to be considered may include particulate traps and filters, selective catalytic reduction, oxidation catalysts, air enhancement technologies, and the use of alternatively (non-diesel) fueled engines. Considerations will include commercial availability of appropriate California Air Resources Board verified technologies.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field-inspection sign-offs and quarterly compliance certification report submitted by project contractor

**MM-AQ-10** The Applicant shall install shaker plates at construction site exits, to minimize dirt track out and dust generation.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field-inspection sign-off

**MM-AQ-11** The Applicant shall operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site in a nearly continuous manner so as to minimize dust emissions. Paved parking and staging areas shall be swept daily.

**Enforcement Agency:** South Coast Air Quality Management District

**Monitoring Agency:** Los Angeles City, Department of Building and Safety

**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-offs

**MM-AQ-12** An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field-inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-AQ-13** LMU shall require the contractor to limit construction activity over unpaved surfaces to five acres of disturbance per day or less.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field-inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-AQ-14** LMU shall require the contractor to provide temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field-inspections  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-AQ-15** LMU shall require the contractor to replace ground cover in disturbed areas as quickly as possible as permitted by the sequence of the Master Plan's project schedule.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field-inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

## **5. Global Climate Change**

### *Project Design Features*

See Project Design Features for **Section IV.K, Transportation, Section IV.L.4, Energy, and Section IV.L.1, Water Supply.**

### *Mitigation Measures*

No mitigation measures required.

## **6. Biological Resources**

### *Project Design Features*

**PDF-BIO-1** Development of the Proposed Project shall comply with the land use regulations for open space areas established by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building during Administrative Clearance

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

### *Mitigation Measures*

**MM-BIO-1** Prior to any earthmoving activities during the breeding and nesting season from March 1 through August 31, the Applicant shall have a survey conducted by a qualified biologist to determine if active nests for breeding birds are present within the area of potential influence of the species. This area of influences shall include the nest site as well as an appropriate buffer determined by the biologist based on field observations and the biology of the species. This survey shall be conducted within three (3) days before the clearing/grubbing. If nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code are found, the breeding/nesting area(s) shall be protected according to the biologist's recommendation that include, but are not limited to, suitable buffer area around the nest, which shall not be disturbed until the young have fledged.

**Enforcement Agency:** California Department of Fish & Game

**Monitoring Agency:** City of Los Angeles, Department of City Planning



**Monitoring Phase:** Construction

**Monitoring Frequency:** Once prior to each earthmoving activity conducted during the breeding and nesting seasons

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report from a qualified biologist

**MM-BIO-2** Prior to any removal of trees during the months of October through February, the Applicant shall have conducted by a qualified biologist a survey to determine if monarch butterfly clusters are present within the trees to be effected by the removal. Removal of trees occupied by monarch butterfly clusters during the months of October through February shall be prohibited unless it is determined by the City that such removal is necessary by reason of good forestry practice, disease of the tree, or safety considerations. Any such determinations shall be accompanied by a written evaluation of the impacts of the proposed action on the monarch butterfly by a qualified expert.

Major construction activity within 100 feet of any trees occupied by monarch butterfly clusters shall be prohibited between October and February while the monarch butterflies are present unless a qualified expert is present and determines that such construction activities will not disturb the monarch butterfly cluster.

**Enforcement Agency:** California Department of Fish & Game

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once prior to removal of trees between October and February

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report from a qualified biologist

**MM-BIO-3** For each protected tree intended for removal in implementation of the Project, replacement trees shall be planted in accordance with Section 46.01 of the Los Angeles Municipal Code.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once during building plan check

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

## 7. Paleontological Resources

### *Project Design Features*

**PDF-PALEO-1** Development of the Proposed Project shall comply with the land use regulations for open space areas established by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building during Administrative Clearance

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

### *Mitigation Measures*

**MM-PALEO-1** Retention of Paleontologist. Prior to the initiation of construction-related earthmoving activities and excavation at depths of 5 feet below the surface of campus, the services of a qualified paleontological consulting firm approved by the City and the Natural History Museum of Los Angeles County Vertebrate Paleontology Section shall be retained and consulted. Using field observations, bore logs, geologic reports, and construction plans, the paleontologist shall determine when and where any monitoring of earthmoving activities will be required.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once prior to ground disturbance for each building

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by a qualified paleontologist

**MM-PALEO-2** Preconstruction Coordination and Environmental Awareness Training. If monitoring is required, the paleontologist or another mitigation program staff member shall coordinate with appropriate construction contractor personnel to provide information regarding applicable requirements concerning the protection of paleontological resources. Contractor personnel, particularly heavy-equipment operators, shall also be briefed on procedures to be followed in the event that fossil remains and a currently unrecorded fossil site are encountered by earthmoving activities, particularly if a paleontological construction monitor is not on site. The briefing shall be presented to new contractor personnel as necessary. Names and telephone numbers of the monitor and other

appropriate mitigation program personnel shall be provided to appropriate contractor personnel.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once prior to commencement of construction and subsequently for new contractor personnel as needed

**Action Indicating Compliance with Mitigation Measure(s):** Compliance certification report from Applicant or Representative with evidence of training provided by paleontologist or another mitigation program staff member to appropriate construction contractor personnel

**MM-PALEO-3** Paleontological Monitoring and Fossil Specimen and Sample Recovery. When required, monitoring shall consist of visually inspecting debris piles and freshly exposed strata to allow for the discovery and recovery of larger fossil remains, and periodically dry test screening rock, sediment, and debris to allow for the discovery and recovery of smaller fossil remains. As soon as practicable, the monitor shall recover all larger vertebrate fossil remains, a representative sample of invertebrate or plant fossil specimens, or any fossiliferous rock or sediment sample that can be recovered easily. If recovery of a large or unusually productive fossil occurrence is warranted, earthmoving activities shall be diverted temporarily around the fossil site and a recovery crew shall be mobilized as necessary to remove the occurrence as quickly as possible. If not on site when a fossil occurrence is uncovered by such activities, the activities shall be diverted temporarily around the fossil site and the monitor called to the site to evaluate and, if warranted, recover the occurrence. If the paleontologist or monitor determines that the fossil site is too unproductive or the fossil remains not worthy of recovery by the monitor, no further action will be taken to preserve the fossil site or remains, and earthmoving activities shall be allowed to proceed through the site immediately. The location and proper geologic context of any recovered fossil occurrence or rock or sediment sample shall be documented.

Any recovered rock or sediment sample from the Palos Verdes Sand or non-marine terrace cover shall be processed to allow for the recovery of smaller fossil remains that normally are too small to be observed by the monitor. Pursuant to Society of Vertebrate Paleontology (1995) standard measures, no more than 6,000 pounds (12,000 pounds total) of the rock or sediment shall be processed from either the Palos Verdes Sand or terrace cover.

**Enforcement Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodically as needed  
**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by a qualified paleontologist, per **MM-PALEO-5**

**MM-PALEO-4** Final Laboratory Tasks. All fossil specimens recovered from the Project area as a result of mitigation, including those recovered as the result of processing rock or sediment samples, will be treated (i.e., prepared, identified, curated, catalogued) in accordance with designated museum repository requirements. Rock or sediment samples will be submitted to commercial laboratories for microfossil, pollen, radiometric dating, or other analysis, as appropriate.

**Enforcement Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodically as needed  
**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by a qualified paleontologist, per **MM-PALEO-5**

**MM-PALEO-5** Reporting. The monitor shall maintain daily monitoring logs that include the particular tasks accomplished, the earthmoving activity monitored, the location where monitoring was conducted, the rock unit(s) encountered, the fossil specimens recovered, and associated specimen data and corresponding geologic and geographic site data. A final technical report of results and findings shall be prepared by the paleontologist in accordance with any City requirement and archived at the museum repository.

**Enforcement Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodically as needed  
**Action Indicating Compliance with Mitigation Measure(s):** Final technical report of results and findings by monitor/paleontologist

## **8. Archaeological Resources**

### ***Project Design Features***

**PDF-ARCH-1** The Proposed Project shall be consistent with the open space land use regulations established by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once for each building during Administrative Clearance  
**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

### ***Mitigation Measures***

**MM-ARCH-1:** Archaeological resources shall be avoided, or unavoidable disturbance shall be mitigated through data recovery, documentation, analysis, and curation. Archaeological treatment plans shall be developed and implemented, as applicable. All materials and records resulting from implementation of the archaeological treatment plans shall be curated in accordance with 36 Code of Federal Regulations, Part 79 (Curation of Federally Owned and Administered Archaeological Collections).

**Enforcement Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Throughout grading and excavation for each building  
**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-2:** Prior to starting ground-disturbing activities such as construction work on campus, LMU shall retain a Project archaeologist who meets the Secretary of the Interior's guidelines and is listed in the Register of Professional Archaeologists. In addition, a Native American member of the Gabrieleno/Tongva Tribal community shall be retained under contract as a monitor.

**Enforcement Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Pre-construction  
**Monitoring Frequency:** Once prior to construction for each building  
**Action Indicating Compliance with Mitigation Measure(s):** Retention of archaeologist and Native American monitor

**MM-ARCH-3:** Before beginning the planned ground-disturbing activities (such as material grading and excavation activities), LMU shall consult with the archaeologist to determine if any potential exists as a result of the planned ground-disturbing activities for disturbance or damage to archaeological resources. The Proposed Project archaeologist shall conduct a preliminary archaeological evaluation (which may include subsurface evaluation) to determine if there are archaeological resources present. If none are determined to be present within the area of planned ground-disturbing activity, then the archaeologist

shall determine there is no potential for disturbance or damage to archaeological resources and the area may be cleared for construction work without the need for further archaeological work.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once prior to ground disturbance for each building

**Action Indicating Compliance with Mitigation Measure(s):** Memorandum from archaeologist documenting determination whether monitoring is required or not

**MM-ARCH-4:** If the archaeologist determines there is potential for damage to archaeological resources due to planned ground-disturbing activities, all ground-disturbing activities shall be monitored by the Proposed Project archaeologist and a Native American member of the Gabrieleno/Tongva Tribal community and mitigation for any potential adverse effects to archaeological resources from construction, as identified in mitigation measures **MM-ARCH-5** through **MM-ARCH-12**, shall be conducted.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-5:** If based on a preliminary archaeological evaluation the archaeologist determines there are no archaeological resources present, but archaeological resources are encountered, work shall halt and LMU shall consult again with the archaeologist to determine if any potential exists as a result of the planned ground-disturbing activities for disturbance or damage to archaeological resources (see mitigation measure **MM-ARCH-3**).

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-6:** If archaeological discoveries are identified during monitoring of ground-disturbing activity, the archaeologist may order the temporary diversion of work outside a 200-foot

radius around the discovery until the archaeologist has evaluated the nature and significance of the find.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-7:** If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office shall be notified, as prescribed in Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, and as required by the *State CEQA Guidelines* (Section 15126.4(b)(3) of the California Code of Regulations). If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the State CEQA Guidelines. LMU shall follow all guidelines outlined in Public Resources Code Section 5097.98 and Section 5097.94(k).

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-8:** If significant archaeological resources are encountered, a data recovery plan to mitigate potential adverse effects of construction to a less than significant level shall be developed and implemented. This data recovery plan shall include methods for hand-excavation, analysis, and report writing and also shall provide procedures for the curation of any collected material at a facility meeting professional standards.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-9:** After the archaeologist determines that potential impacts to archaeological resources have been mitigated, where necessary, work may resume in the area where the archaeological resources were encountered.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-10:** Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the archaeologist.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**

**MM-ARCH-11:** If archaeological resources are encountered outside of presently recorded site boundaries of CA-LAN-61, CA-LAN-212, and CA-LAN-1018, the site shall be recorded in accordance with requirements of the State Office of Historic Preservation (i.e., using Department of Parks and Recreation [DPR] 523 forms) and evaluated.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Throughout grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance report by archaeological monitor, per **MM-ARCH-12**



**MM-ARCH-12:** Draft reports on archaeological findings shall be prepared by the Proposed Project archaeologist for submission to the City of Los Angeles for review. Final versions of these reports shall be submitted to the City of Los Angeles, LMU, and the South Central Coastal Information Center at California State University, Fullerton. The report shall outline the data recovery plan in place for mitigation and shall describe the history of the Proposed Project area, research questions, the field and laboratory methods and results, and how these findings coincide with both the project research questions and the broader context of archaeology in the region. Collected material and project paperwork shall be curated at a facility meeting professional standards.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Post-construction

**Monitoring Frequency:** Once at conclusion of grading and excavation

**Action Indicating Compliance with Mitigation Measure(s):** Submittal of reports on archaeological findings by archaeologist to City of Los Angeles, Department of City Planning, LMU, and the South Central Coastal Information Center at California State University, Fullerton

## **9. Historical Resources**

### ***Project Design Features***

**PDF-HIST-1** Xavier Hall, St. Robert's Hall, Sacred Heart Chapel and the bluff-face letter "L" shall be retained under the Proposed Project. Any renovations to these historic resources shall be made in compliance with the Secretary of the Interior's Standards.

**Enforcement Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources)

**Monitoring Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources)

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once during building plan check for renovation of historic resource buildings

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

## *Mitigation Measures*

**MM-HIST-1** LMU shall prepare documentation of Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel prior to issuance of a construction permit for any work on those buildings. This documentation shall include:

- A brief written construction history in narrative format for each building.
- A site plan showing the location of each building. This site plan shall include a photo key.
- A sketch floor plan for each building.
- Field photographs (35mm) based on Historic American Buildings Survey guidelines. Views shall include contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).
- Available historic photographs and historic plans.

**Enforcement Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources)

**Monitoring Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources)

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once during building plan check for renovation of historic resource buildings

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

**MM-HIST-2** Renovation and rehabilitation of Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel shall conform to the Secretary of the Interior's Standards

**Enforcement Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources)

**Monitoring Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources)

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once during building plan check for renovation of historic resource buildings

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

**MM-HIST-3** Prior to issuance of a permit for earth excavation or earth moving activities that could impact Xavier Hall, St. Robert's Hall, or Sacred Heart Chapel, LMU shall create a shoring plan to ensure the protection of Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel.

**Enforcement Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources), Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building during building plan check

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

**MM-HIST-4** Prior to the issuance of any permit for the demolition 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.

**Enforcement Agency:** City of Los Angeles, Department of City Planning (Office of Historic Resources), Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once during building plan check

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

## 10. Geology

### *Project Design Features*

**No Project Design Features are proposed.**

## *Mitigation Measures*

### **Geological Hazards**

**MM-GEO-1** Project-level (i.e., building-specific) geotechnical investigations shall be required prior to finalizing grading and construction plans for individual Proposed Project buildings and campus improvements.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building prior to issuance of building permits

**Action Indicating Compliance with Mitigation Measure(s):** Submittal of geotechnical reports for individual Proposed Project buildings and campus improvements.

**MM-GEO-2** Individual buildings and improvements shall be designed and constructed in accordance with the requirements outlined in the most current edition of the California Building Code and the Los Angeles Uniform Building Code, as well as all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code, which addresses grading, excavation, and fill, Department of the State Architect requirements, and federal building code requirements.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building prior to issuance of building permits

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

**MM-GEO-3** Prior to issuance of a grading permit for an individual building or improvement, expansion testing shall be performed in accordance with UBC Standard 29-2 and ASTM Standard D4829 to determine the expansion potential of any import soils. Any required import fill and at least the upper 2 feet of fill beneath floor slabs and beneath other concrete slabs and walks shall consist of relatively non-expansive soils with an Expansion Index of less than 35.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit

**MM-GEO-4** Prior to issuance of a grading permit for an individual building or improvement, corrosion testing shall be performed and proper corrosion protection shall be implemented where required in accordance with the Los Angeles Uniform Building Code, including all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code, which addresses grading, excavations and fills.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit

**MM-GEO-5** Slope stability evaluations shall be performed prior to issuance of a grading permit for buildings and improvements adjacent to bluff slopes. Slope stability evaluations shall be performed along critical cross sections of the slope adjacent to each area of potential development during the design-level geotechnical studies. The design minimum factors of safety under static and pseudostatic loading conditions shall be taken as 1.5 and 1.1, respectively, following accepted geotechnical practices and agency guidelines.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit

### **Sedimentation and Erosion**

**MM-GEO-6** Project-level hydrology plans shall be required prior to finalizing grading and construction plans for individual Proposed Project buildings and campus improvements. Hydrology plans shall be designed in conformance with current local, state, and federal regulatory requirements.

**Enforcement Agency:** City of Los Angeles, Department of Public Works

**Monitoring Agency:** City of Los Angeles, Department of Public Works

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit

**MM-GEO-7** Prior to the start of soil-disturbing activities at the site, a Notice of Intent and Storm Water Pollution Prevention Plan shall be prepared in accordance with, and in order to partially fulfill, the California State Water Resources Control Board Order No. 99-08-DWQ, National Pollution Discharge Elimination System General Permit No. CAS000002

(General Construction Permit) and Chapter 6 Article 4.4, Stormwater and Urban Runoff Pollution Control from the Los Angeles Municipal Code. The Storm Water Pollution Prevention Plan shall meet the applicable provisions of Sections 301 and 402 of the California Water Act and Chapter 6 Article 4.4, Stormwater and Urban Runoff Pollution Control from the Los Angeles Municipal Code, by requiring controls of pollutant discharges that utilize best available technology economically achievable and best conventional pollutant control technology to reduce pollutants.

**Enforcement Agency:** City of Los Angeles, Department of Public Works

**Monitoring Agency:** City of Los Angeles, Department of Public Works

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit

**MM-GEO-8** General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

**Enforcement Agency:** South Coast Air Quality Management District

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

## 11. Hazards

### *Project Design Features*

**PDF-HAZ-1** The transport, storage, use, and disposal of hazardous materials shall be overseen by the LMU Environmental Health and Safety Department in compliance with federal, state, and local regulations. In the unlikely event of a real or potential release, the LMU Environmental Health and Safety Department's emergency procedure for hazardous materials spills and releases shall be employed.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Operation

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

## *Mitigation Measures*

**MM-HAZ-1** Prior to issuance of a demolition permit for a building, LMU shall submit verification to the City of Los Angeles Department of Building and Safety that an asbestos survey of the building has been conducted. If asbestos is found, such asbestos shall be removed prior to demolition in accordance with SCAQMD Rule 1403 and any other applicable regulations.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a demolition permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of a demolition permit

**MM-HAZ-2** Prior to issuance of a demolition permit for a building, LMU shall submit verification to the City of Los Angeles Department of Building and Safety that a lead-based paint survey of the building has been conducted. If lead based paint is found, LMU shall follow all procedural requirements and regulations for proper removal and disposal of the lead based paint prior to demolition.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a demolition permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of a demolition permit

**MM-HAZ-3** Fluorescent light ballast and other product labels shall be inspected prior to demolition. If the labels do not include the statement, "No PCBs," the product(s) shall be properly removed by a licensed PCB removal contractor and disposed of as PCB-containing waste prior to demolition.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a demolition permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of a demolition permit

**MM-HAZ-4** All personnel potentially exposed to asbestos- or lead-containing materials shall be trained and protected in accordance with California Division of Occupational Safety and Health regulations.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a demolition permit

**Action Indicating Compliance with Mitigation Measure(s):** Report from Owner/Contractor documenting personnel training completion prior to issuance of a demolition permit

**MM-HAZ-5** During subsurface excavation activities, including borings, trenching, and grading, California Division of Occupational Safety and Health worker safety measures shall be implemented as required to preclude any exposure to unsafe levels of soil gases, including but not limited to methane.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-HAZ-6** Construction of new buildings and paved areas within the portions of campus located in a Methane Zone and Methane Buffer Zone as designated by the Los Angeles Department of Building and Safety shall comply with the City's Methane Seepage Regulations and the specifications of the Los Angeles Department of Building and Safety.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each building during building plan check

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

## **12. Surface Water Hydrology and Water Quality**

### ***Project Design Features***

**PDF-HWQ-1** The runoff from 16 acres at the southwest corner of Burns Campus shall be diverted to the McConnell Avenue storm drain by rerouting these storm drains to the southeast.

**Enforcement Agency:** City of Los Angeles, Department of Public Works

**Monitoring Agency:** City of Los Angeles, Department of Public Works



**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once during building plan check for each new building to be located on the southwest corner of Burns Campus

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

**PDF-HWQ-2** During Proposed Project construction of components on Burns Campus, the 24-inch LMU-owned storm drain leaving the Sunken Garden and the 12-inch LMU-owned storm drain immediately to the east of the Sunken Garden, and the 8-inch and 12-inch storm drains at the southwest corner of Burns Campus, shall be upsized to alleviate flooding in the Sunken Garden area and to accommodate additional runoff volume.

**Enforcement Agency:** City of Los Angeles, Department of Public Works

**Monitoring Agency:** City of Los Angeles, Department of Public Works

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Reviewed during building plan check for each new building to be connected to the upsized storm drains

**Action Indicating Compliance with Mitigation Measure(s):** Building plan check approval

### ***Mitigation Measures***

**MM-HWQ-1** Prior to the start of soil-disturbing activities for individual projects on campus, a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan shall be prepared in accordance with, and in order to partially fulfill, the California SWRCB Order No. 99-08-DWQ, National Pollutant Discharge Elimination System General Permit No. CAS000002 (General Construction Permit). The Storm Water Pollution Prevention Plan shall meet the applicable provisions of Sections 301 and 402 of the Clean Water Act and Chapter 6 Article 4.4, Storm Water and Urban Runoff Pollution Control from the City of Los Angeles Municipal Code by requiring controls of pollutant discharges that utilize best available technology economically achievable and best conventional pollutant control technology to reduce the rate and quantity of stormwater runoff. Examples of best available technology economically achievable and best conventional pollutant control technology that may be implemented during site grading and construction could include straw hay bales, straw bale inlet filters, filter barrier infiltration pits, stormwater cisterns, and silt fences.

**Enforcement Agency:** City of Los Angeles, Department of Public Works

**Monitoring Agency:** City of Los Angeles, Department of Public Works

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of a grading permit

**MM-HWQ-2** LMU shall prepare and implement for individual projects on campus a Standard Urban Storm Water Mitigation Plan in accordance with the requirements of Chapter 6 Article 4.4, Storm Water and Urban Runoff Pollution Control, from the City of Los Angeles Municipal Code, to ensure that stormwater runoff water quality is managed through implementation of appropriate and applicable Best Management Practices. Prior to issuance of any grading or building permits for individual projects on campus, the City of Los Angeles Department of Public Works must approve the Standard Urban Storm Water Mitigation Plan.

**Enforcement Agency:** City of Los Angeles, Department of Public Works

**Monitoring Agency:** City of Los Angeles, Department of Public Works

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of a grading permit

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of a grading permit

**MM-HWQ-3** During the construction of individual projects , project contractors shall properly store hazardous materials to prevent contact with precipitation or runoff.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-HWQ-4** During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall develop and maintain effective monitoring and cleanup programs for spills and leaks of hazardous materials.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction and Operation

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-HWQ-5** During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall place equipment to be repaired or maintained in covered areas on a pad of absorbent material to contain leaks, spills, or small discharge.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction and Operation  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-HWQ-6** During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall provide periodic and consistent removal of landscape and construction debris.

**Enforcement Agency:** City of Los Angeles, Department of Public Works (Bureau of Sanitation)  
**Monitoring Agency:** City of Los Angeles, Department of Public Works (Bureau of Sanitation)  
**Monitoring Phase:** Construction and Operation  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-HWQ-7** During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall sweep parking lots at regular, frequent intervals to remove debris and shall also remove any significant chemical residue on the Project site through appropriate methods.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction and Operation  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-HWQ-8** LMU shall prepare and implement for individual projects on campus a Wet Weather Erosion Control Plan during between October 1 and April 15 in accordance with the requirements of Section 7002 of the Los Angeles Building Code.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Once prior to issuance of grading permit, Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit, Field inspection sign-off

### 13. Land Use and Planning

#### *Project Design Features*

**PDF-LU-1** The Proposed Project shall comply with the land use regulations established by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning and Department of Building and Safety

**Monitoring Phase:** Pre-construction, Operation

**Monitoring Frequency:** Once during Substantial Compliance Review for new buildings; periodic during operation

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval; field inspection sign-off

#### *Mitigation Measures*

No mitigation measures required.

### 14. Noise

#### *Project Design Features*

**PDF-NOISE-1** During construction activities, the operation of vibratory rollers and sonic pile drivers shall occur at a minimum distance of 50 feet from the campus boundary, and shall occur at a minimum distance of 84 feet from Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**PDF-NOISE-2** LMU shall provide construction worker parking at an off-site location in the campus vicinity. A shuttle service shall transport workers to and from campus in the morning and afternoon. No worker parking shall be permitted on residential streets.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**PDF-NOISE-3** All speakers for modified and new outdoor audio systems 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 off-campus ambient noise levels listed in **Exhibit 7** of the LMU Specific Plan by 5 dB(A).

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction, Operation

**Monitoring Frequency:** Once prior to issuance of building (electrical) permit for new equipment, Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building (electrical) permit for new equipment; field inspection sign-off

**PDF-NOISE-4** 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.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once for each parking structures during Administrative Clearance

**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

**PDF-NOISE-5** LMU's Department of Public Safety shall continue to respond to on-campus incidents regarding excessive noise and student violations shall be sanctioned as provided in LMU's Student Conduct Code.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Operation

**Monitoring Frequency:** Periodically during operation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance certification report by Applicant

**PDF-NOISE-6** No source of outdoor amplified sound shall be installed or maintained on the LMU Campus within 150 feet of residential areas in the R1 zone zone. Outdoor amplified sound shall be prohibited in the Athletic Planning Area in the northeast corner of Campus. Emergency address systems shall be exempted from this requirement.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning and Department of Building and Safety

**Monitoring Phase:** Pre-construction, Operation

**Monitoring Frequency:** Once prior to issuance of building (electrical) permit for new equipment; periodically during operation

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building (electrical) permit for new equipment; field inspection sign-off

### *Mitigation Measures*

**MM-NOISE-1** All construction activity shall be conducted in accordance with Section 112.05 of the Los Angeles Municipal Code Noise Ordinance, which states that all technically feasible measures shall be implemented to reduce noise levels of construction equipment operating within 500 feet of residential areas in cases where noise levels exceed 75 dB(A) at 50 feet from the noise source. The Project applicant shall therefore require in contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- Two weeks prior to the commencement of construction of new buildings or any project requiring an Administrative Clearance under the Specific Plan, notification must be provided to surrounding land uses within 500 feet of a Project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period;
- Ensure that construction equipment is properly muffled according to industry standards and in good working condition;
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses;
- Schedule high noise- and vibration-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption to sensitive uses;
- Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers such as curtains around construction areas or noise blankets around stationary construction noise sources in order to limit construction noise generation from exceeding existing ambient exterior noise levels by 5 dB(A) at a noise sensitive use;
- Use electric air compressors and similar power tools rather than diesel equipment, for construction equipment that is available and economically feasible;
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 20 minutes; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be posted clearly at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City of

Los Angeles or the construction relations liaison receives a complaint, the liaison shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the Project construction documents, which shall be reviewed by City of Los Angeles representatives prior to issuance of a grading permit.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Prior to issuance of building permit; periodic field-inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Submittal of construction contracts with BMPs included; field inspection sign-off

**MM-NOISE-2** The Project applicant shall require by contract specifications that heavily loaded trucks used during construction be routed away from residential streets. Contract specifications shall be included in the Project construction documents, which shall be reviewed by the City of Los Angeles representatives prior to issuance of a grading permit.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-construction  
**Monitoring Frequency:** Once prior to issuance of a grading permit  
**Action Indicating Compliance with Mitigation Measure(s):** Issuance of a grading permit

**MM-NOISE-3** The use of existing or improved audio systems associated with Sullivan Field, Page Stadium, Smith Field, and Burns Recreation Center Pool shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 PM, except in the case of overtime or extra innings.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Operation  
**Monitoring Frequency:** Periodically during operation  
**Action Indicating Compliance with Mitigation Measure(s):**Field inspection sign-off

## 15. Police Protection

### *Project Design Features*

**PDF-POL-1** The LMU Department of Public Safety shall continue to provide first-response police protection services for the LMU campus and implement such security measures as maintaining a security booth located off Lincoln Boulevard, operating a network of

security cameras on the campus, and securing all student resident halls by authorized key card entry.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Operation

**Monitoring Frequency:** Ongoing throughout operation

**Action Indicating Compliance with Mitigation Measure(s):** Compliance certification report by Applicant

### ***Mitigation Measures***

**MM-POL-1** During Project construction, construction sites shall be secured with fencing and locked entrances. Construction equipment, tools and materials shall be secured by locking or placing them within sheds and/or other inaccessible areas while not in use. Construction sites shall be lighted as necessary at night to deter theft and vandalism.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing throughout construction

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-POL-2** Prior to the issuance of a building permit, the Los Angeles Police Department, Pacific Division, Crime Prevention Unit, shall have the opportunity to comment regarding security and crime prevention features.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of building permit

**Action Indicating Compliance with Mitigation Measure(s):** Los Angeles Police Department correspondence to Department of City Planning documenting review.

**MM-POL-3** Upon completion of each building or facility, a diagram of each completed building or facility shall be provided to the Los Angeles Police Department Pacific Division Commanding Officer. The diagram shall include access routes, building locations, and any additional information that would facilitate police response.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Police Department

**Monitoring Phase:** Post-construction

**Monitoring Frequency:** Once at completion of building/facility construction



**Action Indicating Compliance with Mitigation Measure(s):** Submittal of building or facility diagram to Police Department.

## **16. Fire Protection and Emergency Medical Services**

### ***Project Design Features***

**PDF-FIRE-1** LMU's Department of Public Safety shall continue to act as a first responder in emergencies and implement LMU's emergency procedures.

**Enforcement Agency:** City of Los Angeles, Department of City Planning

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Operation

**Monitoring Frequency:** Annually

**Action Indicating Compliance with Mitigation Measure(s):** Compliance certification report by Applicant

### ***Mitigation Measures***

**MM-FIRE-1** Prior to the issuance of any building permit, a plot plan shall be submitted to the Fire Department for approval.

**Enforcement Agency:** City of Los Angeles, Fire Department

**Monitoring Agency:** City of Los Angeles, Department Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of building permit

**Action Indicating Compliance with Mitigation Measure(s):** Fire Department approval

**MM-FIRE-2** Prior to the issuance of any building permit, definitive plot plan and specifications including fire prevention features for the Project shall be submitted to and approved by the Fire Department.

**Enforcement Agency:** City of Los Angeles, Fire Department

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of building permit

**Action Indicating Compliance with Mitigation Measure(s):** Fire Department approval

**MM-FIRE-3** Adequate off-site public and on-site private fire hydrants shall be required. The exact number and location of the hydrants shall be determined after the Fire Department reviews the plot plan. LMU shall be required to pay for any hydrant installations required by the Fire Department.

**Enforcement Agency:** City of Los Angeles, Fire Department

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-construction  
**Monitoring Frequency:** Once for each building prior to issuance of building permit  
**Action Indicating Compliance with Mitigation Measure(s):** Fire Department approval

**MM-FIRE-4** Adequate vehicular access ways around all multi-story buildings shall be required by the Fire Department where buildings exceed two stories in height.

**Enforcement Agency:** City of Los Angeles, Fire Department  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-construction  
**Monitoring Frequency:** Once for each building prior to issuance of building permit  
**Action Indicating Compliance with Mitigation Measure(s):** Fire Department approval

**MM-FIRE-5** Where fire apparatus will be driven onto the road level surface of a subterranean parking structure, the structural foundation of the subterranean parking structures shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

**Enforcement Agency:** City of Los Angeles, Fire Department  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once for each building prior to issuance of building permit  
**Action Indicating Compliance with Mitigation Measure(s):** Fire Department approval

**MM-FIRE-6** LMU shall covenant that all streets on campus shall be open to free travel of emergency vehicles.

**Enforcement Agency:** City of Los Angeles, Department of Transportation  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-construction  
**Monitoring Frequency:** Once prior to issuance of building permit for first building developed pursuant to LMU Specific Plan  
**Action Indicating Compliance with Mitigation Measure(s):** Applicant submittal of recorded covenant

**MM-FIRE-7** LMU shall work with the Los Angeles Department of Water and Power to construct or otherwise suitably guarantee the construction of water system improvements as needed to meet the on-site fire flow requirements set forth by LAFD. In the event off-site improvements are necessary, LMU shall contribute its fair share to water system improvements to meet the on-site fire flow requirements set forth by the Fire Department.

**Enforcement Agency:** Los Angeles Department of Water and Power; City of Los Angeles, Fire Department

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once after submittal of plans for water system improvements to meet the on-site fire flow improvements for each building prior to issuance of building permit  
**Action Indicating Compliance with Mitigation Measure(s):** Department of Water and Power and Fire Department approval

## 17. Recreation and Parks

### *Project Design Features*

**PDF-REC-1** The LMU Campus shall provide, at a minimum, the acreage of open space and outdoor athletic facilities required by the proposed LMU Specific Plan.

**Enforcement Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Agency:** City of Los Angeles, Department of City Planning  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once for each building during Administrative Clearance  
**Action Indicating Compliance with Mitigation Measure(s):** Administrative Clearance approval

### *Mitigation Measures*

No mitigation measures required.

## 18. Transportation

### *Project Design Features*

No Project Design Features are proposed.

### *Mitigation Measures*

#### **Construction Mitigation Measures**

**MM-TRAF-1** Prior to the issuance of demolition permits, a Construction Traffic Management Plan shall be prepared and submitted to the City of Los Angeles Department of Transportation for review and approval. The Construction Traffic Management Plan shall include information such as haul routes and staging plans. The Construction Traffic Management Plan shall include the following elements:

- Provisions to configure construction parking to minimize traffic interference and avoid parking on residential streets.

- Consolidating and coordinating haul trucks, deliveries, and pick-ups to reduce the potential for trucks waiting to load or unload for protracted periods of time.
- Construction equipment traffic from the contractors shall be controlled by flagman in order to minimize circulation conflicts and obstruction of through-traffic lanes.
- Maintaining access to residences and businesses.
- Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing, and protection barriers.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once for each building prior to issuance of demolition permits

**Action Indicating Compliance with Mitigation Measure(s):** Approval by Department of Transportation; issuance of demolition permit

**MM-TRAF-2** Construction worker parking shall be provided at an off-site location in the campus vicinity, where sufficient parking for the expected number of workers can be accommodated. A shuttle service shall be provided to transport construction workers to and from campus in the morning and afternoon. No construction worker parking shall be permitted on residential streets.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing throughout construction

**Action Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off

**MM-TRAF-3** The Proposed Project applicant shall implement at least one of the following Transportation Demand Management (TDM) strategies to mitigate Proposed Project-related intersection impacts during Project buildout.

- Increase number of residential beds to 4,250 from the 3,261 beds currently available (an increase of 989 beds). This mitigation measure would allow the campus to grow to 9,545 FTE students, faculty, and staff before a significant traffic-related significant impact occurs.
- Implement a 5 percent faculty/staff TDM program as discussed in the *Transportation Impacts Analysis* prepared in December 2009 for the Proposed Project and increase the number of residential beds to at least 4,197 from the 3,261 beds currently available (an increase of 936 beds). This mitigation measure would allow the campus to grow to the full 9,600 FTE students, faculty, and staff buildout without significant traffic-related impacts.

- Implement a 10 percent faculty/staff TDM program as discussed in the *Transportation Impacts Analysis* prepared in December 2009 for the Proposed Project and increase the number of residential beds to at least 4,032 from the 3,261 beds currently available (an increase of 771 beds). This mitigation measure would allow the campus to grow to the full 9,600 FTE students, faculty, and staff buildout without significant traffic-related impacts.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Operation

**Monitoring Frequency:** Ongoing until Project buildout

**Action Indicating Compliance with Mitigation Measure(s):** Compliance certification report by Applicant approved by Department of Transportation

**MM-TRAF-4** The Transportation Demand Management (TDM) program implementation and monitoring shall be conducted 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.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of Transportation

**Monitoring Phase:** Operation

**Monitoring Frequency:** Ongoing until Project buildout

**Action Indicating Compliance with Mitigation Measure(s):** Submittal of a final TDM Plan to the Department of Transportation

**MM-TRAF-5** The Proposed Project shall add parking in phases with increases in the campus full-time equivalent population, in conformance with the requirements of the proposed Specific Plan. The location of such additional parking shall be approved by the Department of Transportation.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Operation

**Monitoring Frequency:** Annually until all 4,742 parking spaces required are provided on campus

**Action Indicating Compliance with Mitigation Measure(s):** Annual submittal of reports to the Department of Building and Safety, due by October 1 of each year, that certifies the number of full-time equivalent 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 the Specific Plan

**MM-TRAF-6** Prior to pulling building permits for the new sports pavilion (i.e., the replacement facility for Gerston Pavilion), or the construction of more than 1000 additional seats (individually or cumulatively) at Page Stadium, Smith Softball Field, and/or Sullivan Field, the Applicant shall obtain approval from the Department of Transportation of a parking plan for the new sports pavilion or the new sports facility seating at Page Stadium, Smith Softball Field, and/or Sullivan Field demonstrating sufficient parking availability for such new sports pavilion or new sports facility seating at Page Stadium, Smith Softball Field, and/or Sullivan Field. Parking for the new sports pavilion or new sports facility seating at Page Stadium, Smith Softball Field, and/or Sullivan Field may be met by demonstrating sufficient capacity through a shared use study of the then-existing parking demand, construction of new parking spaces, or a special event parking plan which may include valet/stacked parking and/or shuttle services from University Hall to other locations on campus, or shuttle services to and from off-site parking locations.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of Transportation

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once during building plan check for new sports pavilion or the construction of more than 1000 additional seats (individually or cumulatively) at Page Stadium, Smith Softball Field, and/or Sullivan Field

**Action Indicating Compliance with Mitigation Measure(s):** Department of Transportation review and determination on additional parking space requirements, if any; building plan check approval

**MM-TRAF-7** LMU will maintain an Event Parking Management Program to accommodate occasional university functions expected to bring a large number of non-registered vehicles onto campus. The Event Parking Management Program will provide for a temporary increase in traffic management and parking personnel to accommodate the additional vehicles on the campus. LMU shall direct visitors leaving events by car to exit the campus via LMU Drive.

**Enforcement Agency:** City of Los Angeles, Department of Transportation

**Monitoring Agency:** City of Los Angeles, Department of Transportation

**Monitoring Phase:** Operation

**Monitoring Frequency:** Annually

**Action Indicating Compliance with Mitigation Measure(s):** Compliance certification report by Applicant

## 19. Water Supply

### *Project Design Features*

**PDF-WATER-1** The Proposed Project would include the following water conservation features in new development approved as part of the Proposed Project through Proposed Project buildout, unless alternative or equivalent measures are substituted with City approval. Proposed Project buildout means the addition of 508,000 net new gross square feet of academic/administrative facilities, 476,000 net new gross square feet of residential facilities, and 28,000 net new gross square feet of athletic indoor facilities on campus:

- Bathroom faucets – 1.5 gallons per minute (private), 0.5 gallon per minute (public)
- Self-closing faucets in public restrooms
- Kitchen faucets – 1.5 gallons per minute
- Pre-rinse kitchen spray head
- Showerheads: no more than 1 showerhead per stall
  - Low-flow showerheads – 2.0 gallons per minute
- High efficiency clothes washers – water savings factor of 5.0 or less (residential); water savings factor of 7.5 or less (residential)
- High efficiency toilets – 1.28 gallons per flush or less, or dual flush
- High efficiency/ultra low flow urinals – 0.125 to 0.5 gallon per flush
- Energy Star dishwashers
- Domestic water heating system located in close proximity to point(s) of use
- Tankless and on-demand water heaters
- Cooling tower conductivity controllers or cooling tower pH conductivity controllers
  - (Cooling towers to operate at minimum of 5.5 cycles of concentration)
- Water-saving pool filter
- Rotating sprinkler nozzles – 0.5 gallon per minute
- Micro-spray nozzles
- Drip/subsurface irrigation (micro-irrigation) and bubbler irrigation

- Weather based irrigation controller
- Hydro-zoning plantings (grouping similar water needs plants together)
- Zoned irrigation
- Drought-tolerant plants: 75 percent of new landscape plantings
- Artificial turf (cost permitting)
- Landscaping contouring to minimize precipitation runoff
- Infiltration planters (i.e., notched curb to allow runoff to flow into planted areas)
- Stormwater capture and infiltration of on campus sump
- Campus-wide reclaimed water irrigation (by Project buildout)
- Cooling towers using 100 percent reclaimed water use, as permitted by law (by Project buildout)
- New buildings designed to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design® (LEED®) Certified level (or higher), or an equivalent criteria.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Operation

**Monitoring Frequency:** Periodically during plan check for each building and operation as needed

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permit; field inspection sign-off

### ***Mitigation Measures***

No mitigation measures required.

## **20. Wastewater**

### ***Project Design Features***

See Section IV L 1, Water Supply.

### ***Mitigation Measures***

**MM-WW-1** If future capacity studies and calculations during the course of Project improvements determine that any sewer pipe sections on campus would operate at flow depths greater



than 75 percent of pipe depth, such pipes shall be upsized as necessary at the expense of LMU.

**Enforcement Agency:** City of Los Angeles, Department of Public Works (Bureau of Sanitation)

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** As needed during plan check for new buildings

**Action Indicating Compliance with Mitigation Measure(s):** Sign-off by Department of Public Works (Bureau of Sanitation) on future capacity studies

## 21. Solid Waste

### *Project Design Features*

**PDF-SW-1** LMU shall continue to achieve a campuswide waste diversion rate of at least 58.6 percent through recycling activities.

**Enforcement Agency:** City of Los Angeles, Department of Public Works (Bureau of Sanitation)

**Monitoring Agency:** City of Los Angeles, Department of City Planning

**Monitoring Phase:** Operation

**Monitoring Frequency:** Annually until Project buildout

**Action Indicating Compliance with Mitigation Measure(s):** Submittal of compliance report by Applicant to the Department of Public Works

### *Mitigation Measures*

No mitigation measures required

## 22. Energy (Electricity and Natural Gas)

### *Project Design Features*

**PDF-ENG-1** LMU shall implement the following energy conservation measures as part of the Proposed Project:

- Central Plant motors shall include variable frequency drivers to adjust electrical motor speed based on demand;
- Major building renovations and additions shall be integrated into the Campus Energy Management System, which is a set of computer-aided tools used to monitor, control, and optimize the performance of building HVAC and lighting systems;

- Future cooling loads shall be met using thermal energy storage, or an additional energy efficient chiller, or other comparable storage technologies;
- New and replacement buildings with flat roofs shall use white reflective material or comparable heat rejecting material on the building roofs;
- New appliances shall meet or exceed the minimum efficiency levels mandated in the California Code of Regulations;
- All irrigation shall use reclaimed water by Project buildout;
- All irrigation shall use automatic irrigation timers and at least 50 percent of the campus's non-turf areas shall include drought-tolerant or native plantings;
- All new and renovated buildings shall incorporate water conservation measures such as ultra-low-flush water closets and urinals, low-flow shower heads, and low-flow faucet aerators;
- All new construction shall be designed to the 2008 LEED Certified criteria (or an equivalent criteria) or better;
- Buildings shall be well sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads;
- Buildings shall incorporate thermal insulation in walls and ceilings;
- Window systems shall be designed to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather; and
- High-intensity-discharge (HID) lamps, light-emitting diode (LED), or other energy efficient lighting shall be installed for all outdoor lighting to reduce electricity consumption.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Construction, Operation

**Monitoring Frequency:** Periodically during plan check for each building and operation as needed

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permit; field inspection sign-off

## Mitigation Measures

### Electricity

**MM-ENG-1** Prior to submittal of final site plans associated with specific Project facilities for approval by the City's Building and Safety Department, LMU shall consult with LADWP to determine the appropriate specifications for additional transmission or distribution facilities supplying electricity to the Project site. Upon finalization of these specifications, LMU shall fund its fair share of the cost of on campus or off campus infrastructure installation, as applicable.

**Enforcement Agency:** Los Angeles Department of Water and Power; City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once prior to submittal to Department of Building and Safety of final site plans for each Project facility

**Action Indicating Compliance with Mitigation Measure(s):** Documentation of consultation with LADWP; payment of fair share of costs, if applicable

**MM-ENG-2** Prior to submittal of final site plans for specific Project buildings or facilities to the City's Building and Safety Department demonstrating compliance with the State's Energy Conservation Standards, LMU shall consult with LADWP's Energy Solutions Group regarding the incorporation of possible energy efficiency measures into Project design.

**Enforcement Agency:** Los Angeles Department of Water and Power; City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once prior to submittal of final site plans for each Project facility to Department of Building and Safety

**Action Indicating Compliance with Mitigation Measure(s):** Documentation of consultation with LADWP's Energy Solutions Group

### Natural Gas

**MM-ENG-3** Prior to submittal of final site plans for specific Project buildings or facilities to the City's Building and Safety Department demonstrating compliance with the State's Energy Conservation Standards, LMU shall incorporate the appropriate specifications for necessary modifications to the natural gas conveyance system to the Project site as

required by the Gas Company. Upon finalizing these specifications, LMU shall fund its fair share of the cost of on campus or off campus infrastructure installation, as applicable.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once prior to submittal of final site plans for specific Project buildings or facilities to Department of Building and Safety

**Action Indicating Compliance with Mitigation Measure(s):** Documentation of consultation with the Southern California Gas Company; payment of fair share costs, if applicable

**MM-ENG-4** Prior to submittal of final site plans for specific Project buildings or facilities to the City's Building and Safety Department demonstrating compliance with the State's Energy Conservation Standards, LMU shall consult with the Gas Company regarding the incorporation of feasible energy conservation measures into Project design.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Agency:** City of Los Angeles, Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once prior to submittal of final site plans for specific Project buildings or facilities to Department of Building and Safety

**Action Indicating Compliance with Mitigation Measure(s):** Documentation of consultation with the Southern California Gas Company

# Appendix C

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## Specific Plan Amendment

The following text amendments to the LMU Specific Plan are proposed:

### **[Amended] Section 2.2 SPECIFIC PLAN SETTING AND DEVELOPMENT OVERVIEW**

...

C. The Project Development Plan proposed with this Amended Specific Plan includes a maximum of 1,779,000 square feet of new Floor Area of facilities for Academic and Administrative Uses, Residential Uses (with approximately 989 new beds) and 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. The total Project Development Plan proposed with this Amended Specific Plan is approximately 3.41 million square feet.<sup>1</sup>

### **[Amended] Section 3.2 PROHIBITIONS**

...

B. No Administrative Clearance shall be approved for a Project that would cause overall development in the Specific Plan Area to:

1. exceed 869,500 square feet of new Floor Area of facilities for Academic and Administrative Uses, 709,500 square feet of new Floor Area of facilities for Residential Uses with approximately 989 net new beds, and 200,000 square feet of new Floor Area of indoor facilities for Athletic Uses (subject to the allowable adjustments set forth in Section 3.3); or

2. exceed a maximum total of 1,779,000 square feet of new Floor Area across all three land use categories identified in Table No. 1; or

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<sup>1</sup> 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.

3. exceed a maximum total of 3,411,000 square feet of existing and new Floor Area across all three land use categories identified in Table No. 2.

### **[Amended] Section 3.3 LAND USE PLAN AND CAMPUS LIMITATIONS**

...

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

**Table No. 1**  
**Permitted New Floor Area by Land Use Category—Facilities**

<b><u>Land Use</u></b>	<b><u>New Floor Area (sf)</u></b>
<u>Academic/Administrative</u>	<u>869,500</u>
<u>Residential</u>	<u>709,500</u>
<u>Athletic Indoors</u>	<u>200,000</u>
<b><u>Total New Floor Area Permitted</u></b>	<b><u>1,779,000</u></b>

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

<b><u>Land Use</u></b>	<b><u>Combined (Existing + New) Floor Area (sf)</u></b>
<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>
<b><u>Total Combined (Existing + New) Floor Area Permitted</u></b>	<b><u>3,411,000</u></b>

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

...

**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 area unless LMU suspends or discontinues the operation of the new sports arena.

3. Temporary seating may be utilized in the Gersten Pavilion, but it shall not exceed 1,000 seats, and such seating shall be consistent with applicable Fire Department regulations.

...

#### **[Amended] Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS**

...

**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 LADOT for approval. If at any time it is determined that required trip reductions from the program are not being met, then LMU will be required to provide the action(s) necessary to bring the program into compliance, including but not limited to such measures as a reduction in the proposed Campus FTE growth level and implementing a variety of alternative TDM measures that prove to be more effective in reducing trips to Campus.

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

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

## **[Amended] Section 5.2 PARKING REGULATIONS**

...

J. Prior to the construction of a new sports arena, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. The study shall also consider ridesharing, including access and staging, and its effects on local traffic. 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 arena, 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 retention of Gersten Pavilion. The updated Plan shall also evaluate potential temporary event signage and be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT.

## **[New] Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS**

LMU shall maintain a dedicated liaison officer to facilitate communications with the Westchester/Playa Neighborhood Council. The liaison 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.



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Fwd: LMU Specific Plan Amendment**

2 messages

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**Eddie Guerrero** <eddie.guerrero@lacity.org>  
To: Esther Serrato <esther.serrato@lacity.org>  
Cc: Michael Kennedy <m.kennedy@fehrandpeers.com>

Wed, Aug 11, 2021 at 7:56 AM

Good Morning Esther,

I received and reviewed the attached memorandum from Fehr & Peers, dated June 10, 2021, regarding the LMU SP Addendum and I concur with the report's finding that no new significant impacts would occur as a result of the amendment.

Let me know if this email will suffice as confirmation of this matter or if you need a separate correspondence.

Regards

----- Forwarded message -----

From: **Michael Kennedy** <M.Kennedy@fehrandpeers.com>  
Date: Tue, Aug 3, 2021 at 9:27 AM  
Subject: RE: LMU Specific Plan Amendment  
To: Eddie Guerrero <eddie.guerrero@lacity.org>

Hi Eddie,

I just got the contact for planning. It is:

[esther.serrato@lacity.org](mailto:esther.serrato@lacity.org)

Would it be possible to send over your letter or email this week? Sounds like a hearing date was just set.

Thanks!

Best,

Michael

**Michael Kennedy, AICP**

Principal, Long Beach Office Leader

Fehr &amp; Peers Transportation Consultants



## TECHNICAL MEMORANDUM

Date: June 10, 2021  
To: Eddie Guerrero, LADOT  
From: Michael Kennedy & Drew Heckathorn, Fehr & Peers  
Subject: **Transportation Impact Evaluation for the Addendum to the LMU Specific Plan Environmental Impact Report**

LA19-3126

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In 2010, the City of Los Angeles adopted a Specific Plan, a Development Agreement, and certified an Environmental Impact Report (EIR) for the Loyola Marymount University (LMU) Master Plan. The Master Plan's building program was designed to accommodate a campus population of 9,600 full time equivalent (FTE) students, faculty, and staff<sup>1</sup>.

LMU proposes to amend the Specific Plan ("Specific Plan Amendment") to allow for more flexibility regarding the distribution of floor area among the academic/administrative buildings, residential buildings, and indoor athletic buildings. While the Specific Plan Amendment will permit the redistribution in floor area under the amended Specific Plan, no other changes are proposed that could potentially change transportation impacts are proposed. The maximum amount of total new construction (1,779,000 square feet of floor area) and maximum overall total development (3,411,000 square feet of floor area) are not changed. The campus 9,600 FTE population cap is not changed. The number of total new beds (989) within the approved residential building square footage is not changed.

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<sup>1</sup> A student FTE is a unit of measurement used to calculate enrollment for academic and master planning purposes as opposed to student headcount. One undergraduate student FTE is defined as one undergraduate student taking 12 course units, which represents a full course load. Students taking fewer course units constitute a fraction of a Student FTE, whereas students taking more than 12 units constitute more than one FTE. One graduate student FTE is defined as one graduate student taking 9 course units, which represents a full course load. To calculate Faculty/Staff FTEs the full-time 40-hour work week is used. Two part-time staff members working 20 hours per week equals one full-time equivalent staff person. For faculty, one full-time faculty member is one FTE faculty member and three part-time faculty members equals one FTE faculty member.



This memorandum evaluates the potential for new transportation impacts associated with the Specific Plan Amendment's potential reallocation of square footage among land uses as compared with the Specific Plan analyzed in the EIR.

## PROPOSED SPECIFIC PLAN AMENDMENT PROJECT CHANGES

Table 1 summarizes the allowable reallocation of square feet between approved uses comparing the existing Approved Specific Plan and the proposed Specific Plan Amendment. Specifically, the Specific Plan Amendment would reduce the total allowable academic/administrative and residential floor area at buildout (while providing the same 989 residential beds). The Specific Plan Amendment could also increase the amount of athletic indoors square feet while maintaining the total new and total at buildout square feet limits. The increase in athletic indoors floor area would allow for the retention of the existing Gersten Pavilion, which was previously proposed for demolition. The total campus 9,600 FTE at buildout would remain the same.

<b>Table 1 - Proposed Specific Plan Amendment Land Use Allocation (floor area)</b>									
	<b>Existing Floor Area to Remain</b>			<b>Proposed New Floor Area</b>			<b>Total Floor Area at Buildout (Existing + New)</b>		
	<b>Approved Specific Plan</b>	<b>Proposed Plan Update</b>	<b>Difference</b>	<b>Approved Specific Plan</b>	<b>Proposed Plan Update</b>	<b>Difference</b>	<b>Approved Specific Plan</b>	<b>Proposed Plan Update</b>	<b>Difference</b>
Academic/ Admin	1,022,000	977,500	-44,500	921,000	869,500	-51,500	1,943,000	1,847,000	-96,000
Residential	515,000	488,500	-26,500	761,000	709,500	-51,500	1,276,000	1,198,000	-78,000
Athletic Indoors	95,000	166,000	71,000	97,000	200,000	103,000	192,000	366,000	174,000
<i>Total</i>	1,632,000	1,632,000	0	1,779,000	1,779,000	0	3,411,000	3,411,000	0

Source: Loyola Marymount University

## EIR'S ANALYSIS OF SPECIFIC PLAN TRANSPORTATION IMPACTS

The Specific Plan facilitated replacing functionally obsolete and substandard on-campus buildings to enhance the student experience and quality of life. This was accomplished in multiple ways. One, way was housing a larger share of the residential student population on campus. The Specific Plan permits a total of 989 residential beds at buildout and replacing outdated residential units with newer apartment-style units. The result was increase residential square footage allotted per bed. These proposed physical changes would not increase the amount of traffic generated per campus



FTE. Rather, the growth of traffic for the campus would come from the growth in the campus population. Therefore, the EIR assessed the potential for significant transportation-related project impacts based on the growth of the campus population up to the maximum cap of 9,600 campus FTE.

To quantify the trips per campus FTE, Fehr & Peers conducted driveway traffic counts, and empirically calculated derived trip generation rates per campus FTE (using the existing campus population at the time of the baseline driveway counts) based on the maximum AM and PM peak hours, and the maximum day across the six weekdays that were counted. Trip generation for the campus at the full buildout of 9,600 campus FTE were estimated by applying the trip rates per campus FTE to the growth in the campus population to the cap.

The EIR identified a trip impact threshold of 150 peak hour trips above the 2008 campus trip generation baseline for each peak hour, based on the required transportation impact analysis methodology and criteria of the City of Los Angeles at the time the EIR was prepared. If the campus generated more than 150 net-new peak hour trips, at least one significant impact would be triggered, with more trips triggering significant impacts at the identified locations until the campus population cap was reached.

The EIR identified mitigation measures to reduce the transportation impacts to less than significant levels, including the implementation of a Transportation Demand Management Plan (TDM), and housing more students on campus.

## APPROACH TO ANALYZING TRANSPORTATION IMPACTS FOR SPECIFIC PLAN AMENDMENT

When the City adopted the Specific Plan, Level of Service (LOS) Analysis was the primary metric for the analysis of transportation impacts under CEQA. This method focused on analyzing traffic congestion and a project's potential to exacerbate congestion through an evaluation of the changes in intersection volume to capacity (V/C) ratios associated with the addition of a project's traffic volumes to intersections and calculate the result change in V/C ratios based on the particular intersection's peak hour capacity. Thus, for the Specific Plan transportation impacts were evaluated based on the vehicle trip increases associated with the growth of FTEs on campus.

Pursuant to California Senate Bill (SB) 743, transportation impacts from a project are now required to be evaluated under CEQA using a vehicle-miles traveled (VMT) analysis. VMT analyses quantify



the amount of driving that a project would affect based on the number of trips caused by a project, which modes are utilized, and the distance these trips cover. VMT analyses are often expressed in VMT per capita, and a project's VMT performance is based on its per-capita VMT not whether a project would increase VMT in aggregate.

The Los Angeles Department of City Planning and LADOT updated the Transportation Section of the City's California Environmental Quality Act (CEQA) Thresholds Guide to comply with and implement Senate Bill (SB) 743. The City Council subsequently adopted VMT-based significance thresholds and the City incorporated them into the City's CEQA Threshold Guide.

LADOT has developed a VMT Calculator tool to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. The VMT Calculator relies on the students to calculate VMT for the University land use category. The Specific Plan Amendment will not change the FTE. Therefore, VMT analysis for the growth in the campus population is not required.

Notwithstanding the fact that FTE will not change, this memorandum analyzes whether the allowable shift in allocation of square footage among campus building types would result in the potential to increase VMT, either from an increase in VMT from typical campus activities, or an increase in the frequency and size of campus events, such that these activities would become more typical conditions. This evaluation is discussed below.

## TRANSPORTATION DEMAND MANAGEMENT PROGRAM

LMU has implemented (TDM Plan) or is in the process of implementing (increase in residential beds) the transportation mitigation measures required for the Specific Plan to ensure that there are no significant transportation impact. LMU is required to annual monitor driveway traffic counts and parking demand to ensure the effectiveness of the mitigation measures.

The following summarizes the key TDM Plan activities/programs implemented at LMU's campus between 2012 and 2019<sup>2</sup>:

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<sup>2</sup> Due to the COVID-19 pandemic, only 220 FTE students were on-campus during the 2020-2021 academic year with most students attending virtually. As a result most TDM activities were temporarily put on hold.



- Shared Vehicles – In 2012, 8 shared vehicles, operated by ZipCar, were located on campus, with a total of 295 students who were ZipCar members. In 2019, there were 9 vehicles on campus and 570 active ZipCar members on campus.
- Electric Vehicle Parking – 24 Electric Vehicle charging stalls (6 at University Hall & 18 in the Life Sciences Building (Lot D) have been installed on campus
- Parking Fee Program – LMU implemented campus parking fees in 2012 for visitors, and 2013 for students and faculty/staff. The fee schedule is as follows:
  - Students – Students who park on campus may purchase a \$670 annual permit for year-round parking or can pay by term (\$335 per term for fall and spring terms, \$200 for summer term). Students can who do not purchase a pass can pay for hourly parking, which has a daily cap of \$10 per day.
  - Faculty/Staff – Faculty/Staff who park on campus may purchase a \$696 annual permit for year-round parking. If they choose to purchase the permit, the fee can be paid through a payroll deduction. Faculty and staff can who do not purchase a pass can pay for hourly parking, which has a daily cap of \$10 per day.
  - Visitors – Visitors are charged based on the length of time they park on campus with a \$10 daily maximum. Any vehicle not registered to an LMU student, faculty, or staff is considered a visitor.
- Alternative Transportation Incentive Program – Campus members that opt out of parking on campus and use public transportation, walk, or bike to campus, are provided 5 free parking days per semester to use as needed. Since 2012, 71 campus members on average participate in this program each semester.
- Guaranteed Ride Home – Since 2012, LMU has participated in Metro's guaranteed ride home program. This program allows ridesharing employees to choose the most efficient means to get where they need to go during a qualified emergency. The program, made available to campus members, will reimburse a one-way taxi ride, one-day car rental, or transit ticket (public bus, Metro Rail, or Metrolink) to get them to their destination.
- Bicycle Parking Capacity – In 2012, LMU had the capacity for a total of 1,211 bicycles in 400 racks on campus. In 2019, there is capacity for 1,400 bicycles on campus in 500 racks.
- Shuttles – Through 2018, LMU operated a campus shuttle that connected with the Metro Green Line Aviation/LAX Station. Since June 1, 2018 through the 2019 academic year LMU has operated a Playa Vista shuttle. The service is averaging 150 riders per day. The Playa Vista shuttle is open to all students, faculty and staff members, and anyone outside the LMU community who wants to ride. The route includes stops on the Westchester campus



(University Hall flagpoles and Lawton Plaza), the LMU Playa Vista Campus, and the Runway in Playa Vista, home to a variety of restaurants and retail stores. This service is free and available to all affiliates, students, community members and employees.

- Carpool Program – LMU’s carpool program, launched in Fall 2017, provides 15 premiere parking spaces for participants in the program.

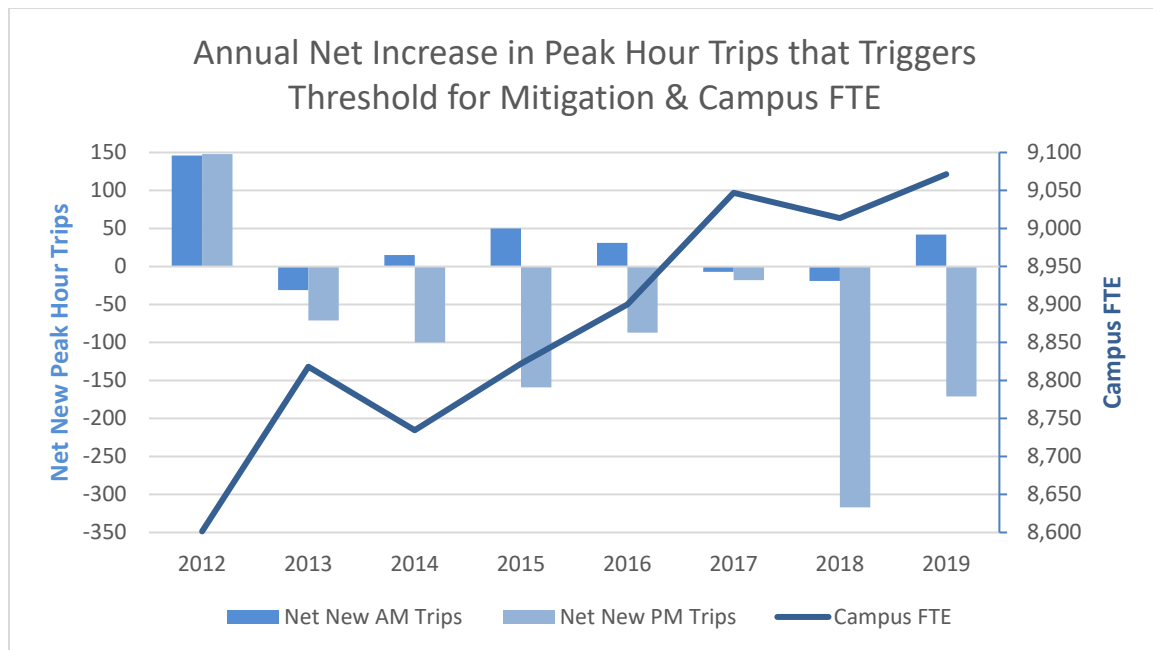
## INCREASING CAMPUS HOUSING

Since 2011, LMU has constructed 633 additional residential beds for students and 15 for faculty and staff. The total number of beds at buildout will be 989. The EIR identified a reduced external trip generation rate for students living on campus as compared with commuters. Thus, when the 989 beds are fully occupied, a further reduction in campus trips is anticipated.

## DRIVEWAY TRAFFIC COUNT MONITORING & COMPARISON TO SPECIFIC PLAN

Traffic counts are collected each year over multi-day periods at the LMU Drive and Loyola Boulevard campus gates. This allows LMU evaluate the trip-reduction benefits of the TDM measures. The following chart documents how the campus is tracking against the 150 net new trip threshold for the years 2012 through 2019. While the annual campus monitoring study was conducted in 2020, because of the COVID-19 pandemic, nearly all of LMU’s campus population was remote, and so the data for that year were not included as they are an outlier.

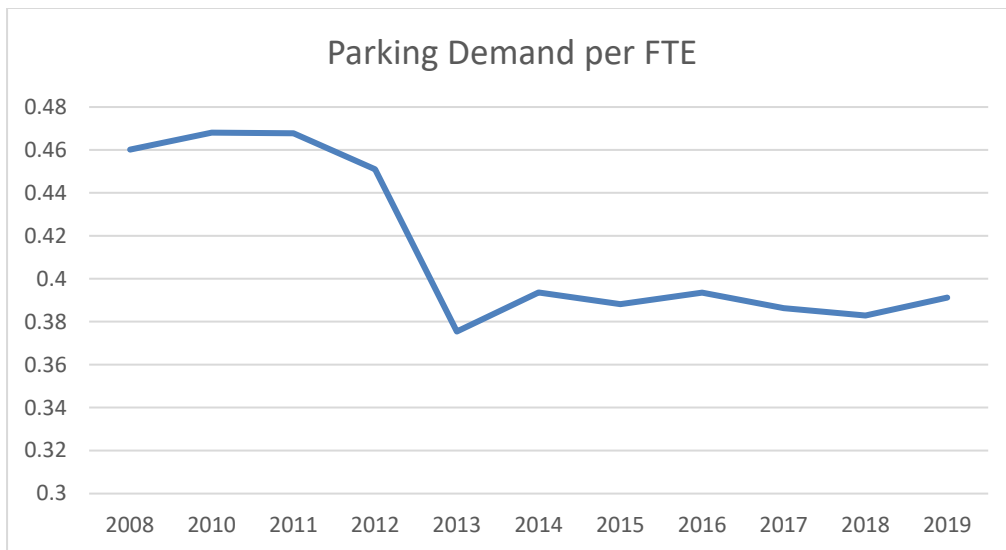




As the above chart demonstrates, the campus has been below the trip threshold since monitoring began. Moreover, the campus has successfully reduced its peak period trip generation in subsequent years due to the implementation of its TDM Plan. A significant decrease in trips is observed in 2013, the first year the campus charged for parking for all users. The TDM plan proved to be very effective. The trip generation rate for campus FTE has been reduced relative to the baseline used in the EIR, while FTE on campus has continued to increase.

## PARKING DEMAND PER FTE

Parking occupancy counts are conducted hourly at all campus parking facilities to track the trend in parking demand. The following chart shows the reduction in parking demand per FTE as a result of the TDM Plan. As with the overall campus trip generation, parking demand has decreased per FTE.



## RETENTION OF GERSTEN PAVILION

The Original EIR Project contemplated replacing the Gersten Pavilion with a new sports arena. The Specific Plan Amendment continues to contemplate such changes, but it would allow LMU to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion. Under the Specific Plan Amendment, if a new sports arena is built on campus, all fixed seating in the Gersten Pavilion will be removed.

Like other University spaces, a retained Gersten Pavilion may be utilized for campus events. However, temporary seating will be limited to 1,000 seats, and public events at the retained Gersten Pavilion or the new sports arena would not occur simultaneously.

The Specific Plan Amendment would update the TDM Plan to (1) prohibit concurrent scheduling of events open to the general public 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. Further, to limit the potential for the overlapping of public events at the Gersten Pavilion and the new sports arena, the TDM Plan requires that a public event held at either Gersten Pavilion or the new sports arena start not less than two hours after the scheduled end of a public event held at the other arena/pavilion. With these TDM Plan measures, the Specific Plan Amendment will not increase the frequency or level of attendance at events when compared to the Specific Plan.



## POTENTIAL FOR NEW SIGNIFICANT TRANSPORTATION IMPACTS

As detailed above, the Project maintain the same amount of square footage, and there will be no change to the 9,600 campus FTE students, faculty and staff (which includes 7,800 FTE students and 1,800 FTE faculty and staff).

As campus trip generation and VMT is determined by growth of campus population, as opposed to the allocation of square footages across University buildings, with no change to the FTE, the Specific Plan Amendment would not be expected to have any new or more severe significant transportation impacts. Further, LMU's implementation of the TDM plan has consistently kept the the campus' level of trip generation below 150 per hour, the City's adopted threshold of significance. LMU has accomplished this while the campus' FTEs have grown. This indicates that trips per FTE (and therefore likely VMT per FTE) have been reduced.

The Specific Plan included the increase of on-campus housing as a mitigation measure, since on-campus residents were demonstrated to generate fewer vehicle trips (and likely reduced VMT) relative to commuter students. The Specific Plan Amendment will provide the same number of residential beds at buildout as the Specific Plan, and so will not vary both in terms of campus trip generation, and VMT. In addition to the same increase in on-campus housing as the Original EIR Project, the Playa Vista project, located immediately south of LMU's campus has since been completed. Playa Vista provides housing, retail and other services very close to LMU's campus. LMU implemented a shuttle to connect its campus with Playa Vista, which was not contemplated at the time of the Specific Plan's adoption. The proximity and the shuttle connection to Playa Vista will further reduce VMT compared with the context of the Specific Plan.

LMU's proactive implementation of the TDM plan mitigation has and will continue to ensure that the potential significant impacts the EIR identified will continued to be mitigated to less than significant levels. Additionally, the Specific Plan Amendment is likely to be even less impactful than Specific Plan because the overall construction program is substantially scaled back since more existing facilities will be retained. As a result, temporary construction related traffic will also be reduced.

The retention and repurposing of the Gersten Pavilion will also not increase the frequency of public events on campus. The Specific Plan Amendment provides for an updated TDM Plan that prohibits concurrent events open to the general public at the Gersten Pavilion and a new sports arena.



Further, the updated TDM Plan details a scheduling program such that requires a public event held at either Gersten Pavilion or the new sports arena not to be scheduled within than two hours after the scheduled end of a public event held at the other arena/pavilion. As a result, no new significant impacts are anticipated.

## SUMMARY

The changes to the Specific Plan Amendment would not change the overall transportation impact analysis conclusions from the Specific Plan's EIR. No new or increased significant transportation impacts are expected with the Specific Plan Amendment. The Specific Plan Amendment may also reduce impacts during construction due to the potential for a reduction in overall demolition.

**EXHIBIT D**  
**CORRESPONDENCE**  
**CPC-2019-4651-SP**

- October 15, 2021 Applicant Letter to Case File
- October 15, 2021 Applicant Letter to Neighborhood Council of Westchester Playa (NCWP)
- September 7, 2021 Applicant Letter to NCWP
- February 2, 2021 NCWP Conditional Support Letter
- Public Comment Letters

FIRM / AFFILIATE OFFICES

Austin	Milan
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Hamburg	Seoul
Hong Kong	Shanghai
Houston	Silicon Valley
London	Singapore
Los Angeles	Tokyo
Madrid	Washington, D.C.

October 15, 2021

**VIA EMAIL**

Esther Serrato, Hearing Officer  
200 N. Spring Street, Suite 525  
Los Angeles, CA 90012

Re: Loyola Marymount University – Specific Plan Amendment – October 18, 2021  
Hearing Officer Hearing – Case No. CPC 2019-4651-SP

Dear Ms. Serrato:

On behalf of Loyola Marymount University, we would like to provide some additional information regarding the University’s proposed amendment to the University’s Specific Plan (the “Specific Plan Amendment”).<sup>1</sup> As more fully described below, in 2011, the City of Los Angeles approved a Master Plan for LMU, which included approval of the Specific Plan that guides development on the University’s Westchester campus. This proposed Specific Plan Amendment would allow LMU to reprogram Specific Plan-approved floor area to meet the evolving needs of the campus community without exceeding the total new construction (or total development on campus) approved in the Specific Plan. We respectfully request your approval of the proposed Specific Plan Amendment.

**I. PROJECT BACKGROUND AND AMENDMENT OVERVIEW**

LMU established its Westchester campus in 1929 and has operated continuously since. In 2011, the City approved a Master Plan for the campus, which included approval of the Specific Plan, a Development Agreement, a General Plan Amendment, a Zone Change, and certification of an associated Environmental Impact Report (“Master Plan EIR”). The Specific Plan itself provides guidelines for future development, while accommodating the flexibility needed to ensure that the University can meet the long-term needs of students, student athletes, faculty, staff, and visitors.

As approved, the existing Specific Plan permits certain reallocation and/or adjustments to the approved floor areas within the academic/administrative, residential, and indoor athletic land use categories, provided that the maximum total net new construction (by land use category) and maximum overall total development (by land use category) on Campus previously analyzed in the Master Plan EIR and approved in the Specific Plan is not exceeded. The Specific Plan Amendment would permit additional adjustments in the distribution of Specific Plan-approved square footage, but the maximum total new construction and maximum total development will not change. The

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<sup>1</sup> Los Angeles City Ordinance No. 181605 established in the Loyola Marymount University Specific Plan.

Specific Plan Amendment would not modify the number of individuals permitted to reside on campus.<sup>2</sup>

Specifically, the Specific Plan Amendment allows for an increase in the amount of floor area dedicated to athletic uses to facilitate the retention of the University's Gersten Pavilion. The Gersten Pavilion serves as the home for the University men's and women's basketball teams and volleyball teams. The Specific Plan approved in 2011 contemplated replacing the Gersten Pavilion with a new sports arena (the "Arena"). The Specific Plan Amendment would still permit development of the Arena, but it would also allow LMU to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion, provided that all fixed seating in the Gersten Pavilion is removed. Further, temporary seats would be limited and scheduling restrictions would be required to limit the potential for overlapping of events between Gersten and the new Arena.

The Specific Plan Amendment will also require updates to the University's existing Transportation Demand Management ("TDM") Plan to support the efficient management of on-campus events and would establish a dedicated compliance officer to further improve 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 City prepared an Addendum to the Master Plan EIR to analyze potential environmental impacts associated with the modifications described above. The Addendum concluded that the Specific Plan Amendment would not change the overall developed footprint and would not increase peak construction activities. Rather, "the overall amount of construction activity would likely be reduced. . . ." <sup>3</sup> It also determined that with implementation of proposed TDM Plan measures, the Specific Plan Amendment would not increase the frequency or level of attendance at events when compared to the 2011 project.<sup>4</sup> The Addendum further confirmed that the Specific Plan Amendment's environmental impacts would remain within the envelope of potential impacts analyzed and mitigated within the Master Plan EIR.<sup>5</sup>

## II. LMU'S COMMUNITY COMMITMENTS

Over the last several decades, LMU has repeatedly demonstrated its commitment to design its Master Plan with consideration for its neighbors and with input from the community. This commitment was reflected again during the on-going coordination with the Neighborhood Council and community stakeholders throughout the Specific Plan Amendment process. Since August 2019 when it submitted its Specific Plan Amendment application to the City, LMU engaged in numerous productive discussions with the Neighborhood Council and other members of the community regarding the Specific Plan Amendment. It made numerous presentations and received

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<sup>2</sup> The Specific Plan limits the number of individuals permitted to reside on the campus to 4,250 students, faculty, staff, visitors, and religious affiliates. In addition, pursuant to the Specific Plan, the number of students enrolled at the campus is limited to 7,800 full-time-equivalent ("FTE") students. Total campus FTE (students, faculty, and staff) is limited to 9,600 FTE.

<sup>3</sup> Loyola Marymount University Master Plan Project Addendum to the EIR at p. 5.

<sup>4</sup> *Id.* at p. 6.

<sup>5</sup> *Id.* at p. 3.

LATHAM & WATKINS<sup>LLP</sup>

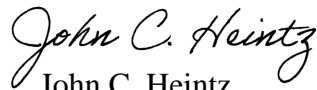
a number of endorsements. We include a summary of LMU's extensive outreach efforts as *Attachment 1*.

Further, in response to the Neighborhood Council's requests, LMU agreed to make a significant number of changes to its original Specific Plan Amendment application. The Neighborhood Council requests and LMU's changes in response are discussed in detail in *Attachment 2*. As a result of this productive collaboration, we are very happy to report that the Neighborhood Council voted twice to conditionally support the Amendment.

### III. CONCLUSION

The continued implementation of its Master Plan will enhance the opportunities in education, culture, recreation, and other benefits LMU provides to its students and faculty, the community, and the general public. And the Specific Plan Amendment will support the University's continued efforts to attract top-tier faculty, students, and athletes. LMU is excited to present its proposal at the October 18, 2021, Hearing Officer hearing.

Very truly yours,



John C. Heintz  
of LATHAM & WATKINS LLP

Encs.

cc: Honorable Councilmember Mike Bonin  
Juliet Oh, Los Angeles City Planning  
Lynne Scarboro, Loyola Marymount University  
John S. Kiralla, Loyola Marymount University  
Marianna Villa, Loyola Marymount University  
Trevor Wiseman, Loyola Marymount University  
Mike Wong, Loyola Marymount University  
George J. Muhlsten, Latham & Watkins LLP  
Lauren Glaser, Latham & Watkins LLP



## **Attachment 1**

**Loyola Marymount University's Proposed Specific Plan Amendment –**  
***Chronology of Representative Community Outreach (Presentations and Meetings)<sup>1</sup>***

2019

Aug. 13 – Rotary Club of Playa Venice  
Aug. 13 – LAX Coastal Education Foundation  
Aug. 21 – LMU Neighborhood Advisory Committee  
Sept. 4 – Rotary Club of Westchester  
Sept. 17 – Neighborhood Council of Westchester Playa Planning and Land Use Committee  
Sept. 18 – Gateway to Los Angeles BID  
Sept. 21 – Westchester Art and Music Festival  
Sept. 25 – Kentwood Home Guardians  
Oct. 10 – Streetscape Improvement Association  
Oct. 15 – Neighborhood Council of Westchester Playa Planning and Land Use Committee  
Oct. 16 – LMU Staff Senate  
Oct. 24 – LMU Faculty Senate  
Oct. 24 – LMU Community Forum #1  
Nov. 6 – LMU Neighborhood Advisory Committee  
Nov. 7 – LAX Coastal Chamber of Commerce  
Nov. 16 – LMU Community Forum #2  
Dec. 17 – Neighborhood Council of Westchester Playa Planning and Land Use Committee

2020

Feb. 29 – LMU Neighborhood Advisory Committee  
March 1 – Booth at Community Connections (Covenant Presbyterian Church)  
June 9 – Neighborhood Council of Westchester Playa Planning and Land Use Committee  
June 16 – Holy Cross Neighbors  
June 17 – Belton and Fordham Neighbors  
Aug. 19 – LMU Neighborhood Advisory Committee  
Oct. 7 – LMU Neighborhood Advisory Committee  
Oct. 20 – Neighborhood Council of Westchester Playa Planning and Land Use Committee  
Nov. 18 – LMU Neighborhood Advisory Committee  
Dec. 22 – Neighborhood Council of Westchester Playa Planning and Land Use Committee

2021

Jan. 15 – Arena Working Group  
Jan. 19 – Neighborhood Council of Westchester Playa Planning and Land Use Committee  
Feb. 2 – Neighborhood Council of Westchester Playa  
Feb. 5 – Arena Working Group  
Mar. 12 – Arena Working Group  
May 25 – Arena Working Group  
June 2 – LMU Neighborhood Advisory Committee  
Sept. 1 – LMU Neighborhood Advisory Committee  
Sep. 29 – Neighborhood Council of Westchester Playa Planning and Land Use Committee  
Oct. 6 – Neighborhood Council of Westchester Playa

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<sup>1</sup> LMU also held meetings with individual community members, posted on Facebook and Nextdoor, placed ads in various newspapers, mailed post-cards, and maintained a website with Specific Plan Amendment information (<https://community.lmu.edu/amendment/>).

## **Attachment 2**



October 15, 2021

Board Members  
The Neighborhood Council of Westchester/Playa  
Westchester Municipal Building Community, Room 7166  
Los Angeles, CA 90045

Re: Loyola Marymount University's Specific Plan Amendment Application

Dear NCWP Board Members:

Thank you for the Neighborhood Council's continued thoughtful consideration of Loyola Marymount University's proposed amendment to its Specific Plan to facilitate the redistribution of square footage across land use categories on the University's Westchester campus (the "Specific Plan Amendment"). We appreciate the extensive dialogue on these issues over the last two years, and we look forward to our continued collaboration with the Neighborhood Council of Westchester/Playa ("Neighborhood Council") as the University moves forward with obtaining approval of the Specific Plan Amendment from the City.

Following receipt of the Neighborhood Council's conditional approval letter dated February 2, 2021, we submitted to the Los Angeles City Planning Department revisions to our original Specific Plan Amendment application to address many of the conditions outlined by the Neighborhood Council. Following the Neighborhood Council's October 6, 2021 motion to continue support, we again updated our application to address the many of the additional changes requested by the Neighborhood Council. We include a summary of additional updates in the attached Appendix A. Again, we believe the numerous changes we have made to our original Specific Plan Amendment application demonstrate our sincerity in addressing neighborhood requests and reflect our continued commitment to partnering with the Neighborhood Council and the community.

We appreciate the Neighborhood Council's efforts and engagement on this matter and look forward to its support as we move forward in the City approval process.

Sincerely,

John S. Kiralla

Senior Vice President, Marketing, Communications, and External Relations

Enc.

cc: [see following page]



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Los Angeles, California  
90045-2659

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310.338.2750  
[www.lmu.edu](http://www.lmu.edu)

The Honorable Mike Bonin  
Juliet Oh, Los Angeles City Planning  
Esther Serrato, Los Angeles City Planning  
Jordann Turner, Los Angeles City Planning  
Lynne Scarboro, Loyola Marymount University  
Marianna Villa, Loyola Marymount University  
Trevor Wiseman, Loyola Marymount University  
Mason Stockstill, Loyola Marymount University  
Fred Puza, Loyola Marymount University  
George J. Muhlsten, Latham & Watkins LLP  
John C. Heintz, Latham & Watkins LLP

## Appendix A

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
1.	<u>Motion to Continue Support Language</u>  No changes.	
2.	<u>Motion to Continue Support Language</u>  “LMU shall maintain a dedicated <del>liaison</del> compliance officer to facilitate communications....”	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment as show in <del>striketrough</del> and <u>addition</u> below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p>LMU shall maintain a dedicated <del>liaison</del><u>compliance</u> officer to facilitate communications with the Westchester/Playa Neighborhood Council. The <del>liaison</del><u>compliance</u> 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.</p> <p>...</p>
3.	<u>Motion to Continue Support Language</u>  No changes	
4.	<u>Motion to Continue Support Language</u>  “Prior to the construction of a new sports arena, <del>or new conference center on the southwest side of University Hall,</del> LMU shall....”	<p>LMU further amended its proposed Specific Plan Amendment to address the Neighborhood Council’s request related to the potential expansion of the referenced “Preferred Permit Parking Program” by amending its proposed Specific Plan Amendment to add the language shown in <u>blue underline</u> below to existing Specific Plan section 5.2.K.<sup>1</sup></p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 5.2 PARKING REGULATIONS</i></p>

<sup>1</sup> As reflected in the updated application provided to the City following the Neighborhood Council’s October 6, 2021 motion, LMU is not proposing any changes to the existing language in Specific Plan Section 5.2.J.

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	<p>a. Add the following language: “LMU will support efforts of residents that are interested in the Preferred Permit Parking Program for potential extension and expansion hours.”</p>	<p>...</p> <p><i>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. <u>Further, LMU will support efforts of residents interested in the potential extension of and expansion hours for existing permit parking programs.</u></i></p> <p>...</p>
5.	<p><u>Motion to Continue Support Language</u></p> <p>Section G3 to read: “Temporary seating may be utilized in the Gersten Pavilion, not to exceed 1000 maximum occupancy.”</p>	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment as show in <del>striketrough</del> and <u>addition</u> below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p>G.3. Temporary seating may be utilized in the Gersten Pavilion, <del>but it shall not to exceed 1,000 seats, and such seating shall be consistent with applicable Fire Department regulations</del><u>maximum occupancy.</u></p> <p>...</p>
6.	<p><u>Motion to Continue Support Language</u></p> <p>This section to include image of Table No. 1 in addition to Table No. 2.</p>	<p>Please see below the images of both Table No. 1 and Table No. 2.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p>

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language																								
		<p>...</p> <p><b>B. Maximum Permitted Floor Area Development.</b> The maximum permitted development shall be as set forth in Table No. 1 and Table No. 2.*</p> <p style="text-align: center;"><u><b>Table No. 1</b></u> <b>Permitted New Floor Area by Land Use Category</b></p> <table><tr><th colspan="2">Facilities</th></tr><tr><th>Land Use</th><th>New Floor Area (sf)</th></tr><tr><td>Academic / Administrative</td><td>869,500</td></tr><tr><td>Residential</td><td>709,500</td></tr><tr><td>Athletic Indoors</td><td>200,000</td></tr><tr><td>Total New Floor Area Permitted</td><td><b>1,779,000</b></td></tr></table> <p style="text-align: center;"><u><b>Table No. 2</b></u> <b>Permitted Combined (Existing + New) Floor Area by Land Use Category</b></p> <table><tr><th colspan="2">Facilities</th></tr><tr><th>Land Use</th><th>Combined (Existing + New) Floor Area (sf)</th></tr><tr><td>Academic / Administrative</td><td>1,847,000</td></tr><tr><td>Residential</td><td>1,198,000</td></tr><tr><td>Athletic Indoors</td><td>366,000</td></tr><tr><td>Total Combined (Existing + New) Floor Area Permitted</td><td><b>3,411,000</b></td></tr></table> <p>*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 <b>or</b> (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.</p>	Facilities		Land Use	New Floor Area (sf)	Academic / Administrative	869,500	Residential	709,500	Athletic Indoors	200,000	Total New Floor Area Permitted	<b>1,779,000</b>	Facilities		Land Use	Combined (Existing + New) Floor Area (sf)	Academic / Administrative	1,847,000	Residential	1,198,000	Athletic Indoors	366,000	Total Combined (Existing + New) Floor Area Permitted	<b>3,411,000</b>
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7.	<p><u>Motion to Continue Support Language</u></p> <p>This section to include:</p>	<p>In response the Neighborhood Council’s request, LMU is amending its proposed Specific Plan Amendment to add the language shown in <u>blue underline</u> below to existing Specific Plan section Section 5.1.A. LMU is further proposing the language in <u>blue underline</u> to proposed Specific Plan Section 8.2.</p>																								



No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	<p>a. "LMU has a commitment to closing the back gate at 11pm."</p> <p>b. "LMU to investigate further solutions involving pedestrian traffic at the back gate after 11pm and report back to the WPNC and NAC within 6 months with mitigations."</p> <p>c. "LMU commits to installing a second card reader at the back gate."</p>	<p><b><u>Amended and New Specific Plan Language</u></b></p> <p><i>Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.</i></p> <p><i>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.</i></p> <p><i>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. <u>LMU will close the Loyola Boulevard gate at 11:00 pm and will install/maintain two card readers at the gate.</u></i></p> <p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p>...</p> <p><i>LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months with mitigations. <u>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 with mitigations.</u></i></p>
8.	<p><u>Motion to Continue Support Language</u></p> <p>No changes.</p>	
9.	<p><u>Motion to Continue Support Language</u></p> <p>This section to include: "LMU will proactively study and improve their local neighborhood communication via newsletter, email,</p>	<p>In response the Neighborhood Council's request, LMU further amended its proposed Specific Plan Amendment as show in <u>blue underline</u> below.</p>

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	text, or other modes of communication, and report back to the WPNC and NAC every 6 months with mitigations.”	<p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p>...</p> <p><u>LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months with mitigations.</u> 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 with mitigations.</p>
10.	<p><b><u>Motion to Continue Support Language</u></b></p> <p>This section to include: “LMU, in initiating the traffic study, will require the study to address how to eliminate ride sharing pickup/drop off into the local neighborhood adjacent to the back gate.”</p>	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment to propose the language in <a href="#">blue underline</a> to proposed Specific Plan Section 5.2.M.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 5.2 PARKING REGULATIONS</i></p> <p>...</p> <p>M. 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. <u>The parking study update shall also address how to eliminate ridesharing pickup/drop off into the local neighborhood adjacent to the Loyola Boulevard gate.</u> The Event Parking Management Plan update shall also evaluate potential temporary event signage.</p>
11.	<p><b><u>Motion to Continue Support Language</u></b></p>	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment to propose the language in <a href="#">blue underline</a>.</p>

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	<p>The last sentence of this section to read: "...at either Gersten Pavilion or the new sports arena shall not start less than a minimum of 2 hours after the scheduled end of a public event..."</p>	<p>...</p> <p>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 <u>a minimum of</u> two hours after the scheduled end of a Public Event held at the other arena/pavilion.</p> <p>...</p>



September 7, 2021

Board Members  
The Neighborhood Council of Westchester/Playa  
Westchester Municipal Building Community, Room 7166  
Los Angeles, CA 90045

Re: Loyola Marymount University's Specific Plan Amendment Application

Dear NCWP Board Members:

Thank you for the Neighborhood Council's thoughtful consideration of Loyola Marymount University's proposed amendment to its Specific Plan to facilitate the redistribution of square footage across land use categories on the university's Westchester campus (the "Specific Plan Amendment"). We appreciate the extensive dialogue on these issues over the last two years, and we look forward to our continued collaboration with the Neighborhood Council of Westchester/Playa ("Neighborhood Council") as the university moves forward with obtaining approval of the Specific Plan Amendment from the City.

Following receipt of the Neighborhood Council's conditional approval letter dated February 2, 2021 (attached), we submitted to the Los Angeles City Planning Department revisions to our original Specific Plan Amendment application to address many of the conditions outlined by the Neighborhood Council. These revisions and our other responses are set forth in the chart attached as Appendix A. We believe the numerous changes we made to our original Specific Plan Amendment application demonstrate our sincerity in addressing neighborhood requests and reflect our continued commitment to partnering with the Neighborhood Council and the community.

We appreciate the Neighborhood Council's efforts and engagement on this matter and look forward to its support as we move forward in the City approval process.

Sincerely,

John S. Kiralla

Senior Vice President, Marketing, Communications, and External Relations

Enc.

cc: Councilmember Mike Bonin  
Juliet Oh, Los Angeles City Planning  
Esther Serrato, Los Angeles City Planning  
Jordann Turner, Los Angeles City Planning  
Lynne Scarboro, Loyola Marymount University  
Marianna Villa, Loyola Marymount University  
Trevor Wiseman, Loyola Marymount University  
George J. Mhlsten, Latham & Watkins LLP  
John C. Heintz, Latham & Watkins LLP

## Appendix A

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
1.	Retain the right to Administrative review.	<p>Section 8.1 of the existing Specific Plan specifies that LMU follow an "Administrative Clearance" process when implementing its buildout. LMU is not requesting any amendments to this process in connection with its Specific Plan Amendment application. As you are aware, the Administrative Clearance process requires LMU to "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."</p> <p><b><u>Existing Specific Plan Language</u></b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>8.1 ADMINISTRATIVE CLEARANCE</b></p> <p>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.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> <li>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.</li> </ol> </div>
2.	LMU to assign and retain a Compliance Officer who will attend quarterly NAC meetings and report to the community through that Committee on a quarterly basis and to the PLUC Committee on a semiannual basis.	<p>In response to the Neighborhood Council's request, LMU revised its Specific Plan Amendment application to propose the new Specific Plan section below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p>

No.	Neighborhood Council “Condition”	LMU Response and Specific Plan Language
		<p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p><i>LMU shall maintain a dedicated liaison officer to facilitate communications with the Westchester/Playa Neighborhood Council. The liaison 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.</i></p>
3.	<p>TDMP/Mobility Study: LADOT perform an on-site traffic study, event traffic study, neighborhood impact traffic study including the impacts of continuing operations at Gerstein Pavilion and of the new arena.</p>	<p>LMU currently implements a Transportation Demand Management plan (the “TDM Plan”) approved by LADOT. In response to the Neighborhood Council’s request, LMU revised its Specific Plan Amendment application to require the submittal of an updated TDM Plan for approval by LADOT prior to the construction of the new Arena. The new TDM Plan will include a number of considerations for the neighborhood, as detailed in the proposed language reproduced below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS</i></p> <p>...</p> <p><i>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.</i></p> <p><i>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 Gerstein Pavilion and the new sports arena and (2) review other scheduling considerations for Public Events at the Gerstein Pavilion and the new sports arena. To limit the potential for the overlapping of Public Events at the Gerstein Pavilion and the new sports arena, Public Events should be scheduled such that a Public Event held at either Gerstein Pavilion or the new sports arena is not scheduled to start less than two hours after the scheduled end of a Public Event held at the other arena/pavilion.</i></p>
4.	<p>Parking &amp; Traffic study required for ingress/egress, shared parking (including pick up/drop off), Ride Share access/staging,</p>	<p>LMU currently maintains an Event Parking Management Program to accommodate occasional university functions expected to bring non-campus registered vehicles and over 100 non-campus</p>

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
	<p>review of residential "Preferred Permit Parking Program" to analyze potential need for extension/expansion/hours of enforcement. On-site parking. Temporary event signage requirements. Restricted parking during events. Must be completed prior to issuance of building permits for the new Arena.</p>	<p>affiliated visitors onto Campus. In response to the Neighborhood Council's request, LMU revised its Specific Plan Amendment application to specify requirements for inclusion in the updated parking study that LMU must submit to LADOT prior to the construction of the new Arena.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>J. Prior to the construction of a new sports arena, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. The study shall also consider ridesharing, including access and staging, and its effects on local traffic. LMU shall provide any additional parking required by LADOT, if LADOT determines that such additional parking is needed.</i></p> <p><i>Prior to the construction of a new sports arena, 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 retention of Gersten Pavilion. The updated Plan shall also evaluate potential temporary event signage and be provided to the Council Office representing the Campus' District for a 30-day review period prior to review by LADOT.</i></p>
5.	<p>Gersten Pavilion renovation, expansion, repurposing as outlined in the proposal to include:</p> <ul style="list-style-type: none"> <li>• Removal of permanent seating.</li> <li>• Upgrade of sports staff administrative offices.</li> <li>• Update of athletics training areas.</li> <li>• Reduction of courts to one for emergency game use only in the event the Arena is non operable.</li> <li>• Maximum capacity of attendance for emergency game use of to be defined and certified by the Los Angeles Fire Department.</li> </ul>	<p>In response to the Neighborhood Council's request, LMU amended its application to place restrictions on the retention of Gersten Pavilion in the event LMU constructs the new Arena. The University's current vision for the Gersten Pavilion renovation includes the upgrading of athletic department administrative offices and athletics training areas. As set forth in the revised Specific Plan Amendment application, LMU has agreed to remove existing fixed seating in the Gersten Pavilion prior to receiving a Certificate of Occupancy for the new Arena. While the Gersten Pavilion will not be restricted to "emergency game use," LMU will not re-install fixed seating following the issuance of a Certificate of Occupancy for the new Arena unless LMU <b>suspends or discontinues the operation of the new Arena</b>. As detailed in the proposed Amendment language below, LMU has also agreed to restrict the number of temporary seats that may be utilized in the Gersten Pavilion following construction of the new Arena and confirmed that any seating must be consistent with applicable Fire Department regulations.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>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:</i></p>

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
		<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Temporary seating may be utilized in the Gersten Pavilion, but it shall not exceed 1,000 seats, and such seating shall be consistent with applicable Fire Department regulations.</li> </ol> <p>...</p>
6.	<p>Updates to Gersten and the new Arena will be requiring an increase to the Master Plan of 174,000 square feet to the Athletics indoor space for a total of 366,000 square feet and a buffer of up to a 7.5% buffer for overrun. When LMU intends to use any overrun they must inform the NC and NAC which category the square footage is coming from. The increase would come from a comparable reduction in Academic/Administrative and Residential. However, the total for all three areas would not exceed the current 3,411,000.</p>	<p>In response to discussions with the Neighborhood Council, LMU revised its Specific Plan Amendment application to limit the flexibility to reallocate floor area amongst the Specific Plan land use categories. Consistent with the Neighborhood Council's condition, the revised Specific Plan would permit up to 366,000 square feet of floor area for Athletic Indoor uses with a 7.5% buffer for overrun. In order to utilize the 7.5% buffer, approval from the City Planning Director through the Specific Plan's Administrative Clearance process would be required. As detailed therein, LMU is required to provide a copy of the Administrative Clearance application to the Neighborhood Council when the application is provided to the Planning Director. See Specific Plan Section 8.1.2. If ultimately needed, the Administrative Clearance application will specify which land use category LMU will reallocate floor area from to account for the overrun.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p>



No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language												
		<div><div><div>Table No. 2</div><div>Permitted Combined (Existing + New) Floor Area by Land Use Category</div><table><tr><th colspan="2">Facilities</th></tr><tr><th>Land Use</th><th>Combined (Existing + New) Floor Area (sf)</th></tr><tr><td>Academic / Administrative</td><td>1,847,000</td></tr><tr><td>Residential</td><td>1,198,000</td></tr><tr><td>Athletic Indoors</td><td>366,000</td></tr><tr><td>Total Combined (Existing + New) Floor Area Permitted</td><td>3,411,000</td></tr></table></div><div><p>*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 <u>or</u> (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.</p><p>...</p></div></div>	Facilities		Land Use	Combined (Existing + New) Floor Area (sf)	Academic / Administrative	1,847,000	Residential	1,198,000	Athletic Indoors	366,000	Total Combined (Existing + New) Floor Area Permitted	3,411,000
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Total Combined (Existing + New) Floor Area Permitted	3,411,000													
7.	No spectator vehicle use of Loyola Gate for Arena activities.	<div><p>Section 5.1 of the current Specific Plan (reproduced below) restricts use of the Loyola Boulevard gate. LMU is not requesting any amendments to these restrictions in connection with its Specific Plan Amendment application. Further, in response to the Neighborhood Council, LMU revised its Specific Plan Amendment application to require LMU to submit an updated parking study to LADOT prior to the construction of the new Arena. As detailed above, the new parking study requires analysis of a number of considerations for the benefit of the neighborhood.</p><p><b><u>Existing Specific Plan Language</u></b></p><p><i>Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.</i></p><p><i>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.</i></p><p><i>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</i></p></div>												

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
		<i>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.</i>
8.	No grass parking except for graduation.	As discussed above, LMU implements an Event Parking Management Program to accommodate certain university functions. As detailed above, pursuant to the revised Specific Plan Amendment application, LMU will update this Event Parking Management Program in advance of construction of the Arena. The updated Program will specify that grass parking will only be available for graduation.
9.	Advanced notification to the community of Arena events.	LMU currently maintains a publicly available online "Events Calendar" (available at <a href="https://cal.lmu.edu/">https://cal.lmu.edu/</a> ). LMU will continue to make its Events Calendar available and will include public events at the Arena on the calendar following the Arena construction.
10.	No rideshare standing/drop-offs/pickups for persons or property on 80th St. and intersecting streets surrounding the University.	As discussed above, LMU currently maintains 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. In response to the Neighborhood Council's request, LMU revised its Specific Plan Amendment application to require LMU to submit an updated parking study to LADOT prior to the construction of the new Arena. The new parking study is required to consider ridesharing, including access and staging, and its effects on local traffic. LMU will incorporate the findings of the parking study into its Event Parking Management Program in consultation with LADOT.
11.	Committee recommends a minimum two-hour traffic buffer zone between events at the Arena to allow for traffic flow.	As described above, LMU amended its Specific Plan Amendment to require the submittal of a new TDM Plan to LADOT for approval prior to the construction of the new Arena. LMU also amended its application for Specific Plan Amendment to manage scheduling of "Public Events" at the Gersten Pavilion and the new Arena. Specifically, the proposed TDM Plan is required to "(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 arena. 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 two hours after the scheduled end of a Public Event held at the other arena/pavilion."

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
12.	All conditions remain in effect throughout the term of the Master Plan.	Following approval of its proposed Specific Plan Amendment by the City, LMU will continue to adhere to its Specific Plan requirements and associated Development Agreement.



October 15, 2021

Board Members

The Neighborhood Council of Westchester/Playa

Westchester Municipal Building Community, Room 7166

Los Angeles, CA 90045

Re: Loyola Marymount University's Specific Plan Amendment Application

Dear NCWP Board Members:

Thank you for the Neighborhood Council's continued thoughtful consideration of Loyola Marymount University's proposed amendment to its Specific Plan to facilitate the redistribution of square footage across land use categories on the University's Westchester campus (the "Specific Plan Amendment"). We appreciate the extensive dialogue on these issues over the last two years, and we look forward to our continued collaboration with the Neighborhood Council of Westchester/Playa ("Neighborhood Council") as the University moves forward with obtaining approval of the Specific Plan Amendment from the City.

Following receipt of the Neighborhood Council's conditional approval letter dated February 2, 2021, we submitted to the Los Angeles City Planning Department revisions to our original Specific Plan Amendment application to address many of the conditions outlined by the Neighborhood Council. Following the Neighborhood Council's October 6, 2021 motion to continue support, we again updated our application to address the many of the additional changes requested by the Neighborhood Council. We include a summary of additional updates in the attached Appendix A. Again, we believe the numerous changes we have made to our original Specific Plan Amendment application demonstrate our sincerity in addressing neighborhood requests and reflect our continued commitment to partnering with the Neighborhood Council and the community.

We appreciate the Neighborhood Council's efforts and engagement on this matter and look forward to its support as we move forward in the City approval process.

Sincerely,

John S. Kiralla

Senior Vice President, Marketing, Communications, and External Relations

Enc.

cc: [see following page]



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Los Angeles, California  
90045-2659

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310.338.2750  
[www.lmu.edu](http://www.lmu.edu)

The Honorable Mike Bonin  
Juliet Oh, Los Angeles City Planning  
Esther Serrato, Los Angeles City Planning  
Jordann Turner, Los Angeles City Planning  
Lynne Scarboro, Loyola Marymount University  
Marianna Villa, Loyola Marymount University  
Trevor Wiseman, Loyola Marymount University  
Mason Stockstill, Loyola Marymount University  
Fred Puza, Loyola Marymount University  
George J. Muhlsten, Latham & Watkins LLP  
John C. Heintz, Latham & Watkins LLP

## Appendix A

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
1.	<u>Motion to Continue Support Language</u>  No changes.	
2.	<u>Motion to Continue Support Language</u>  “LMU shall maintain a dedicated <del>liaison</del> compliance officer to facilitate communications....”	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment as show in <del>striketrough</del> and <u>addition</u> below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p>LMU shall maintain a dedicated <del>liaison</del><u>compliance</u> officer to facilitate communications with the Westchester/Playa Neighborhood Council. The <del>liaison</del><u>compliance</u> 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.</p> <p>...</p>
3.	<u>Motion to Continue Support Language</u>  No changes	
4.	<u>Motion to Continue Support Language</u>  “Prior to the construction of a new sports arena, <del>or new conference center on the southwest side of University Hall,</del> LMU shall....”	<p>LMU further amended its proposed Specific Plan Amendment to address the Neighborhood Council’s request related to the potential expansion of the referenced “Preferred Permit Parking Program” by amending its proposed Specific Plan Amendment to add the language shown in <u>blue underline</u> below to existing Specific Plan section 5.2.K.<sup>1</sup></p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 5.2 PARKING REGULATIONS</i></p>

<sup>1</sup> As reflected in the updated application provided to the City following the Neighborhood Council’s October 6, 2021 motion, LMU is not proposing any changes to the existing language in Specific Plan Section 5.2.J.

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	<p>a. Add the following language: “LMU will support efforts of residents that are interested in the Preferred Permit Parking Program for potential extension and expansion hours.”</p>	<p>...</p> <p><i>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. <u>Further, LMU will support efforts of residents interested in the potential extension of and expansion hours for existing permit parking programs.</u></i></p> <p>...</p>
5.	<p><u>Motion to Continue Support Language</u></p> <p>Section G3 to read: “Temporary seating may be utilized in the Gersten Pavilion, not to exceed 1000 maximum occupancy.”</p>	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment as show in <del>striketrough</del> and <u>addition</u> below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p>G.3. Temporary seating may be utilized in the Gersten Pavilion, <del>but it shall not to exceed 1,000 seats, and such seating shall be consistent with applicable Fire Department regulations</del><u>maximum occupancy.</u></p> <p>...</p>
6.	<p><u>Motion to Continue Support Language</u></p> <p>This section to include image of Table No. 1 in addition to Table No. 2.</p>	<p>Please see below the images of both Table No. 1 and Table No. 2.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p>

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language																								
		<p>...</p> <p><b>B. Maximum Permitted Floor Area Development.</b> The maximum permitted development shall be as set forth in Table No. 1 and Table No. 2.*</p> <p style="text-align: center;"><u><b>Table No. 1</b></u> <b>Permitted New Floor Area by Land Use Category</b></p> <table><tr><th colspan="2">Facilities</th></tr><tr><th>Land Use</th><th>New Floor Area (sf)</th></tr><tr><td>Academic / Administrative</td><td>869,500</td></tr><tr><td>Residential</td><td>709,500</td></tr><tr><td>Athletic Indoors</td><td>200,000</td></tr><tr><td>Total New Floor Area Permitted</td><td><b>1,779,000</b></td></tr></table> <p style="text-align: center;"><u><b>Table No. 2</b></u> <b>Permitted Combined (Existing + New) Floor Area by Land Use Category</b></p> <table><tr><th colspan="2">Facilities</th></tr><tr><th>Land Use</th><th>Combined (Existing + New) Floor Area (sf)</th></tr><tr><td>Academic / Administrative</td><td>1,847,000</td></tr><tr><td>Residential</td><td>1,198,000</td></tr><tr><td>Athletic Indoors</td><td>366,000</td></tr><tr><td>Total Combined (Existing + New) Floor Area Permitted</td><td><b>3,411,000</b></td></tr></table> <p>*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 <b>or</b> (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.</p>	Facilities		Land Use	New Floor Area (sf)	Academic / Administrative	869,500	Residential	709,500	Athletic Indoors	200,000	Total New Floor Area Permitted	<b>1,779,000</b>	Facilities		Land Use	Combined (Existing + New) Floor Area (sf)	Academic / Administrative	1,847,000	Residential	1,198,000	Athletic Indoors	366,000	Total Combined (Existing + New) Floor Area Permitted	<b>3,411,000</b>
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7.	<p><u>Motion to Continue Support Language</u></p> <p>This section to include:</p>	<p>In response the Neighborhood Council’s request, LMU is amending its proposed Specific Plan Amendment to add the language shown in <u>blue underline</u> below to existing Specific Plan section Section 5.1.A. LMU is further proposing the language in <u>blue underline</u> to proposed Specific Plan Section 8.2.</p>																								



No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	<p>a. "LMU has a commitment to closing the back gate at 11pm."</p> <p>b. "LMU to investigate further solutions involving pedestrian traffic at the back gate after 11pm and report back to the WPNC and NAC within 6 months with mitigations."</p> <p>c. "LMU commits to installing a second card reader at the back gate."</p>	<p><b><u>Amended and New Specific Plan Language</u></b></p> <p><i>Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.</i></p> <p><i>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.</i></p> <p><i>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. <u>LMU will close the Loyola Boulevard gate at 11:00 pm and will install/maintain two card readers at the gate.</u></i></p> <p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p>...</p> <p><i>LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months with mitigations. <u>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 with mitigations.</u></i></p>
8.	<p><u>Motion to Continue Support Language</u></p> <p>No changes.</p>	
9.	<p><u>Motion to Continue Support Language</u></p> <p>This section to include: "LMU will proactively study and improve their local neighborhood communication via newsletter, email,</p>	<p>In response the Neighborhood Council's request, LMU further amended its proposed Specific Plan Amendment as show in <u>blue underline</u> below.</p>

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	text, or other modes of communication, and report back to the WPNC and NAC every 6 months with mitigations.”	<p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p>...</p> <p><u>LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months with mitigations.</u> 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 with mitigations.</p>
10.	<p><b><u>Motion to Continue Support Language</u></b></p> <p>This section to include: “LMU, in initiating the traffic study, will require the study to address how to eliminate ride sharing pickup/drop off into the local neighborhood adjacent to the back gate.”</p>	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment to propose the language in <u>blue underline</u> to proposed Specific Plan Section 5.2.M.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 5.2 PARKING REGULATIONS</i></p> <p>...</p> <p>M. 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. <u>The parking study update shall also address how to eliminate ridesharing pickup/drop off into the local neighborhood adjacent to the Loyola Boulevard gate.</u> The Event Parking Management Plan update shall also evaluate potential temporary event signage.</p>
11.	<p><b><u>Motion to Continue Support Language</u></b></p>	<p>In response the Neighborhood Council’s request, LMU further amended its proposed Specific Plan Amendment to propose the language in <u>blue underline</u>.</p>

No.	Motion to Continue Support for the Amendment	LMU Response and Specific Plan Language
	<p>The last sentence of this section to read: "...at either Gersten Pavilion or the new sports arena shall not start less than a minimum of 2 hours after the scheduled end of a public event..."</p>	<p>...</p> <p>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 <u>a minimum of</u> two hours after the scheduled end of a Public Event held at the other arena/pavilion.</p> <p>...</p>



September 7, 2021

Board Members  
The Neighborhood Council of Westchester/Playa  
Westchester Municipal Building Community, Room 7166  
Los Angeles, CA 90045

Re: Loyola Marymount University's Specific Plan Amendment Application

Dear NCWP Board Members:

Thank you for the Neighborhood Council's thoughtful consideration of Loyola Marymount University's proposed amendment to its Specific Plan to facilitate the redistribution of square footage across land use categories on the university's Westchester campus (the "Specific Plan Amendment"). We appreciate the extensive dialogue on these issues over the last two years, and we look forward to our continued collaboration with the Neighborhood Council of Westchester/Playa ("Neighborhood Council") as the university moves forward with obtaining approval of the Specific Plan Amendment from the City.

Following receipt of the Neighborhood Council's conditional approval letter dated February 2, 2021 (attached), we submitted to the Los Angeles City Planning Department revisions to our original Specific Plan Amendment application to address many of the conditions outlined by the Neighborhood Council. These revisions and our other responses are set forth in the chart attached as Appendix A. We believe the numerous changes we made to our original Specific Plan Amendment application demonstrate our sincerity in addressing neighborhood requests and reflect our continued commitment to partnering with the Neighborhood Council and the community.

We appreciate the Neighborhood Council's efforts and engagement on this matter and look forward to its support as we move forward in the City approval process.

Sincerely,

John S. Kiralla

Senior Vice President, Marketing, Communications, and External Relations

Enc.

cc: Councilmember Mike Bonin  
Juliet Oh, Los Angeles City Planning  
Esther Serrato, Los Angeles City Planning  
Jordann Turner, Los Angeles City Planning  
Lynne Scarboro, Loyola Marymount University  
Marianna Villa, Loyola Marymount University  
Trevor Wiseman, Loyola Marymount University  
George J. Mhlsten, Latham & Watkins LLP  
John C. Heintz, Latham & Watkins LLP

## Appendix A

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
1.	Retain the right to Administrative review.	<p>Section 8.1 of the existing Specific Plan specifies that LMU follow an "Administrative Clearance" process when implementing its buildout. LMU is not requesting any amendments to this process in connection with its Specific Plan Amendment application. As you are aware, the Administrative Clearance process requires LMU to "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."</p> <p><b><u>Existing Specific Plan Language</u></b></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>8.1 ADMINISTRATIVE CLEARANCE</b></p> <p>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.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> <li>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.</li> </ol> </div>
2.	LMU to assign and retain a Compliance Officer who will attend quarterly NAC meetings and report to the community through that Committee on a quarterly basis and to the PLUC Committee on a semiannual basis.	<p>In response to the Neighborhood Council's request, LMU revised its Specific Plan Amendment application to propose the new Specific Plan section below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p>

No.	Neighborhood Council “Condition”	LMU Response and Specific Plan Language
		<p><i>Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS</i></p> <p><i>LMU shall maintain a dedicated liaison officer to facilitate communications with the Westchester/Playa Neighborhood Council. The liaison 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.</i></p>
3.	<p>TDMP/Mobility Study: LADOT perform an on-site traffic study, event traffic study, neighborhood impact traffic study including the impacts of continuing operations at Gerstein Pavilion and of the new arena.</p>	<p>LMU currently implements a Transportation Demand Management plan (the “TDM Plan”) approved by LADOT. In response to the Neighborhood Council’s request, LMU revised its Specific Plan Amendment application to require the submittal of an updated TDM Plan for approval by LADOT prior to the construction of the new Arena. The new TDM Plan will include a number of considerations for the neighborhood, as detailed in the proposed language reproduced below.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS</i></p> <p>...</p> <p><i>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.</i></p> <p><i>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 arena. 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 two hours after the scheduled end of a Public Event held at the other arena/pavilion.</i></p>
4.	<p>Parking &amp; Traffic study required for ingress/egress, shared parking (including pick up/drop off), Ride Share access/staging,</p>	<p>LMU currently maintains an Event Parking Management Program to accommodate occasional university functions expected to bring non-campus registered vehicles and over 100 non-campus</p>

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
	<p>review of residential "Preferred Permit Parking Program" to analyze potential need for extension/expansion/hours of enforcement. On-site parking. Temporary event signage requirements. Restricted parking during events. Must be completed prior to issuance of building permits for the new Arena.</p>	<p>affiliated visitors onto Campus. In response to the Neighborhood Council's request, LMU revised its Specific Plan Amendment application to specify requirements for inclusion in the updated parking study that LMU must submit to LADOT prior to the construction of the new Arena.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>J. Prior to the construction of a new sports arena, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. The study shall also consider ridesharing, including access and staging, and its effects on local traffic. LMU shall provide any additional parking required by LADOT, if LADOT determines that such additional parking is needed.</i></p> <p><i>Prior to the construction of a new sports arena, 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 retention of Gersten Pavilion. The updated Plan shall also evaluate potential temporary event signage and be provided to the Council Office representing the Campus' District for a 30-day review period prior to review by LADOT.</i></p>
5.	<p>Gersten Pavilion renovation, expansion, repurposing as outlined in the proposal to include:</p> <ul style="list-style-type: none"> <li>• Removal of permanent seating.</li> <li>• Upgrade of sports staff administrative offices.</li> <li>• Update of athletics training areas.</li> <li>• Reduction of courts to one for emergency game use only in the event the Arena is non operable.</li> <li>• Maximum capacity of attendance for emergency game use of to be defined and certified by the Los Angeles Fire Department.</li> </ul>	<p>In response to the Neighborhood Council's request, LMU amended its application to place restrictions on the retention of Gersten Pavilion in the event LMU constructs the new Arena. The University's current vision for the Gersten Pavilion renovation includes the upgrading of athletic department administrative offices and athletics training areas. As set forth in the revised Specific Plan Amendment application, LMU has agreed to remove existing fixed seating in the Gersten Pavilion prior to receiving a Certificate of Occupancy for the new Arena. While the Gersten Pavilion will not be restricted to "emergency game use," LMU will not re-install fixed seating following the issuance of a Certificate of Occupancy for the new Arena unless LMU <b>suspends or discontinues the operation of the new Arena</b>. As detailed in the proposed Amendment language below, LMU has also agreed to restrict the number of temporary seats that may be utilized in the Gersten Pavilion following construction of the new Arena and confirmed that any seating must be consistent with applicable Fire Department regulations.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p> <p><i>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:</i></p>

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
		<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Temporary seating may be utilized in the Gersten Pavilion, but it shall not exceed 1,000 seats, and such seating shall be consistent with applicable Fire Department regulations.</li> </ol> <p>...</p>
6.	<p>Updates to Gersten and the new Arena will be requiring an increase to the Master Plan of 174,000 square feet to the Athletics indoor space for a total of 366,000 square feet and a buffer of up to a 7.5% buffer for overrun. When LMU intends to use any overrun they must inform the NC and NAC which category the square footage is coming from. The increase would come from a comparable reduction in Academic/Administrative and Residential. However, the total for all three areas would not exceed the current 3,411,000.</p>	<p>In response to discussions with the Neighborhood Council, LMU revised its Specific Plan Amendment application to limit the flexibility to reallocate floor area amongst the Specific Plan land use categories. Consistent with the Neighborhood Council's condition, the revised Specific Plan would permit up to 366,000 square feet of floor area for Athletic Indoor uses with a 7.5% buffer for overrun. In order to utilize the 7.5% buffer, approval from the City Planning Director through the Specific Plan's Administrative Clearance process would be required. As detailed therein, LMU is required to provide a copy of the Administrative Clearance application to the Neighborhood Council when the application is provided to the Planning Director. See Specific Plan Section 8.1.2. If ultimately needed, the Administrative Clearance application will specify which land use category LMU will reallocate floor area from to account for the overrun.</p> <p><b><u>Revised Specific Plan Amendment Request</u></b></p>



No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language												
		<p style="text-align: center;"><b><u>Table No. 2</u></b> <b>Permitted Combined (Existing + New) Floor Area by Land Use Category</b></p> <table><tr><th colspan="2">Facilities</th></tr><tr><th>Land Use</th><th>Combined (Existing + New) Floor Area (sf)</th></tr><tr><td>Academic / Administrative</td><td>1,847,000</td></tr><tr><td>Residential</td><td>1,198,000</td></tr><tr><td>Athletic Indoors</td><td>366,000</td></tr><tr><td>Total Combined (Existing + New) Floor Area Permitted</td><td><b>3,411,000</b></td></tr></table> <p>*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 <u>or</u> (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.</p> <p style="text-align: center;">...</p>	Facilities		Land Use	Combined (Existing + New) Floor Area (sf)	Academic / Administrative	1,847,000	Residential	1,198,000	Athletic Indoors	366,000	Total Combined (Existing + New) Floor Area Permitted	<b>3,411,000</b>
Facilities														
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Athletic Indoors	366,000													
Total Combined (Existing + New) Floor Area Permitted	<b>3,411,000</b>													
7.	No spectator vehicle use of Loyola Gate for Arena activities.	<p>Section 5.1 of the current Specific Plan (reproduced below) restricts use of the Loyola Boulevard gate. LMU is not requesting any amendments to these restrictions in connection with its Specific Plan Amendment application. Further, in response to the Neighborhood Council, LMU revised its Specific Plan Amendment application to require LMU to submit an updated parking study to LADOT prior to the construction of the new Arena. As detailed above, the new parking study requires analysis of a number of considerations for the benefit of the neighborhood.</p> <p><b><u>Existing Specific Plan Language</u></b></p> <p><i>Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.</i></p> <p><i>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.</i></p> <p><i>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</i></p>												

No.	Neighborhood Council "Condition"	LMU Response and Specific Plan Language
		<i>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.</i>
8.	No grass parking except for graduation.	As discussed above, LMU implements an Event Parking Management Program to accommodate certain university functions. As detailed above, pursuant to the revised Specific Plan Amendment application, LMU will update this Event Parking Management Program in advance of construction of the Arena. The updated Program will specify that grass parking will only be available for graduation.
9.	Advanced notification to the community of Arena events.	LMU currently maintains a publicly available online "Events Calendar" (available at <a href="https://cal.lmu.edu/">https://cal.lmu.edu/</a> ). LMU will continue to make its Events Calendar available and will include public events at the Arena on the calendar following the Arena construction.
10.	No rideshare standing/drop-offs/pickups for persons or property on 80th St. and intersecting streets surrounding the University.	As discussed above, LMU currently maintains 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. In response to the Neighborhood Council's request, LMU revised its Specific Plan Amendment application to require LMU to submit an updated parking study to LADOT prior to the construction of the new Arena. The new parking study is required to consider ridesharing, including access and staging, and its effects on local traffic. LMU will incorporate the findings of the parking study into its Event Parking Management Program in consultation with LADOT.
11.	Committee recommends a minimum two-hour traffic buffer zone between events at the Arena to allow for traffic flow.	As described above, LMU amended its Specific Plan Amendment to require the submittal of a new TDM Plan to LADOT for approval prior to the construction of the new Arena. LMU also amended its application for Specific Plan Amendment to manage scheduling of "Public Events" at the Gersten Pavilion and the new Arena. Specifically, the proposed TDM Plan is required to "(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 arena. 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 two hours after the scheduled end of a Public Event held at the other arena/pavilion."

No.	Neighborhood Council “Condition”	LMU Response and Specific Plan Language
12.	All conditions remain in effect throughout the term of the Master Plan.	Following approval of its proposed Specific Plan Amendment by the City, LMU will continue to adhere to its Specific Plan requirements and associated Development Agreement.



# Neighborhood Council of Westchester Playa

8726 South Sepulveda Boulevard, PMB 191A Los Angeles, CA 90045  
email: [inquiries@ncwpdr.org](mailto:inquiries@ncwpdr.org) • [www.ncwpdr.org](http://www.ncwpdr.org)



February 2, 2021

Shannon Ryan, City Planner  
City of Los Angeles Planning Department  
200 N. Spring Street  
Room 720  
[Shannon.ryan@lacity.org](mailto:Shannon.ryan@lacity.org)

Marianna Villa: [mariann.villa@lmu.edu](mailto:mariann.villa@lmu.edu)  
Mason Stockstill: [mason.stockstill@lmu.edu](mailto:mason.stockstill@lmu.edu)  
Fred Puza: [fred.puza@lmu.edu](mailto:fred.puza@lmu.edu)

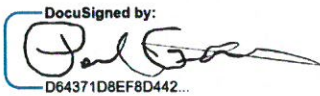
## **RE: Loyola Marymount University (LMU) Master Plan Amendment City 181605 Ordinance**

The Neighborhood Council of Westchester Playa has voted to support the applicants project for a Master Plan Amendment with following conditions.

1. Retain the right to Administrative review.
2. LMU to assign and retain a Compliance Officer who will attend quarterly NAC meetings and report to the community through that Committee on a quarterly basis and to the PLUC Committee on a semiannual basis.
3. TDMP/Mobility Study: LADOT perform an on-site traffic study, event traffic study, neighborhood impact traffic study including the impacts of continuing operations at Gerstein Pavilion and of the new arena.
4. Parking & Traffic study required for ingress/egress, shared parking (including pick up/drop off), Ride Share access/staging, review of residential "Preferred Permit Parking Program" to analyze potential need for extension/expansion/hours of enforcement. On-site parking. Temporary event signage requirements. Restricted parking during events. Must be completed prior to issuance of building permits for the new Arena.
5. Gersten Pavilion renovation, expansion, repurposing as outlined in the proposal to include:
  - Removal of permanent seating.
  - Upgrade of sports staff administrative offices.
  - Update of athletics training areas.
  - Reduction of courts to one for emergency game use only in the event the Arena is non operable.
  - Maximum capacity of attendance for emergency game use of to be defined and certified by the Los Angeles Fire Department.
6. Updates to Gersten and the new Arena will be requiring an increase to the Master Plan of 174,000 square feet to the Athletics indoor space for a total of 366,000 square feet and a buffer of up to a 7.5 % buffer for overrun. When LMU intends to use any overrun they must inform the NC and NAC which category the square footage is coming from. The increase would come from a comparable reduction in Academic/Administrative and Residential. However, the total for all three areas would not exceed the current 3,411,000.

7. No spectator vehicle use of Loyola Gate for Arena activities.
8. No grass parking except for graduation.
9. Advanced notification to the community of Arena events.
10. No rideshare standing/drop-offs/pickups for persons or property on 80<sup>th</sup> St. and intersecting streets surrounding the University.
11. Committee recommends a minimum two-hour traffic buffer zone between events at the Arena to allow for traffic flow.
12. All conditions remain in effect throughout the term of the Master Plan.

Sincerely,

DocuSigned by:  
  
D64371D8EF8D442...

Paula Gerez

President

CC:

Kevin Fulton, City Planner / [Kevin.fulton@lacity.org](mailto:Kevin.fulton@lacity.org)

Councilman Mike Bonin, CD11 / [Mike.Bonin@lacity.org](mailto:Mike.Bonin@lacity.org)

Len Nguyen, CD11 Senior Planning Deputy / [Len.Nguyen@lacity.org](mailto:Len.Nguyen@lacity.org)

Jason Douglas, CD11 Senior Planning Deputy / [Jason.P.Douglas@lacity.org](mailto:Jason.P.Douglas@lacity.org)

Hannah Levien, CD11 Field Deputy / [Hannah.Levien@lacity.org](mailto:Hannah.Levien@lacity.org)



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**LMU Specific Plan Amendment - Case #CPC-2019-4651-SP**

2 messages

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**Dave Mannix** <davemannix9@gmail.com>  
To: esther.serrato@lacity.org  
Cc: abby.austin@lacity.org, PLUC@ncwpdr.org

Fri, Oct 22, 2021 at 1:22 PM

Ms. Serrato

In reference to case number CPC-2019-4651-SP, I would like to state the following comments.

With LMU requesting an amendment to the Specific Plan, it gives the city and the residents of LA the opportunity to recommend amendments to strengthen the compliance provision of the Annual Review. The current certification process relies on LMU providing the City of LA data. It does not include neighborhood input via public meetings or site visits by the appropriate city agencies.

We believe that the only way to ensure compliance is to amend the current agreement to include citizen input., public discussions amongst the parties and site visits in addition to the LMU data. Transparency is critical to the success of any agreement between the parties, which include the neighborhood.

Thank you and I look forward to the city taking the appropriate steps to modify the current "Annual Review" language.

Dave Mannix

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Dave Mannix <davemannix9@gmail.com>  
Cc: abby.austin@lacity.org, PLUC@ncwpdr.org

Fri, Nov 5, 2021 at 5:36 PM

Hello Dave,

I have received your comment letter and will include it in the case file.

Thank you,  
Esther

[Quoted text hidden]

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LOS ANGELES  
CITY PLANNING**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org







Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**CPC-2019-4651-SP**

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**LINDA KOKELAAR** <lindakokelaar@sbcglobal.net>

Mon, Oct 18, 2021 at 5:14 PM

To: Esther Serrato &lt;Esther.Serrato@lacity.org&gt;

Esther:

Thank you for acknowledging receipt of my comment letter. Following today's hearing I hope to find time to send another comment letter addressing a few other issues especially compliance issues.

I do hope you are aware that John Kiralla side-stepped your questions.

Absolutely the venue will be used for other things, LMU rents its facilities out, reference any of the compliance reports they have submitted. The campus is used 24 hours a day, 7 days a week, year round.

The "back gate" is the entrance at Loyola Blvd. and 80th Street — Page 27 of the Specific Plan, Section 5.1. A. B. and C. addresses some of what people were speaking about. Unfortunately, LMU does not adhere to these rules, especially the "restricted to a limited number of vehicles". This is why traffic backs up to Manchester to the south, and McConnell to the east. The competition venue will exacerbate these traffic issues.

Thank you for your attention to the impacts on the surrounding neighbors.

Linda Kokelaar  
310-641-7558

[Quoted text hidden]



Esther Serrato &lt;esther.serrato@lacity.org&gt;

**CPC-2019-4651-SP**

2 messages

**LINDA KOKELAAR** <lindakokelaar@sbcglobal.net>  
 To: Esther Serrato <esther.serrato@lacity.org>

Wed, Nov 3, 2021 at 3:28 PM

Esther:

This is a link to a Dropbox that Katie Hunt created, she lives on Loyola Blvd near Loyola Marymount University. She has shared this with NCWP, LAPD, and LMU. These are a good examples of what the neighborhood surrounding LMU is once again enduring. I want the City to understand what this neighborhood endures and the number of compliance issues already in existence. LMU should be denied an amendment to its Master Plan/Specific Plan it is unable to follow the rules it agreed to.

Katie has now also posted to Tiktok: <https://vm.tiktok.com/TTPdYQFnRv/>

13 years ago, off-campus student behavior was so outrageous that Bill Rosendahl (former CD-11 Councilman) formed a task force — it was several years before LMU agreed to monitor and instruct its off-campus students to improve the quality of life of the neighborhood. We are once again experiencing what we thought had been resolved. It is disappointing that we have gone backward and must force LMU to again get its students under control.

If things are this bad before the Sports Pavilion is built, what will it be like with the arena?

[https://www.dropbox.com/sh/av2a1oz6b95wqf2/AAC\\_Kkpu\\_em9JD9N6ZaMgwha?dl=0](https://www.dropbox.com/sh/av2a1oz6b95wqf2/AAC_Kkpu_em9JD9N6ZaMgwha?dl=0)

Email sent, Sunday, October 31, 2021 at 9:23 A.M.

**Emily Ingistov** <eingistov@gmail.com> To: Fred Puza Cc: W. E. Sun, Oct 31 at 9:23 AM

Hi Fred,

Please take action with students who live at [8027 Loyola Blvd](#). They kept the neighborhood awake all last night. Over a hundred students were partying on their roof, peeing on neighbors' property, destroying neighbors' yard signs, incredibly loud, littering, students fighting, walking into campus with alcohol in hand right past your new DPS officer, joy riding BIRD scooters in the middle of the street while inebriated with multiple people on the scooter. This has all been recorded. Something very bad is going to happen to a student or a resident if LMU doesn't have a solid solution such as hiring University Police services and closing the gates after 10pm. The LAPD non-emergency line doesn't pick up despite waiting and waiting for over an hour in the middle of the night. Again, the burden should not be on the residents of Westchester.

Emily Ingistov

NOTE from Linda: Please note she called DPS and waited on hold.) No one I have been in contact with has been able to get through to either LAPD or DPS lately.

Response Received Monday, November 1, 2021 at 3:39 P.M. (



**Puza, Fred** <fpuza@lmu.edu> To: Emily Ingistov Cc: W. E.

Mon, Nov 1 at 3:39 PM

Hi Emily,

Your email has been received. I will forward it to the LMU Department of Public Safety (DPS), but were you able to call DPS as well as LAPD to file a complaint? Here is a link to the instructions on how to file a complaint: <https://communitynews.lmu.edu/reporting-a-neighborhood-disturbance/>. If it's a complaint on a house as you described and depending on campus resources, we will send a DPS officer or a third-party vendor to document and confirm the complaint.

When you say you have video recordings, are you referring to the videos that your neighbors sent in? If so, we have those videos. If you have others, please send to [public.safety@lmu.edu](mailto:public.safety@lmu.edu) so it all can be documented.

Here is what I am working on to address the issue. The first is I've increased communication with LAPD and Councilmember Bonin's office. This semester, we've requested additional LAPD patrol of the area on many occasions. I'm also getting signage to be posted at the Loyola Blvd. gate to remind students that they're entering a residential area. I'm working with Housing to include a training module on neighborhood relations for students who live on-campus. I'm working on a training program for people who rent to students (similar to what's been done in the past) and I plan for LMU to present at Neighborhood Council on the process to report neighborhood disturbances at



the beginning of each academic year. Lastly, I worked with the Dean of Students who sent a communication to students about Halloween weekend and will continue to message students. I can't promise all of this will have an immediate effect, but I believe continued efforts will have a lasting impact.

Fred

**Fred Puza**

**Associate Director of Community Relations**  
(He/His/Him)

University Hall 2800  
1 LMU Drive  
Los Angeles, CA 90045-2659  
lmu.edu | Privacy + Legal

**Office** 310.258.4656

**Email** fpuza@lmu.edu

Sincerely,

Linda Kokelaar

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: LINDA KOKELAAR <lindakokelaar@sbcglobal.net>

Thu, Nov 4, 2021 at 10:20 AM

Hello Linda,

I have received your email and will include it in the case file.

Thank you,  
Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org



Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
200 N. Spring. St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Andy Black and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Andy Black

[Andrew.black@lmu.edu](mailto:Andrew.black@lmu.edu)

13031 Villosa PL

Playa Vista, CA 90094



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

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**Angela Zonni** <angelazonni@gmail.com>  
To: Esther.Serrato@lacity.org  
Cc: LMU Community Relations <community@lmu.edu>

Mon, Oct 11, 2021 at 3:43 PM

Esther Serrato

City Planning Associate  
Los Angeles City Planning  
[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Esther,

My name is Angela Zonni and I'm a homeowner in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I actually enjoy living next to a university. It makes me feel vibrant. I enjoy watching students riding their bikes and walking to classes. I am a big fan of athletics, so I enjoy the fact that I can walk to campus from my home and enjoy Men's Basketball, Women's Volleyball and the swim meets as well.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Angela Zonni

[8314 Fordham Road, Westchester, CA 90045](#)

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Angela Zonni <angelazonni@gmail.com>  
Cc: LMU Community Relations <community@lmu.edu>

Tue, Oct 12, 2021 at 10:54 AM

Hello Angela,

I have received your comment letter and will include it in the case file.



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

**Anna Kozma** <anna.monika.kozma@gmail.com>

Thu, Oct 14, 2021 at 11:03 PM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
200 N. Spring. St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Esther,

My name is Anna Kozma and I am a longtime resident and community member in Council District 11, which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU is a treasured member of the Westchester-Playa neighborhood. From opening up their campus for regular holiday events, to partnerships like the Westchester/Playa Education Foundation's fun run, to annual 4th of July Parade site hosts, to community open houses—there are few universities as engaged with the community as LMU. Rarely do you find a local volunteer event anywhere in the community taking place, that at least one (or 12!) LMU student volunteers are not participating in. You would also be hard-pressed to find a local Westchester-Playa community organization that the school has not invited to partner for an on-campus event, offered themselves up as site hosts for, or otherwise supported or contributed to in some way.

The proposed amendment regarding Gersten Pavilion is practical and serves as a reinvestment in the greater community. LMU has conducted substantial community outreach and flexibly adapted to many of the needs of neighbors, evidenced by the continued support of the Neighborhood Council. The university is known to be a great asset to, and active member of, the neighborhood which has grown around and with them.

I encourage you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

All the best,  
Anna Kozma

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**Anna M. Kozma** (she/her/hers)

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**Esther Serrato** <Esther.Serrato@lacity.org>

Fri, Oct 15, 2021 at 2:49 PM

To: Anna Kozma &lt;anna.monika.kozma@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello Anna,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**re: Case Number CPC-2019-4651-SP**

2 messages

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**Barbara Busse** <barbarajbusse@gmail.com>

Tue, Oct 19, 2021 at 8:19 AM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

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Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring St., Room 720](#)  
[Los Angeles, CA 90012](#)

Dear Esther,

My name is Barbara Busse and I retired from LMU in 2015 after more than 40 years of service as a tenured faculty member and administrator (Associate Academic Vice President, Dean of the College of Fine and Communication Arts, Assistant to the President). During my last decade of service, I lived in Council District 11 in Westchester. I enthusiastically support Loyola Marymount University's currently proposed amendment to its Master Plan.

Since my late husband Jay Busse was a faculty member at LMU and Director of Forensics and Debate for over four decades and all five of our children attended LMU, we personally enjoyed and benefited from LMU Athletics as a family. Further, Jay and I took a special interest in providing academic advice and support for student athletes. Among the more memorable of these relationships was with Hank Gathers, our basketball hero who tragically lost his life in his prime. Jay forged close working relationships with Hank and his teammates, encouraging them to complete degrees and make plans for careers beyond their time as student athletes. As a highly successful debate coach, Jay understood well that any form of competition involved much more than winning trophies and titles. Competition was about working well with others, setting ambitious goals, accepting wise advice, continuous learning and development, responding to inevitable setbacks, and becoming the best version of yourself. These are life lessons we need more than ever in these complicated times we are experiencing.

In his final game, we were cheering our team on when Hank collapsed and later passed away. The following week, I found a personal note from Hank left on my desk. He wanted me to know he was eager to continue our academic advising plans after the NCAA tournament concluded. He also predicted victories ahead! Our whole family and the LMU community were devastated by the loss of a young man with the potential to accomplish great things. We had confidence that Hank, his teammates and other student athletes were being educated at LMU in athletics, student life and academics to live full and meaningful lives. Several months later, it was my privilege as associate academic vice president to hand Hank's mother his honorary degree during Commencement.

At LMU, athletics complement the development of the whole person, a value at the core of our mission. For this reason, it is essential that LMU continue to develop and expand its athletic program. The proposed amendment is a reasonable and appropriate next step toward that goal. LMU Athletics models a hopeful vision for lives fully lived in communities enriched by people working together toward shared goals that benefit us all.

I respectfully urge you to support the currently proposed amendment to the LMU Master Plan. With this support, you might be contributing to the well-being of the community in ways you can hardly imagine!

In gratitude for your consideration,

Barbara J. Busse  
[4287 Guava Street](#)  
[La Verne, CA 91750-3010](#)

[barbarajbusse@gmail.com](mailto:barbarajbusse@gmail.com)

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Wed, Oct 20, 2021 at 9:12 AM

To: Barbara Busse &lt;barbarajbusse@gmail.com&gt;

Cc: LMU Community Relations <community@lmu.edu>

Hello Barbara,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**CASE No. CPC-2019-4651-SP LMU Specific Plan Amendment**2 messages


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**Bernice** <michiko9@yahoo.com>  
To: Esther Serrato <esther.serrato@lacity.org>

Mon, Oct 18, 2021 at 1:34 AM

Hello Ms. Serrato,  
I have attached a letter regarding this case. I hope you will read it. 😊  
Thank you,  
Bernice Sadamune

---

 **trafficstudyletter.docx**  
143K

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Bernice <michiko9@yahoo.com>

Mon, Oct 18, 2021 at 8:58 AM

Received, thank you.

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org



Case # CPC-2019-4651-SP

RE: Loyola Marymount University Proposed Addendum to Master Plan

TO: LA City Planning Commission, c/o Esther Serrato, City Planner, [esther.serrato@lacity.org](mailto:esther.serrato@lacity.org)

From: Bernice Sadamune, 7932 Belton Drive, Los Angeles 90045, [michiko9@yahoo.com](mailto:michiko9@yahoo.com)

Dear Ms. Serrato,

The previously certified EIR does not adequately investigate traffic impacts to the neighborhood resulting from operations of two athletic pavilions.

I have been asking for a year, "Where in the EIR's Traffic Impact Analysis are trips generated by these venues considered?" The closest I can guess is that they are lumped together into trips generated based upon FTE.

From the 2009/2010 TIA

4.1.1.1 Trip Generation . . . Campus trip generation is determined by growth of campus population...

This results in the following table:

**TABLE 12  
TRIP GENERATION**

Year	Campus Population	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing (Year 2008)	8,352.48 Campus FTE	17,015	994	203	1,197	709	815	1,524
Buildout (Year 2030)	9,600.00 Campus FTE	19,555	1,140	233	1,373	821	926	1,747
<b>TOTAL NET NEW VEHICLE TRIPS (2008 - 2030)</b>		<b>2,540</b>	<b>146</b>	<b>30</b>	<b>176</b>	<b>112</b>	<b>111</b>	<b>223</b>

Note:

2008 Trip Generation rates based on highest traffic volume for daily, AM Peak, and PM Peak periods from data gathered 10/21/2008 - 10/23/2008.

This method assumes that spectators at the arena will be mostly students and staff. It assumes that usage of the new sports arena will be the same as current usage of Gersten Pavilion. (I am guessing at all of this because *discussion of traffic specific to the arena was not provided in the TIA.*)

However, nowhere in the project documents does LMU place restrictions on who can use or attend events at the new sports arena. LMU retains the right to host non-LMU-centric events at what is likely to be a very attractive, state-of-the-art facility. Events may be produced by outside vendors and attended by people outside of the LMU community. Even LMU home games could draw a significant number of



people outside the LMU community due to the increased capacity. (2,000 more seats than currently available at Gersten.)

In the case of the 1,000 temporary seats at Gersten Pavilion, the amendment actually codifies a lack of constraints on usage:

*G. This Amended Specific Plan expressly authorizes the right to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion.*

LMU leaves usage options open, therefore, trips generated by arena attendees outside the LMU community must be considered. A daily trip generation rate of 0.1 trips per seat, for 7,000 seats may be used. (from Trip Generators (San Diego Association of Governments (SANDAG)) This results in an increase of 700 trips per day. This number should be added to Table 12, bringing the Total Net New Vehicle Trips from 2,540 to 3,240. These trips should be added to Table 19 according to the traffic distribution pattern.\*

**TABLE 19  
NEIGHBORHOOD STREET IMPACT ANALYSIS**

Street Segments	Existing (2008)	Future without Project (2030)	Future with Project (2030)				Future with Project with TDM (2030)			
	Volume	Volume	Volume	Increase (%)	Impact Criteria	Project Impact	Volume	Increase (%)	Impact Criteria	Project Impact
1. W. 83rd St btwn Loyola Bl & Gonzaga Av	8,121	10,031	10,412	3.8%	8%	NO	10,272	2.4%	8%	NO
2. Loyola Bl btwn W. 80th St & W. 83rd St	8,297	9,973	10,710	7.4%	8%	NO	10,440	4.7%	8%	NO
3. Loyola Bl btwn W. 83rd St & W. 85th St	6,050	7,272	7,729	6.3%	8%	NO	7,562	4.0%	8%	NO
4. W. 77th St btwn Stewart Av & Westlawn Av	1,529	1,838	1,965	6.9%	12%	NO	1,918	4.4%	12%	NO
5. W. 80th St btwn Stewart Av & Westlawn Av	4,845	5,824	5,976	2.6%	8%	NO	5,921	1.7%	8%	NO

\*Note: about the traffic distribution pattern. The arena will be built next to the neighborhood entrance gate at 80<sup>th</sup> St. The proximity of this large structure by a gate will affect traffic distribution for arena events. Spectators will seek to park as close as possible to the gate, and enter the campus on foot. LMU refuses to close the gate to foot traffic. Vehicles would circulate looking for available parking.

The new totals represent a large increase in daily trips. The Proposed Project-Related Increase in ADT would exceed thresholds set by CEQA and indicate a significant impact on neighborhood intersection capacity.

Conclusion: While targeted strategies like the TDM plan and Event Parking Management Plan are necessary and appreciated, they are no substitute for properly identifying traffic impacts to the neighborhood in the EIR. The certified EIR's examination of Arena traffic is flimsy and opaque. Traffic impacts are not identified, which leaves the neighborhood without legal standing to address traffic intrusion in a meaningful way.



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

**Bill Morgan** <bmorgan@amcshelps.com>

Fri, Oct 15, 2021 at 4:52 PM

To: "Esther.Serrato@lacity.org" &lt;Esther.Serrato@lacity.org&gt;

Cc: "community@lmu.edu" &lt;community@lmu.edu&gt;

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring. St.](#), Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Bill Morgan and I am a non-profit worker in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU is a huge supporter of Airport Marina Counseling Service and provides sponsorships and volunteers for our fundraising events. We have had a long and supportive relationship with LMU for many years. It is with their support that we provide low-cost mental health services to the community as well as train the next generation of therapists.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Bill Morgan

[7891 La Tiera Blvd](#)

Los Angeles, CA 90045

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Bill Morgan  
Development Director

Airport Marina Counseling Service

[bmorgan@AMCShelps.com](mailto:bmorgan@AMCShelps.com)

O: (310) 670-1410 x103

C: (626) 589-2855

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Bill Morgan <bmorgan@amcshelps.com>  
Cc: "community@lmu.edu" <community@lmu.edu>

Mon, Oct 18, 2021 at 9:02 AM

Hello Bill,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



LOS ANGELES  
CITY PLANNING

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case: CPC-2019-4651-SP; Amendment to the Loyola Marymount University Specific Plan**

2 messages

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**Derrick Talerico** <dtalerico@gmail.com>  
To: esther.serrato@lacity.org  
Cc: community@lmu.edu

Wed, Oct 6, 2021 at 12:20 AM

Ms. Serrato - Please see the attached letter in support of the proposed Amendment to the Loyola Marymount University Specific Plan, submitted by the Bluff Creek Homeowners' Association in Playa Vista.

Regards,

Derrick Talerico  
President, Bluff Creek Homeowners' Association

---

 **Bluff Creek HOA - Gersten Pavilion Letter.pdf**  
105K

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Derrick Talerico <dtalerico@gmail.com>  
Cc: LMU Community Relations <community@lmu.edu>

Wed, Oct 6, 2021 at 10:21 AM

Hello Derrick,

I have received the comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--

LOS ANGELES  
CITY PLANNING**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

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# **BLUFF CREEK HOMEOWNERS' ASSOCIATION**

October 6, 2021

VIA EMAIL

Esther Serrato, City Planner

Email: [esther.serrato@lacity.org](mailto:esther.serrato@lacity.org)

Re: Amendment to the Loyola Marymount University Specific Plan

Ms. Serrato:

Bluff Creek Homeowners' Association ("Bluff Creek") lies at the foot of the "LMU" letters in Playa Vista. The enviable location of the Bluff Creek Association is a constant reminder to our more than 200 homeowners of the special ties our Playa Vista community shares with Loyola Marymount University. Bluff Creek is proud to have several LMU faculty and students as both owners and renters in our association.

Bluff Creek owners benefit from a number of partnerships with LMU, including a remarkable education collaboration with the Playa Vista Elementary School. In 2018, LMU opened a Playa Vista campus where both the LMU School of Film and Television and the Executive MBA program are located. LMU and Playa Vista have grown together over the past two decades, and each have enjoyed the support of the other in our efforts to better our communities.

Bluff Creek is excited for LMU's plans to renovate the athletic facilities at the Gersten Pavilion through an Amendment to the Loyola Marymount University Specific Plan (the "Amendment"). Modernizing the Pavilion and optimizing the space for LMU's evolving needs will strengthen the experience of thousands who seek out LMU and Playa Vista as a destination to live, work, play, and learn.

Many Bluff Creek residents recall the construction of the William H. Hannon Library that opened in 2009 and sits atop the bluff above Bluff Creek. The construction of the library – within eyesight and earshot of Bluff Creek – was executed in a manner to minimize the sometimes intrusive aspect of a large construction project on the surrounding community. Bluff Creek expects the same care and consideration will be taken in the proposed Gersten Pavilion

renovation and is not surprised that LMU will establish a dedicated liaison officer to support communications with the community as part of the Amendment.

Please accept the enthusiastic support of the Bluff Creek Homeowners' Association in your review and consideration of the proposed Amendment to the Loyola Marymount University Specific Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Derrick Talerico". The signature is fluid and cursive, with the first name "Derrick" being more prominent than the last name "Talerico".

Derrick Talerico,  
President, Bluff Creek Homeowners' Association

cc: [community@lmu.edu](mailto:community@lmu.edu)



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

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**Chris Turkmany** <chris@southbayequity.com>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: "community@lmu.edu" <community@lmu.edu>

Wed, Oct 6, 2021 at 10:11 PM

Hi Ester-

I am an alum of Loyola Marymount University and a Westchester resident of nearly 35 years. This comes to you in support of LMU's proposed amendment to its Master Plan.

As a proud Lion, my family (wife and our two children away at college) and I have become rooted in Westchester. We are active in the community and, in particular at LMU, where we are on-campus regularly, mostly for athletics. The university is special to so many of us and not a nuisance as others believe. The school was here before any of the current residents, and that needs to be remembered. Nothing has changed over the years. The university exists to educate and turn out good people. Actually, one thing has changed... the university's willingness to be more engaged with the community.

The original master plan is ten years old. While it is easy to look in to the future when devising a master plan, LMU has now re-evaluated the need to change. The amended plan is reasonable, and if the university is to grow and be better, the student-athletes deserve more. With this goal of expanding, two things come to mind. First, in 1990 when LMU basketball captured the hearts of the local fans before the passing of Hank Gathers. There was a great buzz in Kentwood and the surrounding areas. Second, I remember the days when Westchester had Sportsville selling LMU gear and Westchester folks proudly called Loyola Marymount their own.

Please support the proposed amendment to the LMU Master Plan and recognize it as a reinvestment that benefits both the university and the Westchester community. Feel free to contact me if you have any questions.

Thank you for your consideration-

Chris Turkmany LMU '87



**CHRIS TURKMANY**  
**SOUTH BAY EQUITY LENDING**  
**(310) 200-8021**  
**NMLS #356813**

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Chris Turkmany <chris@southbayequity.com>  
Cc: "community@lmu.edu" <community@lmu.edu>

Tue, Oct 12, 2021 at 10:10 AM

Hello Chris,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)







Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case #CPC-2019-4651-SP LMU Proposed Amendment:**

2 messages

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**Joe Belli** <josephjbelli@gmail.com>  
To: esther.serrato@lacity.org

Sun, Feb 21, 2021 at 1:07 PM

Esther Serrato:

We have attached the copy of the letter we sent to Craig Pintens, LMU Athletic Director, after a February 3, 2021, Holy Cross Place neighborhood / LMU Zoom presentation where Craig Pintens, Fred Puza (LMU) and Mason Stockstill (LMU) discussed the University's new 6,000 seat athletic arena.

In this letter, we have expressed our very real concerns about additional residential traffic and noise that will be created by LMU's proposed new arena.

--

Joe & Dianne Belli  
8128 Holy Cross Place  
Los Angeles, CA 90045  
josephjbelli@gmail.com  
310.259.9778

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**2 attachments****Craig Pintens 2-8-21.docx**  
16K**Craig Pintens 2-8-21.docx**  
16K

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Joe Belli <josephjbelli@gmail.com>

Mon, Feb 22, 2021 at 10:13 AM

Good morning Joe,

I have received your email and comment letter. They have been added to the case file.

Take care,  
Esther

[Quoted text hidden]

--



**Esther Serrato**  
City Planning Associate  
**Los Angeles City Planning**  
200 N. Spring St., Room 720  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 978-1211



Joe Belli  
Dianne Belli  
8128 Holy Cross Place  
Los Angeles, CA 90045  
josephjbelli@gmail.com  
diannekbelli@gmail.com  
Joe cell 310-259-9778  
Dianne cell 310-259-7255

Case # for LMU's Proposed Amendment: CPC-2019-4651-SP

February 6, 2021

Loyola Marymount University  
Craig Pintens, Athletic Director  
1 Loyola Marymount University Dr.  
Los Angeles, CA 90045  
craig.pintens@lmu.edu

Dear Craig:

A belated welcome to Westchester.

We attended the February 3, 2021, Holy Cross Place / LMU Zoom presentation where you, Fred and Mason discussed the University's new 6,000 seat athletic arena. We specifically attended that meeting to join our neighbors in expressing our concerns about current and future noise and traffic levels. We are also worried that our concerns are falling on deaf ears as the University bulldozes its way forward.

We strongly request that LMU close the Loyola Blvd. campus entrance to driving and foot traffic during arena games and events with greater than 1,000 pre-sold event tickets to force all traffic to the Lincoln Blvd. entrance. As we said during your presentation, by May 2021, just between 80<sup>th</sup> St. and 83<sup>rd</sup> St., the east side of Holy Cross Place will have 11 children all under the age of 4 years old; the west side has 6 school age children. As parents, grandparents and guardians for these children, it is our responsibility and the University's responsibility to provide a safe and secure neighborhood. If hundreds and possibly thousands of cars are frantically driving through our neighborhood looking for street parking or because they are late or excited about a game, the outcome could lead to the death of a pedestrian or worst yet, one of the children.

Please hear our concerns; they are real.

Sincerely,

Joe & Dianne Belli

cc Esther Serrato, L.A. City Case Planner: esther.serrato@lacity.org  
Fred Puza, fred.puza@lmu.edu  
Mason Stockstill, mason.stockstill@lmu.edu  
Becky Cunningham, racunningham@mac.com  
Timothy Law Snyder, president@lmu.edu.  
Mike Bonin, councilmember.bonin@lacity.org  
Hannah Levien, hannah.levien@lacity.org  
Paula Gerez, paula.ncwpdr@gmail.com  
Len Nguyen, Senior Planning Deputy: len.nguyen@lacity.org  
Jason Douglas, Senior Planning Deputy: jason.p.douglas@lacity.org

**Esther Serrato** <esther.serrato@lacity.org>

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**CPC-2019-4651-SP**

4 messages

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**FIONA ENGLER** <engler8129@sbcglobal.net>  
To: "esther.serrato@lacity.org" <esther.serrato@lacity.org>

Sun, Feb 21, 2021 at 6:53 AM

Dear Ms. Serrato,  
Please add me to the Interested Parties list for case # CPC-2019-4651-SP.  
Thank you,  
Fiona Engler  
[engler8129@sbcglobal.net](mailto:engler8129@sbcglobal.net)

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: FIONA ENGLER <engler8129@sbcglobal.net>

Mon, Feb 22, 2021 at 10:07 AM

Good morning Fiona,

Please send me your mailing address so I can add you to the interested parties list.

Thanks,  
Esther  
[Quoted text hidden]  
--



**Esther Serrato**  
City Planning Associate  
**Los Angeles City Planning**  
200 N. Spring St., Room 720  
Los Angeles, CA 90012  
[Planning4LA.org](http://Planning4LA.org)  
T: (213) 978-1211



---

**FIONA ENGLER** <engler8129@sbcglobal.net>  
To: Esther Serrato <Esther.Serrato@lacity.org>

Mon, Feb 22, 2021 at 10:11 AM

[8129 Regis Way](#)  
[Los Angeles, CA 90045](#)

[Quoted text hidden]

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: FIONA ENGLER <engler8129@sbcglobal.net>

Mon, Feb 22, 2021 at 10:16 AM

Thank you.

I have added you to the interested parties list.

Take care,  
Esther  
[Quoted text hidden]



Esther Serrato <esther.serrato@lacity.org>

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## CPC-2019-4651-SP

2 messages

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**LINDA KOKELAAR** <lindakokelaar@sbcglobal.net>  
To: esther.serrato@lacity.org

Sat, Feb 20, 2021 at 8:31 PM

I would like to be included in ALL notifications regarding Loyola Marymount University's Proposed Amendment to its 2011 Master Plan CPC-2019-4651-SP.

Thank you,

Linda Kokelaar  
[lindakokelaar@sbcglobal.net](mailto:lindakokelaar@sbcglobal.net)  
7721 McConnell Avenue  
Westchester, CA 90045  
310-641-7558

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: LINDA KOKELAAR <lindakokelaar@sbcglobal.net>

Mon, Feb 22, 2021 at 10:04 AM

Good morning Linda,

I have added you to the interested parties list.

Take care,  
Esther

[Quoted text hidden]

--



**Esther Serrato**  
City Planning Associate  
**Los Angeles City Planning**  
200 N. Spring St., Room 720  
Los Angeles, CA 90012  
[Planning4LA.org](http://Planning4LA.org)  
T: (213) 978-1211



**Esther Serrato** <esther.serrato@lacity.org>

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**CPC-2019-4651-SP**

2 messages

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**Stephen Cavanaugh** <sbcwood2@gmail.com>  
To: esther.serrato@lacity.org

Sun, Feb 21, 2021 at 9:21 PM

Hello Ms.Serrato,

I live adjacent to Loyola Marymount University and I would like you to add my name to the interested parties list for communication about LMU's proposal to build an arena in our neighborhood.

Thank you very much,

Stephen Cavanaugh  
7939 Belton Dr  
LA, CA 90045

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Stephen Cavanaugh <sbcwood2@gmail.com>

Mon, Feb 22, 2021 at 10:11 AM

Good morning Stephen,

I have added you to the interested parties list.

Take care,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

City Planning Associate

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1211





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

**minji lee** <minjikwaklee@gmail.com>

Mon, Sep 20, 2021 at 12:30 PM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

*Esther Serrato*  
*City Planning Associate*  
*Los Angeles City Planning*  
*200 N. Spring St., Room 720*  
*Los Angeles, CA 90012*

*Case Number: CPC-2019-4651-SP*

Dear Ms Serrato,

My name is Minji Lee and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

Personally, both my kids have participated in several LMU's summer sports camps and have enjoyed being on campus and being coached by LMU athletes. They've attended games as well and had the chance to cheer on their coaches during these games. These opportunities have been so great, especially living so close to LMU.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan.

Thank you,

Minji Lee

Agustin Place, 90094

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Mon, Sep 20, 2021 at 1:07 PM

To: minji lee &lt;minjikwaklee@gmail.com&gt;

Cc: community@lmu.edu

Good afternoon Minji,

I have received your comment letter and will add it to the case file. Did you want to be added to the interested parties list?

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Lmu master plan

2 messages

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**Sad k** <ksadia121@gmail.com>  
To: Esther.Serrato@lacity.org  
Cc: community@lmu.edu

Mon, Sep 20, 2021 at 4:33 PM

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring St.](#), Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Sadia and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Sadia khan

[12963 runway rd.](#) 304

Playa vista, Ca 90094

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Sad k <ksadia121@gmail.com>  
Cc: community@lmu.edu

Wed, Sep 22, 2021 at 12:31 PM

Hello Sadia,

I have received your comment letter and have added it to the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

[200 N. Spring St.](#), Room 720



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Inquiry from Taylor Polk, a member of the Loyola Marymount community

2 messages

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{entry:Field2} {entry:Field3} <no-reply@wufoo.com>  
To: esther.serrato@lacity.org

Mon, Sep 20, 2021 at 3:41 PM

Dear Ester,

My name is Taylor Polk and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

Lorem ipsum dolor sit amet consectetur adipiscing elit massa fermentum nec, turpis class congue enim ullamcorper platea neque elementum. Congue justo cras sapien non lacus suspendisse a leo bibendum, donec class odio tempor massa sed rhoncus parturient fames sagittis, tincidunt est malesuada per vestibulum ornare penatibus rutrum. Rhoncus viverra sollicitudin blandit dictumst purus tincidunt sociosqu libero, maecenas convallis dui risus fringilla velit parturient sem aenean, diam non netus nulla suspendisse lobortis odio.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Taylor Polk  
LMU Drive, 90045

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: "{entry:Field2} {entry:Field3}" <no-reply@wufoo.com>

Wed, Sep 22, 2021 at 12:37 PM

Hello Taylor,

I have received your comment letter and have added it to the case file. Let me know if you would like to be added to the interested parties list.

Thanks,  
Esther  
[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**2 messages

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**Marschner, Daniel** <Daniel.Marschner@lmu.edu>  
To: "esther.serrato@lacity.org" <esther.serrato@lacity.org>  
Cc: LMU Community Relations <community@lmu.edu>

Fri, Oct 1, 2021 at 1:22 PM

Dear Ester,

My name is Daniel Marschner and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I work at LMU in the Admission Office and I also have a daughter who is part of the LMU Children's Center. I really value LMU's connections with the Westchester community, and I think that expanding LMU's athletic facilities would be a positive addition to the campus with a minimal disruption to the surrounding community.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Daniel Marschner

5440 Thornburn Street Apt #101

Los Angeles, CA 90045

**Daniel Marschner, Ph. D.**

Director of International Admission

He | Him | His



Von der Ahe Building 100  
[1 LMU Drive](#)  
Los Angeles, CA 90045-2659  
[www.lmu.edu](http://www.lmu.edu) | [Privacy](#) + [Legal](#)

**Office** 310.338.5362

**Fax** 310.338.2797

**Email** [daniel.marschner@lmu.edu](mailto:daniel.marschner@lmu.edu)



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**Esther Serrato** <[Esther.Serrato@lacity.org](mailto:Esther.Serrato@lacity.org)>  
To: "Marschner, Daniel" <[Daniel.Marschner@lmu.edu](mailto:Daniel.Marschner@lmu.edu)>  
Cc: LMU Community Relations <[community@lmu.edu](mailto:community@lmu.edu)>

Mon, Oct 4, 2021 at 10:02 AM

Hello Daniel,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**2 messages

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**Sant, Diane** <Diane.Sant@lmu.edu>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: LMU Community Relations <community@lmu.edu>

Fri, Oct 15, 2021 at 5:02 PM

Esther Serrato

City Planning Associate

Los Angeles City Planning

200 N. Spring. St., Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is **Diane Sant** and I am a **resident** in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU is not just my employer but a local neighbor where I go with my kids to ride bikes, enjoy camps, celebrate the holidays and support athletics. My children have enjoyed the many sport camps and athletics games and swimming lessons. LMU is such a treasure to have in our backyard.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Diane Sant

7212 W 90<sup>th</sup> ST. Los Angeles CA 90045

**Diane M. Sant**

Director of Donor Relations

University Advancement



University Hall 2800  
1 LMU Drive  
Los Angeles, CA 90045-2659  
lmu.edu | Privacy + Legal

**Office** 310.338.5926

**Email** [diane.sant@lmu.edu](mailto:diane.sant@lmu.edu)



---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: "Sant, Diane" <Diane.Sant@lmu.edu>  
Cc: LMU Community Relations <community@lmu.edu>

Mon, Oct 18, 2021 at 9:02 AM

Hello Diane,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Westchester Town Center BID Input for LMU Master Plan Amendment - Case # CPC-2019-4651-SP

3 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Esther Serrato <Esther.Serrato@lacity.org>  
Cc: community@lmu.edu, Fred Puza <Fred.Puza@lmu.edu>

Mon, Oct 18, 2021 at 11:28 AM

Please consider the WTC BID's input in your decision on the referenced Public Hearing and enter the attached letter into the record. As we can assist in any way, please contact me.

Thank you.



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**LMU Mstr Plan Support Ltr Amendment 211018 exe Scan\_0107.pdf**  
525K

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: LMU Community Relations <community@lmu.edu>, Fred Puza <Fred.Puza@lmu.edu>

Mon, Oct 18, 2021 at 11:40 AM

Hello Donald,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

On Mon, Oct 18, 2021 at 11:29 AM Donald Duckworth <duckworth.donald@gmail.com> wrote:

Please consider the WTC BID's input in your decision on the referenced Public Hearing and enter the attached letter into the record. As we can assist in any way, please contact me.

Thank you.



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)



---

**Donald Duckworth** <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Mon, Oct 18, 2021 at 11:49 AM

To: Esther Serrato <[Esther.Serrato@lacity.org](mailto:Esther.Serrato@lacity.org)>

Cc: LMU Community Relations <[community@lmu.edu](mailto:community@lmu.edu)>, Fred Puza <[Fred.Puza@lmu.edu](mailto:Fred.Puza@lmu.edu)>

Please include my name and email to receive all future notices and decisions related to this case. Thank you.

[Quoted text hidden]



**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director

October 18, 2021

Ms. Ester Serrato  
Los Angeles Department of City Planning  
200 North Spring Street  
Los Angeles CA 90012

Re: Case # CPC-2019-4651-SP - LMU Master Plan Amendment

Dear Ms. Serrato:

On behalf of the Westchester Town Center Business Improvement District, I am writing to express our support for the LMU Master Plan.

WTC BID represents all of the commercial property owners north of Los Angeles International Airport along both sides of Sepulveda Boulevard. The BID also has interests in revitalizing the Loyola Village commercial area.

Simply put, a stronger LMU means a stronger Westchester community. The various businesses located throughout the Westchester Town Center area benefit every day from the students and faculty who shop, eat and obtain services in the area; and, we are eager to see the university continue to succeed.

We are well aware that a critical component of the University's success is the ability to create and maintain competitive facilities that will attract and retain high-quality students and faculty. That is exactly what approval of the Master Plan Amendment will do.

We understand and agree with the rationale for the LMU's proposed Master Plan Amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the original LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

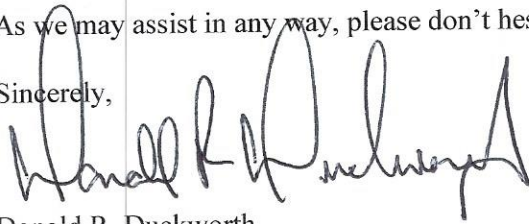
By meeting with neighbors, listening to their concerns and making numerous concessions to address the neighbors' issues, LMU is fulfilling its reputation as a school that truly cares about the community. In addition, LMU students have continued to play a major role in the community by donating their time to a long list of worthwhile pursuits that benefit children, the environment and more.

Mr. Jeff Pool  
LMU Master Plan Amendment  
October 18, 2021

We are pleased to see that LMU is embarking on this new chapter in its history because we know it will be done right, and the results will benefit not only the university but also our entire community and Greater Los Angeles.

As we may assist in any way, please don't hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald R. Duckworth". The signature is fluid and cursive, with a large initial "D" and "R".

Donald R. Duckworth  
Executive Director

C: Westchester Town Center Board of Directors





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case #CPC-2019-4651-SP**2 messages

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**FIONA ENGLER** <engler8129@sbcglobal.net>

Sun, Feb 21, 2021 at 6:51 AM

To: "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "hannah.levien@lacity.org" <hannah.levien@lacity.org>, "len.nguyen@lacity.org" <len.nguyen@lacity.org>, "jason.p.douglas@lacity.org" <jason.p.douglas@lacity.org>  
Cc: "esther.serrato@lacity.org" <esther.serrato@lacity.org>

Dear Councilman Bonin , Et al,

I am writing concerning case CPC-2019-4651-SP. As a thirty year resident of Westchester , I have had many experiences with Loyola Marymount University, some good, some bad. As a teacher locally, I have mentored some of the best teachers I have ever met coming from their Education program. I have enjoyed their community events with my children. As the wife of an alumni I have enjoyed their yearly Wine fest and the gym. As a neighbor I have had to deal with my family being woke up at all hours of the morning due to mass groups wandering through the neighborhood, intoxicated looking for the next party, students and employees using our neighborhood as their personal parking lot to avoid the fees required to park on campus, next door home rentals with students who thought 11pm was a great time to start their backyard parties with 50 other students, and light pollution and excessive loud music from the sports fields. I have found LMU's response to most complaints slow.

My concern with the changing of the Master Plan to include a 6000 seat arena as well as keeping Gersten Pavilion is the detrimental changes it will bring to our small neighborhood. The traffic for events will be horrendous. From people "hunting" for parking to Uber/Lyft drop offs on neighborhood streets, the noise and disturbances will be unbearable. One solution to this issue if the change to the Master plan is approved, is the Loyola gate to campus MUST be closed for all events. This Must include the walking gates. Loyola will say they can't do that, but in reality they have done it for the past year. The Loyola gate has been closed to the neighborhood since last March due to Covid 19, so it is possible. If there is no entrance in the Westchester neighborhood Ubers/ Lyfts will have to go through LMU Drive entrance. People will not be wandering the neighborhood after events waiting outside of neighbor's homes for their rides. The back gate closure will also ensure people are not trolling our neighborhood for parking and students are not wandering back to homes and disturbing the neighbors.

Another concern I have with the allowing of this event space is the parking that is being eliminated as well as the placement directly next to neighbor's homes. The amount of noise that the neighbors will have to endure over the building time of this project has not be adequately addressed as well as the noise from events on these home on Fordham and 80th.

I am asking you to reconsider granting this change to the Master plan due to the harm it will do to the neighborhood. LMU has a sports pavilion. If it is not up to the standards they like, perhaps they should look into remodeling the existing building rather than try to add another one and have 2 operating venues that will greatly impact life in the immediate neighborhood.

Thank you for your consideration,  
Fiona Engler- Neighbor  
Loyola Village

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Mon, Feb 22, 2021 at 10:07 AM

To: FIONA ENGLER &lt;engler8129@sbcglobal.net&gt;

Good morning Fiona,

I have received your comment letter and have added it to the case file.

Take care,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

City Planning Associate

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 978-1211





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

**Friends of Playa Vista School** <info@playavistaschool.com>

Thu, Oct 14, 2021 at 11:24 AM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

Dear Ms. Esther Serrano,

We, the board of the Friends of Playa Vista School are reaching out in support of Loyola Marymount University's amendment to its Master Plan.

Friends of Playa Vista School's mission is to support the academic achievement and enrichment of all students at Playa Vista School, which is next door to LMU. The university has been an active and valuable partner in fulfilling our mission. Before the pandemic, many LMU students worked with our students on a number of Science, Technology, Engineering, and Math (STEM) projects. Our students sincerely appreciated and gained a new perspective through their interactions with the LMU students and we hope they felt the same way. We've also partnered with LMU on numerous teacher development initiatives and we hope that this relationship continues to grow and flourish. We value the opportunity to partner with an institution that shares our passion for equity and education.

We support LMU's amendment to its Master Plan. We recognize the university's desire to boost its athletics program. In order to meet the standards of its peer institutions in the West Coast Conference, LMU will need to upgrade its athletics facilities and academic support for athletes. LMU has been a trusted partner in the Westchester and Playa Vista communities, and we hope they will be able to more fully realize their mission through passing this amendment.

Thank you for your time and consideration.

Sincerely,  
Friends of Playa Vista School

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**Esther Serrato** <Esther.Serrato@lacity.org>

Thu, Oct 14, 2021 at 2:19 PM

To: Friends of Playa Vista School &lt;info@playavistaschool.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## LMU Amendment to Master Plan

2 messages

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**Gina Orduna** <gina.ordunas@gmail.com>

Fri, Oct 1, 2021 at 2:58 PM

To: Esther.Serrato@lacity.org

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring. St.](#), Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Gina Orduna and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

My family and I have always considered ourselves lucky to live next to LMU, as the school has always given so much back to the community. From the summer camps, the annual Christmas tree lighting event, and the sporting events. All of these things have helped to enhance our experience of living in Westchester. We have had the pleasure of watching many soccer and basketball games on campus. Our eldest son, even got to know many of the basketball team players when attending the summer camp held on campus. All of these students were not only great athletes, but wonderful mentors. For these reasons, I completely support the amendment. as it will only benefit these young athletes. They truly deserve this space and it would be a shame not to give it to them.

I understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Gina Orduna

[8100 Regis Way](#)[Los Angeles, Ca. 90045](#)

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Mon, Oct 4, 2021 at 9:48 AM

To: Gina Orduna &lt;gina.ordunas@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello Gina,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## LMU Master Plan

2 messages

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**Chopra, Gunita** <Gunita.Chopra@lmu.edu>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: LMU Community Relations <community@lmu.edu>

Fri, Oct 15, 2021 at 11:54 AM

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring](#) St., Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Gunita Chopra and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I have been an employee of LMU for the last 24 years and have been enjoying the beautiful campus as well as the facilities offered to the residents of Westchester.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Gunita Chopra

Address: [8120 Croydon Avenue, Los Angeles, CA 90045](#)

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: "Chopra, Gunita" <Gunita.Chopra@lmu.edu>  
Cc: LMU Community Relations <community@lmu.edu>

Fri, Oct 15, 2021 at 1:59 PM

Hello Gunita,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

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LOS ANGELES  
CITY PLANNING

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

## Letter of support from ICON HOA Board, Playa Vista

2 messages

**Barsam Kasravi** <barsamk@gmail.com>

Tue, Oct 5, 2021 at 8:28 AM

To: esther.serrato@lacity.org

Cc: community@lmu.edu, Marianna Villa &lt;marianna.villa@gmail.com&gt;

Barsam Kasravi, MD, MBA, MPH  
Anthem Medicaid, Western Region  
(818) 914-8392


**LMU Note of Support.pdf**

1241K

**Esther Serrato** <Esther.Serrato@lacity.org>

Wed, Oct 6, 2021 at 10:10 AM

To: Barsam Kasravi &lt;barsamk@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;, Marianna Villa &lt;marianna.villa@gmail.com&gt;

Hello Barsam,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

On Tue, Oct 5, 2021 at 8:28 AM Barsam Kasravi &lt;barsamk@gmail.com&gt; wrote:

Barsam Kasravi, MD, MBA, MPH  
Anthem Medicaid, Western Region  
(818) 914-8392

LOS ANGELES  
CITY PLANNING**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org





September 27, 2021

Dear Ms. Esther Serrano,

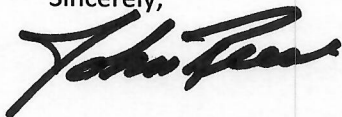
My name is John Reese and I'm the President of the Icon Community Association located within Playa Vista Parks and Recreation Corporation ("PVPAL"). On behalf of the Icon Community Association homeowners, I'm emailing you in support of Loyola Marymount University's amendment to its Master Plan.

LMU is a trusted and valued partner in Playa Vista. We're proud that so many students, faculty and staff choose to live, eat, play, and work in our neighborhood. There are countless benefits to being a neighbor to a world-class institution: the LMU School of Education works closely with the Playa Vista Elementary School to prepare teachers for STEM education; the LMU Center for Urban Resilience maintains the local nature preserve, the Ballona Discovery Park; and the academic programs at the LMU campus in Playa Vista serves as a nexus for future partnerships that benefit the university and our neighbors. Our residents and patrons also appreciate the community and special events that LMU provides, including the various film screenings, academic lectures with renowned speakers, and the annual Shakespeare on the Bluff series. Our partnership with LMU brings new economic and creative vitality to our community, which in turn helps us offer a truly unique work and residential experience.

Icon Community Association is in support of the amendment to LMU's Master Plan. As the university continues to grow into a top-tier university, we recognize and appreciate its efforts to boost their athletics program. To do so, LMU will need to upgrade its athletics facilities and academic support for athletes to meet the standards of its peer institutions in the West Coast Conference of the NCAA. An investment in LMU's future is an investment in Playa Vista as it will boost and uplift the entire community.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Reese". The signature is stylized with a large, sweeping initial "J" and a cursive "Reese".



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number: CPC-2019-4651-SP**

2 messages

**Jaime Rochon** <jaimerochon@yahoo.com>

Fri, Oct 1, 2021 at 4:39 PM

To: esther.serrato@lacity.org

Cc: community@lmu.edu

Dear Ester,

My name is Jaime Rochon and I'm a homeowner in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Jaime Rochon  
Seawalk Dr.  
Playa Vista, 90094

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Mon, Oct 4, 2021 at 9:47 AM

To: Jaime Rochon &lt;jaimerochon@yahoo.com&gt;

Cc: community@lmu.edu

Hello Jaime,

I have received your comment letter and will add it to the case file.

Thanks,

Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org





Esther Serrato &lt;esther.serrato@lacity.org&gt;

---

**LMU proposed amendment to build new Sport Arena & renovate Gersten Pavilion**

3 messages

---

**Joe Belli** <josephbelli@gmail.com>  
To: esther.serrato@lacity.org

Sat, Oct 16, 2021 at 7:09 AM

Los Angeles City Planning Commission  
Esther Serrato, City Planner  
Room 720  
[200 North Spring Street](#)  
[Los Angeles, CA 90012](#)  
213-978-1211  
[esther.serrato@lacity.org](mailto:esther.serrato@lacity.org)

Ms. Serrato:

Please see the attached letter of concern regarding LMU proposed amendment to build new Sport Arena & renovate Gersten Pavilion

--

Joe & Dianne Belli  
[josephbelli@gmail.com](mailto:josephbelli@gmail.com)  
310.259.9778

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**2 attachments**

**Traffic Impact Analysis request 10-16-21.docx**  
16K

**Traffic Impact Analysis request 10-16-21.docx**  
16K

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Joe Belli <josephbelli@gmail.com>

Mon, Oct 18, 2021 at 9:01 AM

Hello Joe,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)

Los Angeles City Planning Commission  
Ester Serrato, City Planner  
Room 720  
200 North Spring Street  
Los Angeles, CA 90012  
213-978-1211  
ester.serrato@lacity.org

October 16, 2021

REF: Case #CPC-2019-4651-SP (LMU new Sports Arena, Traffic Impact Analysis)

The purpose of this letter is to request that the City of Los Angeles conduct a formal and official Traffic Impact Analysis before allowing LMU to start its renovation of Gersten Pavilion and starting the new Sports Arena Complex groundbreaking.

As a 38-year resident of Holy Cross Place, our greatest concern is the increase of LMU generated automobile traffic, bus traffic, ride-sharing traffic and street parking that will be created by these venues in our residential neighborhood.

We strongly feel that an in-depth Traffic Impact Analysis must be conducted to ensure that safety and noise controls are in place. One important reason is that currently, 12 children under the age of 5 years old currently live on the east side of Holy Cross Place between 80<sup>th</sup> St. and 83<sup>rd</sup> St. In just a few years, uncontrolled traffic and noise levels in the neighborhood will greatly affect the children's freedom to safely walk to school, play outside and study in the afternoons and evenings.

Please confirm that the City of Los Angeles will conduct an honest and thorough Traffic Impact Analysis. We know that we are not going to stop the construction and renovation of these stadiums, but by limiting event traffic to LMU's Lincoln Boulevard entrance only, and by closing the Loyola Boulevard gates to vehicle and pedestrian traffic will benefit the entire community.

Sincerely,

Joe & Dianne Belli  
8128 Holy Cross Place  
Los Angeles, CA 90045  
310-259-9778  
josephjbelli@gmail.com



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Support for LMU's Master Plan Amendment

3 messages

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**John Sharpe** <john@sharpeonline.com>

Mon, Oct 18, 2021 at 10:43 AM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

Hello Esther.

I joined today's Zoom hearing and wanted to follow up by sending my comments to you here.

My name is John Sharpe and I am a 29 year resident and community organizer in Westchester. I am joining this call to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

Having a vibrant university in the neighborhood is a hugely positive asset, as it brings energy, vitality, employment and culture to our midst, and increases the desirability for living here. A competitive athletic program is an important piece of raising the profile of the university and the proposed amendment to the Master plan will help bring LMU in line with other programs with which it competes for student-athletes.

Upgrading Gersten pavillion will provide essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan.

If you have any questions, I would be happy to speak with you in person.

Thank you,

js

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John Sharpe

SHARPE + ASSOCIATES, INC.

310.641.8556 / 310.877.4097 (c)

[7536 Ogelsby Ave., LA, CA 90045](#)

[website](#) / [facebook](#) / [twitter](#) / [linkedin](#) / [blog](#) / [instagram](#)

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**Esther Serrato** <Esther.Serrato@lacity.org>

Mon, Oct 18, 2021 at 11:39 AM

To: John Sharpe &lt;john@sharpeonline.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello John,

I have received your comment and will include it in the case file.

Thanks,

Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## LMU's proposed amendment to its master plan

2 messages

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**Julie Hoang** <jhoang@avisan.com>  
To: Esther.Serrato@lacity.org  
Cc: community@lmu.edu

Wed, Oct 13, 2021 at 11:11 PM

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring. St.](#), Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Julie Hoang and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Julie Hoang

[13030 Villosa Place](#)

[Playa Vista, Ca 90094](#)

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Julie Hoang <jhoang@avisan.com>  
Cc: LMU Community Relations <community@lmu.edu>

Thu, Oct 14, 2021 at 2:17 PM

Hello Julie,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

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Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Master Plan Amendment for Loyola Marymount University

2 messages

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**Schultz, Julie** <JSchultz@lmu.edu>

Mon, Oct 18, 2021 at 9:33 AM

To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>

Cc: LMU Community Relations <community@lmu.edu>

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring](#). St., Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Esther,

My name is Julie Schultz, and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I have lived in Westchester since 1982 and I have worked at LMU almost 26 years. LMU has treated me and my family with well. We have a lot of history with LMU. My son, my daughter and I graduated from LMU together on the same day in May 2008. It was a special day and a memory our family holds dear. My cousin Anthony Angel was an LMU Lion who played baseball. He was named to Baseball America's 2004 All-Independent League All-Star Team and his name is etched on a bench near the LMU baseball stadium. My daughter received her Master's degree in Education in 2011. As a long time employee and partner of LMU, I support their well thought out and well planned amendment to the Master Plan.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

*Julie Schultz*

Julie Schultz

Los Angeles, CA 90045

Julie A. Schultz

Administrative Specialist to

SVP and Faculty Housing

**Loyola Marymount University**

1 LMU Drive, University Hall 4900

Los Angeles, CA 90045-2659

Phone: 310.338.1902

Fax: 310.338.2732

[jschultz@lmu.edu](mailto:jschultz@lmu.edu)



**LMU Master Plan Amendment.pdf**  
123K

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: "Schultz, Julie" <JSchultz@lmu.edu>  
Cc: LMU Community Relations <community@lmu.edu>

Thu, Oct 21, 2021 at 8:49 AM

Hello Julie,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)







October 18, 2021

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
200 N. Spring. St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Esther,

My name is Julie Schultz, and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I have lived in Westchester since 1982 and I have worked at LMU almost 26 years. LMU has treated me and my family with well. We have a lot of history with LMU. My son, my daughter and I graduated from LMU together on the same day in May 2008. It was a special day and a memory our family holds dear. My cousin Anthony Angel was an LMU Lion who played baseball. He was named to Baseball America's 2004 All-Independent League All-Star Team and his name is etched on a bench near the LMU baseball stadium. My daughter received for Master's degree in Education in 2011. As a long time employee and partner of LMU, I support their well thought out and well planned amendment to the Master Plan.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

*Julie Schultz*

Julie Schultz  
Los Angeles, CA 90045



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Loyola Marymount University proposed amendment

2 messages

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**Kate Bonney** <katebonney@yahoo.com>  
Reply-To: Kate Bonney <katebonney@yahoo.com>  
To: "esther.serrato@lacity.org" <esther.serrato@lacity.org>

Wed, Sep 29, 2021 at 5:07 PM

Dear Ms. Serrato:

I received a notice of public hearing today regarding proposed changes to a previously approved LMU Specific Plan in regard to use for the floor area of Gersten Pavilion.

Case Number: CPC-2019-4651-SP  
Environmental Case Number: ENV-2008-1342-EIR-ADD1

The explanation says that they want to change the use, however, it doesn't say what they want to change. It says they won't change the max floor area, student enrollment, faculty, staff, etc. But based on this notice, I can not determine what they are changing or wanting to do.

If you can help clarify what they are requesting to change, that would be a big help in determining whether this change will impact the neighborhood in any way. I prefer not to attend the Public Hearing, especially if this change is minor. It's just that I don't have enough information to make that decision.

Thank you in advance for your help.

Best regards,

Kate Bonney

Kate Bonney  
[katebonney@yahoo.com](mailto:katebonney@yahoo.com)  
310-387-4351

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Kate Bonney <katebonney@yahoo.com>

Mon, Oct 4, 2021 at 2:26 PM

Hi Kate,

Loyola Marymount University is seeking an amendment to the LMU Specific Plan to modify the distribution of permitted land uses -- so how much square footage can be allocated to academic vs athletic vs residential uses. This change will affect Table 1 in the Specific Plan ([linked here](#), see page 13). LMU has expressed interest in this change to accommodate the potential retention of Gersten Pavilion, as well as to accommodate future flexibility in how much of each use can be built. The overall permitted floor areas will not be changed, nor with enrollment, etc. There are some additional minor requests in addition to this, but the change to Table 1 is the main item.

I've also included a link to LMU's latest application materials, should you want additional information ([linked here](#).)

Let me know if you have additional questions.

Thanks,  
Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## LMU help with city planning

2 messages

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**Kerri Moszkiewicz** <kmos720@gmail.com>  
To: community@lmu.edu, Esther.Serrato@lacity.org

Tue, Sep 28, 2021 at 7:58 PM

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring St.](#), Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Kerri Moszkiewicz and I'm a resident of Playa Vista in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I have lived in this community for 17 years and love having LMU close by, my child attends many camps on campus and we love what the school has to offer.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Kerri Moszkiewicz

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Kerri Moszkiewicz <kmos720@gmail.com>  
Cc: LMU Community Relations <community@lmu.edu>

Mon, Oct 4, 2021 at 2:07 PM

Hello Kerri,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther  
[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## LMU Athletics Master Plan Proposal

2 messages

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**Kristen Greulach** <kristen@letsrumble.com>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: "community@lmu.edu" <community@lmu.edu>

Wed, Sep 29, 2021 at 10:49 AM

Esther Serrato

City Planning Associate  
Los Angeles City Planning  
[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name  
is Kristen Greulach  
and I'm a resident  
in Council District 11 for over  
19 years, which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan. Our sons have enjoyed the programs available to the residents throughout LMU Athletics, including many years of summer camp (basketball, swimming, soccer and tennis) as well as many years of swim lessons.

I fully understand the rationale for LMU's  
desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while  
building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the  
proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Kind regards,

Kristen Greulach

[419 Talbert Street](#)

[Playa del Rey, CA 90293](#)

**Esther Serrato** <Esther.Serrato@lacity.org>

To: Kristen Greulach <kristen@letsrumble.com>

Cc: "community@lmu.edu" <community@lmu.edu>

Mon, Oct 4, 2021 at 2:09 PM

Hello Kristen,

I have received your comment letter and will include it in the case file.

Thanks,

Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato <esther.serrato@lacity.org>

## Public Hearing 10-18-21

2 messages

**LINDA KOKELAAR** <lindakokelaar@sbcglobal.net>  
To: Esther Serrato <esther.serrato@lacity.org>

Sun, Oct 17, 2021 at 10:06 PM

Esther:

I have not received, nor am I able to find an agenda for the Planning Commission meeting for a Specific Plan Amendment to the Loyola Marymount University Specific Plan that is scheduled for October 18, 2021.

Linda Kokelaar  
310-641-7558

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: LINDA KOKELAAR <lindakokelaar@sbcglobal.net>

Mon, Oct 18, 2021 at 8:55 AM

Hello Linda,

Please see the attached hearing notice for the Hearing Officer Public Hearing scheduled for today. It contains the meeting information and a link to a shared folder with additional materials.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org



**CPC-2019-4651-SP HN FINAL.pdf**  
1581K



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## LMU Amendment to Master Plan

2 messages

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**Lynn Kataoka** <lynn.kataoka@gmail.com>

Thu, Oct 14, 2021 at 8:51 AM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring](#) St., Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Lynn Kataoka and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Lynn Kataoka

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Thu, Oct 14, 2021 at 2:18 PM

To: Lynn Kataoka &lt;lynn.kataoka@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello Lynn,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



Esther Serrato &lt;esther.serrato@lacity.org&gt;

---

**support for Loyola Marymount University's proposed amendment to its Master Plan**2 messages

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**Marie Feldman** <chrabaszewski@yahoo.com>  
Reply-To: Marie Feldman <chrabaszewski@yahoo.com>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: "community@lmu.edu" <community@lmu.edu>

Sat, Oct 2, 2021 at 7:10 PM

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan. We have been fans of LMU sports, namely women's basketball for years and my daughter has fond memories or attending many LMU sports camps.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Marie Feldman

Playa Vista Drive 90094

**Marie Feldman RD, CDE, CHC, Author:**  
*Healthy Habits For Managing & Reversing Prediabetes* (Adams Media 2019)  
*The Big Book of Diabetes Recipes* (Adams Media January 2016)  
Blog: [www.nourishyourelicious.blogspot.com](http://www.nourishyourelicious.blogspot.com)

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Marie Feldman <chrabaszewski@yahoo.com>

Mon, Oct 4, 2021 at 9:39 AM



Cc: "community@lmu.edu" <community@lmu.edu>

Hello Marie,

I have received your comment letter. It will be added to the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**FW: Letter in Support of LMU**

2 messages

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**Puza, Fred** <fpuza@lmu.edu>  
To: Esther Serrato <Esther.Serrato@lacity.org>  
Cc: Melissa McGinness <melissa@mcginness.us>

Mon, Oct 4, 2021 at 9:51 AM

Hi Esther,

Please see the attached letter from Melissa McGinness.

On 9/30/21, 10:13 AM, "Melissa McGinness" <[melissa@mcginness.us](mailto:melissa@mcginness.us)> wrote:



---

**Email to Planning Department.docx**  
13K

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: "Puza, Fred" <fpuza@lmu.edu>  
Cc: Melissa McGinness <melissa@mcginness.us>

Mon, Oct 4, 2021 at 2:30 PM

Hello Fred and Melissa,

I have received the comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



LOS ANGELES  
CITY PLANNING

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)



September 30, 2021

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
200 N. Spring. St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Melissa McGinness and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

Our family has had many friends that have attended this wonderful University and we love attending events there.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Melissa McGinness  
Hammock Lane, 90094



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number CPC-2019-4651-SP**

2 messages

**MICHAEL LAWLER** <michaelblawler@msn.com>

Wed, Oct 6, 2021 at 12:39 PM

To: "Esther.Serrato@lacity.org" &lt;Esther.Serrato@lacity.org&gt;

Cc: "community@lmu.edu" &lt;community@lmu.edu&gt;

Dear Ester,

My name is Mike Lawler. I am a resident in Council District 11. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan. A historical perspective might be the best way to express why I support LMU's proposed Amendment.

In 1954 when I was 12 years old, my family moved to Cowan Ave in Westchester. I lived in Westchester until 1964. During that period of time Loyola (now LMU) was a big part of our family life. Believe it or not, they had a 9 hole golf course which was available to the local community free of charge. That is where I learned to play golf. A pastime that I still enjoy today. When no other places were available at the time, Loyola allowed the Babe Ruth Association to use their baseball field for all the Saturday games. As a result, for many years, my brothers and I learned and enjoyed baseball as a result of Loyola's generosity to the community. In addition, our family used the fields to pick up football and other games. And, I don't want to forget that we all learned to ride bicycles on the Loyola parking lots.

Moved to Playa del Rey in 1975. Myself and family have continued to enjoy and to take advantage of LMU's continuous generosity of sharing their facilities. Just a few examples of activities over the last 45 plus years that we have enjoyed: using the track for exercise; family and friends every Thanksgiving Day have had their annual football game on LMU fields. Including players and family attendees, it involves 50 to 75 local family members. Also, the church has been available for Mass, which is a special experience on Easter and Christmas and other occasions.

While I don't take advantage of it, I have friends and neighbors who use the LMU's state-of-the-art fitness center. We have several neighbors and friends who live in the area that are or have been employed by LMU. In addition, LMU provides the opportunity for the local community to attend Division 1 sports, both men and women. The sports program for both men and women has shown a tremendous improvement and appears to be headed to regional if not national recognition, if LMU can improve the physical facilities. A benefit to the community and the local businesses.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms and the student-athletic academic center while building a new competition venue elsewhere on campus.

**My life experience as being a resident of the area for over 60 years,** leads me to believe a reinvestment in LMU's facilities is, and always has been, a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Mike Lawler

**8235 Rees St**

Playa del Rey, CA 90293

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: MICHAEL LAWLER <michaelblawler@msn.com>  
Cc: "community@lmu.edu" <community@lmu.edu>

Tue, Oct 12, 2021 at 2:17 PM

Hello Mike,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org





Esther Serrato &lt;esther.serrato@lacity.org&gt;

---

## Lmu master plan!

2 messages

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**Sam Sam** <samsam90094@gmail.com>  
To: Esther.Serrato@lacity.org  
Cc: community@lmu.edu

Tue, Sep 28, 2021 at 9:48 PM

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Muddassir and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Muddassir Zafar

[12963 runway rd.](#)

[Playa vista, Ca 90094](#)

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Sam Sam <samsam90094@gmail.com>  
Cc: LMU Community Relations <community@lmu.edu>

Mon, Oct 4, 2021 at 2:09 PM

Hello Muddassir,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**(no subject)**

2 messages

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**natalie shoemaker** <nnoelshoemaker@gmail.com>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: "community@lmu.edu" <community@lmu.edu>

Wed, Oct 13, 2021 at 6:28 PM

Dear Ester,

My name is Natalie Shoemaker and I am resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

As a Playa Vista resident and LMU neighbor, and a parent of two students who attend Playa Vista Elementary, I value what LMU has brought to our school and neighborhood. Raising 2 athletes myself, I stand strong behind the relationship between athletics and education. It brings forth commitment, confidence and a responsibility to your organization. Also as former President of the Friends of Playa Vista School, I have a good working relationship with LMU.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Natalie Shoemaker

Kiyot Way 90094

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: natalie shoemaker <nnoelshoemaker@gmail.com>  
Cc: "community@lmu.edu" <community@lmu.edu>

Thu, Oct 14, 2021 at 2:15 PM

Hello Natalie,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

---

## LMU Master Plan Amendment

2 messages

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**Vu, Paul** <paul.vu@lmu.edu>  
To: "Esther.Serrato@lacity.org" <Esther.Serrato@lacity.org>  
Cc: "Vu, Paul" <paul.vu@lmu.edu>

Fri, Oct 8, 2021 at 4:37 PM

Hello City Planning Associate Serrato,

I hope this email finds you well. My name is Dr. Paul Vu and I'm a staff member residing on Loyola Marymount University campus in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

As a Jesuit priest living on campus for the past ten years, I understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan.

Sincerely,

*Paul Vu, S.J., Ph.D.*

Assistant Dean of Students

Director, Community of Care

Adjunct Professor, Psychology Dept.  
[Student Affairs Dean's Office](#)

[Community of Care](#)



Malone 301 D  
[1 LMU Drive](#)  
Los Angeles, CA 90045-2659  
[www.lmu.edu](#) | [Privacy + Legal](#)

Office [310.338.4284](#)

Email [paul.vu@lmu.edu](mailto:paul.vu@lmu.edu)



---

**Esther Serrato** <Esther.Serrato@lacity.org>

Tue, Oct 12, 2021 at 10:53 AM

To: "Vu, Paul" <paul.vu@lmu.edu>

Cc: "Vu, Paul" <paul.vu@lmu.edu>

Hello Paul,

I have received your comment letter and will add it to the case file.

Thanks,

Esther

[Quoted text hidden]

--



LOS ANGELES  
CITY PLANNING

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)



E-NEWS



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Case Number CPC-2019-4651-SP**

2 messages

**Renate Hild** <renatehild@yahoo.com>

Thu, Oct 14, 2021 at 4:53 PM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
200 N Spring St. , Room 720  
Los Angeles, CA 90012  
Case Number: CPC -2019-4651-SP

Dear Esther,

My name is Renate Hild and I am a resident, business owner, volunteer, former Chair of the LAX Coastal Chamber of Commerce, former Honorary Mayor of Westchester, former president of the Westchester Vitalization Corporation, member of Westchester Rotary, board member of the Westchester YMCA in Council District 11 which encompasses Westchester, Playa del Rey and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavillion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten Pavilion provides essential resources for LMU's student athletes, including more competitive practice, training and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Renate Hild  
7429 McConnell Ave  
Los Angeles, 90045

Sent from my iPhone

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Fri, Oct 15, 2021 at 2:51 PM

To: Renate Hild &lt;renatehild@yahoo.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello Renate,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

---

## Comment on CPC 2019-4651-SP2

2 messages

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**marksav@earthlink.net** <marksav@earthlink.net>

Mon, Oct 18, 2021 at 9:27 AM

To: esther.serrato@lacity.org

Cc: Ron Marks &lt;marksav@earthlink.net&gt;

Please enter into records for hearing today.

Thank You

Ron Marks

**LMU1.pdf**  
73K

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**Esther Serrato** <Esther.Serrato@lacity.org>

Thu, Oct 21, 2021 at 8:43 AM

To: marksav@earthlink.net

Cc: Ron Marks &lt;marksav@earthlink.net&gt;

Hello Ron,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--

**LOS ANGELES  
CITY PLANNING****Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org



Ronald R. Marks  
7828 Altavan Ave  
Los Angeles, CA 90045

To;

Esther Serrato,

City Planner [esther.serrato@lacity.org](mailto:esther.serrato@lacity.org)

(213) 978-1211

200 North Spring Street, Room 720 Los Angeles, CA 9001

CPC-2019-4651-SP2

October 18, 2021

I have been a neighbor of LMU for 32 years and have negotiated with them several times after their acquisition of Hughes Corporate Headquarters and then again during the Master Plan. During the Master Plan process we had many meetings, negotiating with the school and the council office, many times including Councilman Bill Rosendahl. We were told the Master Plan was to last until 2030 with no changes except for the New Arena which would replace Gersten Pavilion. I think we were all good with that one exception. Had we known of LMU's intention to keep Gersten and add the new arena, we might have thought differently. We did not know that LMU would ask for more square footage by keeping Gersten in today's hearing.

I oppose the addition of the New arena without dealing with Gersten as it adds square footage which was capped in the Master Plan. Had LMU adhered to the Master Plan the New Arena would be located where Gersten now stands on the interior of the campus. The new arena's location, is too close to the neighborhood. I also think that the parking issue which has always been a neighborhood problem must be rectified prior to adding any more square footage to the campus.

Thank you,

Ron Marks



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**LMU City Planning**2 messages

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**Sabah Akmal** <sabahakmal@gmail.com>  
To: community@lmu.edu, Esther.Serrato@lacity.org

Tue, Sep 28, 2021 at 8:03 PM

Esther Serrato

City Planning Associate  
Los Angeles City Planning  
[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is **Sabah Akmal** and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

**LMU brings so much vibrance to our community!**

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

**Sabah Akmal**  
**Playa Vista, CA 9004**

--

Sabah Akmal, LCSW  
310.913.5034

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Sabah Akmal <sabahakmal@gmail.com>  
Cc: LMU Community Relations <community@lmu.edu>

Mon, Oct 4, 2021 at 2:08 PM

Hello Sabah,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther  
[Quoted text hidden]

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Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Support for LMU amendment to Master Plan

2 messages

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**samslaw3@aol.com** <samslaw3@aol.com>

Wed, Oct 13, 2021 at 4:52 PM

Reply-To: samslaw3@aol.com

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

October 13, 2021

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Samara Emmersen and I am a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU's partnership with Playa Vista Elementary School was instrumental to my son's education when he attended. LMU has always been a great neighbor and great partner with the Playa Vista community

I understand and agree with the rationale for the amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Samara Emmersen  
[6400 Crescent Park East, #406](#)  
[Playa Vista, CA 90094](#)

---

**Esther Serrato** <Esther.Serrato@lacity.org>

Thu, Oct 14, 2021 at 2:13 PM

To: samslaw3@aol.com

Cc: LMU Community Relations <community@lmu.edu>

Hello Samara,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**LMU**4 messages

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**Shelby Schulte** <shelschulte@gmail.com>  
To: "esther.serrato@lacity.org" <esther.serrato@lacity.org>  
Cc: "community@lmu.edu" <community@lmu.edu>

Wed, Sep 29, 2021 at 2:27 PM

Dear Esther,

My name is Shelby Schulte and I'm a resident in Council District 11 which encompasses Westchester, Playa Del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU is near and dear to our family. Not only are we direct neighbors, as we can see the campus from our home in Playa Vista, we have a long history with LMU. I got my MBA from LMU in 2004. Our daughter, Lilah, has attended several LMU sports camps over the years. Our family has enjoyed and supported LMU athletics over the years. We truly feel that LMU is an extension of our community.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Shelby Schulte

13051 S Icon Circle

Playa Vista, CA 90094

---

**Thomas Schulte** <Thomas.Schulte@armaninollp.com>  
To: "esther.serrato@lacity.org" <esther.serrato@lacity.org>  
Cc: "community@lmu.edu" <community@lmu.edu>

Thu, Sep 30, 2021 at 8:54 AM

Dear Esther:



My name is Tom Schulte and I'm a resident in Council District 11 which encompasses Westchester, Playa Del Rey, and Playa Vista (PV). I have lived in PV (and below LMU) since 2004 so I have seen lots of change. I have been on the Board of one of the larger PV sub associations for many years and now am on the PVPAL association (which has already submitted a separate level of support). I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU is near and dear to our family. Not only are we direct neighbors, we have a long history with LMU. My wife received her MBA from LMU in 2004. Our daughter, Lilah, has attended several LMU sports camps over the years and we have high hopes that she will be attending at some point in the future. And I was a member of the LMU Accounting Advisory Board for many years and have written checks every year. Our family has enjoyed and supported LMU athletics over the years. We truly feel that LMU is an extension of our community.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Thomas (Tom) J. Schulte CPA

Partner

Southern California Market Leader

[thomas.schulte@armaninollp.com](mailto:thomas.schulte@armaninollp.com)

**Armanino**LLP

310 ■ 745 ■ 5748 direct | 310 ■ 498 ■ 4148 cell

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---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Shelby Schulte <shelschulte@gmail.com>

Mon, Oct 4, 2021 at 2:28 PM

Cc: "community@lmu.edu" <community@lmu.edu>

Hello Shelby,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)



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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Thomas Schulte <Thomas.Schulte@armaninollp.com>  
Cc: "community@lmu.edu" <community@lmu.edu>

Mon, Oct 4, 2021 at 2:29 PM

Hello Thomas,

I have received your comment letter and will add it to the case file.

Thanks,  
Esther

[Quoted text hidden]

[Quoted text hidden]



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Loyola Marymount University's proposed amendment to its Master Plan

2 messages

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**Dr. Mohazab** <sherry.mohazab@gmail.com>  
To: Esther.Serrato@lacity.org

Tue, Oct 5, 2021 at 7:43 PM

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring](#). St., Room 720  
Los Angeles, CA 90012  
Case Number: CPC-2019-4651-SP

Dear Ester,

My name is Sherry Mohazab and I'm a resident but also a professor at LMU in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU means a lot in our community. Playa Vista was built on the premise "Live, Work, Play." For me, LMU has become a part of the "work" aspect of living here as well. I live in Playa Vista, work at the Playa Vista Elementary School, and also teach part time up at LMU and sometimes, even, get to play! The LMU community has been such an asset to our community. Not only do I teach there, but I also have been honored to have a number of LMU families in my classroom and have made life long friendships. As you can tell LMU is and has been a very important part of this community for me.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Sherry Mohazab Ed.D.  
[13045 Pacific Promenade #240](#)  
[Playa Vista, CA 90094](#)

Sherry Mohazab Ed.D.



---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: "Dr. Mohazab" <sherry.mohazab@gmail.com>

Wed, Oct 6, 2021 at 10:13 AM

Hello Sherry,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

--



LOS ANGELES  
CITY PLANNING

**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)





Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**CPC-2019-4651-SP**

4 messages

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**Stephen Cavanaugh** <sbcwood2@gmail.com>  
To: esther.serrato@lacity.org

Sun, Feb 21, 2021 at 9:21 PM

Hello Ms.Serrato,

I live adjacent to Loyola Marymount University and I would like you to add my name to the interested parties list for communication about LMU's proposal to build an arena in our neighborhood.

Thank you very much,

Stephen Cavanaugh  
7939 Belton Dr  
LA, CA 90045

---

**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Stephen Cavanaugh <sbcwood2@gmail.com>

Mon, Feb 22, 2021 at 10:11 AM

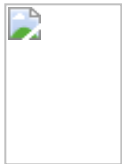
Good morning Stephen,

I have added you to the interested parties list.

Take care,  
Esther

[Quoted text hidden]

--

**Esther Serrato**

City Planning Associate

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1211



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**Stephen Cavanaugh** <sbcwood2@gmail.com>  
To: Esther Serrato <Esther.Serrato@lacity.org>, minimizemuarenaimpact@gmail.com

Sun, Oct 17, 2021 at 10:51 PM

Dear Ms. Serrato,

I would like to enter into the public record my opposition to the proposed building of a new sports arena on the LMU campus. The proposed arena has 6,000 seats, and it is fair to state that 3,000 cars would be coming into the neighborhood for an event; and if they have two events a week this would be 6,000 cars coming into the neighborhood. In Appendix A, Traffic Memorandum, in the second paragraph of the letter from Fehr & Peers to Eddie Guerra at LADOT they assert that "no other changes are proposed that could potentially change transportation impacts are proposed". This blatant attempt to mislead people is exactly why most neighbors I know do not trust LMU at all. IF a new 6,000 seat arena is built it will have a transportation impact on the neighborhood. It's called a traffic jam. LMU has no right to use our neighborhood as their parking lot. Cars cruising our streets looking for parking, Ubers dropping off people, parked cars blocking driveways and leaving trash behind, neighbors of LMU have lived through these scenarios before when LMU raised the cost of on campus parking and our streets were flooded with student cars. It was a mess and it took several years for LMU to properly address the issue and they only did so after many angry public meetings. LMU is now proposing that the invasion of cars into our neighborhood will be so minimal it doesn't even need to be addressed. I hope

the City of Los Angeles and the LADOT will take a very careful look at the parking and traffic and talk to neighbors who are not employees of LMU and hear our concerns.

I would like to point out that the university has hired many professionals on and off campus to see this project pushed through and these people are working diligently to see that it does get done; however, this cadre of professionals does not mean that LMU is in the right. The neighbors all have their own jobs and lives to live and we can only hope that the City will stand up and represent us.

Thank you for your help,

Stephen Cavanaugh

[Quoted text hidden]

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**Esther Serrato** <Esther.Serrato@lacity.org>  
To: Stephen Cavanaugh <sbccwood2@gmail.com>  
Cc: minimizemuarenaimpact@gmail.com

Mon, Oct 18, 2021 at 8:58 AM

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | Planning4LA.org



October 13, 2021

Esther Serrato  
City Planning Associate  
Los Angeles City Planning  
Case Number: CPC-2019-4651-SP

Dear Ms. Serrato,

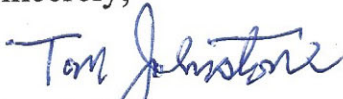
My name is Tom Johnstone and I am the immediate past President of the Rotary Club of Westchester and a 35-year resident of the Westchester Community. My family and I have lived just two blocks from LMU for the past 29 years. I am writing to express my full support for Loyola Marymount University's proposed amendment to its Master Plan.

Having been established in Westchester in 1928, Loyola Marymount University is in fact the original resident in the Westchester Community. As the community grew up around LMU, mostly after World War II, LMU remained a centerpiece in the community. The university has always been a great neighbor and focal point for community events, both cultural and athletic. When my wife and I were looking for a place to call home and start our family, Westchester was our first choice, largely due to the university. All four of our children attended the sports camps at LMU, that were offered every summer, and our eldest child earned her Bachelor's degree at LMU.

In order to remain competitive and maintain its status as a premier university, the campus must continuously improve. I understand and agree with the rationale for the amended Master Plan. The amendment will allow LMU to retain, recycle and renovate Gersten Pavilion while it pursues improvements to the university's athletic program by building a new competition venue elsewhere on campus, as previously agreed upon in the Master Plan. Upgrading Gersten Pavilion provides essential resources for LMU's student-athletes, including more competitive practice, training and academic support facilities. LMU's reinvestment in Gersten Pavilion is an asset for our entire Westchester Community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. If you have any questions, please feel free to contact me.

Sincerely,



Tom Johnstone  
8031 Nardian Way  
Los Angeles, CA 90045  
(310) 350-0896, unreasonable.tom@gmail.com

October 15, 2021

Re: Case Nbr—CPC-2019-4651-SP

Loyola Marymount Specific Plan Amendment

Per the 2011 LMU Master Plan it allows for a 6000 seat arena to be built in Lot A right across a small residential street from homes. These issues listed below are items that need to be addressed by the city.

LMU is required to have a minimum of 4467 parking spaces; per their 2019 'parking report' they have 4497 spaces. I can tell you that is not enough. They keep making the spaces smaller to increase the count; they are allowed to count the Jesuit housing parking spaces which is a gated/keyed entry only accessible to them.

With the building of the 2 new 4-5 story dorms that house between 600-650 students it brings their whole living 'on-campus' student population to 4000 students. At least 95% of those students will own cars & parking on campus.

Simple math shows that doesn't leave enough for all of the off-campus students, staff & faculty to park. That puts them onto the residential streets which shouldn't have to bear the burden of LMU's business.

The new 6000 seat arena will remove at least 400 parking spaces in order to be built; maybe more.

It is imperative that a new parking structure is required to be built PRIOR to the start of any arena construction. That new parking structure needs to hold at minimum 800 cars to replace whatever spaces will be lost w/the new arena + 400 additional to hold arena attendees & the daily on campus activity of students, staff, faculty & visitors. Even an 800 car structure would not be enough. LMU's population is much larger than what they will admit to & with the allowance of FTE counting we will never know the truth.

Also to add to the equation is when LMU builds the new convention center; parking & traffic needs to be considered on both of these. (plus the remodel & continued use of Gersten Pavillion.)

Loyola & 80<sup>th</sup> Street entrance needs more restrictions on who can enter & when due to overuse by LMU through the neighborhoods. Check out local traffic sites to see all of the neighborhood streets that are 'red' due to incoming LMU generated traffic, especially at peak traffic in the morning & afternoon.

The Master Plan states limited but LMU takes that to mean Unlimited. The original intent was for only the local students & staff living in the vicinity of the gate to enter through it. But we have South Bay, Culver City, 405 frwy traffic & more using it. One Thur morning we were at 83<sup>rd</sup> & Loyola & the traffic was from the LMU entrance gate well past 83<sup>rd</sup> backing up towards Manchester Ave. LMU's solution was to put in a 2<sup>nd</sup> card reader but we are probably talking about at least 2000 cars using that entrance/exit daily. This is a NEIGHBORHOOD w/many children & adults exercising. Many complaints at the NAC (Neighborhood Advisory Committee) meetings to LMU about people almost being hit by this traffic. This is unacceptable!!

The Loyola/80<sup>th</sup> gate needs to be closed when any 'arena' event will be taking place. It should be closed at least 3hrs PRIOR to the start of an event/during the event/& for 3hrs after the event end time. LMU is refusing this request because they don't care about the neighborhood & the traffic, trash & noise these attendees will cause residents & homes.

Do NOT ALLOW any Uber/Lyft/or Taxi pickup or drop-off at or near the Loyola/80<sup>th</sup> St gate or within a 500-foot radius of that gate for any arena event. Again, depending on the hour of day or night it would be extremely disruptive for the neighborhoods.



A consideration should also be given to the number of events that can be held at this arena since LMU will be able to rent it out to anyone & everyone. How many events will be allowed to be held during the Mon-Fri? How many will be allowed on Sat or Sun? How many total events a week will be allowed? We had asked & LMU agreed to have a minimum time of 2hrs between events. Please hold them to that!

Compliance Officer. Our local PLUC committee & Neighborhood Council requested LMU to designate a person as 'Compliance Officer' to have someone ensuring LMU is following the rules of the Master Plan & a contact person for residents that have issues with violations. LMU clearly does not want that because they don't want to comply; they have changed it to a 'liaison officer'. We already have a 'liaison' w/the person in Public/Community Relations which currently is Fred Puza.

Again I can tell you that LMU fights following the Master Plan restrictions. LMU put bright LED lights on the side of a bldg facing the neighbors. We abut the campus & one of the lights came right into our house lighting up the whole living & dining room areas. It took me many emails, & 3 community relations people & 1 YEAR to get it removed. This only happened after a Residential NAC representative checked her copy of the Master Plan & found LMU is not allowed to put any perimeter lights up that affect the neighbors. It still took months to have them remove them & it was begrudgingly. They advised me they may put up something else in the future. I want to note that my original requests to them were to lower the wattage; put shields around them; or face it down. LMU responded NO to each & every suggestion I offered. This was a security issue for us because we don't have air-conditioning & need to keep our dining room door open all night in the summer to cool off our house. (we have a security screen door so that part is safe.) It isn't safe for the inside to be lit up & seen by any one on campus or that could be trespassing through our property.

So the above shows the need for the City to actually do Master Plan inspections periodically & without notice for both A.M & P.M. surprise visits. They should include one of our NAC residential representatives & let it be the neighbors choice not LMU as to who that person would be.

LMU owned neighborhood houses, which are many. LMU started buying neighborhood homes many years ago w/the intent to house their faculty at reasonable rental rates since purchase prices were so high. They signed an agreement w/the neighbors in 1992 that stated they would never rent to students. They had 2 houses at the corner of 80<sup>th</sup>/Loyola they did use to house the international students. About 3yrs? ago they bought a house on 80<sup>th</sup> that abuts the campus & was to house 10 honor students w/many restrictions so they didn't disturb the surrounding neighbors. This year they decided to rent out 10-15houses that we know of to students. Curious, I wonder where the faculty are now living. LMU houses between 6-10 students per house at \$2000.00 per student a month. That means \$12,000-\$20,000 of income per house a month. They don't pay taxes on any of this income. Is this considered acceptable? These students are disruptive, loud, partying w/many people & in general disrupting the neighborhoods where they are located. LMU doesn't appear to be interested in getting them under control nor do they care they are violating a written agreement w/the community. Do you folks think this is fair or legal???

Last thing. The McConnell Ave gate has been closed for many years & I want to ensure that it stays closed. I am including this because I don't want LMU to contact City Planning for a change & especially without neighborhood input.

Please do not allow a blanket 'Administrative Clearance'. LMU is a massive business & only the neighbors know the problems they cause. Please keep us in the decision process.!

Thank you

Tommy & Bill Roys .....7577 McConnell Ave.....Westchester, Ca 90045-1037



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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**Loyola Marymount University**2 messages

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**Tricia Talerico** <tricia.talerico@gmail.com>

Thu, Sep 30, 2021 at 6:31 AM

To: Esther.Serrato@lacity.org

Cc: community@lmu.edu

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring St.](#), Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

Not only has LMU continued to play an important role in my children's interest in athletics, and helped them develop a love of sports, they've been a community partner with our local schools for years. We've been so fortunate to be on the receiving end of their community giving. We've attended multiple summer camps on campus and attend sporting events as a family on a regular basis. LMU is invested in our local community and giving back is essential to their success.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Tricia Talerico

South Seaglass Circle, 90094

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**Esther Serrato** <Esther.Serrato@lacity.org>

Wed, Oct 6, 2021 at 10:23 AM

To: Tricia Talerico &lt;tricia.talerico@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello Tricia,

I have received your comment letter and will include it in the case file.

Thanks,

Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Amendment to LMU's Master Plan

2 messages

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**Vincent Mauch** <vmauch50@gmail.com>

Mon, Oct 4, 2021 at 11:57 AM

To: esther.Serrato@lacity.org

Cc: community@lmu.edu

Esther Serrato

City Planning Associate

Los Angeles City Planning

[200 N. Spring. St.](#), Room 720

Los Angeles, CA 90012

Case Number: CPC-2019-4651-SP

Dear Ester,

My name is and I'm a resident in Council District 11 which encompasses Westchester, Playa del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

I have lived in the Playa del Rey/Westchester community for over 40 years and LMU has been a positive and supportive influence on the entire community. Not only are we enriched by the student body that supports the local retail community, but the enrichment that we receive from the athletics that occur on Campus is invaluable to us. My kids grew up attending games and have fond memories to this day. LMU has always addressed the Community concerns and so I have no problem supporting the additional plans to enrich their athletic teams.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

Vincent P. Mauch

[7614 West 85th Street](#)[Playa del Rey, CA 90293](#)

310 613-2188

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**Esther Serrato** <Esther.Serrato@lacity.org>

Mon, Oct 4, 2021 at 2:33 PM

To: Vincent Mauch &lt;vmauch50@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;

Hello Vincent,

I have received your comment letter and will include it in the case file.



Esther Serrato &lt;esther.serrato@lacity.org&gt;

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## Westchester Streetscape Improvement Association (WSIA) Letter of Support for LMU Master Plan Amendment - #CPC-2019-4651-SP

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Oct 18, 2021 at 1:14 PM

To: Esther Serrato &lt;Esther.Serrato@lacity.org&gt;

Cc: community@lmu.edu, John Ruhlen &lt;jruhlen916@aol.com&gt;, Fred Puza &lt;Fred.Puza@lmu.edu&gt;

The Westchester Streetscape Improvement Association is a community based non-profit organization composed of volunteers committed to community improvements. The WSIA Board considered and unanimously voted to support the proposed LMU Master Plan Amendment. Please consider our attached letter in your decision about the project and enter our letter into the record.

Please notify WSIA President John Ruhlen ( [jruhlen916@aol.com](mailto:jruhlen916@aol.com) ) in all future notices about this case.

Thank you.



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**LMU Master Plan Amendment Support Ltr 211018 exe Scan\_0108.pdf**

427K

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**Esther Serrato** <Esther.Serrato@lacity.org>

Thu, Oct 21, 2021 at 8:47 AM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Cc: LMU Community Relations &lt;community@lmu.edu&gt;, John Ruhlen &lt;jruhlen916@aol.com&gt;, Fred Puza &lt;Fred.Puza@lmu.edu&gt;

Hello Donald,

I have received your comment letter and will include it in the case file.

Thanks,  
Esther

[Quoted text hidden]

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**Esther Serrato**

Pronouns: She, Her, Hers

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1211 | [Planning4LA.org](http://Planning4LA.org)



## Streetscape Improvement Association

Beautify and improve local streetscapes, resulting in a better environment  
for both the commercial and residential areas of Westchester

October 18, 2021

Esther Serrato  
Los Angeles Department of City Planning  
200 N. Spring Street, Room 720  
Los Angeles, CA 90012

Re: Case Number: CPC-2019-4651-SP – Proposed LMU Master Plan Amendment

Dear Ms. Serrato:

My name is John Ruhlen. I am a 53-year resident of Westchester and have served as the President of the Westchester Streetscape Improvement Association (WSIA) for many years. This letter is written on behalf of that community based non-profit organization composed of volunteers committed to community improvements. The WSIA Board considered and unanimously voted to support the proposed LMU Master Plan Amendment. Please consider our attached letter in your decision about the project and enter our letter into the record. WSIA fully supports the LMU Master Plan and its proposed amendment and urges the City's timely approval of it.

Our organization has a long history of involvement in Westchester planning issues. In this, we understand that complex plans / issues such as LMU's Master Plan and its proposed amendment require a great deal of time and process before a final product is complete. We believe that LMU is an organization of high integrity with the community's best interests at heart and that needed future traffic studies, planning compliance, and administrative care will be exercised as the proposed Master Plan Amendment is implemented.

We understand and agree with the rationale for the proposed amendment and LMU's desire to improve its athletic programs. The amendment would allow LMU to retain and renovate Gersten Pavilion while it pursues building a new competition venue elsewhere on campus as previously agreed upon in the LMU Master Plan. Upgrading Gersten provides essential resources for LMU's student-athletes, including more competitive practice, training, and academic support facilities. LMU's reinvestment in Gersten Pavilion is a reinvestment in our community.

We urge the City to support the proposed amendment to the LMU Master Plan. Should you have any questions, please feel free to contact me.

Sincerely,

John Ruhlen, President

C: WSIA Board of Directors



Westchester Streetscape Improvement Association

8726 S. Sepulveda Blvd. Suite D, #1621 - Westchester, CA 90045 - Phone: (310) 225-7630 - Fax: (310) 645-9820  
info@WestchesterStreetscape.org - www.WestchesterStreetscape.org - EIN 90-0080493