

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

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

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

Section 1. Sections 2.2, 3.2, 3.3, 5.1, 5.2 and 8 of the Loyola Marymount University Specific Plan are hereby amended, and Section 8.2 is hereby added, to read as shown in the document attached as Exhibit A.

Sec. 2 SEVERABILITY. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

EXHIBIT A

EXHIBIT A

**LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN**

**City of Los Angeles**

**Established by Ordinance No.181,605**

**Originally Adopted February 25, 2011**

**Amended By Ordinance No. \_\_\_\_**

## **TABLE OF CONTENTS**

SECTION 1: AUTHORITY AND SCOPE.....	3
SECTION 2: LOYOLA MARYMOUNT SPECIFIC PLAN OVERVIEW.....	6
SECTION 3: LAND USE REGULATIONS.....	12
SECTION 4: CAMPUS DESIGN REGULATIONS.....	24
SECTION 5: TRANSPORTATION AND PARKING REGULATIONS .....	30
SECTION 6: SECURITY REGULATIONS.....	37
SECTION 7: SIGNAGE .....	38
SECTION 8: IMPLEMENTATION .....	46
SECTION 9: OTHER SPECIFIC PLAN PROCEDURES.....	48
SECTION 10: INTERPRETATION .....	48
SECTION 11: SEVERABILITY .....	48

### **LIST OF EXHIBITS**

EXHIBIT 1. LMU Specific Plan Area Boundary .....	49
EXHIBIT 2. Planning Areas .....	50
EXHIBIT 3. Height Areas.....	51
EXHIBIT 4. Setbacks.....	52
EXHIBIT 5. Conditions For On-Site Alcohol Consumption Permits .....	53
EXHIBIT 6. Sign Definitions .....	56
EXHIBITS 6A-6C. Examples of Banner Sign .....	58-60
EXHIBIT 7. Existing Ambient Noise Levels .....	61
EXHIBIT 8. McConnell Buffer Areas.....	62
EXHIBIT 9. Specific Plan.....	63

### **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<sup>1</sup> of the City of Los Angeles (City). The Loyola Marymount University Specific Plan<sup>1</sup> as established, and amended, and is applicable to that Specific Plan Area of the City shown within the heavy dashed lines on the Loyola Marymount University Specific Plan Area Boundary figure as shown on Exhibit 1 for the area bounded generally by Lincoln Boulevard to the west, the Westchester bluffs and Playa Vista to the north, McConnell Avenue to the east, and 80th Street, Fordham Road, and 78th Street to the south.
- B. In order to regulate the use of property as provided for in this Specific Plan, the Specific Plan is divided into six Planning Areas designated as follows: Academic/Residential (AIR); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3(B/OS3). The location and boundaries of these Planning Areas are shown on the Loyola Marymount University Specific Plan Planning Areas figure (Exhibit No. 2).

### **Section 1.2 RELATIONSHIP TO THE LOS ANGELES GENERAL PLAN**

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

---

<sup>1</sup> Capitalized terms are defined in Section 2.3 or Exhibit 6 or this Specific Plan.

supplement those of the General 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 MasterPlan 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. This Specific Plan, as amended, was evaluated in the EIR and the addendum dated September 2021, ENV-2008-1342-EIR-ADD1. 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 Subsection 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 totaled 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 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 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. Existing structures are anticipated to be removed and replaced with new floor area; however, the total floor area shall not exceed the total Project Development Plan. The total Project Development Plan proposed with this Amended 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 Section 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

---

<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

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

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

**Athletic Use.** Athletic uses and activities including, but not limited to, intercollegiate sports, intramural sports, club sports, practices, and training clinics and camps for students, faculty, staff, alumni, and guests. Athletic Uses also allow for related Athletic Use facilities such as indoor and outdoor facilities such as sports fields, courts, tracks, gymnasiums, 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:

- a) **Height Area 1**, governing that portion of Campus also known as Hughes Campus;
- b) **Height Area 2**, governing that portion of Campus also known as Leavey Campus with the exception of Drollinger Plaza and property along 78th Street, and the core of Burns Campus; and
- c) **Height Area 3**, governing that portion of Campus also known as Burns Campus and Drollinger Plaza and property along 78th Street

**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. 181,605 implementing the LMU Master Plan originally established by and as amended by Ordinance \_\_\_\_\_.

**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 8.1 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 the maximum permitted Floor Area Development outlined in Subsection 3.3.B.
- C. No Administrative Clearance shall be issued unless the Project complies with all applicable provisions of this

Specific Plan, including compliance with all applicable Project Design Features and Mitigation Measures as set forth in the Mitigation Monitoring and Reporting Program in Appendix A of this Specific Plan.

- D. Exceptions and Exemptions. The prohibitions specified in this Subsection shall not apply to any of the uses and activities exempted from an Administrative Clearance, as set forth in Section 8.1 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/OpenSpace or Buffer/Open Space Planning Areas.
- B. **Maximum Permitted Floor Area Development.** The maximum permitted development shall be as set forth in Table No. 1 and Table No. 2.\*

**Table No. 1**

#### **Permitted New Floor Area by Land Use Category**

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

<b><u>Facilities</u></b>	
<b><u>Land Use</u></b>	<b><u>Combined (Existing + New) Floor Area</u> (sf)</b>
Academic/ Administrative	1,847,000
Residential	1,198,000
Athletic Indoors	366,000
<b><i>Total Combined (Existing + New Floor) Area Permitted</i></b>	<b><i>3,411,000</i></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) 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 pavilion 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 pavilion.
  2. Fixed seating in the Gersten Pavilion may not be reinstalled following the issuance of a Certificate of Occupancy for a new sports pavilion unless LMU suspends or discontinues the operation of the new sports pavilion.
  3. Temporary seating may be utilized in the Gersten Pavilion, not exceed 1,000 maximum occupancy.

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

The following uses and facilities shall be permitted within the Specific Plan Area, as permitted by Section 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 a.m. to 6:00 p.m.
- E. Both points of Campus entry, at LMU Drive and at Loyola Boulevard, and internal roads along the eastern border of the Campus, shall be posted with signs advising drivers that they are entering a residential quiet zone.
- F. If a new sports pavilion is constructed near the corner of 80th Street and Fordham Road, the structure shall be designed such that the main entrance of the new sports pavilion faces away from 80th Street and Fordham Road, and shall be designed to meet the following requirements:

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

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

### **Section 3.9 CAMPUS OPERATIONAL REGULATIONS**

- A. The end time for auditorium/theater events attended by off-Campus patrons shall be 11:00 p.m., Sunday through Thursday and 12:00 a.m., Friday and Saturday evenings. Academic productions, with substantial student involvement,

are specifically exempted.

- B. The regular hours of operation for classes in University Hall shall be from 8:00 AM. until 10:00 P.M., seven days a week.
- C. The maximum occupancy for existing University Hall shall be limited to 2,600 persons.

## **SECTION 4: CAMPUS DESIGN REGULATIONS**

### **Section 4.1 DESIGN REGULATIONS**

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

1. Pole mounted lights shall be designed to minimize potential off-site light spillage.
  2. Light sources shall be shielded so as to reduce visibility from off-site locations.
  3. No floodlighting shall be located so as to shine directly onto any adjacent residential property.
  4. Installation of low level security and exit lighting shall be allowed.
  5. Lighting fixtures and visors shall be adjusted upon installation to reduce spillover onto adjacent residential properties, while still maintaining adequate lighting to allow safe use of outdoor athletic facilities. Additionally, vegetation and other screening or filtering devices shall be maintained or supplemented at the edges of lit fields or at the campus perimeter at all times, such that light spillover shall not be permitted at any time to exceed an intensity of 2 foot-candles on residential property lines located along W. 78th Street, Fordham Road, W. 80th Street, and McConnell Avenue.
  6. All outdoor lighting shall be directed downward to illuminate the intended surface (i.e., playing fields, pedestrian pathways and other high-traffic areas such as building entrances and plazas in the campus interior).
  7. All new outdoor lighting shall be equipped with louvers, shields, hoods, or other screening devices.
  8. The use of field lighting within all outdoor athletic facilities shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 p.m., except in the case of overtime or extra innings.
- G. Landscaped Buffers: All landscaped buffer areas described in this subsection shall be maintained in good condition, subject to local and state regulations regarding water use, drought-tolerant vegetation, and other landscaping requirements.
1. Landscaped Buffer along Altavan Ave. and 78th Street. The established buffers shall be maintained as indicated by the existing fence lines in these locations.

2. Landscaped Buffer along 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 or 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 Subsection 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 Subsection 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 Subsection 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 Subsections 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 foremergency and maintenance vehicles as necessary. LMU will close the Loyola Boulevard gate at 11:00 p.m. and will maintain two card readers at the gate.
  - 2. LMU shall maintain the existing signs posted at Loyola Boulevard directing visitors to use the LMU Drive entrance to Campus, and shall cooperate with the Departments of City Planning and Transportation to provide additional signage on Manchester Avenue, Lincoln Boulevard, and/or other streets in the area to direct traffic destined for the university, should those City



Departments determine such to be necessary.

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

Prior to the construction of a new sports pavilion, 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

pavilion and (2) review other scheduling considerations for Public Events at the Gersten Pavilion and the new sports pavilion. To limit the potential for the overlapping of Public Events at the Gersten Pavilion and the new sports pavilion, Public Events should be scheduled such that a Public Event held at either Gersten Pavilion or the new sports pavilion is not scheduled to start less than a minimum of two hours after the scheduled end of a Public Event held at the other sports pavilion.

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

## **Section 5.2 PARKING REGULATIONS**

- A. A minimum of 4,035 parking spaces shall be provided on Campus provided that there is no increase beyond 8,360 FTE students, faculty, and staff on Campus.
- B. As Campus FTE levels increase, there shall be at least the following minimum number of parking spaces on Campus at the following FTE levels:

**Table 2**  
**FTE - Parking Space Requirement**

<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 Subsection 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 Subsection 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 CityPlanning 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 Subsection 5.2.J are updated pursuant to that Subsection, the updated parking study and Event Parking Management Plan update shall each consider the retention of the Gersten Pavilion. The updated parking study shall also address how to eliminate ridesharing pickup/drop-off in the local neighborhood adjacent to the Loyola Boulevard gate. Potential temporary event signage shall be evaluated pursuant to the process in Subsection 7.E as part of the Event Parking Management Plan update.

- M. No construction parking shall be permitted on any residential streets.

## **SECTION 6: SECURITY REGULATIONS**

### **Section 6.1 GENERAL PROVISIONS**

- A. LMU shall implement a security program which includes, at a minimum, the following measures:
  - 1. Maintaining operation of the Department of Public Safety, or a department of similar responsibilities;
  - 2. Maintaining a security booth located on LMU Drive, off of Lincoln Boulevard;
  - 3. Operating a network of security cameras on the Campus;
  - 4. Securing all student residence halls and apartments by an authorized card-key and/or hard-key entry, or similar security device;
  - 5. Lighting subterranean parking levels 24 hours a day;
  - 6. Regularly patrolling Campus, particularly parking areas during evening hours and areas around sports facilities before, during, and after sports events, and the areas surrounding University Hall;
  - 7. Maintaining a hot line to LMU's Department of Public Safety available 24 hours a day, 7 days a week, for community calls about serious student behavior issues in the community. This number shall be advertised on LMU's website. A public safety officer shall be available 24 hours a day, 7 days a week, to answer such phone calls. LMU shall make a public safety officer available Thursdays, Fridays, and Saturdays from 6:00 p.m. to 2:00 a.m. 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 Subsection. 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 Subsection. 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 Signs shall not be located within 40 feet of the Campus boundary.
  - a) Electronic Message Signs shall be limited to 200 square feet 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 Subsection).

**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 Section 4.1 of this Specific Plan as shown on Exhibit 3; (ii) If attached to a building, Signs shall not extend above the building's parapet and/or cornice.
5. Area.
  - a) The area of all Building/Place Identification Signs on Campus that are attached to a building wall shall not exceed 2 square feet per linear foot of public street frontage adjacent to the Campus and roadways internal to

the Campus.

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

#### **D. 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 Subsection. The provisions of this Subsection 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 submitsthe application to the Director
  3. Ministerial Review. The Administrative Clearance shall be a ministerial review of the applicable provisions of this Specific Plan and determination of whether a Project complies with the applicable provisions of the Specific Plan, including the Mitigation Monitoring and Reporting Program in Appendix A.
- B. Modification of Administrative Clearance. Once an Administrative Clearance has been issued, any subsequent proposed material modification to the Project shall require a review by the Director, who shall grant approval of the modification if he or she finds the modification complies with the Specific Plan.



1. Procedures. To modify an approved Project, LMU shall file an application pursuant to the application procedure set forth in Subsection 8.1.A above. The application shall include a description of the proposed modification.
- C. Exceptions. Subsections 8.1.A and 8.1.B shall not apply to:
1. Demolition, interior remodeling of a building, normal building repair and maintenance, the change of use of a building or land, or the relocation of existing uses unless the interior remodeling, change of use, or relocation: (a) increases the footprint of a building by more than 10%; or (b) increases the Floor Area of a building by more than 10% and exceeds 50,000 additional square feet of Floor Area.
  2. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety;
  3. Any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair, replace, or demolish an unsafe or substandard condition.
- D. Exemptions.
1. Temporary Structures. Temporary structures of one year duration or less as determined by the Director shall be exempt from the requirements of this Specific Plan.

## **Section 8.2 NEIGHBORHOOD COUNCIL COMMUNICATIONS**

- A. 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.
- B. LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa

Neighborhood Council and Neighborhood Advisory Committee every six months. Further, LMU will investigate further solutions involving pedestrian traffic at the Loyola Boulevard gate, and will provide a report of this investigation to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee within six months of the effective date of the Amended 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.

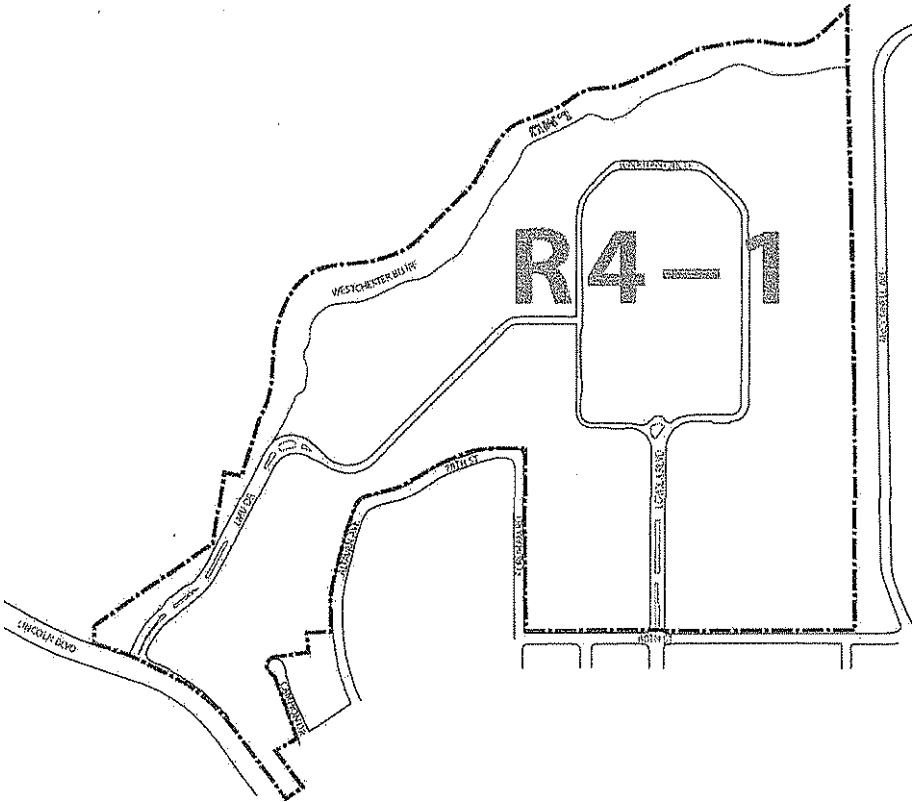
### **SECTION 11: SEVERABILITY**

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.

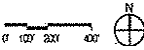
**EXHIBIT 1**

**LMU Specific Plan Area Boundary**

LMU SPECIFIC PLAN



**Exhibit 1**  
**SPECIFIC PLAN AREA BOUNDARY**



## EXHIBIT 2

### Planning Areas

LMU.SPECIFIC PLA

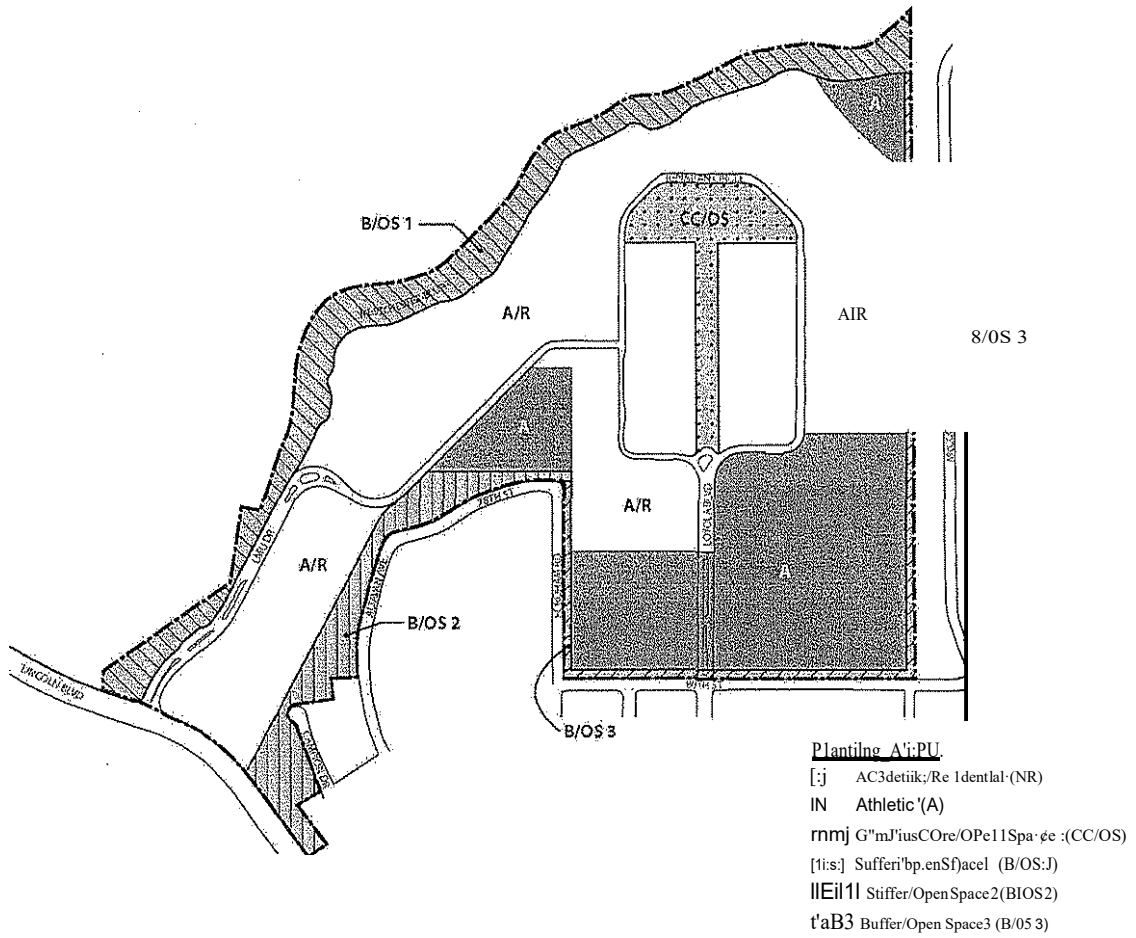


Exhibit2  
PLANNING AREAS

# EXHIBIT 3

## Height Areas

LMU SPECIFIC PL

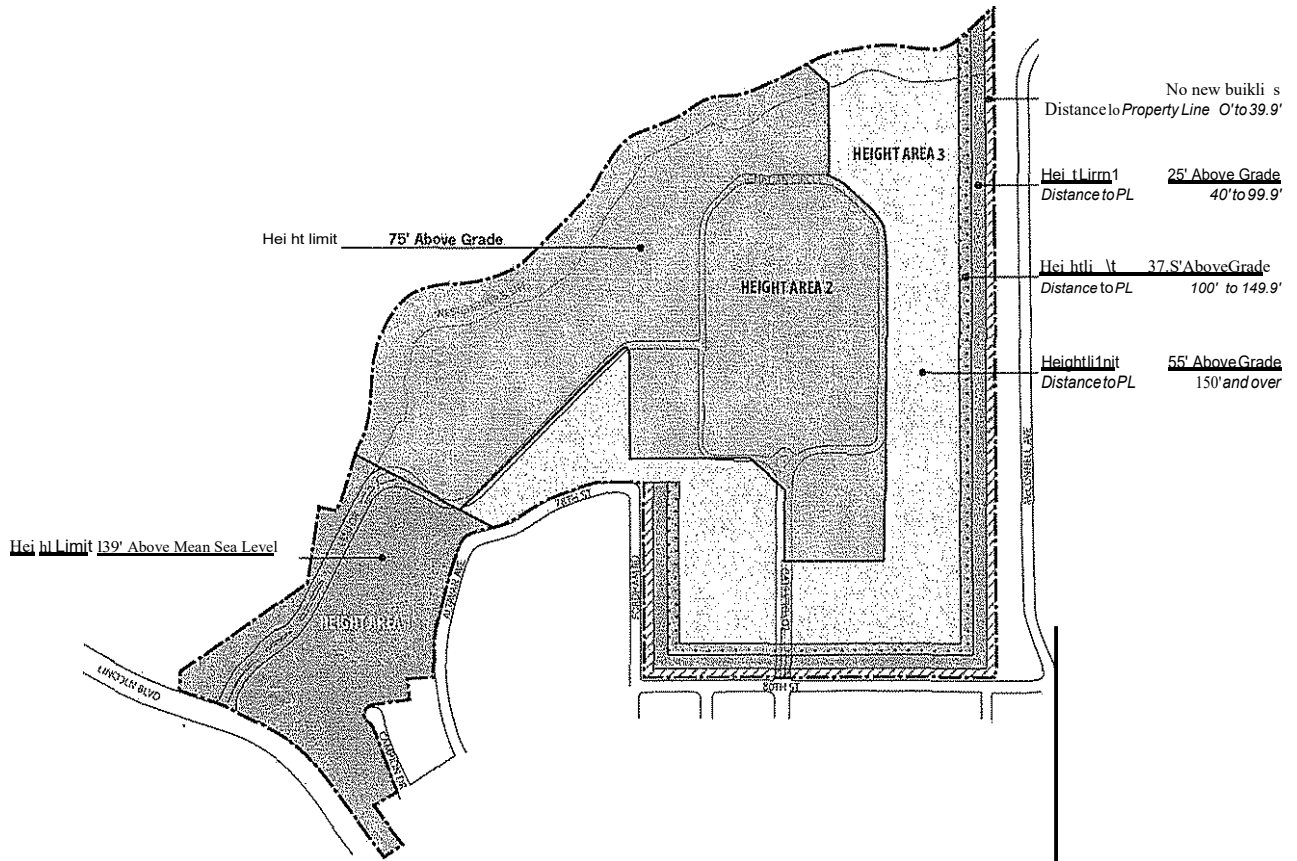
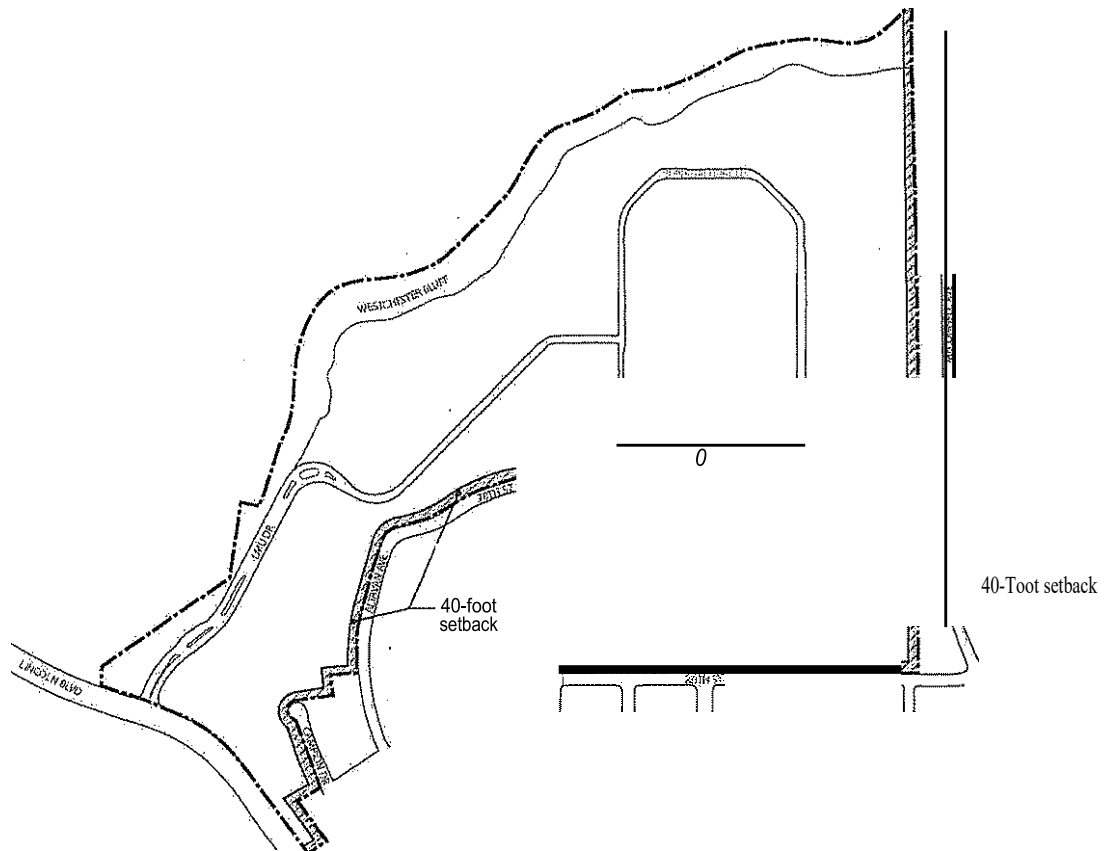


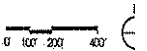
Exhibit3  
HEIGHT AREAS

## Setbacks

LMU SPECIFIC P11



**EXhibk4**  
**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/cafe 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

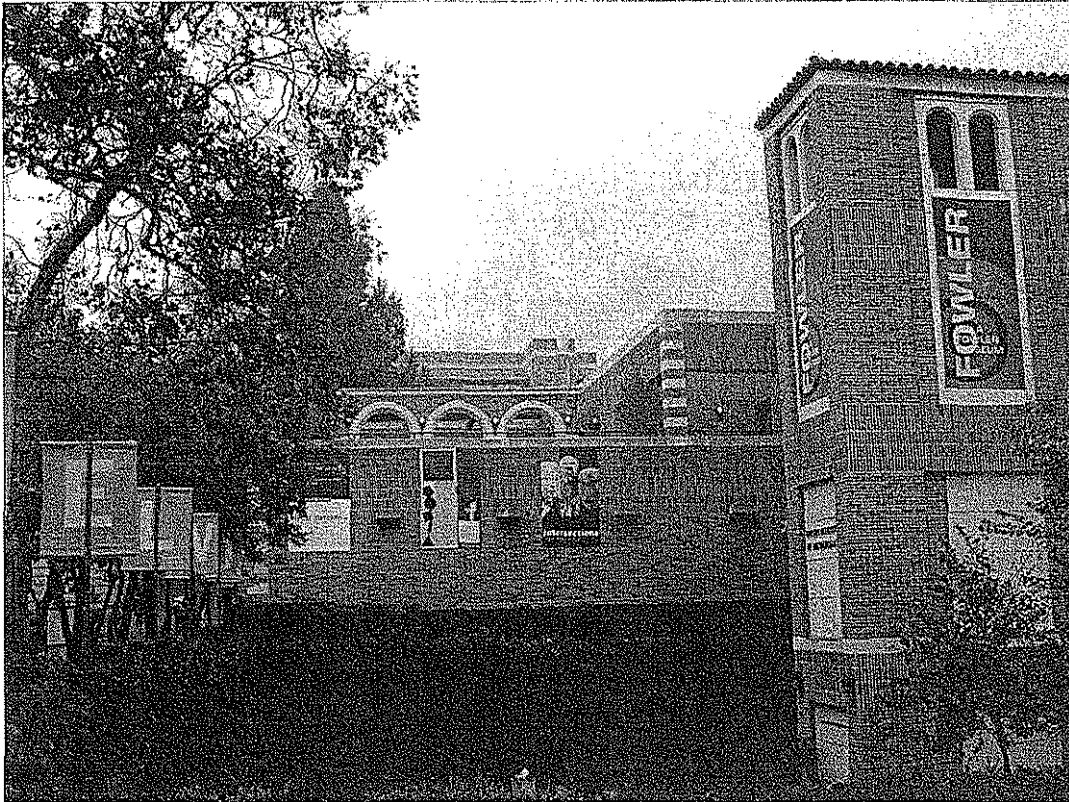
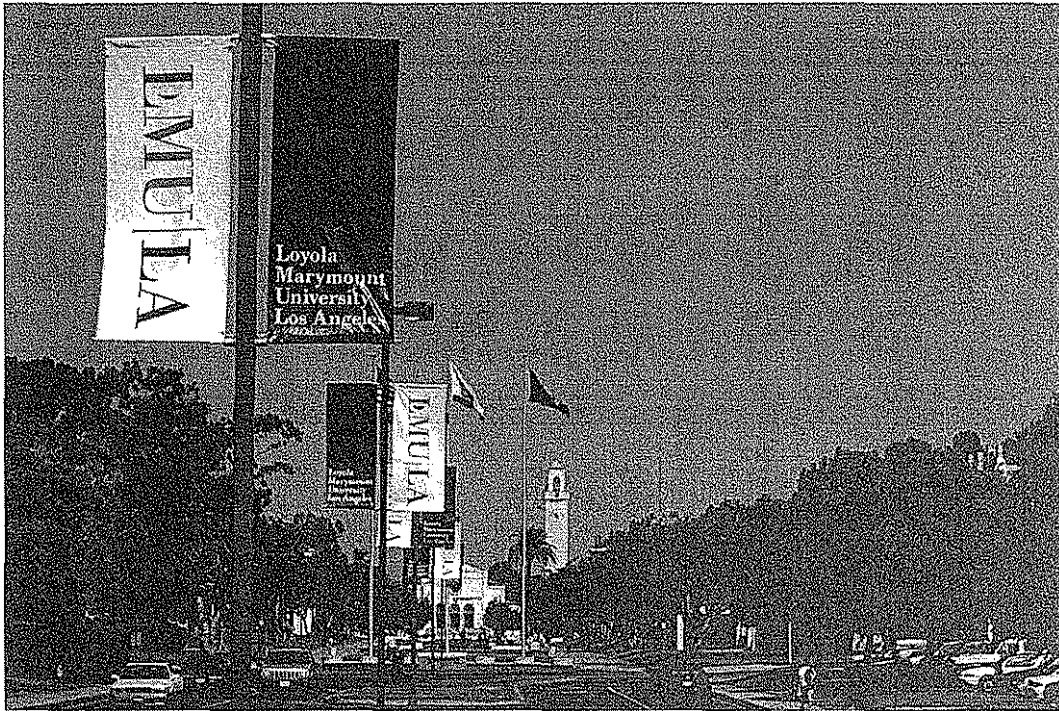
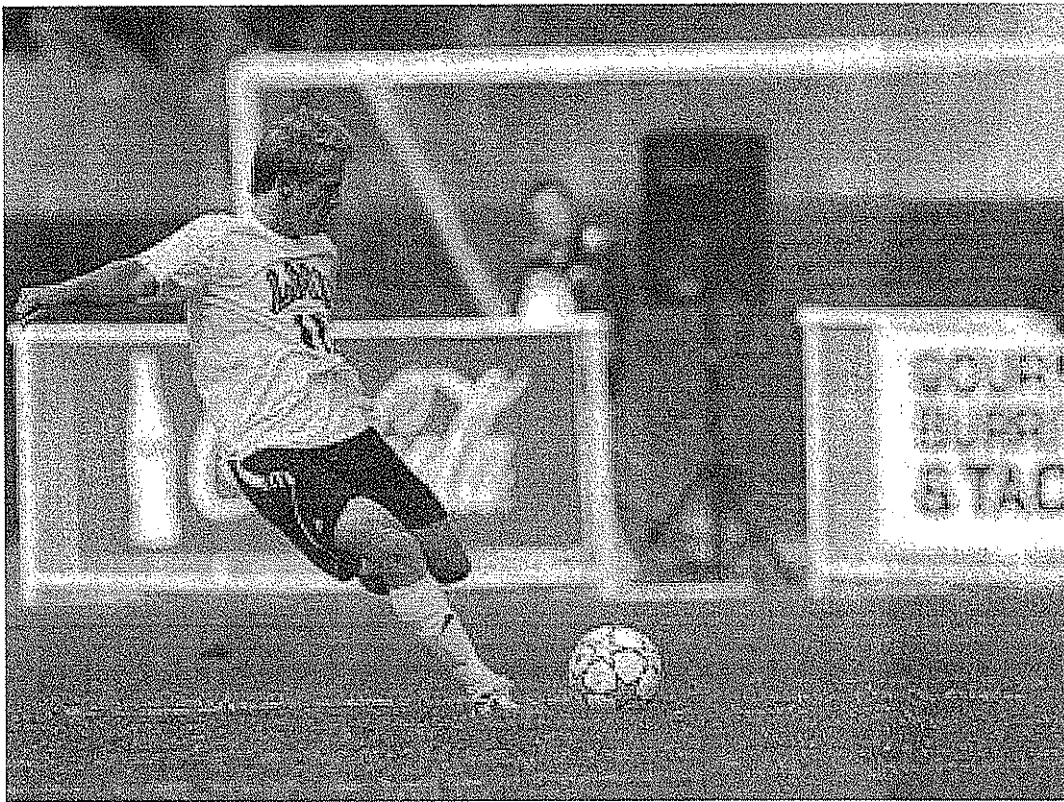


Exhibit 6B: Typical Campus Identification Banner Sign



**Exhibit 6C: Typical Athletic Field Sponsorship Sign**



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

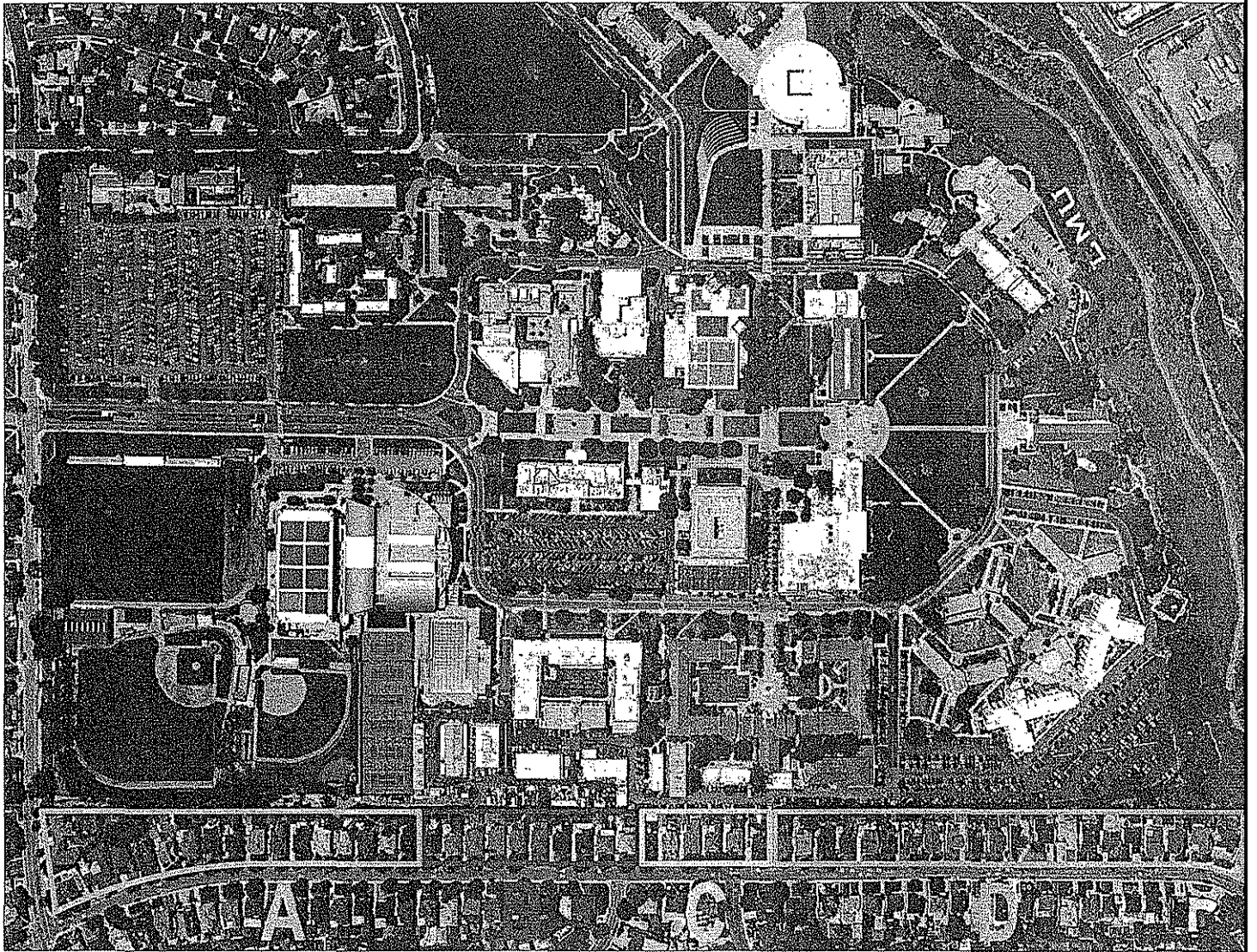
	<b>Measured Noise Levels, Leq <sup>1</sup></b>		
<b>Campus Boundary</b>	<b>Daytime (7:00 am - 7:00 pm)</b>	<b>Evening (7:00 pm to 10:00 pm)</b>	<b>Night (10:00 pm to 7:00 am)</b>
Eastern Boundary Parallel to McConnell Avenue	55 dB(A)	50 dB(A)	49 dB(A)
Southern Boundary Parallel to 80 <sup>th</sup> Street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

Scientific Name	Common Name
<b>Trees:</b>	
Arbutus 'Marina'	Strawberry Tree
Brachyachiton 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
Geiiera 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

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

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

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

## Appendix A

### LOYOLA MARYMOUNT UNIVERSITY MASTER PLAN PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

---

#### 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

Sec. 3. 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
AMY BROTHERS  
Deputy City Attorney

Date November 21, 2022

File No. 22-0300

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

  
VINCENT P. BERTONI, AICP  
Director of Planning

Date November 21, 2022

m:\real prop\_env\_land use\land use\amy brothers\lmu specific plan amendment\ordinance.docx

The Clerk of the City of Los Angeles  
hereby certifies that the foregoing  
ordinance was passed by the Council  
of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_