



**DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT**



Los Angeles City Planning Commission

Date: May 10, 2012
Time: After 8:30 AM
Place: City Hall, Room 350

Public Hearing: Held March 14 and 15, 2012
Appeal Status: Not Applicable
Expiration Date: Not Applicable

Case No.: CPC-2011-927-GPA-ZC-HD-SP-CA and CPC-2011-1171-DA
CEQA No.: ENV-2009-271-EIR
 SCH No.: 2009011101
Related Cases: N/A
Council No.: 1, 8 and 9
Plan Areas: South and Southeast Los Angeles
Specific Plan: South Los Angeles Alcohol Sales
Overlay District: North University Park-Exposition Park- West Adams Neighborhood Stabilization Overlay
Certified NC: Empowerment Congress North Area Neighborhood Development
GPLU: High Medium Residential, Community Commercial, Limited Manufacturing, Open Space and Public Facilities
Zones: [Q]R4-1, [Q]R4-1-O, R4-1-O, [Q]C2-1-O, C2-1L, (T)(Q)C2-2D, M2-2, and MR1-2
Applicant: City of Los Angeles
Co-Applicant: University of Southern California

PROJECT LOCATION: University of Southern California, University Park Campus and surrounding areas

PROPOSED PROJECT: Adoption of the University of Southern California (“USC”) University Park Specific Plan and Development Agreement. The proposed Specific Plan creates a new Specific Plan Zone, which would impose new development regulations on all parcels contained within the Specific Plan boundary on and around the University Park Campus.

The Specific Plan would allow for the addition of a total of up to 5,042,607 square feet of new floor area, consisting of up to approximately 2,500,000 square feet of academic and University uses; up to 350,000 square feet of retail/commercial uses; and up to approximately 2,135,000 square feet of student and faculty housing providing up to 5,400 student beds in a variety of housing types and configurations and approximately 250 faculty housing units. In addition, the Specific Plan would provide for an approximately 165,000 square foot hotel and conference center with up to 150 guest rooms, a new 80,000 square foot University-affiliated K-8 laboratory school. The project may be built in phases. The Plan also proposes the re-designation of a portion of Jefferson Boulevard from a Secondary Highway to a Modified Secondary Highway in order to accommodate a new bicycle lane.

REQUESTED ACTION:

1. Pursuant to Section 65864 of the State Government Code and the City implementing procedures, a Development Agreement, by and among The University of Southern California ("USC"), a non-profit corporation, and the City of Los Angeles, for a term of 20 years.
2. Pursuant to Section 12.32 of the LAMC, Zone and Height District changes from [Q]R4-1, [Q]R4-1-O, R4-1-O, C2-1L, [T][Q]C2-2D, MR1-2 and M2-2, [Q]C2-1-O, PF-1-O, and to reflect the proposed USC University Park Specific Plan zone.
3. Pursuant to Article 2, Chapter 1, Section 12.04 of the LAMC, a Code Amendment to add the USC University Park Specific Plan zone to the list of Specific Plan Zones in Subsection A.
4. Pursuant to 11.5.6, a General Plan Amendment to: 1) correct the land use designation in the Southeast Los Angeles Community Plan by changing the Open Space designation on the east side of Hope Street between 35th and the railroad right of way to Limited Industrial in Subarea 2; 2) Amend footnote 1 of the South Los Angeles Community Plan to exempt Community Commercial land use in Subarea 3 from the 1.5:1 FAR limitation; 3) Amend footnote 1 of the South Los Angeles Community Plan to exempt High Medium Residential uses in Subarea 3 from the 3:1 FAR limitation; 4) Change the Public Facilities designation to Community Commercial in Subarea 3.
5. Pursuant to 11.5.6, a General Plan Amendment to: amend the General Plan Framework Element Designation of the eastern portion of Subarea 3 from a Neighborhood District designation to a Community Center designation, the boundary of which shall include all of Subarea 3 of the USC Specific Plan.
6. Pursuant to 11.5.6, a General Plan Amendment to: modify the street standards for Jefferson Boulevard between Vermont Avenue and Flower Street from a Secondary Highway to a Modified Secondary Highway; downgrade McClintock Avenue between Jefferson Boulevard and 30th Street from a Secondary Highway to a Local Street with a public easement in perpetuity.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Certification of an Environmental Impact Report (EIR) for the above referenced project, Adoption of the Statement of Overriding Considerations and the proposed mitigation monitoring program and the required findings for the adoption of the EIR.

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council Adopt the Development Agreement, between USC and the City of Los Angeles, as amended, for a term of 20 years.
2. **Approve and Recommend that the City Council adopt** the USC University Park Specific Plan.
3. **Approve and Recommend that the City Council adopt the General Plan Amendment** with changes to existing Zones, Height Districts, General Plan Land Uses and amendments to South and Southeast Los Angeles Community Plan footnotes to correspond to the new USC University Park Specific Plan zone.
4. **Approve and Recommend that the City Council adopt** a General Plan Amendment to amend the General Plan Framework Element Designation of the eastern portion of Subarea 3 from a Neighborhood District designation to a Community Center designation, the boundary of which shall include all of Subarea 3 of the USC Specific Plan.

5. **Approve and Recommend that the City Council adopt** a Code Amendment to add the University of Southern California (USC) University Park Specific Plan zone to the list of Specific Plan Zones in Article 2, Chapter 1, Section 12.04 A of the LAMC.
6. **Approve and Recommend that the City Council adopt the General Plan Amendment** that changes the street classification of Jefferson Boulevard from a Secondary Highway to a Modified Secondary Highway in that portion between Vermont Avenue and Flower Street.
7. **Approve and Recommend that the City Council adopt the General Plan Amendment** that changes the street classification of McClintock Avenue from a Secondary Highway to a Local Street in that portion between 30th Place and Jefferson Boulevard.
8. **Find** that the **Environmental Impact Report** ENV-2009-271-EIR, SCH No. 2009011101, previously certified in part, **is adequate environmental clearance** for this action, and **recommend** that the City Council make concurring findings.
9. **Adopt** the attached Findings, including the **Environmental Findings**.
10. **Adopt** the Statement of **Overriding Considerations**.
11. **Advise** the landlord/proposed developer that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
12. **Advise** the landlord or proposed developer that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

MICHAEL J. LOGRANDE
Director of Planning



Alan Bell, AICP Deputy Director of Planning



Rogelio Flores, City Planner



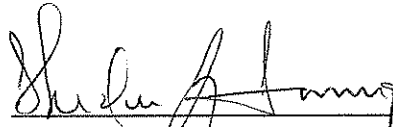
Ken Bernstein, Principal



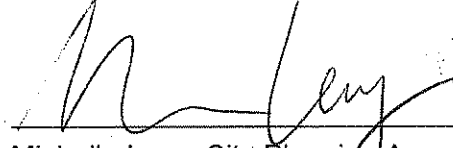
Shana Bonstin, City Planner



Faisal Roble, Senior City Planner



Theodore Irving, Hearing Officer



Michelle Levy, City Planning Associate
Telephone: (213) 978-1198

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Exhibits are available by visiting the Department of City Planning website:
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PROJECT SUMMARY

The proposed University of Southern California (USC) University Park Specific Plan addresses the University's anticipated growth needs while ensuring that future development is cohesively and appropriately integrated with the surrounding community. As foreseen by the University, future development as contemplated in the Specific Plan will generate a number of public benefits, including creation of approximately 12,000 new jobs (8,000 construction and 4,000 permanent) that will add approximately \$5.2 billion to the economy of Los Angeles County through construction and operations; development of substantial new student housing; providing quality community-serving retail, including a full service grocery store, a drug store, sit-down restaurants, and a cinema; ample and accessible open space that serves the university and community; and improved pedestrian safety through an enhanced pedestrian realm along Jefferson Boulevard. The Specific Plan provides the regulatory framework for the orderly and appropriate development of geographic areas contained within it, while ensuring that overall urban cohesion and pedestrian connectivity are enhanced as new, individual projects come online.

PROPOSED USC UNIVERSITY PARK SPECIFIC PLAN

The proposed USC University Park Specific Plan addresses the expansion of University-related uses within the South and Southeast Los Angeles communities in and around the USC Campus. The Specific Plan responds to the University's 2030 Master Plan¹, an expansion plan driven by the University's desired long term academic, housing, campus and administrative goals that will influence USC's need for space and facilities in the coming years. The University has identified three opportunity sites (Subareas) for the expansion. The proposed Specific Plan would regulate the development of these areas and ensure that development is proper in relation to the surrounding neighborhood.

USC is the single largest private employer in the City, a driver of economic growth in South Los Angeles, and over the years has served the community through a wide variety of neighborhood outreach programs. The Specific Plan is to allow the University to physically expand while ensuring that the expansion is mutually beneficial to the University and the surrounding community, allowing USC to fulfill its mission to better serve the students and staff, providing new housing opportunities for students, relieving pressure on the local rental housing market, and providing the local community with needed retail and commercial amenities and an improved pedestrian environment.

The proposed Specific Plan would allow for a total net new Floor Area of up to 5,042,607 square feet within the Specific Plan. The Specific Plan controls the total allowable development potential by land use category and by Subarea. The major categories of uses (and maximum floor area for all Subareas) include:

- Academic/University Uses (2,837,607 square feet);
- Student and Faculty Housing (5,400 beds and 250 units, 2,226,000 square feet);
- Commercial/Retail (350,000 square feet);
- Hotel/Conference Center (150 rooms/165,000 square feet);
- A University-affiliated K-8 Laboratory School and Educational Academy (80,000 square feet);
- The removal of an existing Fire Station; and
- Public and Private Open Space (12.33 acres)

¹ USC Master Development Plan, completed in 2008

The total floor areas above reflect a maximum development potential for each land use category for all subareas; however, in no event shall the totals exceed 5,042,607 square feet for the entire Specific Plan.

The uses are further classified into the three Subareas: Subarea 1, the USC Campus; Subarea 2, East Area; and Subarea 3, the University Village site. Subareas 1 and 1b consist of the core Campus area and related University uses on the east side of Figueroa Boulevard. Subarea 2 is located just east of the Harbor (US-110) freeway in a predominantly industrial area. Subarea 3, known as University Village is located to the north of Campus.

Subareas 1 and 2 will remain consistent with existing Campus and ancillary University-serving uses; Subarea 3 (University Village), however, is envisioned to change by creating a well-defined hierarchy of blocks and building typologies linked together by a network of paseos and pedestrian connections. The proposed Specific Plan sets strict limits on the overall amount of development and allowable land uses within the Specific Plan area, sets height limits and regulates height transitions, mandates where principal open spaces and primary streets must be located, addresses parking standards, and includes landscaping requirements. The Specific Plan also includes streetscape standards as well as street dimensions for Jefferson Boulevard and McClintock Avenue. The Specific Plan also sets limits and detailed procedures for obtaining on-site consumption alcohol use approvals for sit down restaurants, the hotel, and other alcohol related uses in University Village.

PROJECT ANALYSIS

BACKGROUND

NEIGHBORHOOD CONTEXT

The University of Southern California's University Park Campus (the Campus) is located in the South and Southeast Los Angeles Community Plan areas, approximately 1.5 miles southwest of downtown Los Angeles. The surrounding neighborhood is characterized by a mix of educational, institutional, commercial, recreational, residential, and community-serving uses. The area to the north of the University is comprised of primarily residential uses, including student and family housing, and the North University Park Specific Plan. To the south is Exposition Park, a public regional park, containing a variety of cultural, recreational, and athletic venues. The area to the east is characterized by the I-110 Freeway and industrial uses. The Specific Plan area is bounded by Vermont Avenue to the west, a mixed-use low rise commercial corridor, with residential neighborhoods to the west.

When the University was originally founded in 1880, the Campus was 7.5 acres. Over the years, the Campus has expanded around the original University site and has grown to over 200 acres in its current boundaries. The University of Southern California is the largest private employer in the City of Los Angeles. The University currently hosts approximately 16,023 undergraduate students, 14,805 graduate students, 1,732 faculty, 5,716 staff employees and roughly 1,400 daily visitors².

The University recently completed a private Master Plan to guide future development of the Campus and surrounding area through the year 2030, in response to the University's need to expand and to address the impacts of the University's growth on surrounding neighborhoods. In response to the University's plans for growth, the City has initiated the proposed Specific Plan

² USC Development Plan EIR. Section II.E Project Background

whose purpose is to guide development on and around the Campus to create a blueprint for the University's expansion, to ensure that new development provides opportunities for not only those affiliated with the University, but the larger neighborhood as well.

THE SURROUNDING AREA

The surrounding Project vicinity includes a diverse mix of educational, institutional, commercial, recreational, residential, and community uses. The area further east of the Project site is characterized by industrial uses dominated by the I-110 Freeway, which creates a physical separation in the area. Exposition Park, a public regional park containing a variety of cultural, recreational, and athletic venues, is located to the south. In addition, the western side of the Project site is bound by Vermont Avenue, a mixed-use but predominantly commercial corridor, with residential neighborhoods to the west.

OTHER LAND USE REGULATIONS

The proposed USC Specific Plan is subject to several land use regulations with overlapping geographic boundaries, including the Exposition/University Park Redevelopment Project Area, the Neighborhood Stabilization Overlay, and South Los Angeles Alcohol Specific Plan. The USC Specific Plan is also located in the Community Redevelopment Agency Hoover and Exposition Redevelopment Areas and the Los Angeles Greater Downtown Housing Incentive Area.

INITIATION OF THE SPECIFIC PLAN AND NEXUS STUDY

In light of the publication of the University's Master Plan (drafted in 2005), recognizing the University's goals for expanded academic services to meet its existing and future academic needs, and growing community concerns regarding the University's history of physical expansion in the University Park neighborhood over the last decade, on December 3, 2008, the City Council adopted a motion directing the Department of City Planning to prepare a Specific Plan and Nexus Study for the USC University Park area. The motion called for a Specific Plan that would coordinate and unify the long range land use needs of the University and the needs of the community at-large. The Specific Plan would also ensure that any substantial new development be aligned with broad, community oriented goals such as: promoting the creation of new housing stock for students and faculty, particularly along major corridors; enhancing the pedestrian environment and establishing connections to the future Expo line and other nearby transit; and creating opportunities for neighborhood-serving retail uses, open space, and streetscape amenities.

In conjunction with the preparation of an Environmental Impact Report for the Specific Plan, the Planning Department was asked to prepare a Nexus Study and carry out a detailed analysis of existing community needs, beyond the requirements of CEQA and the areas of impact analyzed in the EIR, with the intent of providing a clear analysis of the needs of the area that would be used to inform the New Community Plans for South Los Angeles and Southeast Los Angeles. The Nexus Study encompassing a study area which extended beyond the Specific Plan boundaries to Washington Blvd. to the north, Grand Ave. to the east, Normandie Ave. to the west and Vernon Ave. to the south, was completed on July 14, 2011. The Nexus Study is a separate, stand-alone document that supplements and informs the contents of the Development Agreement. On March 21, 2012 the City Council received and filed the Nexus Study.

PUBLIC PROCESS

In the Fall of 2009, the Department of City Planning initiated public outreach in the form of Small Group Meetings to collect public input that would be used to shape and inform the USC Specific Plan. Meetings were held with a variety of community stakeholders representing a diversity of interests including:

- Southeast Los Angeles Community Plan Advisory Committee (CPAC)
- Figueroa Corridor Coalition for Economic Justice
- Figueroa Corridor BID and South Los Angeles Community Plan Advisory Committee (CPAC)
- Representatives of Southeast Los Angeles Community Plan Advisory Committee (CPAC)
- Mercado La Paloma business owners
- Neighborhood Councils and community groups, including UNIDAD
- Church groups
- Historic preservation community

In the process of identifying key community concerns, the Environmental Impact Report and Nexus Study were being prepared. The Draft EIR was completed and made available on May 27, 2010 and comments accepted until July 12, 2010. The Final EIR was completed and made available on July 5, 2011. The Nexus Study was released shortly thereafter in July 2011 and the Department of City Planning presented the findings of the Nexus Study to the PLUM committee of City Council on three occasions which were open to public comment.

On January 7 and 12, 2012, the Department of City Planning held two public informational meetings to again seek input on key concepts to include in the draft Specific Plan and Development Agreement. After the public meetings, Planning Staff continued to draft and revise the Specific Plan and Development Agreement to reflect and incorporate community input. Preliminary Discussion Drafts of the Specific Plan and Development Agreement were circulated on February 8, 2012 in advance of the March 14th and 15th hearing. On February 15, 2012, a special meeting hosted by Strategic Actions for a Just Economy (SAJE) was held on the USC campus with representatives from many community advocacy organizations in attendance. Staff provided a brief presentation followed by a question and answer session, mostly on the topic of proposed community benefits.

Between the informational meetings in January and the Official Public Hearings in March, staff prepared a supplement to the Nexus Study titled the "Housing Affordability Analysis". This additional report was in response to concerns that the Nexus Study did not adequately address existing housing needs with the Study Area and that additional analysis of the general affordability of market rate housing for residents of the area, as well as an analysis of the state of the supply of affordable housing units, was necessary. On Tuesday, February 28, 2012, the Department of City Planning and Los Angeles Housing Department jointly presented the report to the PLUM committee of City Council. The report was received and filed and can be accessed under Council File No: CF08-2620.

Finally, two open house and public hearing meetings were held on March 14th and 15th, 2012 at the Radisson Hotel, located in proposed Subarea 1b, adjacent to the Campus. The meetings were attended by well over 900 individuals, with a total of 67 speakers providing public testimony and approximately 468 written comments received in the form of letters, email, and newsletters.

Each subarea will be described in detail below: The Specific Plan would create a new zone for each of the three Subareas: USC SP – 1 for Subarea 1, USC SP – 2 for Subarea 2, and USC SP – 3 for Subarea 3. Below is a summary of existing conditions, existing zoning and General

Plan Land Use designations as well as proposed zoning and proposed conceptual development scenarios for each Subarea.

SUBAREA 1 – CORE CAMPUS

Subarea 1 refers to the main USC Campus, generally bounded by West Jefferson Boulevard to the north, Figueroa Street to the east, Exposition Boulevard to the south, and South Vermont Avenue to the west. The Subarea also includes USC affiliated uses in the portion of the subarea to the east of Campus (known as Subarea 1b), bounded by Figueroa Street on the west, Jefferson Boulevard to the north, roughly 37th Place to the south, and the I-110 Freeway to the east.

Existing Condition and Zoning

Subarea 1 is entirely within the South Los Angeles Community Plan and consists of the USC Campus on 164 net acres, 163 of which are owned by the University. This subarea is designated for High Medium Residential uses and zoned [Q]R4-1 and [Q]R4-1-O. The “Q” restriction limits the use of the property to University-related uses and requires a Plan Approval for any addition or change to University facilities. The zoning limits the allowable Floor Area Ratio (FAR) to 3:1, with unrestricted height. Existing buildings within Subarea 1 range in height, with most buildings in the low- to mid-rise (four story) range and a few taller buildings of up to approximately 14 stories or approximately 150 feet.

The Campus is developed with academic/administrative uses; University housing for approximately 3,311 students; student life facilities; and athletic and recreation facilities. A number of open space areas and parking facilities can be found throughout the Campus. The western half of Subarea 1 is dedicated to athletic facilities, which are open to the public during limited hours.

Subarea 1b

Subarea 1b, the portion of Subarea 1 located east of Figueroa Street, is designated for Community Commercial uses by the Southeast Los Angeles Community Plan and zoned C2-1L and is currently developed with the USC Galen Center, Radisson Hotel, Icon Plaza Student Housing (under construction at the time of this report), a parking structure and the USC Credit Union. The C2-1L zoning limits the maximum building height to 6 stories and 75 feet and an FAR of 1.5:1.

Related Cases on the Core Campus

During the development of the Specific Plan, the Department of City Planning continued to process applications for Site Plan Review pursuant to the existing [Q]R4-1 zone. On September 1, 2011, the Director of Planning conditionally approved Site Plan Review for the construction, use and maintenance of a new three-story, 53,000 square-foot structure to serve as Phase III of the School of Cinematic Arts Complex on the Campus (DIR 2011-1105-SPR) at 3470 McClintock Avenue. The new building is to replace an existing 2,238 square-foot administrative office building. On February 24, 2012, the Director of Planning conditionally approved the construction of two new institutional buildings including a five-story, 85,670 square foot Social Sciences Interdisciplinary Building and a four-story, 67,103 square foot Annenberg Academic Building. The new buildings would be located at 635 Downey Way and 3630 South Watt Way on the Campus.

Proposed Land Use Changes and Development Scenario in Subarea 1

The Specific Plan would allow the continued expansion of Academic Uses and Student Housing in this subarea through Specific Plan Project Permit Compliance procedures in Section 11.5.7 of

the LAMC, in lieu of Site Plan Review applications for each individual project. Although the exact locations of the new Academic Uses and Student Housing have not been determined by the University, potential development sites in Subarea 1 have been identified in the EIR and are shown in Exhibit D-3. The Specific Plan would also allow the demolition of up to 300,000 square feet of floor area on the Core Campus to accommodate new buildings.

The proposed Specific Plan would allow a maximum floor area of 1,853,607 square feet of new buildings in all of Subarea 1 (including Subarea 1B), comprised of 1,762,607 square feet of Academic/University uses and 200 beds (approximately 91,000 square feet) of student housing. This total reflects the 1,570,000 square feet shown in Table II-6 of the Draft EIR, plus a 30 percent increase that may be achieved through commensurate reduction in floor area in Subarea 3 (referred to as a transfer of floor area in the Draft EIR), less the square footage of the above mentioned academic buildings on the campus (See Related Cases DIR-2011-1918-SPR and DIR-2011-1105-SPR), totaling 187,393 square feet. The Specific Plan would change the existing zone in Subarea 1 from [Q]R4-1 to USC SP-1; the Medium Residential Land Use designation would remain on the Core Campus and the Community Commercial Designation would remain in Subarea 1B.

SUBAREA 2 – EAST AREA (UNIVERSITY-SUPPORTIVE USES)

Existing Condition and Zoning

Subarea 2 is located to the east of the Harbor Freeway and is bounded by Hill Street to the east, West Jefferson Blvd to the north, South Hope Street to the west, and Exposition Boulevard to the south. The area is designated for Limited Manufacturing and Open Space uses and is zoned M2-2 and MR1-2.

Existing uses in Subarea 2 consist of one- to six-story buildings, mainly housing existing University uses such as administrative offices uses, warehousing and storage and library uses.

Proposed Land Use Changes and Development Scenario in Subarea 2

The Specific Plan would allow the expansion of existing ancillary University uses, other uses that support the function of the University, and industrial uses consistent with the M1 and MR1 zones. Uses such as drive-thru restaurants, drive-thru banks, and uses containing sensitive receptors such as hospitals, schools, and daycare facilities would be expressly prohibited in the Specific Plan. The Specific Plan would allow up to a maximum of 500,000 square feet of development in this Subarea. Subarea 2 will be subject to the development standards and design guidelines in the Specific Plan.

The small portion of land located directly east of Hope Street is designated for Open Space uses, which is inconsistent with the use as a Department of Motor Vehicles building. In conjunction with the adoption of the Specific Plan, staff recommends an amendment to the General Plan Land Use designation of the parcels located at the southeast corner of S. Hope Street and W. 35th Street, from the current Open Space designation to Limited Manufacturing, to correct the General Plan Land Use to be consistent with surrounding land uses.

SUBAREA 3 – UNIVERSITY VILLAGE

Subarea 3 is known as The University Village. The University Village area includes approximately 27 net acres of land and is bounded by Jefferson Boulevard to the south, Hoover Street to the east, Vermont Avenue to the west, and to the north, the alley south of 30th Street

from Vermont Avenue to McClintock Avenue and 30th Street from McClintock Avenue to Hoover Street.

Existing Conditions and Zoning

Subarea 3 includes approximately 27 net acres of land, across the street from the USC Campus. Much of the area to the north and east of Subarea 3 is developed with a mix of uses, many of which are University uses, such as academic buildings, student uses, various commercial uses, and residences, as well as community-serving uses such as the Shrine Auditorium and education/institutional uses such as the Hebrew Union College, the 32nd Street Elementary School, the USC Catholic Center, the Hillel Center and the Hoover Intergenerational Child Care Center. Two Historic Preservation Overlay Zones (HPOZs) are located to the north of the Project site. The Adams-Normandie HPOZ is located immediately to the northwest of Subarea 3 and the North University Park Specific Plan (the Specific Plan is a functional equivalent of an HPOZ), which is located approximately one-third of a mile to the north.

Existing uses within Subarea 3 include several large-scale University-owned student apartment buildings totaling approximate 358,000 square feet of floor area, providing housing for approximately 1,162 undergraduate students. The existing apartment buildings are two- to three-stories in height and are surrounded by mature trees and wide landscaped parkways fronting on Jefferson Boulevard.

The area is currently developed with the approximately 223,785 square foot, University-owned University Village Shopping Center. The shopping center contains a food court, bank, movie theater, supermarket, restaurants and numerous retail stores, in addition to University-affiliated office and administrative space. The shopping center was built in 1972 and follows the “strip mall” style of development with low-rise one- and two-story buildings clustered within a large surface parking lot - common to the time period in which it was built.

Subarea 3 contains two additional properties not owned by the University; an existing 0.3 acre fire station (Los Angeles Fire Department Station No. 15) fronting on Jefferson Boulevard and the Jessie L. Terry Manor senior housing.

The portion of Subarea 3 east of McClintock Avenue is designated for Community Commercial land uses in the South Los Angeles Community Plan. The zoning designation is [Q] C2-1-O which permits a wide variety of commercial uses, a FAR of 1.5:1, and unlimited building heights. The “Q” restriction limits residential density to 1 unit per 800 square feet of lot area. Fire Station No. 15 is zoned PF-1 and designated for Public Facilities uses. The portion to the east of McClintock Avenue is zoned R4-1-O and designated as High Medium Residential. The FAR in this area is limited to 3:1, with unlimited building heights, and a residential density of 1 unit per 400 square feet of lot area.

Proposed Land Use Changes and Development Scenario in Subarea 3

Of the three subareas, Subarea 3 is expected to see the most dramatic change as a result of the Specific Plan. The Specific Plan would enable the redevelopment of the existing University Village site to serve the community at-large, including students and affiliates of the University. Below is a table showing a detailed breakdown of proposed uses.

Table A-**Proposed Uses in Subarea 3**

| | |
|-------------------------------|-------------------------------|
| Academic/University Uses | 575,000 sf |
| K-8 Laboratory School | 80,000 sf |
| Commercial | |
| Retail/shopping center | 202,000sf |
| Restaurant | 45,000sf |
| Movie theater | 43,000 sf (2000 seats) |
| Grocery Store | 40,000 sf |
| Fitness Center | 20,000 sf |
| <i>Total Commercial</i> | 350,000 sf |
| Hotel | 150 rooms (165,000 sf) |
| Student Housing | 5,200 beds |
| Faculty Housing | 250 units |
| TOTAL FLOOR AREA | 3,305,000 |

The proposed redevelopment of the University Village Shopping Center would create a new mix of student and faculty housing, neighborhood-serving uses including at least one full-service grocery store, a movie theater, many restaurants and retail uses, a fitness center, hotel, elementary and high schools, childcare facilities, classrooms and other academic services, structured parking, and possible wireless telecommunication facilities.

As shown in the table above, Subarea 3 would include up to approximately 575,000 square feet of academic/University uses, provided that any additional floor area above 500,000 square feet would be offset by a corresponding reduction in Subarea 1. In addition, there would be approximately 350,000 square feet of neighborhood-serving retail/commercial uses that would include restaurants, shops, a full-service grocery store, a 2,000 seat movie theater, and a fitness center. New housing would be provided comprised of up to 2,135,000 square feet of floor area, totaling 5,200 student beds and 250 faculty units in a variety of housing types ranging from studios to four bedroom units to serve USC students and faculty. A 165,000 square foot hotel and conference center is also proposed with up to 150 guest rooms, conference and banquet areas, a sit down restaurant, and other related amenities.

A new 80,000 square-foot University-affiliated laboratory K-8 school is proposed with a maximum capacity of 540 seats. The school would be available to children of University students, faculty, and staff, with the possibility to enroll children from the nearby neighborhood if space is available.

PROJECT PHASING

The project may be built in two or three phases, as shown in the Phasing Plan attached as Exhibit D-6, which shows a phased site plan for Subarea 3. Phase 1 of the University Village site development would include blocks A through C. The first phase of the project guarantees the construction of a minimum of one thousand student beds. The build-out of the remaining 4,200 student beds may occur over the lifetime of the Development Agreement (20 years) and may occur in one or two subsequent phases in blocks D through F of Subarea 3 as shown on Exhibit D-5.

FIRE STATION

Redevelopment of the University Village site would require the demolition of approximately 581,878 square feet of existing uses including the replacement of Fire Station No. 15 that is currently located in Subarea 3. The Fire Station building would be adaptively reused for any of the allowed uses that would be permitted in Subarea 3 of the Specific Plan. In conjunction with the Specific Plan, the Project proposes a General Plan Amendment to change the Public Facilities designation to Community Commercial in the eastern portion of Subarea 3. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. At this juncture, the process of transfer of ownership of the Fire Station has been initiated. The Department of City Planning recommends adoption of the General Plan Amendment with the intent that USC will be responsible for the construction of a new fire station at a mutually agreeable location in the vicinity of the Specific Plan (within the boundaries of the Nexus Study area). However, the change is premised on the complete transfer of ownership to USC from the City. Should the transfer of ownership not occur in a timely manner or the relocation of the Fire Station not be fulfilled to the full satisfaction of the City, the Department of City Planning will pursue a General Plan Amendment and Zone Change to revert the site to its former Public Facilities General Plan Use designation and corresponding PF zone.

Table A-2 summarizes the current and proposed zoning and General Plan land use designations for the three Subareas:

Table A-2

| Subarea | Addresses | Existing Zones | Existing GP LU | Proposed Zoning | Proposed GPLU |
|---------|--|----------------------|-------------------------|-----------------|-------------------------|
| 1 | 950-1150 W Jefferson Blvd. 612-1035 W 35th St. 615-1075 W Childs Way 3426-3771 S McClintock Ave. 3510-3620 S Vermont Ave. 611-945 W 34th St. 3399-3641 S Watt Way 3424-3500 S Hoover Blvd. 3431-3535 S Figueroa St. 620-650 W USC McCarthy Way 3441-3670 S Trousdale Pkwy. 635-701 W Exposition Blvd. 635-1042 W Downey Way 941-1030 W 37th Pl. 825-1020 W Bloom Walk | [Q]R4-1 [Q]R4-1-O | HIGH MEDIUM RESIDENTIAL | USC-1 | HIGH MEDIUM RESIDENTIAL |

| | | | | | |
|-----------|--|-------------------------------|--|--------|--------------------------|
| 1B | 3400-3720 S Figueroa St. 506-520 W Jefferson Blvd. 3407-3727 S Flower St. 450-462 W 37th St. 459-463 W 37th Pl. | C2-1L (T)(Q)C2-2D | COMMUNITY COMMERCIAL | USC-1B | COMMUNITY COMMERCIAL |
| 2 | 3412-3500 S Hope St. 3401-3454 S Grand Ave. 230-338 W Jefferson Blvd. 3411 S Hill St. | M2-2 MR1-2 | LIMITED MFG OPEN SPACE | USC-2 | LIMITED MANUFACTURING |
| 3 | 3015-3122 S Orchard Ave. 1032, 134 W 30th St. 1121-1249 W 31st St. 911-1141 W Jefferson Blvd. 3131 S McClintock Ave. 3015-3375 S Hoover St. | R4-1-O [Q]C2-1-O PF-1-O | HIGH MEDIUM RESIDENTIAL COMMUNITY COMMERCIAL PUBLIC FACILITY | USC-3 | COMMUNITY COMMERCIAL |

URBAN DESIGN

One of the key aims of the Specific Plan is to establish connections between the core campus and the redeveloped University Village and surrounding neighborhoods through good urban design. Six urban design principles have been incorporated into the Specific Plan that will provide a framework for a future set of Urban Design Guidelines, which the Planning Department will develop and recommend for City Planning Commission approval. The Specific Plan requires that no project be approved under the Specific Plan except in substantial conformance with the City Planning Commission's adopted Specific Plan Guidelines.

The six Urban Design Principles are as follows:

1. Enhance urban cohesion by providing a mix of uses that embrace the community by emphasizing Jefferson Boulevard as a complete street that weaves together the public realm and academic space as a place for people.
2. Promote diverse architectural character by avoiding bland, uniform development through design that is context-sensitive, embraces architectural diversity, and integrates university buildings into the surrounding neighborhood.

3. Ensure sensitive urban form by creating a vibrant community center that activates key pedestrian and vehicular corridors, encourages a safe environment, and maintains an urban character that is sensitive to nearby residential areas.
4. Promote outward building orientation by ensuring that campus buildings relate to perimeter streets, establishing new connections to the community where the USC Campus fronts on key corridors.
5. Emphasize human scale by framing public space with appropriately scaled buildings and articulated architectural blocks that connect academic gathering spaces to public spaces, including public rights-of-way.
6. Maximize connectivity and improve circulation for area residents, students, employees and visitors by emphasizing multi-modal uses that take full advantage of the proximity of the USC Campus to the Exposition Metro Rail Line while reinforcing linkages to nearby destinations.

The proposed USC Specific Plan includes regulations that establish limits and requirements that ensure that the scale, massing and volume of all future development will be properly integrated with the surrounding context. The Specific Plan also requires pedestrian linkages through publicly accessible open spaces throughout Subarea 3, and includes standards that require buildings to address street frontages in a manner that will enhance pedestrian activity along major corridors, especially Hoover Street and Jefferson Boulevard.

Although the design of individual projects/buildings within the Specific Plan area is preliminary at this point in time, the draft Specific Plan articulates specific standards that are intended to minimize the scale of buildings, particularly in Subarea 3, and through development regulations, create a comfortable pedestrian scale. For example, the Specific Plan requires a minimum number of pedestrian connections through Subarea 3 – three along the east-west axes from Hoover Street and four along the north-south axis between Jefferson Boulevard and 30th Place. In addition, the Specific Plan includes Urban Design Standards for setbacks, stepbacks, ground floor uses, building transparency, articulation, signage, and building materials which are described in greater detail below.

The Specific Plan accomplishes the Urban Design Principles by establishing parameters for the following aspects of all new development:

- Building Heights
- Yards/Setbacks
- Stepbacks
- Building Articulation
- Pedestrian Connections
- Landscaping and Open Space
- Parking

Following is a summary of the key development regulations in the Specific Plan.

Building Heights

The maximum permitted height of buildings in all Subareas is 150 feet. In addition, to break up potential building massing in Subarea 3, approximately 60% of the total developable area would have a maximum permitted height of 100 feet. Subarea 1A is also subject to further height

restrictions, in which the parking structure height is limited to 80 feet and the northwest portion of the subarea is restricted to 60 feet.

Yards/Setbacks

Minimum and maximum setback regulations were employed to both add a buffer between the Subareas and existing adjacent residential development, and to require that buildings fronting major commercial streets are built close to the property line to properly activate the street and create a pedestrian-friendly environment. For example, buildings in Subarea 3 adjacent to the residential streets, W. 30th Street and W. 30th Place, would have a minimum setback of at least 20 feet from the Subarea's northern property line; while buildings in Subarea 3 adjacent to Jefferson Boulevard and Hoover Street would have a maximum setback of 10 feet.

Stepbacks and Transitional Height

Stepbacks were employed to break up building massing, provide transitions from adjacent residential areas, and to create a street wall appropriate to the adjacent street's width (2:1 ratio of street width to street wall height is considered an urban design best practice). For example, Jefferson Boulevard is approximately 104 feet in width; therefore, the initial building height adjacent to the street would be a maximum of 55 feet, and would then be allowed to increase in height thereafter at approximately a 72 degree angle. More restrictive building stepbacks are required adjacent to residential areas, with setbacks beginning at 25-30 feet and transitioning at a 45 degree angle. In addition, all development located across the street or alley from a single-family residential zone will be subject to the transitional height limits set forth in Section 12.21 of the Los Angeles Municipal Code.

Building Articulation and Transparency

To prevent the construction of monotonous building facades, particularly on the ground floor, the Specific Plan includes building articulation regulations that require changes in wall plane, façade material, or other architectural treatments every 20 horizontal feet and 30 vertical feet. In addition, building transparency regulations were employed to further encourage increased visual interest and safety for passing pedestrians. Commercial ground floors are required to utilize windows, or other transparent architectural treatments, for at least 50 percent of the ground floor façade; while residential ground floors are required to be 30 percent transparent.

Pedestrian Connections

In addition to the north-south streets of McClintock Avenue and Orchard Street that bisect Subarea 3, the Specific Plan requires six privately-owned, publically-accessible paseos to provide further pedestrian connectivity through the area. Four paseos are required to be generally north-south in orientation, and two paseos are required to be oriented in a east-west direction. Each paseo must be properly spaced from each other, have a width of at least 15 feet, and be located at the ground level to ensure that they support the connectivity needs of surrounding community.

Open Space

In addition to the mix of uses described above, the project proposes 12.33 acres of Open Space in Subarea 3. This will consist of publicly accessible and private open space. The public open space is arranged in the form of open plaza areas and north-south and east-west paseos on the University Village site where plazas and central gathering spaces are surrounded by a mix of uses. The Specific Plan requires a minimum of one public open space within Subarea 3 of at least 40,000 square feet in addition to four public open spaces, each a minimum of 10,000 square feet. In addition, a total of 100 square feet of open space area would be provided for

each unit of new student, faculty, and staff housing, consisting of a combination of common or private open space areas.

Parking

The Specific Plan aims to restrict the visibility of parking lots, structures, and podium parking internal to new buildings in all Subareas. Above-ground parking located within buildings or structures that are adjacent to public streets must be lined with commercial or residential uses. All parking structures must be screened with landscaping or architectural cladding and structures adjacent to residential uses must also include a landscaped buffer.

Urban Design Studio/Professional Volunteer Program

Preliminary project concept plans were provided to a group of volunteer architects and urban designers organized by the Planning Department's Urban Design Studio, through its Professional Volunteer Program (PVP). The PVP is a group of volunteer architects and designers who meet monthly to weigh in on urban design and walkability issues for large projects. The PVP met on April 10, 2012, and reviewed the overall aspects of the project and provided the following comments:

Site Planning and Edge Conditions

The focus of the PVP's review was Subarea 3 containing University Village, as this subarea would see a dramatic transformation with the implementation of the project. The group focused on the treatment of edge conditions in Subareas 1 and 3. The group reiterated the importance of addressing both the north (University Village) and south (Campus) side of the Jefferson Boulevard. In Subarea 3, it was suggested that the Jefferson Boulevard and Hoover Street frontages be treated as the primary pedestrian-oriented areas, with interior paseos and mid-block connections acting as secondary pedestrian gathering spaces. To resolve this issue, buildings along Jefferson Boulevard and Hoover Street could be required to contain a mix of uses along the ground floor so that uses are not compartmentalized by large block expanses, but rather, horizontally integrated along the street frontage. As an example, a suggestion was made that entrances to housing units can be brought down to the street level for integration with retail and academic uses, in order to contribute to the street activity and 'eyes on the street'.

Pedestrian Circulation and Access through the Project Site

There was general consensus that connecting University Village to the surrounding neighborhood and USC Campus was among the highest urban design priorities. It was suggested that the faculty units proposed along the western boundary of Subarea 3, should be better connected and integrated with the retail and academic portion of the project site. This could be accomplished by: ensuring ground floor open space is provided, breaking up the block between Orchard Avenue and the western boundary of Subarea 3 into two or more smaller blocks, making individual units accessible from the ground floor, and including linkages to one or more of the east-west paseos.

Massing and Scale

The scale of the development was another issue raised by the group. There was a desire to see large blocks broken up into smaller blocks. Another point was the use of podium structures at most of the street frontage along the perimeter of Subarea 3, raising concerns that the use of podiums on the major street frontages would create a continuous street wall, potentially out of scale with pedestrian uses. Recommendations included breaking up long blocks into smaller blocks with more pedestrian access points and ensuring that the height of the street wall is approximately 15-20 feet to create a comfortable pedestrian scale and reduce the perceived size and massing of the buildings from the pedestrian realm.

Architectural Style

Along similar lines, the group commented on the positive design attributes of the project and the potential for University Village to mirror the organization of outdoor gathering areas and public spaces on the USC Campus. Desire was expressed to see familiar campus materials used in novel ways in order to convey more of a subtle, rather than a literal, extension of campus buildings.

Parking

The group discussed the possible retention of on-street parking spaces in lieu of removing on-street parking on Jefferson Boulevard to accommodate a bicycle lane and wider sidewalks, for the purposes of providing a buffer between the sidewalk and a travel lane. Several participants discussed the importance of making sure that parking structures are screened as fully as possible. This could be accomplished by making sure that parking structures receive the same level of architectural treatment as surrounding buildings and providing space for ground floor uses that would screen parking areas from pedestrian view.

Specific Changes Based on input from the Professional Volunteer Program

Feedback from the Urban Design Studio has been incorporated into the Specific Plan as urban design standards and in the Development Agreement as well. Revisions include

- **Pedestrian orientation toward Jefferson.** The Specific Plan addresses pedestrian orientation along the north and south sides of Jefferson Boulevard via 10-foot maximum setbacks, four north-south paseos, and stepbacks to address building massing and pedestrian scale.
- **Architectural style.** Section 7A of the Specific Plan, *Urban Design Principles*, which will be used to guide future development in the plan area, promotes diverse architectural character that is context sensitive and integrates university buildings into the surrounding neighborhoods. These principles will further be used in crafting Appendix A (Urban Design Guidelines).
- **Public Open Space.** The Specific Plan requires a minimum set aside for publicly accessible open space areas, including four (4) 10,000 square-foot plazas and one 40,000 square-foot plaza in Subarea 3.
- **Height Transitions Adjacent to Residential Uses.** The Specific Plan includes stepback provisions to gradually transition heights between new buildings and existing residential buildings to the north and west of Subarea 3. In addition, new development must comply with the transitional height ordinance in the Los Angeles Municipal Code (Section 12.21.1)

Specific Plan Design Guidelines

In addition to Urban Design Standards described above, the Specific Plan requires the adoption of Urban Design Guidelines prior to the approval of any project by the Director. The Specific Plan requires that these Guidelines be reviewed and approved by the City Planning Commission and that they be attached to the Specific Plan as Appendix A. The Specific Plan requires that these Guidelines be substantially consistent with the Citywide Urban Design Guidelines and Walkability Guidelines of the City of Los Angeles. Moreover, the Guidelines are also required to include a Landscape Plan that will provide additional guidance for planted

areas, permeability, and the design of open space networks and pedestrian linkages in conjunction with new development.

ACTIONS RELATED TO THE SPECIFIC PLAN ADOPTION

For purposes of consistency with all General Plan Elements, the following additional actions are requested.

- General Plan Amendment to the Transportation Element to Redesignate Streets
- General Plan Amendment to the General Plan Framework Element
- General Plan Amendments to the South Los Angeles and Southeast Los Angeles Community Plans
- Development Agreement
- Los Angeles Code Amendment

GENERAL PLAN AMENDMENT TO REDESIGNATE STREETS

The Specific Plan will improve the surrounding street network to better serve pedestrians and bicyclists. The Campus is positioned between three Exposition (Phase I) light rail stations at Jefferson at Flower, at Trousdale Parkway/Exposition, and at Exposition Boulevard/Vermont Avenue that are recently constructed and slated to become operational in the month of April 2012. The Specific Plan and Development Agreement propose several measures which will noticeably improve connectivity in and around the Specific Plan area, access to nearby Expo Line stations, and establish better pedestrian linkages from nearby residential areas to University Village and the Campus.

In conjunction with the proposed Specific Plan, a number of General Plan Amendments to re-designate existing streets are being proposed. In order to implement the City's Bicycle Plan, which designates Jefferson Boulevard as part of the Backbone Bikeway Network, and improve pedestrian and bicycle circulation on and around campus, a redesignation of Jefferson Boulevard from Vermont Avenue to Hoover from a Secondary Highway to a Modified Secondary Highway is proposed. Jefferson Boulevard currently consists of five travel lanes, two travel lanes in each direction and one raised median/turn lane. There is currently on-street parking on the north side of Jefferson Boulevard. In order to achieve improvements in pedestrian and bicyclist safety, without reducing traffic capacity, the Project proposes the removal of on-street parking between McClintock Avenue and Royal Street in favor of on-street bicycle lanes and wider sidewalks. The narrowing would still accommodate vehicular traffic, even during peak hour periods, but would provide an on-street facility for cyclists and reduce the crossing distance for pedestrians and cyclists. In addition to the narrowing of Jefferson Boulevard, a number of streetscape improvements are proposed along the length of Subarea 3 and beyond. These include street furniture, special paving, the addition of mid-block crosswalks along Jefferson from Vermont Avenue to Hope Street, enhancements to existing crosswalks, and selecting a hierarchy of street trees to create a distinctive pedestrian environment. The plan further promotes better use of the street network by permitting a shared parking program for Academic/University uses. This shared parking program is based on the total count of Full Time Equivalent students and Full Time Equivalent employees.

In addition, the Specific Plan would create a network of pedestrian friendly streets within Subarea 3 requiring the downgrade of McClintock Avenue from Jefferson Boulevard to 30th Place from a Secondary Highway to a Local Street. This portion of McClintock Avenue will later be vacated in order to create a pedestrian- and bicycle-only street. McClintock Avenue is a

major north-south pedestrian route connecting the residential community through the University Village site to Jefferson Boulevard, and beyond to the USC campus. The redesignation of that portion of the street within the proposed University Village mixed use project would close the street section off to vehicular travel and create a protected pedestrian paseo that feeds into the 'Town Square' located in the center of Subarea 3.

The following table summarizes the current and proposed Street Designations. A map showing the geographic extent of the proposed changes in Street Designations is attached as Exhibit C-1.

Table A-3

| Street Name | From | To | Current Designation | Proposed Designation |
|-------------------------------|---------------------|------------------------|----------------------------|-----------------------------|
| W. Jefferson Boulevard | Orchard Ave. | Royal St. | Secondary Highway | Modified Secondary Highway |
| McClintock Av. | Jefferson Boulevard | 30 th Place | Secondary Highway | Local |

AMENDMENT TO THE GENERAL FRAMEWORK ELEMENT

In conjunction with the adoption of the USC Specific Plan, staff recommends an amendment to the General Plan Framework Element. The Framework currently designates the eastern portion of Subarea 3 a Neighborhood District. However, with the implementation of this large, mixed-use Project, the character of this site and its relationship to the greater South Los Angeles area will be altered. As the future development will cater not only to local community needs but also serve areas in South Los Angeles beyond USC and the immediately surrounding area, the re-designation of the entire Subarea 3 site to Community Center is recommended. Moreover, the change in designation would be consistent with the vision and guiding design principles for Subarea 3 of the USC Specific Plan in that the Community Center designation is intended to:

- Act as a focal point for surrounding residential neighborhoods
- Have a Floor Area Ratio between 1.5:1 to 3:1
- Contain a mix of uses such as retail, offices, overnight accommodations, schools
- Be located along transit stops and served by shuttles and local buses

Consistent with the purposes and goals of the Specific Plan and the vision for a large mixed-use development, staff recommends a change to the Framework Element designation from Neighborhood District to Community Center coterminous with the boundaries of Subarea 3 of the proposed USC Specific Plan.

GENERAL PLAN AMENDMENTS TO FOOTNOTE NUMBER 14 OF THE SOUTH LOS ANGELES AND SOUTHEAST LOS ANGELES COMMUNITY PLANS

As described earlier, the adoption of the Specific Plan would necessitate several amendments to the South Los Angeles and Southeast Los Angeles Community Plans. In summary, the following changes are proposed:

In the South Los Angeles Community Plan

- Redesignation of all of Subarea 3 to Community Commercial Land Use to allow a mix of uses.

- Amendment to Footnote number 14 to allow a Floor Area Ratio in excess of 1.5 to 1 in Subarea 3
- Amendment to add the proposed USC SP zone to the list of corresponding zones in the Community Commercial and High Medium Residential Land Use categories.

In the Southeast Los Angeles Community Plan

- A correction to the General Plan Land Use designation of several parcels in Subarea 2 to Limited Industrial to be consistent with surrounding zoning and General Plan land uses.
- Amendment to Footnote 14 to allow a Floor Area Ratio in excess of 1.5 to 1 in Subarea 3
- Amendment to add USC SP zone to the list of corresponding zones in the Community Commercial and Limited Industrial Land Use categories.

The new Footnote Number 14 of the South Los Angeles and Southeast Los Angeles Community Plans would read as follows:

Notwithstanding Footnote No.1, 100% commercial projects located on Community Commercial-designated properties on Figueroa Street and the west side of Flower Street shall be limited to the existing Height District 1 and a 1.5:1 FAR. However, mixed-use (residential/commercial) developments may be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families, or 3) for projects approved by the CRA prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 06- 3236. Subarea 3 of the USC Specific Plan shall be considered a mixed-use project subject to this Footnote provision, and eligible for a maximum FAR of 4.5:1, up to the maximum development area as set forth in the Specific Plan. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of AMI, defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. 100% residential development shall not be permitted.

THE DEVELOPMENT AGREEMENT

Through the Development Agreement, the project will create or contribute to a number of benefits to the City and its citizens that go beyond the scope of the project. Many of the community benefits in the Development Agreement are the direct result of public outreach that Planning Staff had conducted to identify the highest priority issues in the Community and also address ongoing issues identified in the Nexus Study.

The Development Agreement contains provisions concerning the creation and preservation of housing, including affordable housing, land use initiatives, parks and open space, pedestrian amenities, streetscape amenities and programs that promote alternate transportation modes, physical neighborhood enhancements, and commitments to ongoing USC initiated programs. The total cost of these public benefits will exceed \$20,000,000 and are commensurate with the scope of the project. The table below summarizes the Proposed Development Agreement:

| PUBLIC BENEFIT | NOTES |
|--|--|
| <u>Housing</u> | |
| <p>USC will provide funds to improve Housing Preservation and Production. Programs include the following:</p> <ul style="list-style-type: none"> a) Revolving Loan Fund available to the community for the rehabilitation of existing housing units including duplex and four-plex buildings, b) Revolving Loan Fund available to be used by a pre-approved list of affordable housing developers to create new units, c) Gap funding to the former Bethune Library site at Vermont and 39th to develop affordable family rental housing, and d) The City's Affordable Housing Trust Fund Contribution. | <p>USC will provide \$2,000,000 to housing programs. The Boundary Area will be the Nexus Study Boundary.</p> |
| <p>USC commits to construct a minimum of 1000 net new student beds in the first phase of the project.</p> | <p>Cost is not yet determined as it will depend on building type.</p> |
| <u>Land Use</u> | |
| <p>USC will locate a full service grocery store that includes fresh produce in University Village</p> | <p>A new minimum 25,000 square foot grocery store will serve to replace the current store that will be demolished. Cost is not yet determined. Exact location and identity of store to be determined.</p> |
| <p>USC will create a community meeting room space within University Village and offer community programming (such as movies, concerts, etc) to be open to students and the public.</p> | <p>USC will provide an 800 square foot community room, in an easily accessible location, which location shall be determined through mutual agreement of USC and the Department of City Planning. Fair market rental value is estimated at \$30,000 per year.</p> |
| <p>USC may limit the impacts of alcohol sales by purchasing existing nearby alcohol licenses.</p> | <p>With a good faith effort, USC will "buy-out" 4 licenses within 5 miles, with priority for purchases within a 2 mile radius of the Specific Plan Boundaries. Cost is estimated at \$200,000.</p> |

| | |
|--|--|
| USC will maintain a website as a public outreach tool that provides information on the current status of development projects. | Website went live October 2011. Estimated cost is \$10,000 per year over the life of the DA. |
| USC will continue to fund a local graffiti abatement program. | \$20,000 per year for life of DA Boundary Area: Vermont on the west, Adams on the north, Exposition on the south and Flower on the east. |
| USC will construct a new fire station to replace the historic fire station on Jefferson Boulevard. | USC will acquire land and construct a fire station to replace Fire Station No. 15. Acquisition and construction costs are estimated to be \$10,000,000. The new fire station shall be constructed as a "standard" station consistent with Prop F. Location subject to LAFD approval. |
| <u>Parks / Open Space</u> | |
| USC will provide or enhance open space areas outside of the Specific Plan boundaries to be used as a pocket park, community garden, or playground. | USC will contribute \$350,000, exclusive of Quimby fees, to improve Hoover Recreation Center, the Hoover Gateway Parcel, or other parks within 2 miles of USC. |
| USC will continue to partner with LAUSD schools (including Charters) to improve playgrounds and recreational facilities. | USC will provide \$25,000 per year for life of DA. USC currently assists 10 schools and 13,000 children. |
| USC will continue to contribute to programming within local parks (such as dance classes) | USC will provide \$10,000 a year for life of DA. Boundary Area: Nexus Study |
| USC will provide publicly-accessible open space within University Village to be located on the ground floor. | 80,000 square foot minimum |
| <u>Pedestrian Amenities / Streetscape</u> | |
| USC will fund Transit Connectivity Enhancements including a Façade Improvement Program and Transit-Oriented District Plans. | USC will provide \$1,000,000 total. The Façade Improvement Program will serve small businesses on Vermont, between Adams to the north and Exposition to the South, and may include minor façade changes, street furniture, signage, and lighting maintenance. USC will also contribute a portion of the total to the funding of nearby planning efforts emphasizing transportation alternatives and creating linkages between the Campus and |

| | |
|---|---|
| | adjacent neighborhoods. |
| USC will contribute to a continuation of the Vermont Avenue landscaped median, north of Jefferson Boulevard to the 10 Freeway. | Cost of construction not yet determined, discussions ongoing. USC will provide \$1,000 a year for life of DA for irrigation. |
| USC will improve or fund improvement of Jefferson Boulevard from Royal to Hope (in addition to Vermont to Royal) consisting of pedestrian lighting, planting additional 24-inch box shade trees, and upgraded crosswalks. | Contribution amount estimated to be over \$1,000,000 |
| <u>Alternative Transportation Measures</u> | |
| USC will provide bicycle lane on Jefferson Blvd from Hoover to Flower (in addition to Vermont to Hoover). | Cost estimated to be \$50,000. LADOT approval required. |
| USC will create a "mobility hub" to encourage transit use in the community. The mobility hub will be located in University Village and remain open for the duration of the term of the DA. | USC agrees to a hub in University Village. Cost estimated to be \$150,000 per year. LADOT approval required. |
| USC will provide secure bicycle parking on location, for all new developments. | Cost not yet determined, as cost will depend on building type. |
| USC will extend the Community Shuttle to University Village to provide connectivity between the neighborhood and the new development. | Cost estimated to be \$50,000 per year. Route to be determined. |
| <u>Other Items</u> | |
| USC will participate in Local Hiring and Job Training | USC commits to a First Source Hiring Policy. |

The summary of the estimated value of the proposed Development Agreement is as follows:

- Benefits relating to one-time contributions total \$14,600,000;
- Benefits relating to yearly contributions total \$296,000 annually.
- The remaining benefits include a wide variety of non-monetary measures that will promote and improve the quality of life for residents in the area.

USC intends to make significant contributions unrelated to land use, planning and the environment, but which positively impact the economy. The project will also benefit the City through the creation of new city tax revenues, new jobs meeting the City's Living Wage

ordinance, well-paying construction jobs, and commitment to local hiring and minority business recruitment.

A summary of public benefits in exchange for consideration of the Development Agreement is attached as Exhibit B.

CODE AMENDMENT

In conjunction with the adoption of the proposed USC Specific Plan, and pursuant to Article 2, Chapter 1, Section 12.04 of the LAMC, a Code Amendment is proposed to establish the USC University Park Specific Plan zone and to add it to the list of Specific Plan Zones in Subsection 12.04A. A proposed draft of the ordinance language is attached as Exhibit F.

AREAS OF DISCUSSION/MAJOR ISSUES

Comments were received on a range of topics. Speakers in favor of the project focused on the project's many environmental, economic and social benefits to the neighborhood, including the substantial positive economic benefit to the area and the City as a whole, significant new tax revenues, 12,000 needed new jobs, affordable neighborhood shopping and dining options, and reduced reliance on car usage. Several commenters believe that the project will offer new and suitable housing stock for USC students while giving back affordable housing stock to the community, and resulting in a potential catalyst for positive change in the community.

Most of those who expressed concern about the project focused on housing affordability and displacement of residents by USC students seeking affordable housing in the area. Others expressed concern regarding design and scale, and impacts on public services and traffic.

Summary of Support for the Project

In general, many of the comments in support reflect the opportunity for the Specific Plan and proposed new developments to be a catalyst for positive changes in the community. Several USC students provided testimony in support of the project citing the benefits of having more housing options on campus, which will increase student safety.

Many felt that the proposed changes bring additional resources and opportunities for the community by creating new jobs in an area well served by public transit, bringing more retail, sit-down restaurants and leisure amenities to South Los Angeles, and providing more choices for local residents.

Comments also addressed the physical improvement the Project would bring including the streetscape improvements along Jefferson, particularly the new open space created, street trees and wide, pedestrian-friendly sidewalks. The pedestrian improvements and addition of a bicycle lane along Jefferson Boulevard were seen as an important step toward encouraging physical activity, among the foremost public health concerns in South Los Angeles.

As well, many comments in support pointed to the importance of the University's role in bridging the socio-economic divide. Many of the speakers' testimonies and comments received touted USC's existing programs which provide resources to the area's children and schools. Several speakers offered testimony attributing their success in life to USC, citing programs such as USC Upward Bound, Kid Watch, and USC Neighborhood Academic Initiative (NAI) Robotics program, which help motivate students to attend college.

CONCERNS ADDRESSED IN THE SPECIFIC PLAN AND DEVELOPMENT AGREEMENT

Gentrification, Displacement, and Affordable Housing

A number of comments at the Public Hearings addressed the topic of student housing and housing affordability, in general, in the communities adjacent to the USC campus. Commenters stated that their concerns stem from the fact that over the years, due to a deficit of student housing, undergraduate and graduate students have moved into the local neighborhood, driving up rents in private, market-rate housing and displacing long-time residents, many of whom qualify as low-income households. Concern was expressed that such displacement would continue, despite the creation of additional new student beds, due to combined effects of the USC Plan and new Expo line. Others expressed concern regarding the affordability of the new student housing.

Some commenters see the creation of the USC Specific Plan as an opportunity to address the long-standing community need of providing an adequate supply of affordable housing to make up for the loss of affordable market rate units over the years.

The creation of additional affordable housing units was the subject of many comments received during and after the Public Hearings. Some commenters reacted to a program proposed in the Draft Development Agreement for the rehabilitation of single-family homes, and suggested that instead, USC contribute that amount or a larger amount, toward affordable housing programs that result in the creation of more housing units or the extension of affordable housing covenants.

Planning Department Response:

A supplement to the Nexus Study, the Housing Affordability Analysis recently prepared by the Department of City Planning in conjunction with the Los Angeles Housing Department (LAHD) found that most residents of the local area (using the Nexus Study boundary) met the definition of low-income households and that most of the existing market rate housing is no longer affordable to the majority of residents. In addition, approximately 1,300 existing affordable housing covenants in the area will be expiring within the next 5 years, creating a combination of factors that will likely exacerbate that existing shortage of affordable housing in the project vicinity. This shortage of affordable housing is an ongoing problem not only in the area around USC, but across the entire City. It is a result of complex, underlying demographic and economic factors, and beyond the scope of this or any single project to solve fully this problem. The City is committed to addressing the issue of housing affordability through a variety of programs, including the Density Bonus Ordinance, various programs funded by the Los Angeles Housing Department (LAHD), the Affordable Housing Trust Fund, and public housing administered by the Housing Authority of the City of Los Angeles (HACLA).

In this case, the University's supply of student housing has over time not kept up with the demand resulting from increases in enrollment of undergraduate and graduate students. This has resulted in a spillover effect of USC students moving into the nearby area. As many landlords can obtain higher rents from students, non-student local residents have been confronted with the choice of paying increased rents or facing relocation.

In recognition of this phenomenon, the University's 2030 Master Plan focuses on increasing student housing. The Master Plan sets a goal of serving the housing needs of 100 percent of undergraduate students by the year 2030. Since 2009, private developers have constructed 2,200 beds in the immediate vicinity of the campus. USC believes it is possible that private developers could ultimately construct enough housing to meet the Master Plan goal. In the

event that this does not happen, USC is seeking approval of the Specific Plan to give it the ability to build the housing itself and achieve this long-range goal.

In order to address affordable housing lost due to displacement by students, the University has committed to the construction of a minimum of 1,000 student housing beds in the University Village (Subarea 3) project site in Phase I. The Specific Plan also enables USC to construct an additional 4,200 beds and 250 faculty units in Subarea 3, as well as an additional 200 beds in Subarea 1. USC has indicated its intent to construct this additional student housing over the 20 year life of the plan; however, should this demand be met in part by new student housing constructed by private developers, then the total number of beds constructed by USC could be less than the maximum amount permitted.

The construction of USC-owned student housing in Subarea 3 will relieve some pressure on the local housing market. In the long term, this additional supply of housing should create downward pressure on rents and help address in part the existing affordable housing shortage. However, the creation of new student housing alone is not likely to address the underlying demographic and economic factors that are contributing to the affordable housing shortage.

In addition to the Specific Plan's provisions allowing the construction of student housing, the Preliminary Draft Development Agreement included a Revolving Loan Fund for the rehabilitation of single-family structures in neighboring residential areas. As previously proposed the Revolving Loan Fund in the Development Agreement was limited to the rehabilitation of "traditional single-family units". The intent was to free up this housing for use by area residents. However, several comments raised an important point that the rehabilitation of single-family homes in this fashion would not address the existing shortage of affordable units.

In response to these concerns, the Planning Department proposes that the use of the revolving loan fund be expanded to include the following: providing low interest loans to one or more non-profit housing developers that are active in the Nexus Study area; providing gap funding to develop affordable rental housing on the Bethune library site; and/or preserving at risk affordable housing (with expiring covenants) or to develop new units. LAHD would determine the precise allocation of the funds, based on input from the affected Council Offices.

Local Hiring/Job Training

While many of the comments received generally applauded the sizeable, positive economic impacts the new developments would have on the local community and the projected 12,000 jobs that would potentially be created by the build-out of the project, many voiced concerns requesting that construction jobs and future employees be locally sourced.

Desire was expressed to see USC commit to working with the City and other partners to ensure that a local hiring program be put in place so that the 12,000 jobs anticipated to be created by the project are filled by people who live in the nearby community through a local hiring program. Many felt that the job creation would have a net positive impact on the community by bolstering the local economy, reducing unemployment, and by extension, reducing crime.

Planning Department Response:

In response to these concerns, Section 3.1.3.19 of the Development Agreement requires USC to implement a First Source Hiring Policy. The purpose of the First Source Hiring Policy is to facilitate the employment of local job applicants for jobs within the Specific Plan. The Property Owner, contractors and tenants will participate in the First Source Hiring Policy under which the

First Source Referral Systems will promptly refer qualified, trained applicants to employers for available jobs. The First Source Referral System will also coordinate job-training programs.

Parks and Open Space

Comments generally pointed to the lack of neighborhood parks and open space in the community. Comments expressed the desire to see a Project that provides more amenities, including parks and green areas and community gathering spaces especially for young families and seniors. Furthermore, some commenters desire to see existing green space and parkways preserved in University Village, including mature trees.

Planning Department Response:

In addition to the open space provided within the Project, Section 3.1.3.9 of the Development Agreement requires USC to make a one-time payment of \$350,000 to the L.A. Parks Foundation, a 501(c) (3) public charity that raises funds for parks in the City, for the purpose of providing improvements and funds for maintenance of either Hoover Park, located at the northeast corner of S. Hoover Street and W. Adams Boulevard, the Hoover Gateway parcel located at Hoover Street and 23rd Street, or such other existing or new public park as identified by the City, provided that such park is within a two-mile radius of the Project. In addition, Section 3.1.3.18 requires USC to commit resources for programs at public parks in the vicinity of the project. These programs include after-school sports instruction (including, but not limited to, martial arts, soccer, basketball, volleyball) and dance classes (ballet, jazz and hip hop) and are offered to students in the Family of Schools programs. Furthermore, Section 3.1.3.20 requires USC to make private ground level open space on the project site accessible to the public.

Alcohol Sales in the USC Specific Plan

Several commenters expressed concerns about the proposed 12 on-site and 2 off-site alcohol use approvals and their impact on land use and public safety. The comments received indicated that there is an existing overconcentration of liquor stores and convenience stores, and that local crime and public health impacts may be exacerbated by the addition of new alcohol outlets.

Planning Department Response:

The Specific Plan, as drafted, would allow for the addition of up to 12 new approvals for on-site alcohol establishments. A number of speakers at the public hearing expressed concerns that this would cause an overconcentration of alcohol-serving establishments in the area. As part of the Development Agreement, USC has agreed to use good faith efforts to purchase four (4) existing alcohol licenses within a five-mile radius of the Specific Plan boundaries, with priority for purchases within a 2-mile radius of the Specific Plan Boundaries. As the existing licenses are owned by third parties, neither the City nor USC can compel the sale. Accordingly, the Development Agreement includes objective standards to measure USC's good faith efforts.

Preservation of Historic Resources

The proposed Specific Plan includes an Adaptive Mitigation Management Approach (AMMA) attached as Appendix F of the Specific Plan for any identified Historic Resources within the Specific Plan area. Concerns were received regarding the preservation of historic resources on the USC campus and properly addressing the North University Park Specific Plan as a historic district.

Concern was expressed that the Specific Plan does not address the status of properties identified as historical in Community Redevelopment Agency (CRA) survey of resources for the

University-Exposition Park Project Area. Desire was expressed to have properties identified in the CRA's survey be designated as historic resources for purposes of CEQA and permit review. Comments also noted that the Specific Plan does not specify which buildings are to be demolished within the Plan area.

In order to protect structures from demolition and provide certainty that potentially significant historical or cultural monuments are preserved, comments requested that the Development Agreement include a provision that all identified historical resources should become designated historic resources through the Historic Cultural Monument (HCM) process. The Dosan Ahn Chang Ho residence was listed as an example of a historic resource that USC should have nominated as a Los Angeles Historic Cultural Monument (HCM). In addition, desire was expressed to create, through the Development Agreement, a preservation fund in order to implement some of the historic preservation and rehabilitation efforts being proposed.

Planning Department Response:

The Department of City Planning recognizes the North University Park Specific Plan as a historic resource. This Specific Plan is unique in that it incorporates provisions of 12.20.3 of the Los Angeles Municipal Code. In preparing future Urban Design Guidelines for the USC Specific Plan, the guidelines will ensure that the design of future buildings will be sensitive to historic resources in the surrounding area.

The protection of historic resources identified in CRA surveys is an issue that would be addressed if the City adopts procedures and an administrative mechanism for redevelopment plans that have not yet expired. This is an issue that the City would address in any eventual transition of land use authority from the CRA. In response to concerns regarding the possible demolition of historic resources, the proposed AMMA addresses demolitions and ensures that even if structures are not designated through the HCM process, if they have been identified in the historic resource survey they are protected and subject to a separate review process.

At this time, the Development Agreement does not include provisions for historic resources outside of the Specific Plan area. The Development Agreement will continue to be refined through the legislative process.

The proposed Specific Plan includes an Adaptive Mitigation Management Approach (AMMA), attached as Appendix F for any identified Historic Resources within the Specific Plan area. Concerns were received regarding the preservation of historic resources on the USC campus. Comments received are summarized below:

- The Specific Plan does not specify which buildings are to be demolished within the Plan area
- The Specific Plan does not address what happens to properties identified as historical in Community Redevelopment Agency (CRA) survey of resources for University-Exposition Park Project Area. These properties should become designated historic resources for purposes of CEQA and permit review.
- As a community benefit, all identified historic resources should become designated historic resources through the Historic Cultural Monument (HCM) process without delay. Specifically, the Dosan Ahn Chang Ho residence should be nominated as a Los Angeles Historic Cultural Monument (HCM).

- As a community benefit, the Development Agreement should consider establishing a “Preservation Mitigation Fund” to help implement some of the historic preservation and rehabilitation programs being proposed.

Parking and Traffic Impacts

Few comments were received regarding parking and traffic impacts. Some residents to the north of the project site expressed concerns about setting appropriate parking requirements in the Specific Plan to ensure that the existing spillover of parking is not further exacerbated by the new development proposed in Subarea 3.

Planning Department Response:

The Specific Plan includes a project-wide parking program that specifies parking rates for all permitted uses that are based on a comprehensive parking demand study. This program will assure that the parking will provide sufficient parking to avoid offsite impacts but not so much as to provide a disincentive to use transit. In addition, as a mitigation measure, the University is required to work with the Department of Transportation to initiate a special parking district to the north of the campus.

Extension of Community Benefits West of Vermont

Comments were received from communities to the west of the Specific Plan area indicating that these communities will experience the impacts of the USC Campus and its proposed development and, as such, community benefits should be extended west to Western Avenue.

Some felt that the Plan reinforces a perceived divide between the University and community, particularly along Vermont Avenue, due to the inward building orientation, fencing and the way pedestrian and bike improvements along Jefferson Boulevard are proposed to end abruptly at Vermont Avenue. Specific recommendations included:

Using the Development Agreement as an opportunity to unite the University and the communities to the west of the campus with street beautification, bike lanes, pedestrian lighting, graffiti abatement, tram service and community security cameras. The extension of the streetscape improvements proposed for Jefferson Boulevard between Hope Street and Vermont Avenue westward to Normandie Street will help pedestrian safety and access to the development’s shops, restaurants, theater and grocery stores.

Planning Department Response:

To address concerns about the University turning its back to the community, the Specific Plan has been revised to ensure that any new structures along Vermont Avenue shall be oriented to the public right of way, with entrances along Vermont Avenue. In response to concerns about the University’s past history of walling itself off from the community, new fences between any new academic building and the property line have also been prohibited. Existing fences will be allowed to remain.

Environmental Impacts/Infrastructure

Several speakers commented on the Environmental Impact Report and its analysis of a variety of environmental issues, including impacts on: fire protection; the handling of contaminated soils and other hazardous substance; changes over the course of the project to the project description; piecemealing of the project; the lack of adequate responses to comments on the Draft Environmental Impact Report (DEIR); the need for an annual monitoring program for a variety of impact areas; impacts on affordable housing; and the adequacy of the analysis of the DEIR with respect to public services and facilities.

Planning Department Response:

On May 27, 2010, the City released the Draft EIR for public comment. The Draft EIR was circulated for 60 calendar days, to July 27, 2010. The lead agency received 118 written comments on the Draft EIR from public agencies, groups and individuals, and responses to these comments are included in the Final EIR.

The Department of City Planning issued the Final Environmental Impact Report No. ENV-2009-271-EIR (State Clearinghouse No. 2009011101) dated June 30, 2011 (the "Final EIR") analyzing the Project, which included a response to all public comments. The Final EIR has been completed in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq.

The issues raised above have been addressed in the response to comments in the Final EIR.

OTHER ISSUE AREAS

The preceding section addresses the main substantive issues that were raised during the public outreach process. In addition, other issues that were raised but cannot be adequately addressed through this Specific Plan or the Development Agreement are as follows:

Displacement of businesses

Several speakers expressed concerns that the redevelopment of University Village would require the relocation of existing business and that the Specific Plan and Development Agreement, as proposed, offer no safeguards against the loss of existing businesses in University Village. Desire was expressed to see a portion of the proposed development set aside for existing retail businesses.

Bicycle Infrastructure Improvements

Several comments addressed the concerns of USC's bicyclist population regarding bike facilities and public safety. Comments were received from Los Angeles DOT's Citywide Bicycle Program Coordinator suggesting that USC provide the following improvements: a two-way bicycle and pedestrian path along Jefferson Boulevard between Orchard Avenue and McClintock Avenue and a University Avenue linear park, which would involve the redesign and construction of University Avenue, a narrow diagonal street currently used as a multi-use path including signals or controls at the intersections of 30th and 32nd Street.

All of these are important issues, but on the basis of the project's benefits, both intrinsic to the Project and the Development Agreement, the Planning Department recommends no further action on these items.

URBAN DESIGN:

Public comments regarding design issues were few, and related primarily to the Project's height and scale, focusing mainly on Subarea 3. The commenters desired to see height scaled down adjacent to existing houses and apartments, along with the height of buildings at the north end of the project so they are more compatible with other structures in that location. Some commenters expressed a desire to see landscape buffers, and asked that the design allow for more access to natural light on both blocks of 30th Street.

Some comments requested that certain provisions and development regulations related to urban design be incorporated in the Specific Plan. Ideas included:

- Limiting parking structures to two stories so as not have a “fortress” appearance.
- Limiting all structures built along 30th Street to a maximum of two stories in height to respect the low-rise historic neighborhood (North University Park Specific Plan) to the north.
- Limiting all signage, particularly along 30th Street, to existing LAMC regulations so as not to allow more permissive signage in the Specific Plan.
- Introducing setbacks in some areas to create areas of greenery and open space.
- Lowering the maximum 150-foot maximum permitted height in Subarea 3, as it is out of context with the neighborhood.

Some comments also suggested that the proposed Specific Plan-wide shared parking program would result in an undersupply of parking for new developments and that parking provisions should instead follow standard parking requirements in the Los Angeles Municipal Code.

Conclusion

USC is one of the nation’s premier universities, and as the single largest private employer in the City of Los Angeles, one of the region’s key economic drivers. The proposed project, as set forth in the USC Specific Plan and Development Agreement, establishes a blueprint for the orderly expansion of the university. In addition, the project establishes a framework for the redevelopment of the existing University Village as a resource that will benefit the larger community. The project is estimated to provide upwards of 12,000 jobs and up to 5,400 beds for students and 250 housing units for faculty. A robust development agreement will provide additional, substantial community benefits. In light of the above, the Planning Department recommends that the City Planning Commission recommend that the City Council approve the proposed USC Specific Plan and Development Agreement.

FINDINGS

1. City Charter Findings

City Charter Sections 556 and 558 – Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The proposed USC Specific Plan does comply with Charter Sections 556 and 558 in that the recommended amendments do reflect the land use patterns, trends and uses in the immediate area and do further the intent, purposes and objectives of the Southeast and Southeast Los Angeles Community Plans. The requested General Plan Amendments are consistent with the South and Southeast Los Angeles Community Plan's Objectives and Policies to: Make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the community; to conserve and strengthen viable commercial development; To attractive uses which strengthen the economic base and expand market opportunities for existing and new businesses; Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas, and accommodate the area's project population to the year 2035.

2. General Plan Amendments – Pursuant to Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558. The Applicant requests the following amendments to the South and Southeast Los Angeles Community Plans:

A General Plan Amendment to (a) include Specific Plan zoning as a corresponding zone for the entirety of the Project site and (b) in Subarea 3, amend Footnote 1 for "Community Commercial" uses to permit uses in Subarea 3 to exceed the Height District 1 FAR limit of 1.5:1 and the following General Plan Amendments for the designated Subareas and Streets:

- Subarea 2: General Plan Amendment to correct the land use designation for the parcel located at 3500 S. Hope Street (0.16 acres) by changing the "Open Space" designation to "Limited Industrial," consistent with the surrounding parcels.
- Subarea 3 (East of McClintock Avenue):
 - General Plan Amendment to change the "Public Facilities" designation for the .3 acre fire station parcel (Fire Station to be relocated) to "Community Commercial";
 - General Plan Amendment to change the General Plan Framework land use designation for approximately 14.5 acres of Subarea 3 within the "Neighborhood District" designation to "Community Commercial."
- Subarea 3 (West of McClintock Avenue)
 - General Plan Amendment to change the "High Medium Residential" designation for approximately 13 acres in Subarea 3 to "Community Commercial";

- Street Modifications:
 - Jefferson Boulevard: General Plan Amendment to modify standards for Secondary Highway Street designation between Vermont and Royal Street.
 - McClintock Avenue: General Plan Amendment to redesignate McClintock Avenue between Jefferson Boulevard and 30th Street from Secondary Highway to Local Street.

A. The Proposed General Plan Amendments Further the Purposes, Intent and Provisions of the City of Los Angeles General Plan.

The City Council-initiated General Plan modifications, which make Specific Plan zoning a corresponding zone for each general plan land use designation within the Project site, increase in FAR within certain high-density areas of the Project site, modify street standards to permit pedestrian and bicycle-friendly travel and revise certain General Plan designations as described above, will permit implementation of a well-crafted, long-range development plan for the University-owned land and further the purposes, intent and provisions of the General Plan, as further set forth below.

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

Policy 3.1.1. Identify areas sufficient for the development of a diversity of uses that serve the needs of existing and future residents, provide job opportunities, and support visitors and tourism. (Framework Element)

The Project site is one of the few large urban areas of the City under non-governmental single ownership. By permitting use of a specific plan as the regulatory document for development at the Project site and making minor modifications in the land use designations and circulation elements within the Project site, the General Plan Amendments allow the development of a diversity of uses, including academic/University uses, student and faculty housing, commercial uses, a hotel with conference areas, and a laboratory school/community educational academy as described in the Specific Plan. These uses will support the needs of the City's existing and future residents, businesses and visitors and generate 12,000 new jobs (8,000 construction-related and 4,000 permanent). They also will enhance the ability of the University to continue in its mission to provide educational opportunities, a byproduct of which is the strengthening of the economic vitality of the community and region through attraction of new workers, technologies and related businesses. Thus, the General Plan Amendments are consistent with this objective and policy of the General Plan Framework.

Policy 3.1.3. Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open spaces. (Framework Element)

The USC Campus includes substantial passive and active recreation areas available for USC-affiliated persons and members of the general public. These existing open space resources will continue to remain with Project implementation. In addition, the General

Plan Amendments will facilitate comprehensive planning for University-owned property adjacent to the Campus allowing development of new open space areas that may include courtyards, plazas, pedestrian paseos, pedestrian streets, roof terraces, gardens, other similar outdoor gathering places and athletic courts and fields. New pedestrian pathways and landscaping will be designed to reinforce the park-like, Campus setting in Subarea 1. Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Subarea 3 will also include various landscaped pedestrian pathways and open space areas. Additionally, Subarea 3 may include a 20,000 square foot fitness center and a 141,500 square foot athletic area on the rooftop of the eastern parking garage. Ground level open space will be programmed for public events such as farmers markets, entertainment and other similar events for the entire community. Overall, the Project's open space in conjunction with the existing open space resources within the Campus will serve the needs of the University and the surrounding community. Therefore, the General Plan Amendments will be consistent with this Policy 3.1.3 of the Framework Element.

Policy 3.1.6. Allow for land use adjustments to account for the introduction of new transit routes and stations and consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the policies of the General Plan Framework and Land-Use Transportation Policy. (Framework Element)

Objective 3.2. To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution. (Framework Element)

Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region. (Framework Element)

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations. (Framework Element)

The Project site is a prime location for urban infill that is served by a number of Metro and LADOT bus routes. A total of 11 public bus routes are provided in the vicinity of the University Park Campus. In addition, the Project site will be served by the new Expo Line that will run from downtown Los Angeles to Culver City (and eventually Santa Monica), which will begin operation in April 2012 and will pass through the Project site with stations at Jefferson Boulevard/Flower Street, Trousdale Parkway/Exposition Boulevard and Vermont Avenue/Exposition Boulevard. Transit service within the USC community is also provided by a tram service operated by Trojan Transportation. This service links the Campus to the Project vicinity, Union Station in Downtown and other University facilities in the region. Thus, the Project site is appropriate for a high density, transit-oriented project such as the proposed Project.

The Project will maximize transit oriented goals within the General Plan by adding approximately 5,042,607 square feet of academic, commercial and housing uses within a 10-minute walk of the Expo Line, including high-density housing (approximately 5,400 beds and 250 faculty units), 350,000 square feet of commercial uses, such as retail, restaurants, grocery store, 2,000-seat movie theater complex, a 165,000 square-foot hotel and conference center with up to 150 rooms, conference and banquet facilities, a

K-8 laboratory school and community educational academy, and approximately 2,500,000 square feet of academic and University uses. These uses are appropriate in type and density of use for development near transit stations. The convenient location and proposed mix of uses will encourage residents to walk or cycle, thereby reducing vehicle trips and vehicle miles traveled. Thus, the General Plan Amendments will be consistent with the above-noted objectives and policies of the Framework Element.

Objective 13-1 *To reflect the objectives and guiding principles of the City Council adopted Land Use-Transportation policy. (South Los Angeles Community Plan)*

Policy 13-1.1 *Encourage growth, as appropriate, around transit stations when these become operational. (South Los Angeles Community Plan)*

Objective 13-2 *To increase the work and non-work trips made on public transit. (South Los Angeles Community Plan)*

The primary guiding principle of the Land Use-Transportation policy is to focus growth around transit stations. As described in the findings above, the Project is located along major transit corridors and proximate to 11 bus routes and three Expo Line stations. By concentrating new housing density, jobs and retail uses near the University Park Campus and major transit corridors so as to minimize vehicle trips, the proposed mixed-use Project is consistent with the above-noted objectives and policies of the Community Plans.

Policy 3.2.1. *Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations. (Framework Element)*

Policy 3.2.2. *Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations. (Framework Element)*

The General Plan Amendments will permit the City to implement a specific plan for the Project site, consistent with Policy 3.2.2, allowing mixed-use development in accordance with a unified and comprehensive land use regulatory structure. Consistent with Policy 3.2.1 of the Framework Element, under the Specific Plan, new uses will be integrated with existing uses at the Project site to facilitate functionality and accessibility and enhance the character of the Project site and surrounding area, while maintaining the unique identities of the individual Subareas.

The Specific Plan will strengthen the University Park area as a major academic and community-oriented activity center. Specifically, the Project will contribute new academic/ University uses, housing, commercial uses, a hotel, and potentially a new laboratory school and community educational academy to the Project site in a mixed-use setting in proximity to transit. This development will be consistent with existing uses: Subarea 1 will continue to serve as the center of University activities with new uses

including academic/ University uses (teaching and research with related University administration and support services), as well as student housing; development within Subarea 2 will expand the existing ancillary University uses and will include administration and support uses, storage, research and development and other uses that will support the University; and Subarea 3 will include a mix of academic/University, commercial, hotel and housing uses consistent with current development in this Subarea. Thus, the General Plan Amendments will be consistent with the above-noted objectives and policies of the General Plan.

By permitting certain increases in FAR and by locating higher density residential uses and commercial development within proximity to transit stations, the Project will further the Framework's goals of focusing development along transit corridors and encouraging transit usage. Thus, the General Plan Amendments will be consistent with Policy 3.2.1 of the Framework Element.

Policy 3.13. Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations in regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design. (Framework Element)

The Project includes Streetscape Guidelines that further expand the existing pedestrian and bicycle paths at the University, enhancing and knitting together University housing areas and academic areas with retail opportunities, street furniture, enhanced lighting and open spaces including plazas, courtyards and walkways. Thus, the General Plan Amendments result in enhanced pedestrian/bicycle access and use in appropriate locations consistent with the General Plan.

Policy 3.4.2. Encourage new industrial development in areas traditionally planned for such purposes generally in accordance with the Framework Long-Range Land Use Diagram and as specifically shown on the community plans. (Framework Element).

The majority of Subarea 2 of the Project site is designated for limited manufacturing uses by the Southeast Los Angeles Community Plan. The General Plan Amendment amending a .16 acre parcel from Open Space to Limited Industrial within Subarea 2 is consistent with existing uses and will support the development of approximately 500,000 square feet of ancillary administration, support, storage, research and development and other uses that support the functions of the University.

Objective 3.9 Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime. (Framework Element)

The General Plan Amendments, specifically the modification of the community plan land use designation in Subarea 3 west of McClintock Avenue from High Medium Residential to Community Commercial, the change in the Framework Element land use designation from Neighborhood District to Community Center for Subarea 3 east of McClintock Avenue and increase in allowable FAR, will permit the replacement of the outdated

buildings in Subarea 3 with uses that will serve the needs of existing and future University students, faculty, visitors, and residents, while transforming the Project site into a desirable place in which to live, work and visit, both in daytime and nighttime. At the same time, the Project will be compatible with adjacent neighborhoods (see Zoning Amendments, Policy 2-5.2). Thus, the General Plan Amendments will reinforce and encourage the development of a community center at the Project site consistent with Objective 3.9 of the Framework Element.

Policy 4.1.1. Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs. (Framework Element)

Objective 1-1. To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010. (Community Plans)

Policy 1-5.1. Promote greater individual choice in type, quality, price and location of housing. (Community Plans)

By facilitating the development of new University-related housing in addition to its existing housing stock in the Academic Core, the adoption of the General Plan Amendments will be consistent with the foregoing General Plan Policies and Objectives.

In addition, as shown in Table IV.1-17 in the Draft EIR, the Project will respond to and satisfy a portion of unmet student housing demand resulting from projected University growth by providing for a net increase of University housing for students and faculty of net new 4,656 beds within walking distance to core University activities. The net increase in beds will also help free up housing in the surrounding areas for non-University related residents of those communities. As discussed in the Draft EIR Section IV.1, Population, Housing, and Employment, by accommodating a larger share of student and faculty demand for housing directly in the Project site, the Project will release existing rental housing in the local area that are now occupied by students and faculty available back to other households. This reduction in student and faculty occupied housing from the local area will also reduce the competitive pricing effects on local area housing stock and could result in lower overall average rental housing prices. Thus the modification of the General Plan designation and the increase in FAR within Subarea 3 will further the foregoing policies and objectives.

As explained in Draft EIR Section IV.1.2, Housing, and Section IV.1.3, Population, the Project will be consistent with the Southern California Association of Governments' regional growth forecast for the City's subregion. Thus, the General Plan Amendments will be consistent with Policy 4.1.1 of the Framework Element both in the provision of student housing and in encouraging the provision of additional community housing to non-University affiliated residents.

Policy 1-3.2. Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities and impacts on traffic levels when changes in residential densities are proposed. (Community Plans)

Policy 2-4.8. Require that mixed use projects be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, truck and automobile access, etc.) and provide adequate amenities for residential occupants. (Community Plans)

Potential issues such as neighborhood character and identity, land use compatibility, impacts on livability, services, public facilities, noise, lighting, security parking, and traffic issues have been addressed in the Draft EIR and mitigated pursuant to CEQA: Section IV.G, Land Use, addresses the Specific Plan's impacts with respect to neighborhood character and identity, compatibility of land uses, and livability; Section IV.J, Public Services, analyzes the Specific Plan's impacts on public services; Section IV.L, Utilities, analyzes the Specific Plan's impacts on utilities; Section IV.H addresses noise; Section IV.A, Aesthetics, addresses lighting; Section IV.J.1, Public Services—Police Protection, addresses safety; and Section IV.K, Transportation and Circulation, addresses traffic and circulation.

Project development will also be subject to the proposed Urban Design Guidelines and Streetscape Guidelines, which are designed to promote architectural compatibility and suitable landscaping. Adherence to these guidelines will ensure the creation of pedestrian-scaled buildings, architectural variation and visual interest, lighting requirements and an improved streetscape environment.

Within Subareas 1 and 2, all of the proposed uses will be similar to and compatible with the existing uses on the Project site and surrounding area. Specifically, within Subarea 1, the Specific Plan will provide new academic/University uses that will be consistent with and support the existing University Park Campus. New development within Subarea 2 will expand ancillary University uses such as administration and support. These uses will not conflict with the existing surrounding light industrial uses in the area. Subarea 3 is already developed with a mix of student housing, commercial and academic/University uses. Therefore, the proposed mix of uses, including academic/University uses, commercial uses, hotel, student/faculty housing and laboratory school will represent a continuation of existing uses and will not result in internal land use conflicts nor will the proposed uses conflict with surrounding uses. Although Subarea 3 will be developed with a mix of housing and commercial uses and adjoins other residential uses, the potential for conflict between commercial and residential uses is mitigated by the Project through the implementation of the Urban Design Guidelines and as described in the above sections of the Draft EIR. Therefore, the General Plan Amendments are consistent with these General Plan policies.

Thus, as further described in the Draft EIR and in these findings, all of the proposed uses will be similar to and compatible with the existing uses on the Project site and surrounding area and the Project is designed to mitigate potential conflicts between residential and commercial uses.

Objective 7.2. Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality. (Framework Element)

The General Plan Amendments will facilitate development of a diverse mix of uses in the University Park Campus area. The proposed academic/University uses, student and faculty housing, commercial uses, hotel, and laboratory school/community educational

academy will serve the needs of existing and future USC students, faculty, visitors, and the general community and creating 12,000 new jobs (8,000 construction-related and 4,000 permanent). This mix of land uses will accommodate future University populations and will revitalize the area with uses that will be economically viable in the future. Thus, the Project will be consistent with Objective 7.2 of the General Plan Framework.

Policy 7.8.3. Encourage mixed-use development projects, which include revenue generating retail, to offset the fiscal costs associated with residential development. (Framework Element)

The General Plan Amendments will facilitate development adjacent to student and faculty housing of approximately 350,000 square feet of retail/commercial, including retail/shopping center uses, restaurants, a grocery store and movie theater complex and a 165,000 square foot hotel with and conference center. These uses will not only create jobs for the community but will also generate revenue and sales tax for the City. Further, analysis of the Project's fiscal impacts on the City of Los Angeles shows that the increase in assessed value of Project property that is subject to property tax (e.g., all commercial uses) will contribute significant tax revenue to the City. Thus, the General Plan Amendments will be consistent with this policy.

Objective 2-1. To conserve and strengthen the viable commercial development. (Community Plans)

Policy 2-1.4. Ensure the viability of existing neighborhood stores (i.e., mom and pop) which support the needs of local residents and are compatible with the neighborhood. (Community Plans)

Objective 2-3. To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses. (Community Plans)

The Project will introduce new academic/University uses, housing, and commercial uses consistent with the needs of the community, thereby strengthening the economic base within the Project site, promoting economic activity, and stimulating market opportunities for existing and new businesses. The Specific Plan will provide for the development of 350,000 square feet of commercial uses that will contribute to the availability and variety of neighborhood stores in the Project site. These uses will support the needs of local residents as well as the University population. As discussed in the Urban Decay Study provided in Appendix K of the Draft EIR, the Specific Plan will not impair the viability of existing neighborhood stores.

Further, construction of the Project will provide opportunities for local construction contractors, subcontractors, materials suppliers, professional services and other service providers to compete for new business required to meet new construction-related demand. In addition, the full and part-time construction workers employed on Project construction and the additional campus population that is associated with the Project will provide a larger base of potential customers to purchase goods and services offered by existing neighborhood stores.

Therefore, the General Plan Amendments will be consistent with the above-noted objectives of the Community Plans.

Policy 2-1.1. *New commercial uses shall be located in existing established commercial areas or existing shopping centers. (Community Plans)*

Policy 2-1.3. *Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment. (Community Plans)*

Objective 2-6. *To maintain and increase the commercial employment base for community residents whenever possible. (Community Plans)*

The Project is a mixed-use infill redevelopment project. The Project, and particularly the components within Subarea 3, will be constructed at the site of existing commercial buildings. These buildings will be replaced with a new mix of University-affiliated uses, including 350,000 square feet of neighborhood-serving commercial uses that include retail, restaurants, grocery store, 2,000-seat movie theater complex and hotel and conference center, deepening the available commercial uses in South Los Angeles which lacks many such amenities. The location of the proposed commercial uses, including hotel and retail uses and off-street parking, proximate to University uses and residential uses, will enhance shopping convenience, increase local employment opportunities and expand the variety of goods and services available to both the University community and the local neighborhood in an area already developed with commercial uses. As discussed in more detail in the Urban Decay Study (Appendix K of the Draft EIR), the retail/commercial component of the Project will be an important addition to the range of convenience goods offerings that will be available to local residents.

Objective 11-2 *To ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure utilizing the City's streets and highways standards. (South Los Angeles Community Plan)*

The General Plan Amendments will allow implementation of the Specific Plan. The Project site will be adequately served by existing transportation infrastructure as determined in Draft EIR Section IV.K.1, Transportation and Circulation. The Specific Plan will locate new development along the major transportation corridors of Jefferson Boulevard, Figueroa Street, Hoover Street, Exposition Boulevard and Vermont Avenue, thereby providing easy access to public transportation routes and roadway thoroughfares. In addition, the Project site will be accessible to nearby freeways and public transit, including the future Expo Line. As discussed in more detail in the Draft EIR, Section IV.K.1, Transportation and Circulation, the Project will not create significant impacts at any of the freeway segments. With respect to streets, the Project will also include mitigation measures, such as restriping, restricted parking during peak hours and funding for upgrades to the existing traffic signal equipment to reduce intersection impacts to the extent feasible. Moreover, the Project will conduct public outreach and develop a Neighborhood Traffic Management Plan, in consultation with LADOT and the Council District office. The Project will result in significant impacts at only one neighborhood street (30th Street between Vermont Avenue and Orchard Avenue) in the future (2030) conditions. Therefore, the General Plan Amendments will be consistent with this objective.

B. Findings Specific to the General Plan Amendments to Change Land Use Designations.

The General Plan Amendments will unify the Project site under the new Specific Plan zoning, which, as demonstrated under the Zoning Amendments and Specific Plan Findings below, is in conformance with the purposes, intent and provisions of the General Plan. The current General Plan and zoning divides the Project site into two separate Community Plan areas, five land use designations and five zones, which makes comprehensive planning and focused economic development difficult. The proposed changes to land use designations for portions of the Project site would allow the Project site, which is almost exclusively under University ownership, to be comprehensively planned and developed under the Specific Plan, notwithstanding that such property is located within two Community Plan areas. This will allow improved function, design, and economic vitality of the University and adjoining commercial corridors; will allow the return of existing housing stock currently utilized by students to non-student residents and will further economic development of commercial and industrial opportunity sites and job creation, each of which is a goal of the Community Plans.

The only areas where the General Plan land use designation in the Community Plans will change are as follows:

In Subarea 2, where an amendment is needed to correct the land use designation of a small (.16 acre) parcel from "Open Space" to "Limited Industrial," consistent with the existing land use and zoning of that site. This is consistent with Policy 3-1.1 of the Community Plans, to "designate lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses which provide employment opportunities and with Goal 3, to provide "sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses."

Subarea 2 of the Project site is located within an area targeted by the City's Industrial Land Use Policy Project for the preservation of industrial-zoned land. As such, the Project will develop ancillary academic/University uses within Subarea 2 consisting of storage, research and development uses, as well as other uses that would support the functions of the University and provide employment opportunities to the community. With implementation of the Specific Plan, the University would continue to be a major employer in the region and have minimal adverse impact on adjacent uses. Therefore, the General Plan Amendments will be consistent with these goals and policies.

For Subarea 3 east of McClintock Avenue, the Specific Plan contemplates that an existing Fire Station will be relocated from the .3 acre site it occupies within Subarea 3, making the "Public Facilities" land use designation no longer appropriate for the site. The site will be redesignated as "Community Commercial", consistent with the land use designation for the surrounding property. Policy 10-1.1 (South Los Angeles Community Plan) and Policy 9-1.1 (Southeast Los Angeles Community Plan) require coordination with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands. As analyzed in the Draft EIR Section IV.J.2, Fire Protection, the Project site will be served by the Los Angeles Fire Department ("LAFD"). LAFD Fire Station No. 15 will remain as an existing non-conforming use within Subarea 3, and the land will continue to be owned by the City following such redesignation until replacement of the fire station with a new station is carried out pursuant to the proposed Development

Agreement (see Development Agreement Findings below). As such, fire protection services would remain in place until no longer required as a result of replacement with a new state-of-the-art fire station to serve the area. In addition, replacement of FireStation 15 would allow for the development of Subarea 3 as described in the Specific Plan, with the attendant benefits described above.

In addition, for Subarea 3 west of McClintock Avenue, the General Plan land use designation is modified from "High Medium Residential" to "Community Commercial" consistent with the land use designation for the adjoining property, in order to accommodate a mix of uses, including ground floor retail, within this area, which is predominantly proposed to include student and faculty housing. This General Plan Amendment will be consistent with the objective of the Framework Element and Community Plans to encourage new mixed-use community centers that integrate uses in the community in areas that are served by local and regional transit to reduce vehicular trips and increase pedestrian and bicycle activity.

Thus, the General Plan Amendments will be in conformance with these Community Plan policies.

C. Findings Specific to the General Plan Amendment to Change General Plan Framework Land Use Designation.

A General Plan Amendment is requested to change the General Plan Framework land use designation for Subarea 3, east of McClintock Avenue, from "Neighborhood District" to "Community Center." As described above, this amendment will be consistent with Objective 3.9, which encourages new community centers that accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime. In this area, the Proposed Project will add high-density housing (approximately 5,400 beds and 250 faculty units), 350,000 square feet of commercial uses, such as retail, restaurants, grocery store, a 2,000-seat movie theater complex and may include a University fitness center, a 165,000 square-foot hotel and conference center with up to 150 rooms, conference and banquet facilities, a K-8 laboratory school and community educational academy to serve the needs of existing and future USC students, faculty, visitors, community residents and businesses. These uses will promote neighborhood and community activity, both daytime and nighttime. The Project will be compatible with adjacent neighborhoods. In addition, as noted elsewhere in these findings, the implementation of Streetscape Standards and Urban Design Guidelines will transform the Project site into a desirable place in which to live, work and visit.

Given the Project site's proximity to the Expo Line, Figueroa Corridor and numerous transit lines, it is a prime area for community center development as provided in the Findings above. Thus, the General Plan Amendment to change the General Plan Framework land use designation from Neighborhood District to Community Center for Subarea 3 is consistent with the General Plan.

D. Findings Specific to the General Plan Amendment to Modify FAR Limitations.

The Applicant requests General Plan Amendments to modify the density permitted for Subarea 3 under footnotes for the "Community Commercial" land use designations. The

area east of McClintock Avenue is currently limited to a floor area ratio of 1.5 to 1 and the area west of McClintock Avenue is limited to a floor area ratio of 3 to 1. While some parts of the proposed Project will result in an increase in density beyond the maximums established by the respective footnotes, the Project as a whole will be within the floor area ratios of what is currently allowed by the Los Angeles Municipal Code averaged over the Project site. Thus, the proposed density will not be out of character with what is generally expected for the Project site. Further, the locations in which the density increase is sought are within the area proposed to be utilized for high-density mixed-use development as described above. Although Subarea 3 will be developed with a mix of housing and commercial uses and adjoins other residential uses, the potential for conflict between commercial and residential uses is mitigated by the Project through the implementation of the Urban Design Guidelines and as described in the above sections of the Draft EIR.

E. Findings Specific to the General Plan Amendment to Modify the Circulation Plan.

General Plan Amendments are requested to modify the Secondary Street standards for Jefferson Boulevard between Vermont Avenue and Royal Street and to redesignate McClintock Avenue from Secondary Highway to Local Street between Jefferson Boulevard and 30th Street. These changes are requested to introduce new and improved pedestrian and bicycle pathways and access points throughout University-owned property. These improvements include (1) eliminating the on-street parking between Orchard Avenue and Hoover Street in favor of an on-street facility for cyclists traveling along Jefferson Boulevard and reducing the crossing distance for cyclists and pedestrians; and (2) potentially converting McClintock Avenue between 30th Place and Jefferson Boulevard to a bicycle and pedestrian only street that would serve as a major entry point for bicycles and pedestrians traveling to/from the University Park Campus.

These improvements will be consistent with the goals of the Community Plans and the Framework Element to “enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations and regional centers and along mixed-use boulevards” and “promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.”

3. Zoning Map and Text Amendments, Including Modification to Zoning Classification and Height Districts – Pursuant to Section 12.32, the Applicant requests the following:

Request for Modification to Zoning Classification and Height District.

In order to permit development of the Project site pursuant to the General Plan, as amended, and the Specific Plan and in reliance upon the following findings, the University is requesting a zone text amendment authorizing a Specific Plan zone, an amendment to existing height districts to those specified in the Specific Plan and an amendment to the zoning map consistent with the foregoing (the “Zoning Amendments”). Notwithstanding the Zoning Amendments, the Project remains consistent with the uses permitted within each Subarea under the previous zoning as further described in Section II, Project Description, of the Draft EIR. Further, overall density is not increased by the Project, as the densities permitted under the Specific Plan, when averaged across the Project site, are consistent with the densities permitted under prior zoning requirements. With respect to building heights specified in the Specific Plan:

In Subarea 1A, the maximum height of up to 150 feet (except Parking Lot B of Subarea 1, which has a maximum height of 80 feet and the development site at the northwest corner of the Subarea, which is restricted to 60 feet in height to avoid significant shade/shadow impacts to an adjoining use) is consistent with existing buildings within the academic core, which contains many low and midrise buildings and several taller buildings that are approximately 150 feet in height.

In Subarea 1B, the Project will exceed existing building heights, but will be compatible with surrounding uses, as further described below.

In Subarea 2, height was previously limited only as a function of floor area ratio. The maximum height of up to 150 feet is consistent with other buildings in the surrounding area, one of which is taller than 150 feet.

In Subarea 3, building height is regulated on a block-by-block basis and will range from 20 feet to 150 feet depending on location, as shown in Figures II-12 through II-17 of the Draft EIR. Whereas building heights were previously regulated as a function of floor area ratio, the Specific Plan provides new massing restrictions for buildings within this Subarea in order to maintain the character of the surrounding area, as further described below.

- *The Zoning Amendments are in Conformance with the Purposes, Intent and Provisions of the City of Los Angeles General Plan.*

The Zone and Height Changes Will Be Consistent with the General Plan Framework.

The Zoning Amendments further the purposes, intent and provisions of the General Plan Framework, as further described below:

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

Policy 3.1.1. Identify areas sufficient for the development of a diversity of uses that serve the needs of existing and future residents, provide job opportunities, and support visitors and tourism.

The Project site is one of the few large urban areas of the City under single ownership. By allowing creation of a Specific Plan as a framework for development of this large urban area, the Zoning Amendments allow the streamlined development of a diversity of uses, including academic/University uses, student and faculty housing, commercial uses, a hotel with conference areas, and a laboratory school/community educational academy as described in the Specific Plan. These uses will support the needs of the City's existing and future residents, businesses and visitors and will create 12,000 new jobs (8,000 construction-related and 4,000 permanent). They also will enhance the ability of the University to continue in its mission to provide educational opportunities, a byproduct of which is the strengthening of the economic vitality of the community and region through attraction of new workers, technologies and related businesses. Thus, the Zoning Amendments are consistent with this objective and policy of the General Plan Framework.

Policy 3.1.3. Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open spaces.

The USC Campus includes substantial passive and active recreation areas available for USC-affiliated persons and members of the general public. These existing open space resources will continue to remain with Project implementation. In addition, the Specific Plan will provide for new open space areas that may include courtyards, plazas, pedestrian paseos, pedestrian streets, roof terraces, gardens, other similar outdoor gathering places, and athletic courts and fields. Specifically, new pedestrian pathways and landscaping will be designed to reinforce the park-like, Campus setting in Subarea 1. Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Subarea 3 will also include various landscaped pedestrian pathways and open space areas. Additionally, Subarea 3 may include a 20,000 square foot fitness center and a 141,500 square foot athletic area on the rooftop of the eastern parking garage. Ground level open space will be programmed for public events such as farmers markets, entertainment and other similar events for the entire community. Overall, the Project's open space in conjunction with the existing open space resources within the Campus will serve the needs of the University and the surrounding community. Therefore, the Zoning Amendments will be consistent with this General Plan policy.

Policy 3.1.6. Allow for land use adjustments to account for the introduction of new transit routes and stations and consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the policies of the General Plan Framework and Land-Use Transportation Policy.

Objective 3.2. To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

The Project site is a prime location for urban infill that is served by a number of Metro and LADOT bus routes as described in the Specific Plan findings for Policies 3.16 and 7.2.3 below. The Project will maximize transit oriented goals within the General Plan by adding approximately 5,042,607 square feet of academic, commercial and housing uses within a 10-minute walk of the Expo Line. These uses are appropriate in type and density of use for development near transit stations. The convenient location and proposed mix of uses will encourage residents to walk or cycle, thereby reducing vehicle trips and vehicle miles traveled. Thus, the Zoning Amendments will be consistent with the above-noted objectives and policies of the Framework Element.

Policy 3.1.7. Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted.

Policy 3.2.1. Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2. Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

The Zoning Amendments will permit the City to implement a specific plan for the Project site, consistent with Policies 3.1.7 and 3.22, allowing mixed-use development in accordance with a unified and comprehensive land use regulatory structure. Consistent with Policy 3.2.1 of the Framework Element, under the Specific Plan, new uses will be integrated with existing uses at the Project site to facilitate functionality and accessibility and enhance the character of the Project site and surrounding area, while maintaining the unique identities of the individual Subareas. As described in the Specific Plan findings for Policy 3.2.2 below, the proposed Specific Plan will be consistent with Policy 3.2.2 as it will serve as a tool to guide orderly development of University growth, including student and faculty housing as well as new academic/University and commercial uses to meet the needs of the existing and anticipated University population through year 2030.

Also, as described above, the Project site will be located in immediate proximity to public transit corridors and stations. By locating higher density residential uses and commercial development within proximity to transit stations, the Project will further the Framework's goals of focusing development along transit corridors and encouraging transit usage. Thus, the Zoning Amendments will be consistent with Policies 3.1.7 and 3.2.1 of the Community Plans.

Policy 3.13. Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations in regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.

Objective 5.8. Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

The Project includes Streetscape Guidelines that further expand the existing pedestrian and bicycle paths at the University, enhancing and knitting together University housing areas and academic areas with retail opportunities, street furniture, enhanced lighting and open spaces including plazas, courtyards and walkways. Thus, the Zoning Amendments result in enhanced pedestrian/bicycle access and use in appropriate locations consistent with the General Plan Framework. See also Findings for Community Plans Policy 2.4.2 below.

Policy 3.2.4. Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 4.2. Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods.

Policy 3.13.4. Provide adequate transitions where commercial and residential uses are located adjacent to one another.

The Project site is a prime location for urban infill that is served by a number of Metro and LADOT bus routes and the Expo Line. At the same time, the Project will respect the character of the surrounding area by including adequate transitions and buffers between higher density development and surrounding lower and medium density residential neighborhoods. Project development will also be subject to the proposed Urban Design Guidelines and Streetscape Guidelines, which are designed to promote architectural compatibility and suitable landscaping. Adherence to these guidelines will ensure the creation of pedestrian-scaled buildings, architectural variation and visual interest and an improved streetscape environment. For example, within Subarea 3, which at its northern boundary is adjacent to a neighborhood with low and medium density residential land uses, the Specific Plan regulates development on a block-by-block basis requiring building step-backs and setbacks that specifically take into account the proposed building's location within the Subarea.

The application of additional design elements identified in the Urban Design Guidelines and Streetscape Guidelines relating to siting of buildings and building entrances, location of parking areas and driveways, screening of parking areas, signage, lighting and landscaping, among other elements, will also help to ensure architectural compatibility of the new development and to protect the character and scale of existing residential neighborhoods.

Thus, the Zoning Amendments will provide for the siting and design of new development in proximity to transit that provides adequate transitions and buffers to surrounding lower density residential neighborhoods.

Policy 3.4.2. Encourage new industrial development in areas traditionally planned for such purposes generally in accordance with the Framework Long-Range Land Use Diagram and as specifically shown on the community plans.

Subarea 2 of the Project site is designated for limited manufacturing uses by the Southeast Los Angeles Community Plan. The Specific Plan will provide for the development of approximately 500,000 square feet of ancillary administration, support, storage, research and development and other uses that support the functions of the University. These uses would be consistent with the Subarea's Community Plan designation.

Objective 3.9 Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents,

promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

The Zoning Amendments will facilitate the development of the Project, including 5,042,607 square feet of academic, commercial and housing uses. The Project will replace the outdated buildings in Subarea 3 with uses that will serve the needs of existing and future University students, faculty, visitors, and residents of adjacent neighborhoods. while transforming the site into a desirable place in which to live, work and visit, both in daytime and nighttime. At the same time, the Project will be compatible with adjacent neighborhoods (see Zoning Amendments, Policy 2-5.2). Thus, the Zoning Amendments will reinforce and encourage the development of a community center at the Project site consistent with Objective 3.9 of the Framework Element.

Policy 3.9.7. Provide for the development of public streetscape improvements, where appropriate.

As described in the Findings above (see Objective 5.8), development of the Project will be subject to Streetscape Guidelines, which are designed to ensure the creation of a pedestrian-scaled and improved streetscape environment. As such the Zoning Amendments are consistent with this General Plan policy.

Policy 3.9.8. Support the development of public and private recreation and small parks by incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

Policy 3.13.5. Support the development of recreational and small parks in areas developed with mixed-use structures.

Policy 6.4.1. Encourage and seek to provide usable open space and recreational facilities that are distributed throughout the City.

Policy 6.4.8. Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.

As described in the findings above (see Policy 3.1.3), the Zoning Amendments will be consistent with these policies.

Policy 4.1.1. Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs.

As shown in Table IV.1-17 in the Draft EIR, the Project will respond to and satisfy a portion of unmet student housing demand resulting from projected University growth by providing for a net increase of University housing for students and faculty of 4,656 beds. The net increase in beds will also help free up housing in the surrounding areas for non-University related residents of those communities. Accommodating a larger share of student and faculty demand for housing directly in the Project site will potentially enable the return of rental housing in the local area that are now occupied by students and faculty back to other households. This reduction in student and faculty occupied housing

from the local area will also reduce the competitive pricing effects on local area housing stock and could result in lower overall average rental housing prices.

Further as discussed in Draft EIR Section IV.I.2, Housing, and Section IV.I.3, Population, the Project will be consistent with the Southern California Association of Governments' regional growth forecast for the City's subregion. Thus, the Zoning Amendments will be consistent with Policy 4.1.1 of the Framework Element both in provision of student housing and in encouraging the provision of additional community housing to non-University affiliated residents.

Objective 5.5. Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

The Project will enhance the livability of the Campus neighborhoods as new development that will replace blighted buildings and underutilize property will be required to comply with a set of proposed Urban Design Guidelines that would ensure high quality development. The Project will be consistent with the Specific Plans Streetscape Guidelines that will improve the aesthetics and character of the public streetscape. Thus, the Zoning Amendments will be consistent with this objective.

Objective 5.9. Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.

As described in Draft EIR Section IV.J.1, Public Services – Police Protection, the Project will provide for a variety of security features to promote individual and community safety at all times of the day. In addition to the Los Angeles Police Department (“LAPD”), the USC Department of Public Safety (“USC DPS”) provides policing and security services to the Campus and the surrounding community. The University also implements a comprehensive security program throughout the Campus, including emergency phones throughout the Campus grounds. In addition to its response and monitoring activities, the DPS provides a number of crime prevention programs. This comprehensive security program will be integrated with the new development. Thus, security impacts will be less than significant and the Project would be consistent with this objective.

Objective 7.2. Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

The Project will develop a diverse mix of uses in the University Park Campus area. The proposed academic/University uses, student and faculty housing, commercial uses, hotel, and laboratory school/community educational academy will serve the needs of existing and future USC students, faculty, visitors, and the general community. This mix of land uses will accommodate future University populations and will revitalize the area with uses that will be economically viable in the future. The Project is estimated to create 12,000 new jobs (8,000 construction-related and 4,000 permanent). Thus, the Project will be consistent with Objective 7.2 of the General Plan Framework.

Policy 7.8.3. Encourage mixed-use development projects, which include revenue generating retail, to offset the fiscal costs associated with residential development.

The Specific Plan will provide for approximately 350,000 square feet of retail/commercial, including retail/shopping center uses, restaurants, a grocery store and movie theater complex. It also includes a 150-room hotel with a 30,000 square foot conference center. These uses will create jobs for the community and will generate revenue and sales tax for the City. Further, analysis of the Project's fiscal impacts on the City of Los Angeles shows that the increase in assessed value of Project property that is subject to property tax (e.g., all commercial uses) will contribute significant tax revenue to the City. Thus, the Zoning Amendments will be consistent with this policy.

Objective 7.9. Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

See Findings for Framework Element Policy 4.1.1 above and Community Plans Objective 1.1 below. In addition, the Proposed Project will provide approximately 250 units of faculty housing units, within walking distance to the Academic Core. This additional faculty housing will enable the University to continue to attract high-quality faculty to the region and will enable faculty to obtain housing within the City. Thus, the Zoning Amendments will be consistent with this objective.

- *The Zoning Amendments are in Conformance with the South Los Angeles and Southeast Los Angeles Community Plans.*

The Zoning Amendments are consistent with the following goals, objectives and policies which, unless otherwise specified, are common to both of the Community Plans.

Objective 1-1. To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-5.1. Promote greater individual choice in type, quality, price and location of housing.

Development of the Project will increase the amount of University affiliated housing available in the Project site that is within walking distance to core University activities. One of the primary purposes of the Specific Plan is to provide a guarantee of University-owned or affiliated student housing for all of its undergraduates as well as its first year graduate students. The Project will provide up to 5,400 new student beds and 250 faculty units of varying type, configuration, cost and size to serve existing and future University students and faculty through 2030. As a result, the Project will help return existing student-occupied non-University housing stock back into housing for the general community (see Draft EIR Section IV.1, Population, Housing, and Employment for further discussion). By facilitating the development of new University related housing in addition to its existing housing stock in the Academic Core, the adoption of the Zoning Amendments will be consistent with Objective 1-1 and Policy 1-5.1 of the Community Plans.

Policy 1-3.1. Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Policy 1-6.4. *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

Policy 2-1.5. *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*

Policy 2.4-6. *Require that mixed-use projects and development in Pedestrian Oriented Areas be designed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*

Objective 2-5. *To enhance the appearance of commercial districts.*

Policy 2-5.1. *Improve the appearance and landscaping of commercial properties.*

Policy 2-5.2. *Preserve community character, scale and architectural diversity.*

The Project is an urban infill redevelopment project that includes a mix of medium-density residential and commercial uses that will be compatible in character and scale with the adjacent residential and commercial neighborhoods. The Project will respect and enhance the appearance of the mixed-use Project site through adherence to the Urban Design Guidelines and Streetscape Guidelines, which are designed to promote a high level of quality, distinctive character, landscaping and compatibility with surrounding uses. Adherence to these guidelines will ensure the creation of pedestrian-oriented buildings, architectural variation and visual interest and an improved streetscape environment. Specifically for Subareas 2 and 3, which are characterized by underutilized or vacant buildings and outdated student housing and commercial buildings, implementation of the Urban Design Guidelines and Streetscape Guidelines will visually enhance these industrial and commercial areas.

The Project will also preserve community character and scale by including adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods. Within Subarea 3, which at its northern boundary is adjacent to a neighborhood with low and medium density residential land uses, the Specific Plan regulates development on a block-by-block basis requiring building step-backs and setbacks that specifically take into account the proposed building's location within the Subarea. Additional design elements relating to siting of buildings and building entrances, location of parking areas and driveways, screening of parking areas, signage, lighting and landscaping, among other elements, will help ensure compatibility of new development and protect the character of existing residential neighborhoods. Thus, as demonstrated in the EIR and described above, the Project is consistent with the foregoing Community Plan policies and objectives.

Policy 1-3.2. *Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities and impacts on traffic levels when changes in residential densities are proposed.*

Policy 2-4.8. *Require that mixed use projects be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting,*

security, truck and automobile access, etc.) and provide adequate amenities for residential occupants.

Potential issues such as neighborhood character and identity, land use compatibility, impacts on livability, services, public facilities, noise, lighting, security parking, and traffic issues have been addressed in the Draft EIR: Section IV.G, Land Use, addresses the Specific Plan's impacts with respect to neighborhood character and identity, compatibility of land uses, and livability; Section IV.J, Public Services, analyzes the Specific Plan's impacts on public services; Section IV.L, Utilities, analyzes the Specific Plan's impacts on public facilities; Section IV.H, Noise, addresses noise; Section IV.A, Aesthetics, addresses lighting; Section IV.J.1, Public Services--Police Protection, addresses safety; and Section IV.K, Transportation and Circulation, addresses traffic and circulation.

Within Subareas 1 and 2, all of the proposed uses will be similar to and compatible with the existing uses on the Project site and surrounding area. Specifically, within Subarea 1, the Specific Plan will provide new academic/University uses that will be consistent with and support the existing University Park Campus. New development within Subarea 2 will expand ancillary University uses such as administration and support. These uses will not conflict with the existing surrounding light industrial uses in the area. Subarea 3 is already developed with a mix of student housing, commercial and academic/University uses. Therefore, the proposed mix of uses, including academic/University uses, commercial uses, hotel, student/faculty housing and laboratory school will represent a continuation of existing uses and will not result in land use conflicts with surrounding uses. Subarea 3 will be developed with a mix of housing and commercial uses and adjoins other residential uses, however the potential for conflict between commercial and residential uses is mitigated as described in the above sections of the Draft EIR. Resident amenities will include immediate access to stores, restaurants and entertainment, open space and the Campus. Therefore, the Zoning Amendments are consistent with this General Plan policy.

Objective 1-2. *To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.*

Policy 2-4.10. *Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.*

Objective 13-1 *To reflect the objectives and guiding principles of the City Council adopted Land Use-Transportation policy. (South Los Angeles Community Plan)*

Policy 13-1.1 *Encourage growth, as appropriate, around transit stations when these become operational. (South Los Angeles Community Plan)*

Objective 13-2 *To increase the work and non-work trips made on public transit. (South Los Angeles Community Plan)*

The primary guiding principle of the Land Use-Transportation policy is to focus growth around transit stations. As described in the findings above, the Project is located along major transit corridors and proximate to 11 bus routes and three Expo Line stations. By concentrating new housing density, jobs and retail uses near the University Park Campus and major transit corridors of the Project site so as to minimize vehicle trips, reduce automobile ownership by students and make services and facilities accessible to

students, faculty and staff, the Zoning Amendments are consistent with the above-noted objectives and policies of the Community Plans.

Policy 2-4.2. New development should add to and enhance the existing pedestrian street activity.

Development of the Specific Plan uses will add to and enhance the existing pedestrian street activity. The Specific Plan will introduce new academic/University uses, housing and commercial uses to the Project area and the additional campus population that is associated with the Project will add to the existing street activity.

The Specific Plan will enhance the pedestrian street experience. The Specific Plan will introduce new and improved pedestrian pathways and access points throughout University-owned property, including modifying the pedestrian/bicycle system within Subarea 1 with measures to minimize vehicular movement and improve pedestrian and bicycle access within the core Campus. Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Within Subarea 3, pedestrian connections in the form of “paseos” or other types of passageways will link Jefferson Boulevard into the interior of the development, facilitating pedestrian access within the area and breaking up long expanses of the street level façade. Also, non-residential uses will generally be located at the ground level of new mixed-use buildings to create a pedestrian-oriented streetscape. The Urban Design Guidelines will ensure that the proposed development will be articulated and will incorporate a variety of finishes and materials so as to preclude the development of massive, box-like structures with monotonous and characterless façades and Streetscape Guidelines relating to landscaping, lighting, signage and street furniture will enhance the pedestrian street environment.

Therefore, the Zoning Amendments will be consistent with the Community Plans with respect to Policy 2-4.2.

Objective 1-4. To preserve and enhance neighborhoods with a distinctive and significant historical character.

Policy 1-4.1. Protect and encourage reuse of the area’s historic resources.

There are three designated historic areas located to the north of the Project site, the Adams/Normandie Historic Preservation Overlay Zone (HPOZ), the University Park Historic Preservation Overlay Zone and the National Register Designated North University Park Historic District which is located within the boundaries of the North University Park Specific Plan. The Project site is located to the south of and not adjacent to either of the two Historic Preservation Overlay Zones or to the historic district, and the Project does not propose the demolition or relocation of any historic resources within the respective HPOZ boundaries or district. In addition, because of the Project’s lack of proximity to these neighborhoods, the Project will not have any aesthetic impacts, including view, visual quality, shading, density, land use or other impacts, relative to these historic neighborhoods.

In addition, as analyzed in Draft EIR Section IV.C, Cultural Resources, all new construction adjacent to or within National Register and potential California Register Historic Districts will meet the Secretary of the Interior’s Standards. Furthermore, the

Specific Plan includes an Adaptive Mitigation Management Approach (“AMMA”) that will function as a rehabilitation and maintenance plan for the identified historic district and its contributing features. The AMMA will also serve as a plan for compatible new construction. This will ensure that historic structures and landscapes, both individually significant and contributors to the identified historic district, will be rehabilitated according to the Secretary of the Interior’s Standards. Finally, while the Project includes removal of up to two buildings that might be individually eligible as historic resources, the University has proposed to offer the buildings for relocation. Thus, the Zoning Amendments will be consistent with Objective 1-4 and Policy 1-4.1 of the Community Plans.

Objective 1-6. To limit the intensity and density of development according to the underlying geology and capacity of the infrastructure.

As analyzed in Draft EIR Section IV.D, Geology and Soils, the Project will not be compromised by the underlying geology of the Project site. Furthermore, as analyzed in Draft Sections IV.L.1 through IV.L.4, Utilities, the Project will be served by existing water, sewer, and storm drain infrastructure. Based on design characteristics, existing infrastructure will have adequate capacity to serve the Project. Thus, the Zoning Amendments will be consistent with this objective

Objective 2-1. To conserve and strengthen the viable commercial development.

Policy 2-1.4. Ensure the viability of existing neighborhood stores (i.e., mom and pop) which support the needs of local residents and are compatible with the neighborhood.

Objective 2-3. To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

The Project will introduce new academic/University uses, housing, and commercial uses consistent with the needs of the community, thereby strengthening the economic base within the Project site, promoting economic activity, and stimulating market opportunities for existing and new businesses. The Specific Plan will provide for the development of 350,000 square feet of commercial uses that will contribute to the availability and variety of neighborhood stores in the Project site. These uses will support the needs of local residents as well as the University population. As discussed in the Urban Decay Study provided in Appendix K of the Draft EIR, the Specific Plan will not impair the viability of existing neighborhood stores.

Further, construction of the Project will provide opportunities for local construction contractors, subcontractors, materials suppliers, professional services and other service providers to compete for new business required to meet new construction-related demand. In addition, the full and part-time construction workers employed on Project construction, and the additional campus population that is associated with the Project will provide a larger base of potential customers to purchase goods and services offered by local small businesses. Therefore, the Zoning Amendments will be consistent with the above-noted objectives of the Community Plans.

Policy 2-1.1. New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.3. Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment.

Objective 2-6. To maintain and increase the commercial employment base for community residents whenever possible.

The Project is a mixed-use infill redevelopment project. All of the buildings within Subarea 3 will be replaced with a new mix of University-affiliated uses, including 350,000 square feet of neighborhood-serving commercial uses that include retail, restaurants, grocery store, a 2,000-seat movie theater complex and a 165,000 square foot hotel and conference center, deepening the available commercial uses in South Los Angeles, which lacks many such amenities. The location of the proposed commercial uses, including hotel and retail uses and off-street parking, proximate to University uses and residential uses, will enhance shopping convenience, increase local employment opportunities and expand the variety of goods and services available to both the University community and the local neighborhood in an area already developed with commercial uses. As discussed in more detail in the Urban Decay Study (Appendix K of the Draft EIR), the retail/commercial component of the Project will be an important addition to the range of convenience goods offerings that will be available to local residents. Thus, the Zoning Amendments will be compatible with Policies 2-1.1 and 2-1.3 and Objective 2-6.

Policy 2.5-3. Improve safety and aesthetics of parking areas in commercial areas.

As described in Draft EIR Section IV.J.1, Public Services--Police Protection, the Project will incorporate a number of safety features, some of which will improve the safety of parking areas. These features will include security patrol and use of blue-light telephone systems. Additionally, the Urban Design Guidelines for the Specific Plan aim to improve the aesthetics of parking facilities. As indicated in EIR Section II, Project Description, on-site surface parking facilities will be discouraged within Subarea 3, except surface parking associated with student/faculty/staff housing or hotel drop-off (porte-cochere) and existing surface parking lots. Ground floor parking will be located to minimize its visibility along public street level facades.

Goal 3. Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses.

Policy 3-1.1. Designate lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses which provide employment opportunities.

Subarea 2 of the Project site is located within an area targeted by the City's Industrial Land Use Policy Project for the preservation of industrial-zoned land. As such, the Project will develop ancillary academic/University uses within Subarea 2 consisting of storage, research and development uses, as well as other uses that would support the functions of the University and provide employment opportunities to the community.

With implementation of the Specific Plan, the University would continue to be a major employer in the region and have minimal adverse impact on adjacent uses. Therefore, the Zoning Amendments will be consistent with this goal.

Objective 5-1. To preserve existing open space resources and where possible develop new open space.

The existing University Park Campus already includes substantial passive and active recreation areas available for use by University-affiliated individuals and by members of the general public. These existing open space resources will remain with Project implementation. In addition, the Specific Plan will provide for new open space areas that may include courtyards, plazas, pedestrian paseos, pedestrian streets, roof terraces, gardens, other similar outdoor gathering places, and athletic courts and fields. In particular, new pedestrian pathways and landscaping will be designed to reinforce the park-like, Campus setting in Subarea 1. Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Subarea 3 will also include various landscaped pedestrian pathways as well as open space areas. Additionally, Subarea 3 may include a 20,000 square foot fitness center and a 141,500 square foot athletic area on the rooftop of the eastern parking garage. Ground level open space will be programmed for public events such as farmers markets, entertainment and other similar events for the entire community. Overall, the Specific Plan's open space in conjunction with the existing open space resources within the Campus will serve the needs of the University and the surrounding community. Therefore, the Zoning Amendments will be consistent with this objective.

Objective 6-1. To site schools in locations complementary to existing land uses and community character.

The Specific Plan will develop new academic/University uses for the existing USC Campus. As noted above, the new academic/University uses will serve the needs of the existing and future University population. Furthermore, a new 80,000 square-foot University-affiliated laboratory K-8 school and community educational academy may also be provided within Subarea 3. If developed, this new school would have a maximum capacity of approximately 540 seats and would be available to the children of University students, faculty, and staff. If additional seating is available, attendance at the school would be opened up to children from the nearby neighborhood. The proposed academic/University uses and laboratory school will complement the existing University and further strengthen the University's presence in the community. Thus, the Zoning Amendments, by permitting development of the school as regulated by the Specific Plan, will be consistent with Objective 6-1 of the South Los Angeles Community Plan.

Objective 9-1 (South Los Angeles Community Plan); Objective 8-1 (Southeast Los Angeles Community Plan). To provide adequate police facilities and personnel to correspond with population and service demands.

Policy 9.1-1 (South Los Angeles Community Plan); Policy 8.1-1 (Southeast Los Angeles Community Plan). Coordinate with Police Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.

Policy 9.1-3 (South Los Angeles Community Plan); Policy 8.1-3 (Southeast Los Angeles Community Plan). *Encourage private developments to contribute to providing protection services to the residents of the community.*

As described in Draft EIR Section IV.J.1, Public Services--Police Protection, the University will integrate its existing comprehensive security program into new Project development. The University Department of Public Safety will continue to coordinate with the LAPD with regard to security within the Project site. The design and character of the Project, the proposed security features, and implementation of mitigation measures will provide for the public safety needs of the community. Therefore, the Zoning Amendments will be consistent with these objectives and policies.

Objective 10-1 (South Los Angeles Community Plan); Objective 9-1 (Southeast Los Angeles Community Plan). *Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.*

Policy 10-1.1 (South Los Angeles Community Plan); Policy 9-1.1 (Southeast Los Angeles Community Plan). *Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

As analyzed in Draft EIR Section IV.J.2, Fire Protection, the Project site will be served by the LAFD. In addition, USC Fire Safety and Emergency Planning ("FSEP") will continue to serve as the University's liaison for issues involving the LAFD and will continue to implement fire safety programs to minimize fire risks and associated demand for LAFD services on-Campus, and will maintain an Emergency Operations Center, conduct building evacuation drills, provide services and programs aimed at preventing the occurrence of emergency incidents, and ensure the safety of the University community during all major campus events through Campus-specific Emergency Operations Plans. In addition, the Development Agreement includes a provision for replacement of Fire Station No. 15 with a new modern station by the University to improve fire service in the Project vicinity. Therefore, the Zoning Amendments will be consistent with this objective and policy.

Objective 11-2 *To ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure utilizing the City's streets and highways standards.* (South Los Angeles Community Plan)

The Project site will be adequately served by existing transportation infrastructure as determined in Draft EIR Section IV.K.1, Transportation and Circulation. The Specific Plan will locate new development along the major transportation corridors of Jefferson Boulevard, Figueroa Street, Hoover Street, Exposition Boulevard and Vermont Avenue, thereby providing easy access to public transportation routes and roadway thoroughfares. In addition, the Project site will be accessible to nearby freeways and public transit, including the future Expo Line. As discussed in more detail in the Draft EIR, Section IV.K.1, Transportation and Circulation, the Project will not create significant impacts at any of the freeway segments. The Project will result in significant impacts at only one neighborhood street (30th Street between Vermont Avenue and Orchard Avenue) in the future (2030) conditions.

As part of the Project, the University will expand its existing Transportation Demand Management (“TDM”) program. The new TDM measures, described in the Draft EIR, will further reduce the trip generation of both the Project and the existing campus population. The Project will also include mitigation measures, such as restriping, restricted parking during peak hours and funding for upgrades to the existing traffic signal equipment to reduce intersection impacts to the extent feasible. Moreover, the Project will conduct public outreach and develop a Neighborhood Traffic Management Plan, in consultation with LADOT and the Council District office. Therefore, the Zoning Amendments will be consistent with this objective.

Goal 17 A sufficient system of well-designed and convenient on-street parking and off-street parking facilities throughout the plan area. (South Los Angeles Community Plan)

As described in Draft EIR Section IV.K.2, the Project will rely upon parking rates based on a parking demand model that assesses parking demand based on parking studies and will provide adequate parking consistent with the established rates. Required parking will be provided in convenient and well-designed locations throughout the Project site. Recognizing the unique situation of on-street parking in the neighborhood, the University has initiated discussions with the Los Angeles Department of Transportation (“LADOT”) to find an effective solution for the neighborhood that would prioritize parking for non-USC residents over USC student residents and still allow for short-term parking for neighborhood guests/visitors. In discussions with LADOT, it was determined that a preferential parking district should be established in the subject neighborhood which takes into account the unique conditions of this neighborhood. Establishing a preferential parking district will require the support of the neighborhood through an outreach and approval process that will be conducted by the City. In light of this, the Zoning Amendments would be consistent with this policy.

- *The Zoning Amendments Will Conform to Public Necessity, Convenience, General Welfare and Good Zoning Practice.*

The Zoning Amendments Will Conform to Public Necessity, Convenience and General Welfare of the City of Los Angeles.

The Zoning Amendments conform to public necessity, convenience and general welfare in the following respects:

By facilitating the adoption of a Specific Plan to provide uniform regulations with respect to University-owned properties, the corresponding Zoning Amendments will promote the fundamental concepts of the Community Plans for South and Southeast Los Angeles, which include preserving and enhancing the characteristics of existing residential neighborhoods while providing new housing opportunities; improving the function, design, and economic vitality of commercial corridors; preserving and enhancing the positive traits of existing uses and the community identity; maximizing development opportunities with respect to transit improvements while minimizing adverse impacts; and utilizing the remaining commercial and industrial development opportunity sites for job producing uses. The Specific Plan will serve the University population as well as the surrounding community. Specifically, development of the academic/University uses will strengthen the existing campus and support the goals of the University to meet the academic space needs of students and faculty. The Specific Plan will be consistent with the Community Plans by investing in the modernization of the University’s campus facilities, increasing

institutional resources of the South Los Angeles community and adding to the academic value of the City. The Project will provide job expansion opportunities, comprised of approximately 12,000 new jobs (8,000 construction-related and 4,000 permanent jobs) and new academic buildings to better serve current and future University students and faculty, while contributing to the overall expansion, modernization and beautification of the University Park Campus.

The Specific Plan's commercial uses, which will include retail stores, restaurants, a market, a 2,000 seat movie theater complex, and may include a University fitness center, will serve the shopping, dining, entertainment, and health needs of the community. The proposed housing (faculty units and student beds) will meet the living needs of the University community. By developing housing for faculty and students, the Project will increase the housing stock of the area, potentially freeing up other housing units in the community for non-University affiliated residents (see Draft EIR Section IV.I, Population, Housing, and Employment, for further discussion). Additionally, the proposed hotel will serve the lodging needs of visitors, and the laboratory school will provide increased educational opportunities for the community. The convenient location and proposed mix of uses will encourage residents to walk or bike, resulting in a reduction of vehicle trips and associated air pollution. Further, this new development will be within a 10-minute walk of the new Expo Line, make the Project accessible to the region.

Construction of the Project will provide opportunities for local construction contractors, subcontractors, materials suppliers, professional services and other service providers to compete for new business required to meet new construction-related demand. In addition to the workers employed on Project construction, the additional campus population that is associated with the Project will provide a larger base of potential customers to purchase goods and services offered by local small businesses.

All of the above would serve the public necessity, convenience and general welfare of the City.

- *The Proposed Rezoning Will Conform to Good Zoning Practice.*

The current zoning divides the Project site into five zones and three height districts, resulting in duplicative and potentially conflicting regulations making unified development more difficult. The proposed Zoning Amendments would allow the Project site, which is almost exclusively under University ownership, to be comprehensively planned and developed. This will allow improved capacity, intensity, function and design of the Project site and adjoining commercial corridors.

The uses and heights proposed under the Zoning Amendments will be compatible with the surrounding community. Subarea 1A, which comprises 164 net acres, is developed with the University's core academic facilities, housing, student life facilities, athletic and recreation facilities, parking facilities, pathways and open space areas. Buildings range in height, with most buildings low- to mid-rise (up to four stories) and a few taller buildings of up to 150 feet. Subarea 1B is located east of Figueroa Street and includes the USC Galen Center, University-affiliated office and administrative space, restaurant, 240-room hotel that meets non-University, as well as University needs and a parking structure. Within Subarea 1, new Project buildings will be designed to complement and enhance the existing low-, mid- and high-rise Campus buildings. Buildings will be limited to a maximum of 150 feet (except Parking Lot B of Subarea 1, which will be 60 feet to address potential

shade/shadow impacts on a neighboring building). While this represents an increase in maximum height for Subarea 1B, the Project will be compatible with the surrounding uses as described above. Also, all new development within Subarea 1 will be required to adhere to the existing University Park Core Campus Planning and Design Guidelines that ensure new buildings are designed in a style that is complementary to the rest of the University Park Campus.

Subarea 2 consists of 11 acres. The area is industrial in character. Existing buildings provide ancillary University support uses including administrative office uses, warehousing and storage and library uses. Subarea 2 also includes a University parking structure, as well as a maintenance yard and fuel station for University tram/bus vehicles. Under the proposed Specific Plan, new development within Subarea 2 will represent a visual improvement as compared to the blighted/vacant buildings within the area. While building heights for some development sites within Subarea 2 will increase with the Zoning Amendments, new development will not present a contrast to the surrounding area given the heights of other nearby buildings, such as a self-storage building that is more than 150 feet tall, located just south of Subarea 2.

Subarea 3 includes 27 net acres. Subarea 3 includes University-owned student apartment buildings that are generally two to three stories in height. It also includes the University-owned University Village Shopping Center, which contains a food court, restaurants, movie theater complex, bank, supermarket, retail stores and University-affiliated office and administrative space. The existing buildings are one and two stories in height and are clustered adjacent to a surface parking area. Subarea 3 also includes a fire station, which is to be replaced as part of the Project.

The proposed mixed-use development in Subarea 3 will be consistent with the Project site's underlying Community Plan land use designations of Community Commercial and the Framework Element, as amended. All of the buildings within Subarea 3 will be replaced with a new mix of University-affiliated uses, including student and faculty housing, retail, restaurants, grocery store, movie theater complex, fitness center, hotel and conference center and educational facilities. These uses will be oriented along new pedestrian-friendly pathways that will include landscaped medians, courtyards and plazas that will link the academic core in Subarea 1A to the new development in Subarea 3, encouraging residents and visitors to walk rather than drive between destinations, consistent with good zoning practice.

The proposed height and massing limitations for this Subarea will also be consistent with good zoning practice. In Subarea 3, the Specific Plan regulates building height and mass on a block-by-block basis, taking into account existing surrounding uses so as not to overwhelm them. As a result, building heights will range from 20 feet to 150 feet in Subarea 3 and will include specific step-back and setback requirements, depending on location. Thus, whereas currently, building height and massing is only restricted as a function of floor area, the proposed Specific Plan represents good zoning practice because it imposes differing requirements depending upon the sensitivity of surrounding land uses.

With respect to density, the Project will be within the floor area ratio of what is currently allowed by the LAMC averaged over the entire Project site. Thus, the Project's density would not be out of character with what is generally expected for the area.

In summary, the Zoning Amendments will provide for orderly, logical and functionally integrated development for the Project site conforming to good zoning practice.

4. Specific Plan – Pursuant to Section 12.04. The Applicant requests the following:

A Code Amendment to add the USC University Park Specific Plan zone to the list of Specific Plan Zones.

In order to permit development of the Project site pursuant to the General Plan and LAMC as amended by the above requested approvals, and in reliance upon the following findings, the University is requesting that the City adopt a Specific Plan.

A. *The Specific Plan Is in Conformance with the Purposes, Intent and Provisions of the City of Los Angeles General Plan.*

The Specific Plan Is Consistent with the General Plan Framework.

The Specific Plan furthers the purposes, intent and provisions of the General Plan Framework, as further described below:

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

Policy 3.1.1. *Identify areas sufficient for the development of a diversity of uses that serve the needs of existing and future residents, provide job opportunities, and support visitors and tourism.*

The Project site is one of the few large urban areas of the City under single ownership. The Specific Plan will allow the streamlined development of a diversity of uses, including academic/University uses, student and faculty housing, commercial uses, a hotel with conference areas, and a laboratory school/community educational academy as described in the Specific Plan. These uses will support the needs of the City's existing and future residents, businesses and visitors and generate 12,000 new jobs (8,000 construction-related and 4,000 permanent). They also will enhance the ability of the University to continue in its mission to provide educational opportunities, a byproduct of which is the strengthening of the economic vitality of the community and region through attraction of new workers, technologies and related businesses. Thus, the Specific Plan is consistent with this objective and policy of the General Plan Framework.

Policy 3.1.3. *Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open spaces.*

The USC Campus includes substantial passive and active recreation areas available for USC-affiliated persons and members of the general public. These existing open space resources will continue to remain with Project implementation. In addition, the Specific Plan will provide for new open space areas that may include courtyards, plazas, pedestrian paseos, pedestrian streets, roof terraces, gardens, other similar outdoor gathering places, and athletic courts and fields. Specifically, new pedestrian pathways and landscaping will be designed to reinforce the park-like, Campus setting in Subarea

1. Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Subarea 3 will also include various landscaped pedestrian pathways and open space areas. Additionally, Subarea 3 may include a 20,000 square foot fitness center and a 141,500 square foot athletic area on the rooftop of the eastern parking garage. Ground level open space will be programmed for public events such as farmers markets, entertainment and other similar events for the entire community. Overall, the Project's open space in conjunction with the existing open space resources within the Campus will serve the needs of the University and the surrounding community. Therefore, the Specific Plan will be consistent with this objective.

Policy 3.1.6. Allow for land use adjustments to account for the introduction of new transit routes and stations and consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the policies of the General Plan Framework and Land-Use Transportation Policy.

Objective 3.2. To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit.

The Project site is a prime location for urban infill that is served by a number of Metro and LADOT bus routes. A total of 11 public bus routes are provided in the vicinity of the University Park Campus. In addition, the Project site will be served by the new Expo Line that will run from downtown Los Angeles to Culver City (and eventually Santa Monica), which will begin operation in 2012 and will pass through the Project site with proposed stations at Jefferson Boulevard/Flower Street, Trousdale Parkway/Exposition Boulevard and Vermont Avenue/Exposition Boulevard. Transit service within the USC community is also provided by a tram service operated by Trojan Transportation. This service links the Campus to the Project vicinity, the Union Station in Downtown, and other University facilities in the region. Thus, the Project site is appropriate for a high density, transit-oriented project such as the proposed Project.

The Project will maximize transit oriented goals within the General Plan by adding approximately 5,042,607 square feet of academic, commercial and housing uses within a 10-minute walk of the Expo Line, including high-density housing (approximately 5,400 beds and 250 faculty units), 350,000 square feet of commercial uses, such as retail, restaurants, grocery store, 2,000-seat movie theater complex and possibly a University fitness center, a 165,000 square-foot hotel and conference center with up to 150 rooms, conference and banquet facilities, a K-8 laboratory school and community educational academy, and approximately 2,500,000 square feet of academic and University uses. These uses are appropriate in type and density of use for development near transit stations. The convenient location and proposed mix of uses will encourage residents to walk or cycle, thereby reducing vehicle trips and vehicle miles traveled and improving air quality. Thus, the Specific Plan will be consistent with the above-noted objectives and policies of the Framework Element.

Policy 3.1.7. Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted.

The Specific Plan is consistent with the Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan ("Alcoholic Beverages Specific Plan"). The Alcoholic Beverages Specific Plan authorizes the City Planning Commission to approve the use of a lot in the Project site for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption under the procedures set forth in LAMC Section 12.24. Any establishments seeking to sell alcohol for off-site consumption would be required to obtain necessary approvals under the Alcoholic Beverages Specific Plan.

Policy 3.2.1. Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2. Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

The Project site is located within the University Park Campus area, a high-density area adjacent to public transit. The proposed Specific Plan will be consistent with Policy 3.2.2 as it will serve as a tool to guide orderly development of University growth, including student and faculty housing, as well as new academic/University and commercial uses. Such future development is intended to meet the needs of the existing and anticipated University population through year 2030. Under the Specific Plan, new uses will be integrated with existing uses at the Project site to facilitate functionality and accessibility and enhance the character of the Project site and surrounding area, while maintaining the unique identities of the individual Subareas.

The Specific Plan will strengthen the University Park area as a major academic and community-oriented activity center. Specifically, the Project will contribute new academic/ University uses, housing, commercial uses, a hotel, and potentially a new laboratory school and community educational academy to the Project site. This development will be consistent with existing uses: Subarea 1 will continue to serve as the center of University activities with new uses including academic/University uses (teaching and research with related University administration and support services), as well as student housing; development within Subarea 2 will expand the existing ancillary University uses and will include administration and support uses, storage, research and development and other uses that will support the University; and, Subarea 3 will include a mix of academic/University, commercial, hotel and housing uses consistent with what currently exist in this Subarea. The Project will not only benefit the University but will also free up existing off-campus housing stock currently occupied by students, and provide new commercial services, open space and pedestrian pathways to the surrounding residential community. Thus, through the use of the proposed Specific

Plan and associated Subareas, the Specific Plan will establish patterns and types of development that improve the integration of housing with commercial and other uses and the integration of public services and various densities of development within neighborhoods at appropriate locations. Also, as described above, the Specific Plan will take advantage of the Project site's proximity to public transit corridors and stations. By locating higher density residential uses and commercial development within proximity to transit stations, the Project will further the Framework's goals of focusing development along transit corridors and encouraging transit usage. Thus, the Specific Plan will be consistent with Policies 3.2.1 and 3.2.2 of the General Plan Framework.

Policy 3.13. Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations in regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.

Policy 3.2.3. Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Objective 5.8. Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

The Project includes Streetscape Guidelines that further expand the existing pedestrian and bicycle paths at the University, enhancing and knitting together University housing areas and academic areas with retail opportunities, street furniture, enhanced lighting and open spaces including plazas, courtyards and walkways. Thus, the Specific Plan will emphasize pedestrian/bicycle access and use in appropriate locations consistent with the Framework Element.

The Specific Plan will introduce new and improved pedestrian pathways and access points throughout the Project site. Specifically, new pedestrian pathways and landscaping will be designed to reinforce the park-like, Campus setting in Subarea 1, including modifying the pedestrian/bicycle system within Subarea 1 to minimize vehicular movement and improve pedestrian and bicycle access, eliminating the on-street parking between Orchard Avenue and Hoover Street in favor of an on-street facility for cyclists traveling along Jefferson Boulevard and reducing the crossing distance for cyclists and pedestrians, and reclassifying McClintock Avenue between 30th Place and Jefferson Boulevard from Secondary Highway to Local Street in order to support bicycle and pedestrian uses, and to permit a requested street vacation that will be considered as a separate City action, that would allow use of the street for bicycle and pedestrian uses only.

Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Subarea 3 will also include various landscaped pedestrian pathways and open space areas. Within Subarea 3, pedestrian connections in the form of "paseos" or other types of passageways will link Jefferson Boulevard into the interior of the development, facilitating pedestrian access within the area and breaking up long expanses of the street level façade. Also, non-residential uses will generally be located at the ground level of new mixed-use buildings to create a pedestrian-oriented

streetscape. Thus, the Specific Plan will be consistent with this Objective of the General Plan.

Policy 3.2.4. Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 4.2. Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods.

Policy 3.13.4. Provide adequate transitions where commercial and residential uses are located adjacent to one another.

The Project site is a prime location for urban infill that is served by a number of Metro and LADOT bus routes as described in the findings related to General Plan Policy 7.2.3 above. Thus, the Project site is appropriate for a high density, transit-oriented project such as the proposed Project. At the same time, the Project will respect the character of the surrounding area by including adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods. Within Subarea 3, which at its northern boundary is adjacent to medium density residential uses, the Specific Plan regulates development on a block-by-block basis requiring building step-backs and setbacks that specifically take into account the proposed building's location within the Subarea. For example, building walls adjacent to residential uses will be limited in height to 20 feet in some areas, with height gradually increasing to 150 feet as the building moves further to the south. Massing is also specifically prescribed so as to not overwhelm surrounding uses. For a depiction of building height and massing in Subarea 3, see Figures II-12 through II-17 of the EIR. Additionally, Vermont Avenue and Hoover Street will partially buffer the heights of Project buildings from neighborhoods to the east and west of the Project site.

Project development will also be subject to the proposed Urban Design Guidelines and Streetscape Guidelines, which are designed to promote architectural compatibility and suitable landscaping. Adherence to these guidelines will ensure the creation of pedestrian-scaled buildings, architectural variation and visual interest and an improved streetscape environment. For example, new buildings will be required to be articulated and built with a variety of materials so as to avoid long, uninterrupted and monotonous building facades. New development will be subject to landscaping requirements and guidelines, including use of decorative paving materials, diversity of plant species compatible with the University Park Campus and surrounding area and screening parking areas through use of landscaped buffers. Specifically for Subareas 2 and 3, implementation of the Urban Design Guidelines and Streetscape Guidelines will bring a visual improvement to these industrial and commercial areas. Subarea 2 is characterized by underutilized or vacant buildings and Subarea 3 is developed with outdated student housing and a shopping center. The Urban Design Guidelines and Streetscape Guidelines will enhance the character of these industrial and commercial districts by redeveloping the properties with new and modern buildings and applying the above-described standards, consistent with Policy 3.2.4 and Objective 4.2.

Thus, the Project will provide for the siting and design of new development that maintains the prevailing scale and character of adjacent residential neighborhoods and enhances the character of the commercial and industrial districts within the Project site.

Policy 3.4.2. Encourage new industrial development in areas traditionally planned for such purposes generally in accordance with the Framework Long-Range Land Use Diagram and as specifically shown on the community plans.

Subarea 2 of the Project site is designated for limited manufacturing uses by the Southeast Los Angeles Community Plan. The Specific Plan will provide for the development of approximately 500,000 square feet of ancillary administration, support, storage, research and development and other uses that support the functions of the University. These uses would be consistent with the Subarea's Community Plan designation.

Objective 3.9 Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

The Specific Plan will facilitate the development of the Project, including 5,042,607 square feet of academic, commercial and student and faculty housing uses. The Project will replace the outdated buildings in Subarea 3 with uses that will serve the needs of existing and future University students, faculty, visitors, and residents of adjacent neighborhoods while transforming the site into a desirable place in which to live, work and visit in both daytime and nighttime. At the same time, the Project will be compatible with adjacent neighborhoods (see Zoning Amendments, Policy 2-5.2). Thus, the Specific Plan will reinforce and encourage the development of a community center at the Project site consistent with Objective 3.9 of the Framework Element.

Policy 3.9.7. Provide for the development of public streetscape improvements, where appropriate.

As described in the Findings above with respect to Objective 5.8, the Project includes Streetscape Guidelines that further expand the existing pedestrian and bicycle paths at the University, enhancing and knitting together University housing areas and academic areas with retail opportunities, street furniture, enhanced lighting and open spaces including plazas, courtyards and walkways. As such, the Specific Plan is consistent with this Policy.

Policy 3.9.8. Support the development of public and private recreation and small parks by incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

Policy 3.13.5. Support the development of recreational and small parks in areas developed with mixed-use structures.

Policy 6.4.1. Encourage and seek to provide usable open space and recreational facilities that are distributed throughout the City.

Policy 6.4.8. Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.

As described in the findings above (see Policy 3.1.3), the Specific Plan will be consistent with these policies.

Policy 3.9.9. Require that outdoor areas of developments, parks, and plazas located in community centers be lighted for night use, safety, and comfort commensurate with their intended nighttime use, where appropriate.

Project light sources will consist of exterior lighting along all pedestrian walkways and vehicular access ways, as well as lighting for security, architectural, and landscaping purposes. As required by the proposed Urban Design Guidelines, new illumination sources will be required to be shielded and directed onto associated driveways and walkways, away from adjacent residential uses. New street lights in pedestrian-oriented commercial districts will also be introduced and will consist of light standards that are compatible with the Campus and coordinated with an overall street furniture and signage program. Street lights installed along the Project site's street frontages will be coordinated with the City of Los Angeles Bureau of Street Lighting to maintain appropriate and safe lighting levels on both sidewalks and roadways, while minimizing light and glare on adjacent properties.

Policy 4.1.1. Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs.

The Project will provide a net increase of University housing for students and faculty of 4,656 beds which will help free up housing in the surrounding areas for non-University related residents of those communities. Based on preliminary design plans, the net 4,656 new beds provided with the Project will be equivalent to 2,938 occupied housing units or households. By accommodating a larger share of student and faculty demand for housing directly in the Project site, the Project will release existing rental housing in the local area that are now occupied by students and faculty back to other households. This reduction in student and faculty occupied housing from the local area will also reduce the competitive pricing effects on local area housing stock and could result in lower overall average rental housing prices. Thus, the Specific Plan will be consistent with Policy 4.1.1 of the Framework Element both in provision of student housing and in encouraging the provision of additional community housing to non-University affiliated residents.

Objective 5.5. Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

The Project will enhance the livability of the Campus neighborhoods as new development that will replace blighted buildings and underutilized property will be required to comply with a set of proposed Urban Design Guidelines that would ensure high quality development. The Specific Plan will also include a set of Streetscape Guidelines that will improve the aesthetics and character of the public streetscape. Thus, the Specific Plan will be consistent with this objective.

Objective 5.9. Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.

As described in Draft EIR Section IV.J.1, Public Services--Police Protection, the Project will provide for a variety of security features to promote individual and community safety at all times of the day. In addition to the LAPD, the USC DPS provides policing and security services to the Campus and the surrounding community. The University also implements a comprehensive security program throughout the Campus including emergency phones throughout the Campus grounds. In addition to its response and monitoring activities, the USC DPS provides a number of crime prevention programs. This comprehensive security program will be integrated with the new development and security features similar to those currently provided on the Campus will be put in place to ensure the safety of the University community. Thus, security impacts will be less than significant and the Project would be consistent with this Objective.

Objective 7.2. Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

The Project will develop a diverse mix of uses in the University Park Campus area. The proposed academic/University uses, student and faculty housing, commercial uses, hotel, and laboratory school/community educational academy will serve the needs of existing and future USC students, faculty, visitors, and the general community. This mix of land uses will accommodate future University populations and will revitalize the area with uses that will be economically viable in the future. The Project is also estimated to create 12,000 new jobs (8,000 construction-related and 4,000 permanent). Thus, the Project will be consistent with Objective 7.2 of the Framework Element.

Policy 7.8.3. Encourage mixed-use development projects, which include revenue generating retail, to offset the fiscal costs associated with residential development.

The Specific Plan will provide for approximately 350,000 square feet of retail/commercial, including retail/shopping center uses, restaurants, a grocery store and a movie theater complex. It also includes a 150-room hotel with a 30,000 square foot convention center. These uses will not only create jobs for the community, but will also generate revenue and sales tax for the City. Further, analysis of the Project's fiscal impacts on the City of Los Angeles shows that the increase in assessed value of Project property that is subject to property tax (e.g., all commercial uses) will contribute significant tax revenue to the City. Thus, the Specific Plan will be consistent with this policy.

Objective 7.9. Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

See Findings for Framework Element 4.1.1 above and for Community Plans Objective 1-1 below. In addition, the Project will provide approximately 250 units of faculty housing units, within walking distance to the Academic Core. This additional faculty housing will enable the University to continue to attract high-quality faculty to the region and will

enable faculty to obtain housing within the City. Thus, the Specific Plan will be consistent with this objective.

B. *The Specific Plan Is in Conformance with the South Los Angeles and Southeast Los Angeles Community Plans.*

The Specific Plan is consistent with the following goals, objectives and policies which, unless otherwise noted, are common to both of the Community Plans.

Objective 1-1. *To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*

Policy 1-5.1. *Promote greater individual choice in type, quality, price and location of housing.*

Development of the Project will increase the amount of University-affiliated housing available in the Project site that is within walking distance to core University activities. One of the primary purposes of the Specific Plan is to provide a guarantee of University-owned or affiliated student housing for all of its undergraduates, as well as its first year graduate students. The Project will provide up to 5,400 new student beds and 250 faculty units of varying type, configuration, cost and size to serve existing and future University students and faculty through 2030. As a result, the Project will help return existing student-occupied non-University housing stock back into housing for the general community (see Draft EIR Section IV.1, Population, Housing, and Employment for further discussion). By facilitating the development of new University related housing in addition to its existing housing stock in the Academic Core, the adoption of the Zoning Amendments will be consistent with Objective 1-1 and Policy 1-5.1 of the Community Plans.

Policy 1-3.1. *Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.*

Policy 1-6.4. *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

Policy 2-1.5. *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*

Policy 2.4-6. *Require that mixed-use projects and development in Pedestrian Oriented Areas be designed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*

Objective 2-5. *To enhance the appearance of commercial districts.*

Policy 2-5.1. *Improve the appearance and landscaping of commercial properties.*

Policy 2-5.2. *Preserve community character, scale and architectural diversity.*

The Project is an urban infill redevelopment project that includes a mix of medium-density residential and commercial uses that will be compatible in character and scale with the adjacent residential and commercial neighborhoods. The Project will respect and enhance the appearance of the mixed-use Project site through adherence to the Urban Design Guidelines and Streetscape Guidelines, which are designed to promote a high level of quality, distinctive character, landscaping and compatibility with surrounding uses. Adherence to these guidelines will ensure the creation of pedestrian-oriented buildings, architectural variation and visual interest and an improved streetscape environment. For example, new buildings will be required to be articulated and built with a variety of materials so as to avoid long, uninterrupted and monotonous building façades. New development will be subject to landscaping requirements and guidelines, including use of decorative paving materials, diversity of plant species compatible with the University Park Campus and surrounding area and screening parking areas through use of landscaped buffers.

The Project will also preserve community character and scale by including adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods. Pursuant to the Urban Design Guidelines, all buildings would be developed with a minimum level of quality, distinctive character and compatibility with existing uses. Additional design elements relating to siting of buildings and building entrances, location of parking areas and driveways, screening of parking areas, signage, lighting and landscaping, among other elements, will help ensure compatibility of new development and protect the character of existing residential neighborhoods. Thus, the Specific Plan will be consistent with the above-noted policies and objective of the Community Plans.

Policy 1-3.2. Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities and impacts on traffic levels when changes in residential densities are proposed.

Policy 2-4.8. Require that mixed use projects be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, truck and automobile access, etc.) and provide adequate amenities for residential occupants.

Potential issues such as neighborhood character and identity, land use compatibility, impacts on livability, services, public facilities, noise, lighting, security parking, and traffic issues have been addressed in the Draft EIR: Section IV.G, Land Use, addresses the Specific Plan's impacts with respect to neighborhood character and identity, compatibility of land uses, and livability; Section IV.J, Public Services, analyzes the Specific Plan's impacts on public services; Section IV.L, Utilities, analyzes the Specific Plan's impacts on public facilities; Section IV.H, Noise, addresses noise; Section IV.A, Aesthetics, addresses lighting; Section IV.J.1, Public Services--Police Protection, addresses safety; and Section IV.K, Transportation and Circulation, addresses traffic and circulation.

As described with respect to Findings for Objective 2-5 and Policy 3-2.4, the application of the Urban Design Guidelines to the Project and the mitigation measures described in the EIR will enhance the character of the community, assure that the new residential uses will be compatible with the surrounding community, that neighborhood character

and identity are preserved and that new housing does not negatively impact the provision of services and facilities to existing uses, consistent with Community Plan Policy 1-3.2.

Within Subareas 1 and 2, all of the proposed uses will be similar to and compatible with the existing uses on the Project site and surrounding area. Specifically, within Subarea 1, the Specific Plan will provide new academic/University uses that will be consistent with and support the existing University Park Campus. New development within Subarea 2 will expand ancillary University uses such as administration and support. These uses will not conflict with the existing surrounding light industrial uses in the area. Subarea 3 is already developed with a mix of student housing, commercial and academic/University uses. Therefore, the proposed mix of uses, including academic/University uses, commercial uses, hotel, student/faculty housing and laboratory school will represent a continuation of existing uses and will not result in land use conflicts with surrounding uses. Subarea 3 will be developed with a mix of housing and commercial uses and adjoins other residential uses, however the potential for conflict between commercial and residential uses is mitigated as described in the above sections of the Draft EIR. Resident amenities will include immediate access to stores, restaurants and entertainment, open space and the Campus. Therefore, the Specific Plan is consistent with these General Plan policies.

Objective 1-2. *To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.*

Policy 2-4.10. *Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.*

Objective 13-1 (South Los Angeles Community Plan). *To reflect the objectives and guiding principles of the City Council adopted Land Use-Transportation policy.*

Policy 13-1.1 (South Los Angeles Community Plan). *Encourage growth, as appropriate, around transit stations when these become operational.*

Objective 13-2 (South Los Angeles Community Plan). *To increase the work and non-work trips made on public transit.*

The primary guiding principle of the Land Use-Transportation policy is to focus growth around transit stations. As described in the findings above, the Project is located along major transit corridors and proximate to 11 bus routes and three Expo Line stations. By concentrating new housing density, jobs and retail uses near the University Park Campus and major transit corridors of the Project site so as to minimize vehicle trips, reduce automobile ownership by students and make services and facilities accessible to students, faculty and staff, the Specific Plan is consistent with the above-noted objectives and policies of the Community Plans.

Policy 2-4.2. *New development should add to and enhance the existing pedestrian street activity.*

Policy 2-4.9. *Require that mixed use projects, where residential and commercial uses are in separate structures, provide adequate access between the residential and commercial uses so that residents can walk conveniently and safely.*

Objective 16-2 (South Los Angeles Community Plan). *To promote Pedestrian Oriented areas and pedestrian routes for commuter, school, recreational use, economic revitalization, and access to transit facilities.*

As described in the Findings above, Project development will be subject to Streetscape Guidelines, which are designed to ensure the creation of a pedestrian-scaled and improved streetscape environment. Therefore, the Specific Plan will be consistent with the Community Plans with respect to Policies 2-4.2 and 2-4.9 and Objective 16-2 of the South Los Angeles Community Plan.

Objective 1-4. *To preserve and enhance neighborhoods with a distinctive and significant historical character.*

Policy 1-4.1. *Protect and encourage reuse of the area's historic resources.*

With respect to historic resources, fifteen potential new development sites are located where contributors to the potential historic district currently sit. With implementation of the Project, a substantial majority of the individually significant buildings, representative property types, and significant contributors from each major period of development would be retained. Therefore, even though the Project includes the removal of up to two buildings identified as individually eligible for listing on the California Register and as City of Los Angeles Historic-Cultural Monuments and contributors to the potential California Register-eligible historic district, the historic district would retain sufficient integrity to remain eligible for listing in the California Register under Criteria 1 and 3. As such, an impact with respect to the potential historic district would not occur, and any associated aesthetic impact with respect to the potential district would likewise be less than significant.

There are three designated historic areas located to the north of the Incremental Project site, the Adams/Normandie Historic Preservation Overlay Zone (HPOZ), the University Park Historic Preservation Overlay Zone and the National Register Designated North University Park Historic District which is located within the boundaries of the North University Park Specific Plan. The Project site is located to the south of and not adjacent to either of the two Historic Preservation Overlay Zones or to the historic district, and the Project does not propose the demolition or relocation of any historic resources within the respective HPOZ boundaries or district. In addition, because of the Project's lack of proximity to these neighborhoods, the Project will not have any aesthetic impacts, including view, visual quality, shading, density, land use or other impacts, relative to these historic neighborhoods.

In addition, as analyzed in Draft EIR Section IV.C, Cultural Resources, all new construction adjacent to or within National Register and potential California Register Historic Districts will meet the Secretary of the Interior's Standards. Furthermore, the Specific Plan includes include an Adaptive Mitigation Management Approach ("AMMA") that will function as a rehabilitation and maintenance plan for the identified historic district and its contributing features. The AMMA will also serve as a plan for compatible new construction. This will ensure that historic structures and landscapes, both individually significant and contributors to the identified historic district, will be rehabilitated according to the Secretary of the Interior's Standards. Finally, while the Project includes removing two buildings that might be individually eligible as historic resources, the University has proposed to offer the buildings for relocation. Thus, the

Specific Plan will be consistent with Objective 1-4 and Policy 1-4.1 of the Community Plans.

Objective 1-6. *To limit the intensity and density of development according to the underlying geology and capacity of the infrastructure.*

As analyzed in Draft EIR Section IV.D, Geology and Soils, the Project will not be compromised by the underlying geology of the Project site. Furthermore, as analyzed in Draft Sections IV.L.1 through IV.L.4, Utilities, the Project will be served by existing water, sewer, and storm drain infrastructure. Based on design characteristics, existing infrastructure will have adequate capacity to serve the Project. Thus, the Specific Plan will be consistent with this objective.

Objective 2-1. *To conserve and strengthen the viable commercial development.*

Policy 2-1.4. *Ensure the viability of existing neighborhood stores (i.e., mom and pop) which support the needs of local residents and are compatible with the neighborhood.*

Objective 2-3. *To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.*

The Specific Plan will introduce new academic/University uses, housing, and commercial uses consistent with the needs of the community, thereby strengthening the economic base within the Project site, promoting economic activity, and stimulating market opportunities for existing and new businesses. The Specific Plan will provide for the development of 350,000 square feet of commercial uses that will contribute to the availability and variety of neighborhood stores in the Project site. These uses will support the needs of local residents as well as the University population. As discussed in the Urban Decay Study provided in Appendix K of the Draft EIR, the Specific Plan will not impair the viability of existing neighborhood stores.

Further, construction of the Project will provide opportunities for local construction contractors, subcontractors, materials suppliers, professional services and other service providers to compete for new business required to meet new construction-related demand. In addition to the full and part-time construction workers that will be employed on Project construction the additional campus population that is associated with the Project will provide a larger base of potential customers to purchase goods and services offered by local small businesses. Therefore, the Specific Plan will be consistent with the above-noted objectives and policies of the Community Plans.

Policy 2-1.1. *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*

Policy 2-1.3. *Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment.*

Objective 2-6. *To maintain and increase the commercial employment base for community residents whenever possible.*

The Project is a mixed-use infill redevelopment project. All of the buildings within Subarea 3 will be replaced with a new mix of University-affiliated uses, including 350,000 square feet of neighborhood-serving commercial uses that include retail, restaurants, grocery store, a 2,000-seat movie theater complex and 165,000 square foot hotel and conference center, deepening the available commercial uses in South Los Angeles, which lacks many such amenities. The location of the proposed commercial uses, including hotel and retail uses and off-street parking, proximate to University uses and residential uses, will enhance shopping convenience, increase local employment opportunities and expand the variety of goods and services available to both the University community and the local neighborhood in an area already developed with commercial uses. Thus, the Specific Plan will be compatible with Policies 2-1.1, 2-1.3 and Objective 2-6.

Policy 2.5-3. Improve safety and aesthetics of parking areas in commercial areas.

As described in Draft EIR Section IV.J.1, Public Service--Police Protection, the Project will incorporate a number of safety features, some of which will improve the safety of parking areas. These features will include security patrol and use of blue-light telephone systems. Additionally, the Urban Design Guidelines for the Specific Plan aim to improve the aesthetics of parking facilities. As indicated in EIR Section II, Project Description, on-site surface parking facilities will be discouraged within Subarea 3, except surface parking associated with student/faculty/staff housing or hotel drop-off (porte-cochere) and existing surface parking lots. Ground floor parking will be located to minimize its visibility along public street level facades.

Goal 3. Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses.

Policy 3-1.1. Designate lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses which provide employment opportunities.

Subarea 2 of the Project site is located within an area targeted by the City's Industrial Land Use Policy Project for the preservation of industrial-zoned land. As such, the Project will develop ancillary academic/University uses within Subarea 2 consisting of storage, research and development uses, as well as other uses that would support the functions of the University and provide employment opportunities to the community. With implementation of the Specific Plan, the University would continue to be a major employer in the region and have minimal adverse impact on adjacent uses. Therefore, the Specific Plan would be consistent with this goal.

Objective 5-1. To preserve existing open space resources and where possible develop new open space.

The existing University Park Campus already includes substantial passive and active recreation areas available for use by University-affiliated individuals and by members of the general public. These existing open space resources will remain with Project implementation. In addition, the Specific Plan will provide for new open space areas that

may include courtyards, plazas, pedestrian paseos, pedestrian streets, roof terraces, gardens, other similar outdoor gathering places, and athletic courts and fields. In particular, new pedestrian pathways and landscaping will be designed to reinforce the park-like, Campus setting in Subarea 1. Within Subarea 2, landscaped areas and pedestrian pathways will integrate new and existing buildings. Subarea 3 will also include various landscaped pedestrian pathways as well as open space areas. Additionally, Subarea 3 may include a 20,000 square foot fitness center and a 141,500 square foot athletic area on the rooftop of the eastern parking garage. Ground level open space will be programmed for public events such as farmers markets, entertainment and other similar events for the entire community. Overall, the Specific Plan's open space in conjunction with the existing open space resources within the Campus will serve the needs of the University and the surrounding community. Therefore, the Specific Plan will be consistent with this objective.

Objective 6-1. To site schools in locations complementary to existing land uses and community character.

The Specific Plan will develop new academic/University uses for the existing USC Campus. As noted above, the new academic/University uses will serve the needs of the existing and future University population. Furthermore, a new 80,000 square-foot University-affiliated laboratory K-8 school and community educational academy may also be provided within Subarea 3. If developed, this new school would have a maximum capacity of approximately 540 seats and would be available to the children of University students, faculty, and staff. If additional seating is available, attendance at the school would be opened up to children from the nearby neighborhood. The proposed academic/University uses and laboratory school will complement the existing University and further strengthen the University's presence in the community. Thus, the Specific Plan will be consistent with Objective 6-1 of the South Los Angeles Community Plan.

Objective 9-1 (South Los Angeles Community Plan); Objective 8-1 (Southeast Los Angeles Community Plan). To provide adequate police facilities and personnel to correspond with population and service demands.

Policy 9.1-1 (South Los Angeles Community Plan); Policy 8.1-1 (Southeast Los Angeles Community Plan). Coordinate with Police Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.

Policy 9.1-3 (South Los Angeles Community Plan); Policy 8.1-3 (Southeast Los Angeles Community Plan). Encourage private developments to contribute to providing protection services to the residents of the community.

As described in Draft EIR Section IV.J.1, Public Services--Police Protection, the University will integrate its existing comprehensive security program into new Project development. The University Department of Public Safety will continue to coordinate with the LAPD with regard to security within the Project site. Security features similar to those currently provided on the Campus including intrusion alarms, omni-lock systems, closed circuit televisions, Lo Jack software for laptops, electronic security devices and intrusion detection systems, crime prevention through environmental design features, and blue-light emergency phones will be provided. The design and character of the Project, the proposed security features, and implementation of mitigation measures will

provide for the public safety needs of the community. Therefore, the Specific Plan would be consistent with these objectives and policies.

Objective 10-1 (South Los Angeles Community Plan); Objective 9-1 (Southeast Los Angeles Community Plan). *Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.*

Policy 10-1.1 (South Los Angeles Community Plan); Policy 9-1.1 (Southeast Los Angeles Community Plan). *Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

As analyzed in Draft EIR Section IV.J.2, Fire Protection, the Specific Plan are will be served by the LAFD. In addition, USC Fire Safety and Emergency Planning (“FSEP”) will continue to serve as the University’s liaison for issues involving the LAFD and will continue to implement fire safety programs to minimize fire risks and associated demand for LAFD services on-Campus and will continue to maintain an Emergency Operations Center, conduct building evacuation drills, provide services and programs aimed at preventing the occurrence of emergency incidents, and ensure the safety of the University community during all major campus events through Campus-specific Emergency Operations Plans. The Development Agreement includes a provision for replacement of Fire Station No. 15 by the University to improve fire service in the Project vicinity. Therefore, the Specific Plan will be consistent with this objective and policy.

Objective 11-2 *To ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure utilizing the City’s streets and highways standards.* (South Los Angeles Community Plan)

The Project site will be adequately served by existing transportation infrastructure as determined in Draft EIR Section IV.K.1, Transportation and Circulation. The Specific Plan will locate new development along the major transportation corridors of Jefferson Boulevard, Figueroa Street, Hoover Street, Exposition Boulevard and Vermont Avenue, thereby providing easy access to public transportation routes and roadway thoroughfares. In addition, the Project site will be accessible to nearby freeways and public transit, including the future Expo Line. As discussed in more detail in the Draft EIR, the Project will not create significant impacts at any of the freeway segments. The Project will result in significant impacts at only one neighborhood street (30th Street between Vermont Avenue and Orchard Avenue) in the future (2030) conditions.

As part of the Project, the University will expand its existing Transportation Demand Management (“TDM”) program as described in the Draft EIR, will further reduce the trip generation of both the Project and the existing campus population. The Project will also include mitigation measures, such as restriping, restricted parking during peak hours and funding for upgrades to the existing traffic signal equipment to reduce intersection impacts to the extent feasible. Moreover, the Project will conduct public outreach and develop a Neighborhood Traffic Management Plan, in consultation with LADOT and the Council District office. Therefore, the Specific Plan would be consistent with this objective of the Community Plan.

Goal 17 *A sufficient system of well-designed and convenient on-street parking and off-street parking facilities throughout the plan area.* (South Los Angeles Community Plan)

As described in Draft EIR Section IV.K.2, Parking, the Project will rely upon parking rates based on a parking demand model that assesses parking demand based on parking studies and will provide adequate parking consistent with the established rates. Required parking will be provided in convenient and well-designed locations throughout the Project site. Recognizing the unique situation of on-street parking in the neighborhood, the University has initiated discussions with LADOT to find an effective solution for the neighborhood that would prioritize parking for non-USC residents over USC student residents and still allow for short-term parking for neighborhood guests/visitors. In discussions with LADOT, it was determined that a preferential parking district should be established in the subject neighborhood which takes into account the unique conditions of this neighborhood. Establishing a preferential parking district will require the support of the neighborhood through an outreach and approval process that will be conducted by the City. In light of this, the Specific Plan would be consistent with this goal of the Community Plan.

C. The Specific Plan Will Conform to Public Necessity, Convenience, General Welfare and Good Zoning Practice.

D.

The Specific Plan Will Conform to Public Necessity, Convenience and General Welfare of the City of Los Angeles.

The Specific Plan conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:

Adoption of the Specific Plan will facilitate development consistent with the fundamental concepts of the Community Plans for South and Southeast Los Angeles, which include preserving and enhancing the characteristics of existing residential neighborhoods while providing new housing opportunities; improving the function, design, and economic vitality of commercial corridors; preserving and enhancing the positive traits of existing uses and the community identity; maximizing development opportunities with respect to transit improvements while minimizing adverse impacts; and utilizing the remaining commercial and industrial development opportunity sites for job producing uses.

The Specific Plan will serve the University population as well as the surrounding community. Specifically, development of the academic/University uses will strengthen the existing campus and support the goals of the University to meet the academic space needs of students and faculty. The Specific Plan will be consistent with the Community Plans by investing in the modernization of the University's campus facilities, increasing institutional resources of the South Los Angeles community and adding to the academic value of the City of Los Angeles. The Project will provide job expansion opportunities and new academic buildings to better serve current and future University students and faculty, while contributing to the overall expansion, modernization and beautification of the University Park Campus.

The Specific Plan's commercial uses, which will include retail stores, restaurants, a market, a 2,000 seat cinema, and a University fitness center, will serve the shopping, dining, entertainment, and health needs of the community. The Proposed housing (faculty units and student beds) will meet the living needs of the University community. By developing housing for faculty and students, the Project will increase the housing stock of the area, potentially freeing up other housing units in the community for non-University affiliated residents (see Draft EIR Section IV.I, Population, Housing, and

Employment, for further discussion). Additionally, the proposed hotel will serve the lodging needs of visitors, and the laboratory school will provide increased educational opportunities for the community. The convenient location and proposed mix of uses will encourage residents to walk or bike, resulting in a reduction of vehicle trips and associated air pollution. Further, this new development will be within a 10-minute walk of the new Expo Line, make the Project accessible to the region.

Construction of the Project will provide opportunities for local construction contractors, subcontractors, materials suppliers, professional services and other service providers to compete for new business required to meet new construction-related demand. In addition to the 4,894 full and part-time construction workers employed on Project construction, and the additional campus population that is associated with the Project, 1,777 undergraduate students, 3,395 graduate students, 168 faculty and 1,284 staff, will provide a larger base of potential customers to purchase goods and services offered by local small businesses.

Provisions for Alcohol-Serving Establishments in the Specific Plan

The proposed location will be desirable to the public convenience or welfare, is proper in relation to adjacent uses or the development of the community, will not be materially detrimental to the character of development in the immediate neighborhood, and will be in harmony with the various elements and objectives of the General Plan and will not adversely affect the welfare of the pertinent community;

The Specific Plan will permit the sale of alcohol for on-site consumption within a maximum 12 new establishments within Subarea 3 that include a new hotel, seven sit down restaurants with table service, three food-service establishments within a food court area and one University-related private club.

The alcohol-serving establishments will be desirable to the public convenience and welfare because they will be located in a highly urbanized setting with a diverse mix of residential, commercial and entertainment uses. The availability of additional services, such as dining with the availability of alcoholic beverages or in conjunction with the operation of a hotel and conference center, will enhance the atmosphere and attractiveness of the redeveloped area. The diversity of food service and the selling of alcoholic beverages provide a desired amenity for patrons. Readily available transit access to the Project site, including a total of 11 public bus routes, the new Expo Line in the vicinity of the University Park Campus, as well as the tram service operated by Trojan Transportation, will reduce risks associated with vehicular accidents due to alcohol consumption. Moreover, the establishments serving alcohol beverages will be part of a carefully controlled mixed-use development operated by the University and appropriate security measures will be taken.

The alcohol-serving establishments will be proper in relation to adjacent uses and the development of the community. The alcohol-serving establishments will be located within Subarea 3 of the Specific Plan. Subarea 3 will include 350,000 square feet of commercial uses including retail, restaurants, grocery store, movie theater complex, a fitness center in addition to a new 165,000 square foot hotel and conference center. The alcohol-serving establishments, including restaurants, restaurants within a food court and the hotel will be embedded within this development and will serve the residents and employees of the University and surrounding communities. In addition, the alcohol

related uses will be monitored by the USC Campus Department of Public Safety, which will have uniformed and licensed officers patrolling the site.

The alcohol-serving establishments will not be materially detrimental to the character of development in the immediate neighborhood. The area is designated for community-serving commercial uses and high density residential development. Subarea 3 will be developed with a mix of housing and commercial uses serving the University and the community at large, consistent with these land use designations. The alcohol-serving establishments will be part of this development. Because the Subarea is currently developed with uses such as the University Village Shopping Center, which includes a food court, restaurants, movie theater complex, bank, supermarket, and retail store, the proposed restaurants, University-related private club, and hotel/conference center will not represent a departure from the character of development in the immediate neighborhood.

The sale of alcohol for on-site consumption at the facilities describe above will be in harmony with the elements and objectives of the General Plan. Specifically, by permitting the restaurants and hotel within the Project to serve alcohol, the Project will be able to “accommodate a diversity of uses that support the needs of the City’s existing and future residents, businesses, and visitors,” consistent with Objective 3.1 of the General Plan Framework. The permits will also “attract uses which strengthen the economic base and expand market opportunities for new businesses,” consistent with Objective 2-3 of the Community Plans. The permits will induce new full service restaurants to locate within the Project site. These new restaurants will bring visitors to the Project site who currently have no option in the community for full-service dining and currently need to travel to areas outside of this community. The addition of these facilities will likely encourage these visitors to spend time shopping in and supporting the surrounding community.

The proposed uses will not adversely affect the welfare of the community. The operators of the alcohol-serving establishments will be required to obtain Plan Approval from the Zoning Administrator, who will review the details of the establishment’s operations for consistency with the Specific Plan regulations and conditions for alcohol use approvals. These conditions include requirements for coordinating with LAPD and LAFD regarding security measures for the site, developing a “Designated Driver Program,” graffiti and litter removal programs, preventing loitering, preventing excessive drinking, and generally maintaining control and decorum on the Project site (see Appendix D of the Specific Plan for specific conditions of approval). All alcohol sales and service will also be subject to the appropriate regulations as imposed by the California Department of Alcoholic Beverage Control through their permitted process.

The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

The approval of the application will not result in or contribute to an undue concentration of alcohol-serving establishments. As part of the Development Agreement, the University shall make a good-faith effort to purchase a minimum of four State ABC licenses from existing State ABC licensed establishments. These establishments must be located outside of the Project site and within the South Los Angeles or Southeast Los Angeles Community Plan areas and that portion of the Conditional Use Approval for Sale of Alcoholic Beverages Project site within a five-mile radius of the intersection of Jefferson Boulevard and Hoover Street. A priority must be placed on purchasing licenses from those establishments that have caused problems in the community in the past. Thus, the Specific Plan will help to reduce the number of alcohol-serving establishments negatively affecting the community.

The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The approval of alcohol-serving uses in Subarea 3 will not detrimentally affect nearby residential zones or uses. As discussed above, the Project will remove problem-causing alcohol-serving establishments from the community. The new alcohol-serving uses at the Project site will be restaurants, a hotel/conference center and a University-related private club. These uses will benefit the community by adding neighborhood services within walking distance to the residential zones. Further, high nuisance related uses, incompatible with residential communities, such as stand-alone bars, lounges, and nightclubs will be prohibited. For these reasons, and the reasons discussed above, the approval of alcohol-serving uses in Subarea 3 will not detrimentally affect nearby residential zones or uses.

In light of the foregoing, the proposed alcohol sales will be consistent with the public necessity, convenience and general welfare and good zoning practices.

The Specific Plan Will Conform to Good Zoning Practice.

The current zoning divides the Project site into five zones and three height districts, resulting in duplicative and potentially conflicting regulations making unified development more difficult. The Specific Plan will allow the Project site, which is almost exclusively under University ownership, to be comprehensively planned and developed. This will allow improved capacity, intensity, function and design of the Project Site and adjoining commercial corridors.

The uses and heights proposed under the Specific Plan will be compatible with the surrounding community. Subarea 1A, which comprises 164 net acres, is developed with the University's core academic facilities, housing, student life facilities, athletic and recreation facilities, parking facilities, pathways and open space areas. Buildings range in height, with most buildings low- to mid-rise (up to four stories) and a few taller buildings of up to 150 feet. Subarea 1B is located east of Figueroa Street and includes the USC Galen Center, University-affiliated office and administrative space, restaurant, 240-room hotel that meets non-University as well as University needs, and parking structure. Within Subarea 1, new Project buildings will be designed to complement and enhance the existing low-, mid- and high-rise Campus buildings. Buildings will be limited

to a maximum of 150 feet (except Parking Lot B of Subarea 1, which will be limited to 60 feet in height). While this represents an increase in maximum height for Subarea 1B, the Project will be compatible with the surrounding high-density uses described above. Also, all new development within Subarea 1 will be required to adhere to the existing University Park Core Campus Planning and Design Guidelines complementary to the rest of the University Park Campus.

Subarea 2 consists of 11 acres. The area is industrial in character. Existing buildings provide ancillary University support uses including administrative office uses, warehousing and storage and library uses. Subarea 2 also includes a University parking structure as well as a maintenance yard and fuel station for University tram/bus vehicles. Under the proposed Specific Plan, new development within Subarea 2 will represent a visual improvement as compared to the blighted/vacant buildings within the area. While building heights for some development sites within Subarea 2 will increase with the Specific Plan, new development will not present a contrast to the surrounding area given the heights of other nearby buildings, such as a self-storage building that is more than 150 feet tall, located just south of Subarea 2.

Subarea 3 includes 27 net acres and includes University-owned student apartment buildings that are generally two to three stories in height. It also includes the University-owned University Village Shopping Center, which contains a food court, restaurants, movie theater complex, bank, supermarket, retail stores and University-affiliated office and administrative space. The buildings are one and two stories in height and are clustered adjacent to a surface parking area. Subarea 3 also includes a fire station, which is to be replaced as part of the Project.

The proposed mixed-use development in Subarea 3 will be consistent with the Project site's underlying Community Plan land use designations of Community Commercial and with the Framework Element, as amended. All of the buildings within Subarea 3 will be replaced with a new mix of University-affiliated uses, including student and faculty housing, retail, restaurants, grocery store, movie theater complex, fitness center, hotel and conference center and educational facilities. These uses will be oriented along new pedestrian-friendly pathways that will include landscaped medians, courtyards and plazas that will link the Academic Core to the new development in Subarea 3, encouraging residents and visitors to walk rather than drive between destinations, consistent with good zoning practice.

The proposed height and massing limitations for this Subarea will also be consistent with good zoning practice. In Subarea 3, the Specific Plan regulates building height and mass on a block-by-block basis, taking into account existing surrounding uses so as not to overwhelm them. As a result, building heights will range from 20 feet to 150 feet in Subarea 3 and will include specific step-back and setback requirements, depending on location. Figures II-12 through II-17 of the EIR depicts each block as resulted by the Specific Plan. Thus, whereas currently, building height and massing is only restricted as a function of floor area, the proposed Specific Plan limitations represent good zoning practice because they impose differing requirements depending upon the sensitivity of surrounding land uses.

With respect to density, the Project will be within the floor area ratio currently allowed by the LAMC averaged over the entire Project site. Thus, the Project's density would not be out of character with what is generally expected for the area.

In summary, the Specific Plan will provide for orderly, logical and functionally integrated development for the Project site conforming to good zoning practice.

- 5. Development Agreement** – Pursuant to Section 65867.5 of the Government Code, the City Planning Commission of the City of Los Angeles recommends approval of that certain Development Agreement (“Development Agreement”) by and between the University and the City and makes the following findings with regard to the Development Agreement and its approval by the City:
- A. *That State Government Code Sections 65864 through 65869.5 authorizes municipalities to enter into binding development agreements with persons having legal or equitable interest in real property for the development of such property.*
 - B. *A development agreement is a legislative act that shall be approved by ordinance and is subject to referendum.*
 - C. *The City of Los Angeles has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).*
 - D. *The Development Agreement between the Applicant and the City of Los Angeles will be entered into once authorized by the City Council and recorded on a future date subsequent to that in the official records of Los Angeles County.*
 - E. *The Development Agreement complies with all applicable City and State regulations governing development agreements.*
 - F. *Pursuant to Section 65867.5 of the Government Code, the Development Agreement is consistent with the objectives, policies and programs specified in the City of Los Angeles General Plan.*

General Plan Framework

The Development Agreement is consistent with the following goals, objectives and policies of the General Plan Framework in the following respects:

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

Policy 3.1.1. *Identify areas sufficient for the development of a diversity of uses that serve the needs of existing and future residents, provide job opportunities, and support visitors and tourism.*

The Project site is one of the few large urban areas of the City under single ownership. The University is proposing a long-term Specific Plan for development of this property. By providing assurances to the University that the Project may be developed in an orderly fashion over its intended 20 year build-out period, the Development Agreement will encourage the development of a diversity of uses in South Los Angeles to support the needs of the City’s existing and future residents, businesses and visitors and to

provide jobs. They also will enhance the ability of the University to continue in its mission to provide educational opportunities, a byproduct of which is the strengthening of the economic vitality of the community and region through attraction of new workers, technologies and related businesses. Thus, the Development Agreement is consistent with this objective and policy of the General Plan Framework.

Policy 3.1.6. Allow for land use adjustments to account for the introduction of new transit routes and stations and consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the policies of the General Plan Framework and Land-Use Transportation Policy.

Objective 3.2. To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

The Project site is a prime location for urban infill that is served by a number of Metro and LADOT bus routes. As described above, a total of 11 public bus routes are provided in the vicinity of the University Park Campus along with the new Expo Line. Thus, the Project site is appropriate for a high density, transit-oriented project such as the proposed Project. The proposed Project uses are appropriate in type and density of use for development near transit stations. The convenient location and proposed mix of uses will encourage residents to walk or cycle, thereby reducing vehicle trips and miles traveled. Thus, the Development Agreement will be consistent with the above-noted objectives and policies of the Framework Element.

Policy 3.13. Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations in regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.

Policy 3.9.7. Provide for the development of public streetscape improvements, where appropriate.

Objective 5.8. Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

Policy 6.4.1. Encourage and seek to provide usable open space and recreational facilities that are distributed throughout the City.

Policy 6.4.8. Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.

As described in the Specific Plan findings above (see Policy 3.1.3), the Development Agreement will be consistent with these policies. The Development Agreement also secures for the benefit of the City a number of public benefits pertaining to open space, including, without limitation, provision of additional publicly accessible private open space, streetscape improvements, new bicycle lanes, pedestrian improvements, transit connectivity enhancements and programming in public parks. Thus the Development Agreement will result in enhanced open space, streetscape improvements and pedestrian/bicycle access in appropriate locations consistent with the General Plan Framework.

Policy 3.2.4. Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 4.2. Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods.

The Development Agreement, by vesting the Specific Plan and other entitlements sought by the University, will provide the University and the local community with a long-range plan for development of the Project site in a manner consistent with City policies concerning development of greater densities adjacent to transit locations. Project development will be subject to the proposed Urban Design Guidelines and Streetscape Guidelines, which are designed to promote architectural compatibility and suitable landscaping. Adherence to these guidelines will ensure that the Project is respectful of the character of the surrounding area by including adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods.

By vesting the Specific Plan development, the Development Agreement will provide for the siting and design of new development that maintains the prevailing scale and character of adjacent residential neighborhoods and enhances the character of the commercial and industrial districts within the Project site consistent with the above policy and objective of the General Plan.

Objective 3.9 Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

The Development Agreement will facilitate the development of the Project, including 5,042,607 square feet of academic, commercial and housing uses. The Project will replace the outdated buildings in Subarea 3 with uses that will serve the needs of existing and future University students, faculty, visitors, and residents of adjacent neighborhoods, while transforming the site into a desirable place in which to live, work

and visit in both daytime and nighttime. At the same time, the Project will be compatible with adjacent neighborhoods (see Zoning Amendments, Policy 2-5.2). Thus, the Development Agreement will reinforce and encourage the development of a community center at the Project site consistent with Objective 3.9 of the Framework Element.

Policy 4.1.1. Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs.

Objective 7.9. Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

As shown in Table IV.1-17 in the Draft EIR, the Project will respond to and satisfy a portion of unmet student housing demand resulting from projected University growth. By accommodating a larger share of student and faculty demand for housing directly in the Project site, the Project is expected to release existing rental housing in the local area that are now occupied by students and faculty available back to other households. This reduction in student and faculty occupied housing from the local area will also reduce the competitive pricing effects on local area housing stock and could result in lower overall average rental housing prices. As described in Draft EIR Section IV.1.2, Housing, and Section IV.1.3, Population, the Project will be consistent with the Southern California Association of Governments' regional growth forecast for the City's subregion.

The Proposed Project will provide approximately 250 units of faculty housing units, within walking distance to the Academic Core. This additional faculty housing will enable the University to continue to attract high-quality faculty to the region and will enable faculty to obtain housing within the City.

Thus, the Development Agreement will be consistent with the above policy and objective of the Framework Element.

Objective 5.5. Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

The Development Agreement will promote and enhance the livability of the Campus neighborhoods by providing a stable framework allowing replacement of blighted buildings and underutilized property with new high quality development that meets Urban Design Guidelines and Streetscape Guidelines designed to improve the aesthetics and character of the public realm. Thus, the Development Agreement will be consistent with this objective.

Objective 7.2. Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

The Development Agreement will facilitate development of a diverse mix of uses in the University Park Campus area. The proposed academic/University uses, student and faculty housing, commercial uses, hotel, and laboratory school/community educational academy will serve the needs of existing and future USC students, faculty, visitors, and

the general community. This mix of land uses will accommodate future University populations and will revitalize the area with uses that will be economically viable in the future. Thus, the Project will be consistent with Objective 7.2 of the General Plan Framework.

Policy 7.8.3. Encourage mixed-use development projects, which include revenue generating retail, to offset the fiscal costs associated with residential development.

The Development Agreement will facilitate development of 350,000 square feet of retail/commercial, including retail/shopping center uses, restaurants, a grocery store and movie theater complex. It also includes a 150-room hotel with a 30,000 square foot conference complex. These uses will not only create jobs for the community but will also generate revenue and sales tax for the City. Further, analysis of the Project's fiscal impacts on the City of Los Angeles shows that the increase in assessed value of Project property that is subject to property tax (e.g., all commercial uses) will contribute significant tax revenue to the City. Thus, the Development Agreement will be consistent with this policy.

Community Plan

The Development Agreement is consistent with the following goals, objectives and policies which are, unless otherwise indicated, common to both of the Community Plans.

Policy 1-3.1. Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Policy 1-3.2. Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities and impacts on traffic levels when changes in residential densities are proposed.

Policy 1-6.4. Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-1.5. Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Policy 2.4-6. Require that mixed-use projects and development in Pedestrian Oriented Areas be designed to achieve a high level of quality, distinctive character, and compatibility with existing uses.

Objective 2-5. To enhance the appearance of commercial districts.

Policy 2-5.1. Improve the appearance and landscaping of commercial properties.

Policy 2-5.2. Preserve community character, scale and architectural diversity.

The Project is an urban infill redevelopment project that includes a mix of medium-density residential and commercial uses that will be compatible in character and scale with the adjacent residential and commercial neighborhoods. The Project will respect and enhance the appearance of the mixed-use Project site through adherence to the Urban Design Guidelines and Streetscape Guidelines, which are designed to promote a high level of quality, distinctive character, landscaping and compatibility with surrounding uses. Adherence to these guidelines will ensure the creation of pedestrian-oriented buildings, architectural variation and visual interest and an improved streetscape environment.

The Project will also preserve community character and scale by including adequate transitions and buffers between higher density development and surrounding lower density residential neighborhoods. Also, additional design elements relating to siting of buildings and building entrances, location of parking areas and driveways, screening of parking areas, signage, lighting and landscaping, among other elements, will help ensure compatibility of new development and protect the character of existing residential neighborhoods.

The Development Agreement is designed to enhance the community through the public benefits listed in Section V.K below. Thus, the Development Agreement will be consistent with the above-noted policies and objectives of the Community Plans.

Objective 1-2. To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 2-4.10. Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.

Objective 13-1 To reflect the objectives and guiding principles of the City Council adopted Land Use-Transportation policy. (South Los Angeles Community Plan)

Policy 13-1.1 Encourage growth, as appropriate, around transit stations when these become operational. (South Los Angeles Community Plan)

Objective 13-2 To increase the work and non-work trips made on public transit. (South Los Angeles Community Plan)

The primary guiding principle of the Land Use-Transportation policy is to focus growth around transit stations. As described in the findings above, the Project is located along major transit corridors and proximate to 11 bus routes and three Expo Line stations. By facilitating development near the University Park Campus and major transit corridors of the Project site so as to minimize vehicle trips, reduce automobile ownership by students and make services and facilities accessible to students, faculty and staff, the Development Agreement is consistent with the above-noted objectives and policies of the Community Plans.

Objective 2-1. To conserve and strengthen the viable commercial development.

Policy 2-1.1. New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.3. *Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment.*

Policy 2-1.4. *Ensure the viability of existing neighborhood stores (i.e., mom and pop) which support the needs of local residents and are compatible with the neighborhood.*

Objective 2-3. *To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.*

Objective 2-6. *To maintain and increase the commercial employment base for community residents whenever possible.*

The Project is a mixed-use infill redevelopment project. All of the buildings within Subarea 3 will be replaced with a new mix of University-affiliated uses, including 350,000 square feet of neighborhood-serving commercial uses that include retail, restaurants, grocery store, 2,000-seat movie theater complex and new 165,000 square foot hotel and conference center. The location of the proposed commercial uses, including hotel and retail uses and off-street parking, proximate to University uses and residential uses, will enhance shopping convenience, increase local employment opportunities and expand the variety of goods and services available to both the University community and the local neighborhood in an area already developed with commercial uses.

As discussed in more detail in the Urban Decay Study (Appendix K of the Draft EIR), the retail/commercial component of the Project will be an important addition to the range of convenience goods offerings that will be available to local residents and in providing a base of potential customers to purchase goods and services offered by local small businesses. In addition, the Development Agreement will assist in ensuring the viability of existing neighborhood stores through implementation of public benefits not otherwise available including local graffiti abatement, new streetscape improvements, provision of \$1,000,000 in funds which will be made available for transit connectivity enhancements, including grants to small businesses, to create transit linkages between the USC Campus and adjoining neighborhoods and light rail stations. In conjunction with the economic development potential of the Project, these public benefits will attract uses which strengthen the economic base and expand market opportunities for existing and new businesses. The Development Agreement also provides a commitment to work with the City to develop and implement a First Source Hiring Policy for exempt employees to facilitate the employment of local job applicants for jobs within the Project site. Thus, the Development Agreement is consistent with these policies and objectives of the Community Plans.

Objective 10-1 (South Los Angeles Community Plan); Objective 9-1 (Southeast Los Angeles Community Plan). *Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.*

Policy 10-1.1 (South Los Angeles Community Plan); Policy 9-1.1 (Southeast Los Angeles Community Plan). *Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

As analyzed in Draft Section IV.J.2, Fire Protection, the Specific Plan are will be served by the LAFD. As a condition of and in accordance with the Development Agreement, in order to enhance existing fire facilities, the University will provide a new, state-of-the art fire station to the LAFD as part of Project Implementation. In addition, USC Fire Safety and Emergency Planning will continue to serve as the University's liaison for issues involving the LAFD and will continue to implement fire safety programs to minimize fire risks and associated demand for LAFD services on-Campus. Therefore, the Development Agreement will be consistent with this objective and policy.

Objective 11-2 (South Los Angeles Community Plan). *To ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure utilizing the City's streets and highways standards.*

The Development Agreement includes a variety of roadway and streetscape improvements for which no nexus exists and that would not otherwise be obtainable, that will ensure that the location, intensity and timing of development is consistent with the provision of infrastructure. For example, as part of the commitments set forth in the Development Agreement, the University will expand its existing Transportation Demand Management ("TDM") program and will incorporate a shared car program, transit connectivity enhancements, and other public benefits as set forth below. The TDM program will include modifications to the USC Tram/Shuttle System to increase connectivity to the Expo Line and other public transit services like the Downtown Area Shuttle and Metro bus lines. The University will include transit use training as part of new student orientations. The University will continue to subsidize transit passes in exchange for parking permits to encourage transit use among students, faculty, and staff as their primary mode of transportation to/from the University. The University will contribute towards establishing a "Mobility Hub" on or along the perimeter of the campus. The Mobility Hub is likely to include secure bike parking, bike sharing, fold-n-go bike leasing, and a car sharing system. The University will also coordinate with the owners of L.A. LIVE to encourage and/or facilitate provision of a shuttle-bus between L.A. LIVE and the University campus. The new TDM measures described above, as well as others described in the Draft EIR, will further reduce the trip generation of both the Project and the existing campus population. The Project will also include mitigation measures, such as restriping, restricted parking during peak hours and funding for upgrades to the existing traffic signal equipment to reduce intersection impacts to the extent feasible. Moreover, the Project will conduct public outreach and develop a Neighborhood Traffic Management Plan, in consultation with LADOT and the Council District office. Therefore, the Development Agreement will be consistent with this objective.

Goal 17 (South Los Angeles Community Plan). *A sufficient system of well-designed and convenient on-street parking and off-street parking facilities throughout the plan area.*

As described in Draft EIR Section IV.K.2, the Project will rely upon parking rates based on a parking demand model that assesses parking demand based on parking studies and will provide adequate parking consistent with the established rates. Required parking will be provided in convenient and well-designed locations throughout the Project site. Recognizing the unique situation of on-street parking in the neighborhood, the University has initiated discussions with the Los Angeles Department of Transportation ("LADOT") to find an effective solution for the neighborhood that would

prioritize parking for non-USC residents over USC student residents and still allow for short-term parking for neighborhood guests/visitors. In discussions with LADOT, it was determined that a preferential parking district should be established in the subject neighborhood which takes into account the unique conditions of this neighborhood. Establishing a preferential parking district will require the support of the neighborhood through an outreach and approval process that will be conducted by the City. In light of this, the Development Agreement would be consistent with this policy.

- G. *The Development Agreement is in substantial conformance with public necessity, convenience, general welfare and good zoning practices and the intensity, building height and uses set forth in the Development Agreement are permitted by and consistent with the South Los Angeles and Southeast Los Angeles Community Plans and newly adopted Specific Plan.*

The Development Agreement will promote the fundamental concepts of the Community Plans for South and Southeast Los Angeles, which include preserving and enhancing the characteristics of existing residential neighborhoods while providing new housing opportunities; improving the function, design, and economic vitality of commercial corridors; preserving and enhancing the positive traits of existing uses and the community identity; maximizing development opportunities with respect to transit improvements while minimizing adverse impacts; and utilizing the remaining commercial and industrial development opportunity sites for job producing uses.

The Development Agreement will provide assurance to the University that it may implement its twenty-year program for the Project site, allowing development in accordance with a unified, systematic and comprehensive land use regulatory structure. By providing for orderly implementation of the Specific Plan, the Development Agreement will allow development of the University, including student and faculty housing as well as new academic/University and commercial uses, to proceed concurrently with the development of infrastructure required for the Project, including streetscape and roadway improvements. In addition the Development Agreement provides for other public benefits, including transit and bicycle enhancements, open space and the construction of a new state-of-the-art fire station facility meeting Proposition F requirements, which would not be obtainable by the City in the absence of such agreement.

The Project vested by the Development is also in substantial conformance with public necessity, convenience, general welfare and will serve the University population as well as the surrounding community. Specifically, development of the academic/University uses will strengthen the existing campus and support the goals of the University to meet the academic space needs of students and faculty. The Project will be consistent with the Community Plans by investing in the modernization of the University's campus facilities, increasing institutional resources of the South Los Angeles community and adding to the academic value of the City of Los Angeles. The Project will provide job expansion opportunities and new academic buildings to better serve current and future USC students and faculty, while contributing to the overall expansion, modernization and beautification of the University Park Campus.

The Project's commercial uses, which will include retail stores, restaurants, a market, a 2,000 seat movie theater complex, and a University fitness center, will serve the shopping, dining, entertainment, and health needs of the community. The proposed

housing (faculty units and student beds) will meet the living needs of the University community. By developing housing for faculty and students, the Project will increase the housing stock of the area, potentially freeing up other housing units in the community for non-University affiliated residents (see Draft EIR Section IV.I, Population, Housing, and Employment, for further discussion). Additionally, the proposed hotel will serve the lodging needs of visitors, and the laboratory school will provide increased educational opportunities for the community. The convenient location and proposed mix of uses will encourage residents to walk or bike, resulting in a reduction of vehicle trips, vehicle miles traveled and associated air pollution. Further, this new development will be within a 10-minute walk of the new Expo Line, making the Project accessible to the region. Construction of the Project will provide opportunities for local construction contractors, subcontractors, materials suppliers, professional services and other service providers to compete for new business required to meet new construction-related demand. In addition, the construction workers employed on Project construction and the additional campus population that is associated with the Project will provide a larger base of potential customers to purchase goods and services offered by local small businesses. All of the above would serve the public necessity, convenience and general welfare of the City of Los Angeles.

The Project also represents good zoning practices. The intensity, building height and uses set forth in the Development Agreement is consistent with the objectives and policies of the South Los Angeles and Southeast Los Angeles Community Plans and newly adopted Specific Plan.

The current zoning divides the Project site into five zones and three height districts, which makes development difficult. The Development Agreement would allow the Project site, which is almost exclusively under University ownership, to be comprehensively planned and developed. This will allow improved capacity, intensity, function and design of the Project Site and adjoining commercial corridors and avoids duplicative regulation of the Project site.

As described in the Development Agreement and Specific Plan Findings above, the uses and heights proposed under the Development Agreement will be compatible with the surrounding community.

The Development Agreement is also consistent with the Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan ("Alcoholic Beverages Specific Plan"). The Alcoholic Beverages Specific Plan authorizes the City Planning Commission to approve the use of a lot in the Project site for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption under the procedures set forth in LAMC section 12.24. Any establishments seeking to sell alcohol for off-site consumption would be required to obtain necessary approvals under the Alcoholic Beverages Specific Plan. In addition to the Specific Plan, alcohol uses within the Project site will be regulated by LAMC Section 12.24 and will therefore be consistent with the City's existing alcohol permitting requirements as well as those mandated by the State Department of Alcohol and Beverage Control. In summary, the Development will provide for orderly, logical and functionally integrated development for the Project site conforming to good zoning practice and the land uses anticipated by the Community Plans.

- H. The Development Agreement will not be detrimental to the public necessity convenience and general welfare because it encourages the construction of a project that is desirable and beneficial to the public. Furthermore, the Development Agreement permits application to the proposed project of rules and regulations enacted after the effective date of the Development Agreement that are necessary to protect the public health and safety and are generally applicable on a citywide basis.*

As described in detail above, approval of the Development Agreement will not be detrimental to the public necessity, convenience, and general welfare because it encourages the construction of the Project, which is desirable and beneficial to the public. Moreover, development of the Project will generate additional employment opportunities, both temporary and permanent, that further promote the general welfare. The Development Agreement encourages the construction of a Project that is appropriately designed for the Project site in relationship to surrounding uses and the vision of South Los Angeles as set forth in the South Los Angeles and Southeast Los Angeles Community Plans. The Project will provide an increased tax base that in turn will assist in the support of necessary services that are required for the development. The requested Development Agreement will ensure orderly development of the Project in accordance with good planning practice. The Agreement will vest the University's rights to develop the Project and provide assurances that the Project will proceed in accordance with all existing applicable rules, regulations, and conditions of approval imposed on the Project. The Agreement will also strengthen the public planning process by encouraging a comprehensive development plan while reducing the economic costs of development to the University and the public.

The City retains its Reserved Powers in the Development Agreement to enact regulations after the effective date of the Development Agreement that conflict with the Applicable Rules of the Development Agreement if they are necessary to protect public health and safety and are generally applicable on a citywide basis, or are amendments to the Los Angeles Fire Code or Los Angeles Building Code, are necessary to comply with state and federal laws or regulations, or constitute processing fees required for the performance of any condition imposed by the Project.

- I. The Development Agreement Complies with all applicable City and State regulations governing development agreements.*

Term. The Development Agreement provides a term of 20 years after the effective date. The additional public benefits being offered by the University are of substantial importance and warrant the subject Development Agreement 20-year term.

- J. The Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.*

The public planning process benefits from the proposed Development Agreement because the University and the City are assured that the Project, as approved, may be implemented in accordance with existing policies, rules and regulations and subject to conditions of approval. This reduces uncertainty for the University and will reduce costs associated with the development.

In light of the current economic uncertainties, the City and University seek to enter into a development agreement to provide certainty that the Project will be developed in accordance with the Project Description, which will be a significant public benefit and will

strengthen the public planning process and reduce the public and private costs associated with development uncertainty for all of the reasons outline above.

- K. The Development Agreement provides assurances to the developer of the right to develop a project in accordance with the terms of the agreement and that adequate consideration is provided to the City.*

The Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty. The City will obtain the benefits of processing and negotiating a single comprehensive planning document, all requirements, exactions, and other necessary planning actions related to the Project and facilitate efficient implementation of the General Plan, of which the Community Plans are a part. The City will obtain assurance that the planning and development of the development phases of the Project proceed in accordance with a comprehensive and coordinated planning process involving the City and University in which public and private goals, objectives, and interests are thoughtfully integrated and balanced in accordance with the General Plan.

By entering into the Development Agreement, the City will obtain various public benefits not otherwise obtained and for which no nexus exists per the Project's conditional approval that will benefit the surrounding community and the City as a whole. The Project provides the following public benefits:

1. Housing Preservation and Production. The Property Owner (as defined in the Development Agreement) will contribute \$2,000,000 to a) create a revolving loan fund to provide low or no-interest loans to property owners for the purpose of rehabilitating existing residential structures in the Nexus Study area with smaller unit sizes and affordable housing units; b) provide low interest loans to one or more non-profit housing developers that are active in the Nexus Study area; c) provide gap funding to develop affordable rental housing on the Bethune library site; or d) preserve at risk affordable housing (with expiring covenants) or to develop new units.
2. Student Housing Commitment. The Property Owner will construct a minimum of 1000 new beds in Phase 1 of Development for Subarea 3, to serve the student population. Other beds and units may be constructed by the Property Owner or may be constructed as a result of the private market.
3. Full-Service Grocery Store. The Property Owner will provide space in Subarea 3 of the Project to accommodate one full-service grocery store, to replace the existing store that will be demolished as a result of the proposed new construction. The Grocery store will contain a substantial percentage of floor space dedicated to non-prepared foods and perishable goods that will serve students as well as the greater neighborhood.
4. Mobility Hub. The Property Owner will provide space in Subarea 3, University Village, for a mobility hub to encourage transit use in the community. The space is valued at \$150,000 annually and will be provided throughout the duration of the Development Agreement.
5. Partnership with Local Schools. Property Owner will continue to fund programs at ten neighborhood schools, that focus on safety, positive extracurricular

activities, literacy, technology, science education, student academic achievement, parental involvement and education, and school administrator professional development. The Property Owner commits to continue its existing partnership with the "Family of Schools" over the course of the Development Agreement at a minimum level of \$25,000 per year for the Term of this Agreement.

6. Community Room. The Property Owner will provide and manage on a non-exclusive basis an approximately 800 square-foot community room in the Project valued at approximately \$30,000 a year for the duration of the term of the Development Agreement. Use will be provided at no cost to various groups and community organizations, during reasonable business hours. The room will be located in an easily accessible location and will serve residents, tenants, or others in the Project.
7. Community Outreach Website. In order to facilitate community participation and outreach over the course of the Project's development, the Property Owner will maintain a website for purposes of informing the community of the status of developments and/or phases within the Project. The maintenance of this website costs \$10,000 per year for the duration of the term of the Development Agreement.
8. Local Graffiti Abatement. The Property Owner currently voluntarily abates graffiti in the vicinity of the University Park Campus, within the general boundaries of the Specific Plan. The Property Owner will expand its graffiti abatement program to extend beyond the Specific Plan, with the following boundaries of Vermont on the west, Adams on the north, Exposition on the south and Flower on the east. The Property Owner commits to continue the graffiti abatement program with expanded boundaries, with an annual total cost for the program not to exceed \$20,000, for the duration of the term of the Development Agreement.
9. New Fire Station. Los Angeles Fire Department Station No. 15 is located within the Project site. The Fire Department has expressed a desire to replace the station with a new facility, as the current location is outdated and access to the site is not optimum. Provided that the LAFD conveys the existing Fire Station No. 15 to Property Owner, the Property Owner will construct a new fire station for the Fire Department at a location mutually selected and agreed upon by the Fire Department and the Property Owner. The Property Owner will provide up to \$10,000,000 in funds for the construction of the new fire station.
10. Neighborhood Park Improvements. In addition to the open space provided within the Project, the Property Owner understands the City's desire to provide new or improved active or passive open space within the vicinity of the Project, but not located within the Project boundaries. The Property Owner will make a one-time payment of \$350,000 to the L.A. Parks Foundation, a 501(c) (3) public charity that raises funds for parks in the City, for the purpose of providing improvements and funds for maintenance of either Hoover Park, located at the northeast corner of S. Hoover Street and W. Adams Boulevard, the current Hoover Gateway parcel located at Hoover Street and 23rd Street, or such other existing or new public park as identified by the City, provided that such park is within a two-mile radius of the Project.

11. Vermont Streetscape Improvement. The Property Owner will partner with the City or other public agency to seek funding to construct and maintain a landscaped median along Vermont Avenue between Jefferson Boulevard and the I-10 Freeway. In addition, the Property Owner will reimburse the City for actual costs of irrigating the median, not to exceed \$1,000 per year, during the term of the Development Agreement.
12. Jefferson Boulevard Pedestrian Improvements. The Property Owner will construct or provide funds for the construction of pedestrian improvements along Jefferson Boulevard consisting of improved pedestrian lighting, planting of additional shade trees, and upgraded crosswalks utilizing specialized materials. \$1,000,000 in improvements shall be implemented along the length of Jefferson Boulevard, between Vermont Boulevard on the west and Hope Street on the east, specifically with the improvements from Royal Street to Hope Street being a public benefit that extends the improvements beyond that adjacent to University Village.
13. Bicycle Lane on Jefferson Boulevard. The Property Owner will develop and maintain a bicycle lane along Jefferson Boulevard between Vermont Avenue and Flower Street, as determined feasible and approved by the Department of Transportation. These improvements shall be implemented along the length of Jefferson Boulevard between Vermont Boulevard on the west and Flower Street on the east, specifically with the improvements from Vermont to Orchard and Hoover to Flower being a public benefit costing \$50,000.
14. Transit Connectivity Enhancements. The Property Owner will provide \$1,000,000 in funds to be used (a) by small businesses located on Vermont Avenue between Adams Boulevard to the north and Exposition Boulevard to the south, for the purpose of making minor façade improvements, and (b) towards the establishment of Transit Oriented District Plans with the goal of emphasizing transportation alternatives and creating linkages between the USC campus and adjacent neighborhoods around the Vermont, Jefferson/23rd Street and Grand Avenue Exposition light rail stations.
15. Buy-out of Existing Alcohol Licenses. The Property Owner will make a good faith effort, to the satisfaction of the Planning Director, to purchase up to four alcohol licenses from existing establishments located within a five-mile radius of the Project site. The highest priority will be placed on those establishments located within a two-mile radius of the Project site.
16. Bicycle Parking. The Property Owner will provide secured bicycle parking for all new developments within the Project in accordance with the Specific Plan.
17. Expanded Shuttle Service. The Property Owner will extend the existing USC tram service to provide connectivity between the surrounding community and the proposed new University Village development in the Project, at a cost of \$50,000 per year for the duration of the Development Agreement.
18. Programming at Public Parks. The Property Owner currently provides resources for programs at public parks in the vicinity of the Project. Programs include after-school sports instruction (including, but not limited to, martial arts, soccer, basketball, volleyball) and dance classes (ballet, jazz and hip hop) and are

offered to students in the Family of Schools programs. The Property Owner will continue to contribute financial resources of a minimum of \$10,000 annually for these or alternate programs for the duration of the Development Agreement.

19. Local Hiring and Job Training. The Property Owner will work with the City of Los Angeles Community Development Department or similar organization working in the City of Los Angeles (the "First Source Referral System") to implement a First Source Hiring Policy for exempt employees. The purpose of the First Source Hiring Policy is to facilitate the employment of local job applicants for jobs within the Specific Plan. The Property Owner, contractors and tenants will participate in the First Source Hiring Policy under which the First Source Referral Systems will promptly refer qualified, trained applicants to employers for available jobs.
20. Publicly Accessible Private Open Space. The Property Owner shall provide a minimum of 80,000 square feet of publically accessible private ground level open space that is accessible to the public in the Project in accordance with the Specific Plan.

6. ENVIRONMENTAL FINDINGS (CEQA)

CEQA PROCESS

The Department of City Planning ("Department"), acting on behalf of the City of Los Angeles ("City") as Lead Agency, determined that a project EIR, in accordance with State CEQA Guidelines Section 15081, would be the appropriate approach under CEQA for the analysis of the application submitted by The University of Southern California (the "University" or "USC") with respect to the University's Development Plan (as further described in the Final EIR, the "Project") proposed to be constructed on the USC University Park Campus ("Campus") and on adjoining property as described below.

A Notice of Preparation for the Draft EIR was circulated for a 30-day review period starting on January 30, 2009, and ending on March 2, 2009. In addition, a public scoping meeting was conducted on February 18, 2009. Appendix A of the Draft EIR includes copies of written comments submitted to the Planning Department in response to the NOP and at the public scoping meeting.

On May 27, 2010, the City released the Draft EIR for public comment. The Draft EIR was circulated for 60 calendar days, to July 27, 2010. The lead agency received 118 written comments on the Draft EIR from public agencies, groups and individuals and responses to these comments are included in the Final EIR.

The Department of City Planning issued Environmental Impact Report No. ENV-2009-271-EIR (State Clearinghouse No. 2009011101) dated June 30, 2011 (the "Final EIR") analyzing the Project described below. The Final EIR has been completed in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq. The "Final EIR" as the term is used in these findings consists of the project Environmental Assessment Form, the Initial Study, the Draft EIR and appendices attached thereto, and the Final EIR and appendices attached thereto.

The Final EIR was previously been certified, in part, in connection with (1) Phase III of the Cinematic Arts Complex, located at 3470 McClintock Avenue, (2) the Annenberg building for the USC Annenberg School for Communication & Journalism, located at 3630 South Watt Way and (3) the Social Sciences Interdisciplinary Building, located at 635 Downey Way (collectively, the "Prior Incremental Projects").

The Final EIR is being certified in connection with all discretionary or ministerial approvals and permits required to implement the Project as described in the Final EIR.

CEQA FINDINGS

EIR Evaluation of Impacts. The Final EIR evaluated the following potential project and cumulative environmental impacts: Aesthetics, Views, Light/Glare and Shading; Air Quality; Cultural Resources, Geology and Soils; Hazards and Hazardous Materials, Surface Water Hydrology and Surface Water Quality; Land Use; Noise; Population, Housing and Employment; Public Services (Police Protection, Fire Protection, Schools, Parks and Recreation and Libraries); Transportation, Circulation and Parking; Utilities and Service Systems (Water Supply, Wastewater, Solid Waste and Energy). Additionally, the Final EIR considered Significant Irreversible Environmental Changes, Growth Inducing Impacts and potential secondary effects of the Project. The significant environmental impacts of the Project, including cumulative environmental impacts of the project and the significant environmental effects of five alternatives to the Project, were also identified in the Draft EIR and Final EIR.

Required CEQA Findings. Section 21081 of the California Public Resources Code and Section 15091 of the State CEQA Guidelines require a public agency, prior to approving a project, to identify significant impacts of the project and make findings for each of the significant impacts. In recommending approval of the Project and making these findings, the Planning Commission has considered all of the information in the administrative record of proceedings, including but not limited to: the applications for the Project entitlement approvals, City staff reports, all public comments received both written and verbal, and the Final EIR. On the basis of all the foregoing information, the Planning Commission finds:

1. Pursuant to Public Resources Code Section 21081(a)(1), that changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment as identified in the Final EIR; and
2. Pursuant to State CEQA Guidelines Section 15091(a)(1), that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; and
3. The Final EIR has been completed in compliance with CEQA and is adequate under CEQA for approval of the actions necessary to implement the project and all other City permits, entitlements, and discretionary approvals for the project; and
4. Project alternatives that substantially reduce or avoid the project's significant environmental impacts are rejected as infeasible, for the reasons set forth below.

Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program ("MMRP") includes all of the mitigation measures identified in the Final EIR and adopted by the City in connection with the approval of the Project and has been designed to ensure compliance with such measures during implementation of the Project. In accordance with CEQA, the MMRP provides the means to ensure that the mitigation measures are fully enforceable. In accordance with the requirements of Public Resources Code §21081.6, the City hereby adopts the MMRP and finds that the impacts of the Project have been mitigated to the extent feasible by the mitigation measures identified in the

MMRP, incorporated by reference and located in the administrative file, and finds that the Project meets the mitigation monitoring program requirement of Section 21081.6 of the Public Resources Code. The City reserves the right to make amendments and/or substitutions of mitigation measures if the City determines that the amended or substituted mitigation measure will mitigate the identified potential environmental impacts to at least the same degree as the original mitigation measure, and where the amendment or substitution would not result in a new significant impact on the environment which cannot be mitigated.

No Further Environmental Review Required. Taking into consideration the analysis in the Final EIR, the Planning Commission finds, based on the size, location, use, density and massing of the Project that the potential impacts with respect to construction and operation of the Project are within the envelope of environmental impacts set forth in the Final EIR prepared for the Project. No new or increased significant impacts would result, and no new mitigation measures would be required, in connection with the approval of the Project.

Significant and Unavoidable Impacts. All of the relevant mitigation measures set forth in the Final EIR for the Project would be implemented as set forth therein and in the Mitigation Monitoring and Reporting Plan, unless such measures have already been completed in connection with the Prior Incremental Projects. Notwithstanding the foregoing, the Final EIR determines and the Planning Commission finds that certain impacts of the Project will have significant and unavoidable environmental effects, and therefore, these Findings conclude that certain project related impacts of the Project are significant and unavoidable impacts and that certain cumulative impacts of the Project, which take into account the related projects listed in the Final EIR, are also cumulatively considerable and have significant and unavoidable impacts. The Final EIR determined and the Planning Commission hereby finds that the following significant and unavoidable impacts could occur from the Project's implementation:

- aesthetics (visual quality and shade/shadow impacts),
- air quality (regional and local construction impacts and regional operational impacts),
- cultural resources (historic resources),
- construction noise,
- solid waste disposal facilities related to operations, and
- transportation (operational impacts to intersections, neighborhood street segments and with respect to access).

In addition, the Final EIR determined and the Planning Commission hereby finds that significant and unavoidable cumulative impacts could occur from the Project's implementation due to:

- air quality,
- construction noise,
- solid waste disposal facilities related to operations, and
- transportation and circulation (operation impacts to intersections, neighborhood street segments and with respect to access).

The Planning Commission hereby finds that all feasible mitigation measures to substantially reduce or avoid the Project's significant impacts and significant cumulative impacts have

been incorporated into the Project. Despite these measures, Project impacts and cumulative impacts as set forth above will remain significant and unavoidable.

Findings Regarding other CEQA Considerations

Growth Inducing Impacts. As analyzed in “An Assessment of the Employment, Housing and Population Impacts of the USC Development Plan,” prepared by HR&A Advisors, Inc., which is provided in Appendix J of the Final EIR, the population, employment and housing associated with the Project would be consistent with the growth anticipated for SCAG’s City of Los Angeles Subregion. In addition, the Project would not remove impediments to growth. With regard to infrastructure-induced population growth, all roadway improvements planned for the Project or as mitigated are intended to provide for better circulation flows throughout the area or to improve pedestrian safety and would not open any large undeveloped areas for new use. Utility and other infrastructure upgrades, if necessary, are also intended primarily to meet Project-related demand. The Project’s demand for commercial goods and services would be met by new retail, services and community facilities, and by existing retail, service and other resources already located within proximity to the Project site. The Project would be consistent with the growth forecast for the City of Los Angeles Subregion, and with regional policies to reduce urban sprawl, efficiently utilize existing infrastructure, reduce regional congestion and improve air quality through the reduction of vehicle miles traveled.

Significant Irreversible Environmental Changes. The types and level of development associated with the Project would consume limited, slowly renewable and non-renewable resources. This consumption would occur during construction of the Project and would continue throughout its operational lifetime. The development of the Project would require a commitment of resources that would include (1) building materials, (2) fuel and operational materials/resources and (3) the transportation of goods and people to and from the Project site. Construction of the Project would require consumption of resources that are not replenishable or which may renew slowly as to be considered non-renewable. These resources would include certain types of lumber and other forest products, aggregate materials used in concrete and asphalt (e.g., sand, gravel and stone), metals (e.g., steel, copper and lead), petrochemical construction materials (e.g., plastics) and water. Fossil fuels, such as gasoline and oil, would also be consumed in the use of construction vehicles and equipment. The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the operation of the Project. However, this resource consumption would be consistent with growth and anticipated change in the City of Los Angeles and the Southern California region.

Statement of Overriding Considerations. The Final EIR has identified certain unavoidable significant project and cumulative impacts of the Project. Section 21081 of the California Public Resources Code and Section 15093(b) of the CEQA Guidelines provide that when the decisions of the public agency allow the occurrence of significant impacts identified in the Final EIR that are not substantially lessened or avoided, the lead agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. Article I of the City’s CEQA Guidelines incorporates all of the State CEQA Guidelines contained in Title 15, California Code of Regulations, Sections 15000 et seq., and thereby requires, pursuant to Section 15093 (b) of the CEQA Guidelines, that the decision maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects identified in the Final EIR

cannot be substantially lessened or avoided. These findings and the Statement of Overriding Considerations are based on substantial evidence in the record, including but not limited to the Final EIR, the source references in the Final EIR, and other documents and material that constitute the record of proceedings. Accordingly, the Planning Commission adopts the following Statement of Overriding Considerations:

The Planning Commission recognizes that significant and unavoidable impacts will result from implementation of the Project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible alternatives to the Project, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the Project against the Project's project and cumulative significant and unavoidable impacts, the Planning Commission hereby finds that the each of the Project's benefits, as listed below, outweighs and overrides the significant unavoidable impacts of the Project.

Summarized below are the benefits, goals and objectives of the Project. These provide the rationale for approval of the Project. Any one of the overriding considerations of economic, social, aesthetic and environmental benefits individually would be sufficient to outweigh the significant unavoidable project and cumulative impacts of the Project and justify the approval, adoption or issuance of all of the required permits, approvals and other entitlements for the Project and the certification of the completed Final EIR. Despite the significant unavoidable impacts of the Project as described above, the Planning Commission hereby recommends approval of the Project entitlement approvals based on the following contributions of the Project to the community:

- Add \$5.2 billion to the economy of Los Angeles County through construction and operation.
- Creating over 8,000 full time equivalent construction jobs and 4,000 permanent jobs.
- Provide job opportunities for community residents through USC's Local Hiring Initiative.
- Create substantial new student housing that will attract students away from local neighborhoods, thereby freeing up 900 housing units in the community.
- Provide quality community-serving retail, including a full service grocery store, a specialty market, a drug store, sit-down restaurants, and a cinema.
- Provide ample and accessible open space that serves the university and community; and improved pedestrian safety along Jefferson Boulevard.
- Under the proposed Development Agreement, provide over \$20 million in community benefits, including: providing funds to update and modernize public park facilities in the Hoover Recreation Center; constructing a new, modern fire station; establishing a revolving loan fund to rehabilitate existing housing in the surrounding community; and implementing a streetscape and façade improvement program in the Project area.
- Provide a high-quality urban design utilizing sustainable construction with equivalent of LEED Certification; Provide state-of-the-art learning and academic facilities tailored to the programmatic needs of the University, including a 21st century studio for communications and journalism training; Stimulate economic development via construction and by adding temporary and permanent jobs to the South Los Angeles community.
- Further the academic needs of the University.

- Ensure that the historic district identified on Campus and contributors to that district as specified in the Project are renovated and maintained through implementation, as part of the Project, of the identified development guidelines and procedures, to assure that retained historic structures and landscapes, both individually significant and contributors to the identified historic district, will be rehabilitated according to the Secretary of the Interior's Standards, and maintained according to preservation maintenance guidelines.

In addition, the development and use of the Project will accomplish the Project objectives described in the Final EIR, including the following:

1. Provide new modern Campus facilities, including academic and housing uses, open space and retail amenities, which ensure that the University can fulfill its academic mission to meet the needs of students and also provide the quantity and quality of academic space required for recruiting new, world-renowned faculty, conducting breakthrough research, and enabling synergistic interactions among different fields of knowledge.
2. House a greater number of USC students, faculty and staff within new housing that is within walking distance to the Academic Core in furtherance of the University's pedagogical mission to connect learning communities inside and outside of the classroom.
3. Maintain the park-like feel of the Campus by enhancing existing open spaces and improving new open space for the benefit of the University and the community.
4. Create a pedestrian-oriented community, visibly knitting together the University housing areas and the academic areas in the Academic Core, and creating a welcoming Campus area with inviting retail opportunities, street furniture, enhanced lighting and open spaces including plazas, courtyards and walkways.
5. Create a sense of place throughout the Campus area, incorporating basic fundamental design requirements from the University's campus design guidelines and using key elements for development in areas outside of the Academic Core.
6. Concentrate new housing density and retail uses near the major corridors of Jefferson Boulevard, Figueroa Street, and Vermont Avenue in close proximity to both public transit opportunities (e.g., light rail and bus routes) and the Academic Core, thereby minimizing vehicle trips and air pollution.
7. Develop a mix of uses, including retail and housing, which are compatible in character and are in scale with the residential uses to the north.
8. Provide new landscaping along key roadways, thus enhancing the street appearance and helping to revitalize the community and provide clear and strong pedestrian and vehicular circulation to enhance way finding and promote safety.
9. Value the rich architectural heritage of the University by implementing the Secretary of the Interior's Standards for the Treatment of Historic Properties.
10. Promote sustainability, including measures to reduce vehicle miles traveled, conserve water and energy, and encourage recycling of waste.
11. Establish, maintain, and improve a comprehensive Campus transportation system that manages reliance on vehicles and promotes accessibility and safety.

12. Identify smart parking solutions for the University and community and increase Campus trip reduction strategies, transitions to greater use of non-petroleum based transportation, and the development and integration of University transportation resources with public mass transit systems and emerging technologies.
13. Manage on-campus traffic to minimize vehicular queuing and interference with traffic flows on the adjacent streets.
14. Implement the City's planned bicycle and pedestrian paths within the Project area.
15. Provide development that serves the needs of the community and University through maximum efficiency and accessibility while preserving the historic and cultural character of the area.
16. Expand the economic base of the City, by generating additional employment opportunities and revenues to the City of Los Angeles and greater Southern California region. And leverage the University's resources to stimulate economic development opportunities for the surrounding community.
17. Strengthen the economic vitality of the community and region by attracting new workers, technologies and related businesses through construction and operation of a mix of economically viable uses.

Other CEQA Considerations

Consideration of Record; Independent Judgment. In approving the Project, the City decision-makers have reviewed and considered the Draft EIR and appendices, the Final EIR and appendices, and all other pertinent evidence in the record of proceedings. The University's consultants prepared the screen check versions of the Draft EIR, Final EIR and technical studies. All such materials and all other materials related to the EIR were extensively reviewed and, where appropriate, modified by the Planning Department or other City representatives. As such, the Planning Commission finds that the Draft EIR, Final EIR, technical studies, and all other related materials reflect the independent judgment and analysis of the Lead Agency.

Substantial Evidence. The Planning Commission finds and declares that substantial evidence for each and every finding made herein is contained in the Draft EIR, Final EIR, technical studies, and other CEQA related materials, the administrative record, staff reports, information provided by the University, each and all of which are incorporated herein by this reference. Moreover, the Planning Commission finds that where more than one reason exists for any finding, each reason independently supports such finding, and that any reason in support of a given finding individually constitutes a sufficient basis for that finding.

Relationship of Findings to EIR. These Findings are based on the most current information available. Accordingly, to the extent there are any apparent conflicts or inconsistencies between the Draft EIR and the Final EIR, on the one hand, and these Findings, on the other, these Findings shall control and the Draft EIR and Final EIR or both, as the case may be, are hereby amended as set forth in these Findings.

Project Conditions of Approval. Each of the project features and mitigation measures referenced in these Findings shall be conditions of Project approval to be monitored and enforced by the City pursuant to the building permit process and the Mitigation Monitoring and Reporting Program. To the extent feasible, each of the

other findings and conditions of approval made by or adopted by the City in connection with the Project are also incorporated herein by this reference.

Custodian of Documents. The custodian of the documents or other material which constitutes the record of proceedings upon which the Planning Commission's decision is based is the City of Los Angeles, Planning Department, located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

Recirculation Not Required. Having reviewed the information contained in the Draft EIR and the Final EIR and in the administrative record, as well as the requirements of CEQA and the CEQA Guidelines regarding recirculation of Draft EIRs, the Planning Commission finds that there is no new significant information in the Final EIR and finds that recirculation of the Draft EIR is not required.

Alternatives Analyzed in the Draft EIR. The Planning Commission finds that the Final EIR studied a reasonable range of alternatives and the associated potential environmental impacts of each alternative as described below to provide informed decision-making in accordance with Section 15126.6 of the State CEQA Guidelines. Based on the potentially significant environmental impacts identified in the Final EIR and the objectives established for the Project, as well as consideration of the local plans and zoning designations that guide development of the Project site, the following five alternatives to the Project were analyzed in the EIR:

Alternative 1: No Project/No Build Alternative. Alternative 1, the No Project/No Build Alternative, assumes that no new development would occur on the Project site. Thus, the physical conditions of the Project site would remain as they are today. No new buildings would be constructed and no existing buildings would be removed. The existing uses within Subareas 1, 2 and 3, including the Campus, would continue to function as they do currently. Student enrollment and faculty/staffing levels would also remain unchanged. This Alternative assumes the continuation of existing conditions on the Project site, as well as the development of the related projects. The Final EIR determined that this Alternative would, as compared with the Project:

- reduce to a less than significant level each of the significant and unavoidable impacts of the Project.
- not meet the Project's underlying purpose to provide for University-affiliated development that: (a) increases the ratio of academic space per student on the Campus to a level that better supports academic excellence; (b) increases the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Campus vicinity available to non-university affiliated residents and decreasing the commute time for University students, faculty and staff in order to reduce traffic congestion in the area; and (c) provides services that meet the needs of students, faculty and staff and also enhance the community.
- not meet the Project's underlying purpose or the project objectives addressing Academics; Housing; Campus Development and Design; Sustainability; Parking and Transportation; Community; and Economic Development as further set forth in the Final EIR.

Therefore, the Planning Commission rejects this alternative as infeasible for failure to adequately meet project objectives with respect to the Project.

Alternative 2: Development in Accordance with Existing Plans. Alternative 2, the Development in Accordance with Existing Plans Alternative, has been analyzed and assumes that the Project site would be developed with uses consistent with the site's existing land use designations and zoning. This Alternative would include the development of academic/University uses, regional shopping center uses, and student and faculty housing. Development under this Alternative would accommodate the same annual increases in University student enrollment, staff, and faculty through 2030 as the Project. The Final EIR determined that this Alternative would, as compared with the Project:

- reduce some impacts to the environment, but would not reduce any significant impact of the Project to a less than significant level.
- have greater impacts with respect to aesthetics, views, light/glare, and shading (aesthetics/visual quality and shading), air quality (local and regional emissions related to operations and greenhouse gases), public services (schools related to operation), traffic (intersections and neighborhood street segments related to operation), and utilities and service systems (water supply related to construction, wastewater related to construction, solid waste related to construction, electricity, and natural gas) than the Project, but such impacts would not be increased in overall intensity from the level of impact associated with the Project (i.e., impacts identified as less than significant under the Project would be increased but would remain less than significant under this Alternative).
- with respect to transportation and circulation (freeway segments related to operation), have the potential to create significant and unavoidable impacts (as compared with the Project, for which freeway segment impacts would be less than significant).
- reduce impacts to land use (land use consistency), public services (parks and recreation and libraries), utilities and service systems (water supply and water infrastructure, wastewater operation, and solid waste disposal facilities), but such impacts would not be reduced in overall intensity from the level of impact associated with the Project (i.e., impacts identified as significant under the Project would be reduced but would remain significant under this Alternative).
- only partially meet the Project's underlying purpose and the project objectives addressing Academics, Housing, Campus Development and Design, and Parking and Transportation.

Therefore, the Planning Commission rejects this alternative as infeasible for failure to adequately meet project objectives with respect to the Project and on environmental grounds as this alternative would result in greater environmental impacts as set forth above.

Alternative 3: Reduced Intensity Alternative. Alternative 3, the Reduced Intensity Alternative, would result in an overall reduction in Project development. Specifically, while development in Subarea 1 and Subarea 2 would remain consistent with that proposed for the Project, this Alternative would reduce proposed development in Subarea 3. This Alternative would, as compared with the Project:

- reduce the impact with respect to aesthetics, views, light/glare and shading (shading) from a significant and unavoidable level to a less than

significant level.

- result in reduced impacts with respect to aesthetics, views, light/glare and shading (light), air quality (regional emissions with respect to operation and greenhouse gases), population, housing and employment (employment, housing, and population), public services (police service capacity, fire capability of existing fire services, school operation, parks and recreation, and libraries), transportation and circulation (intersections, freeway segments, and public transit service with respect to operation), and utilities and service systems (water supply with respect to construction and operation, water infrastructure, wastewater with respect to construction and operation, solid waste with respect to construction and solid waste disposal facilities with respect to operation, electricity, and natural gas), but would not cause any impacts identified as significant under the Project to be reduced to a less than significant level.
- not increase the impact of any potential impact when compared with the Project.
- meet the Project's underlying purpose and project objectives addressing Sustainability but would meet the project objectives addressing Academics, Housing, Campus Development and Design, Parking and Transportation, and Economic Development to a lesser extent than the Project.

Therefore, the Planning Commission rejects this alternative as infeasible for failure to adequately meet project objectives with respect to the Project.

Alternative 4: Reduced Project - All Academic Use. Alternative 4, the Reduced Project – All Academic Use Alternative, would develop all academic/University uses on the Project site. No student or faculty housing, commercial/retail uses, or hotel would be developed under this Alternative. Development under this Alternative would accommodate the same annual increases in University student enrollment, staff, and faculty through 2030 as the Project. As compared with the Project, this Alternative would:

- reduce environmental impacts with respect to aesthetics, views, light/glare and shading (shading) and transportation and circulation (intersections and neighborhood street segments with respect to operation) to a less than significant level.
- reduce impacts with respect to regional air quality emissions and solid waste disposal during operations under this Alternative as compared with the Project, but such impacts would remain significant and unavoidable.
- reduce impacts to aesthetics (light and glare), air quality (greenhouse gases), noise (with respect to operation), public services (police service capacity, fire--capability of existing fire services, school operation, parks and recreation, and libraries), transportation and circulation (freeway segments, and public transit service with respect to operation), utilities and service systems (water supply with respect to construction and operation, water infrastructure, wastewater with respect to construction and operation, solid waste with respect to construction and solid waste disposal facilities with respect to operation, electricity, and natural gas as compared to the Project but not below the level of significance.

- increase impacts to land use (land use consistency) when compared with the Project.
- only partially meet the Project's underlying purpose. Additionally, this Alternative would partially meet the Project objectives addressing Academics, Campus Development and Design, Sustainability; Parking and Transportation; Community; and Economic Development. The Project's Housing objectives would not be met at all under this Alternative, including the objectives to house a greater number of USC students, faculty and staff within new housing that is within walking distance to the Academic Core in furtherance of the University's pedagogical mission to connect learning communities inside and outside of the classroom; to develop new student housing opportunities north of Jefferson Boulevard, within walking distance of the Academic Core; and to provide University-owned or affiliated student housing for all of its undergraduates as well as its first year graduate students. Furthermore, it would not fulfill the underlying purpose of the project to increase the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-university affiliated residents and decreasing the commute time for University students, faculty and staff in order to reduce traffic congestion in the area.

Therefore, the Planning Commission rejects this alternative as infeasible for failure to adequately meet project objectives with respect to the Project.

Alternative 5: Reduced Project – 30 Percent Reduction. Alternative 5, similar to the Project, the Reduced Project – 30 Percent Reduction Alternative, would develop a mix of academic and University uses; retail/commercial uses; student and faculty housing; a hotel and conference center; and a laboratory school and community educational academy. As compared to the Project, Alternative 5 would:

- reduce proposed development in all Subareas by 30 percent.
- reduce environmental impacts with respect to aesthetics, views, light/glare and shading (shading) to a less than significant level.
- reduce impacts to aesthetics, views, light/glare and shading (light), air quality (regional emissions with respect to operation and greenhouse gases), population, housing, and employment (employment, housing and population), public services (police service capacity, fire capability of existing fire services, school operation, parks and recreation, and libraries), transportation and circulation (intersections, neighborhood street segments, freeway segments, and public transit service with respect to operation), utilities and service systems (water supply with respect to construction and operation, water infrastructure, wastewater with respect to construction and operation, solid waste with respect to construction and solid waste disposal facilities with respect to operation, electricity, and natural gas) but not below the level of significance of such impacts under the Project.
- not result in an increase in potential impact in any category when compared with the Project.
- partially meet the Project's underlying purpose to provide for University-

affiliated development that: (a) increases the ratio of academic space per student on the Campus to a level that better supports academic excellence; (b) increases the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-University affiliated residents and decreasing the commute time for University students, faculty and staff in order to reduce traffic congestion in the area; and (c) provides services that meet the needs of students, faculty and staff and also enhance the community and would only partially satisfy or in some cases may compromise many of the objectives that support the underlying purpose. In addition, the objectives would be achieved to a much lesser extent when compared with the Project. Specifically, this Alternative would provide almost 1700 fewer student beds, which would not meet the key project objective to provide University-owned or affiliated student housing for all of its undergraduates as well as its first year graduate students. Furthermore, it would to a much lesser extent than the Project fulfill the underlying purpose of the Project to increase the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-university affiliated residents and decreasing the commute time for University students, faculty and staff in order to reduce traffic congestion in the area.

Therefore, the Planning Commission rejects this alternative as infeasible for failure to adequately meet project objectives with respect to the Project.

Environmentally Superior Alternative. Of the alternatives analyzed in the EIR, the Planning Commission finds that the No Project/No Build Alternative is considered the Environmentally Superior Alternative, as it would reduce the vast majority of the significant or potentially significant impacts occurring under the Project to no impact or levels that are less than significant. However, this Alternative would not meet any of the project objectives established for the Project. In accordance with the CEQA Guidelines requirement to identify an Environmentally Superior Alternative other than the "no project alternative" and based on the analysis set forth in the Final EIR, Alternative 4--the Reduced Project – All Academic Use Alternative would be the Environmentally Superior Alternative. This alternative would reduce more of the Project impacts than any of the other remaining alternatives. Overall, the Reduced Project – All Academic Use Alternative would meet the Project's underlying purpose and the project objectives addressing Sustainability. However, this Alternative would meet the project objectives addressing Academics, Housing, Campus Development and Design, Parking and Transportation, and Economic Development to a lesser extent than would the Project.

Therefore, the Planning Commission rejects each of these Environmentally Superior Alternatives as infeasible.

Senate Bill 18 (SB 18) – “Tribal Consultation” Gov. Code Sections 65351, 65352.3,.4,.5, and 65560

According to SB 18, due to the proposed adoption of a Specific Plan, the City shall conduct “meaningful consultations” with local Native American Tribes. Through the circulation of the

EIR, the Native American Heritage Commission contacted the Department of City Planning staff to inform them of this federal requirement, and provided a list consisting of four tribe associations pertaining to local lands. These tribe associations were formally contacted by a formal letter dated March 17, 2010 to initiate a 90 day review period. The four tribe associations are the Gabrielino/Tongva San Gabriel Band of Mission, Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Nation, and the Gabrielino-Tongva Tribe.

On April 21, 2010 the Fernandeno Tataviam Band of Mission Indians responded with a letter that no further consultations were required for the proposed Specific Plan. There was no formal response from the remaining three tribe associations.

Therefore, the proposed Specific Plan cleared the requirements to proceed towards adoption, per the provisions of SB 18, in that the Los Angeles Department of City Planning made contact with the list of tribe associations provided by the Native American Heritage Commission. The representatives for these tribe associations shall be contacted for public notice throughout the specific plan adoption process.

PUBLIC HEARING AND COMMUNICATIONS

Summary of Public Hearing Testimony and Communications Received

The public hearing on this matter was held at the Radisson Hotel Los Angeles Midtown at USC, 3540 South Figueroa Street, Los Angeles, CA 90007 on Wednesday, March 14, 2012 and Thursday, March 15, 2012 from 6-8 PM. A professional Spanish-English interpreter was present on both dates. Over 100 translation headsets were distributed.

Attendees: Approximately 900 people attended the March 14th public hearing, with 549 individuals officially signed in, and 73 people attended on March 15, 2012.

Speakers: A total of 67 individuals provided formal public testimony: 41 attendees provided formal testimony on the USC Specific Plan and Development Agreement on March 14, 2012 and 26 attendees provided formal testimony on March 15, 2012.

PUBLIC HEARING TESTIMONY NOTES

SPEAKERS SUPPORTING THE PROJECT

Twenty-five speakers spoke in favor of the project on Wednesday, March 14, 2012 and fourteen of speakers spoke in favor of the project on Thursday, March 15, 2012. These speakers consisted of representative from Real Estate Development and Asset Management for USC, Neighborhood Academic Initiative Program/ Kid Watch Program, Foshay Learning Center, USC Staff and Students, 24th Street Theatre Board, Fixing Angelenos Stuck in Traffic (FAST), Los Angeles County Office of Education, New Designs Charter School, Figueroa Corridor Business Improvement District (BID), community residents and the community at large.

SPEAKERS PROVIDING CONCERNS ABOUT PROJECT

Thirteen of the forty-one total speakers provided concerns about the project on Wednesday March 14, 2012 and ten of twenty-six total speakers provided concerns about the project on Thursday March 15, 2012. These comments were from representatives of Strategic Actions for a Just Economy (SAJE), United Neighbors in Defense Against Displacement (UNIDAD), Esperanza Community Housing Corporation, Legal Aid Foundation in Los Angeles, USC Students, St. Agnes Church, Good Jobs L.A., Los Angeles Neighborhood Land Trust, Trust South L.A., IBW Local 11, Bus Riders Union, community residents and the community at large.

SPEAKERS PROVIDING GENERAL COMMENTS

Three out of forty-one total speakers provided general comments on Wednesday March 14, 2012 and two out of twenty-six total speakers gave general comments on Thursday March 15, 2012.

WRITTEN CORRESPONDENCE

The Department of City Planning received approximately (490) letters in the form of written testimonies, e-mails, newsletters, and other written comments.

Written Correspondence Supporting the Project

The Department of City Planning received one hundred and twenty-five (125) letters in support of project.

Written Correspondence giving Informational Material

The Department of City Planning received two (2) informational letters.

Written Correspondence providing Concerns about Project

Three hundred and thirty-four (342) received comments stated concerns about the project. These written comments were submitted in the forms of handwritten letters, form letters and representatives of:

City of Los Angeles Public Works, City of Los Angeles Department of Transportation, LA Neighborhood Land Trust, Council Districts 8 and 9, West Adams Neighborhood Association, West Adams Heritage Association, Natural Resources Defense Council, Community Development Project Public Counsel, Strategic Community Agenda, the Rightway Foundation, Physicians for Social Responsibility-Los Angeles, Strategic Actions for Just Economy, Southside Coalition of Community Health Centers, Southeast Asian Community Alliance, Student Coalition Against Labor Exploitation, community residents, property owners and the community at-large.

Out of the total three hundred and thirty-four (342) received letters of concerns, the City department received two hundred and sixty-one copies of one form letter and five copies of another form letter, both regarding extension of benefits. The department also received a form letter of twenty seven copies from USC Graduate Students.

Summary of USC Public Hearing Testimony and Communications

Comments were received on a range of topics, including issues of housing demand and affordability, displacement of residents by USC students, gentrification, employment, existing small businesses, local hiring, shopping opportunities, parks and open space, expansion of the project boundaries, and alcohol uses. There were a few comments on design and scale of the project, as well as on specific sections of the EIR issues addresses in the EIR, such as public services and traffic. However, most of those who spoke in opposition to the project expressed concerns related to housing affordability and displacement of residents by USC students seeking affordable housing in the area. In general, those who commented in favor of the project feel it will bring many environmental, economic and social benefits to the neighborhood, stating that the Village at USC represents much needed jobs, affordable shopping and dining options, new tax revenues, and reduced reliance on car usage. Several commenters believe that the project will offer new and suitable housing stock for USC students while giving back affordable housing stock to the community.

Comments made in support of the proposed project, addressed the following project benefits:

- Any increase in the supply of student housing will, by extension, help preserve the existing housing supply in neighborhoods for local residents.
- Greater Housing Options for Students
- Convenience and improved quality of retail amenities and attractive restaurants
- Potential for Improved Public Safety
- Potential Economic Benefits of the Project, including new jobs and reinvestment in the community
- Proximity to Transit
- Potential Reduction in Commutes in to USC and Surrounding Neighborhoods
- Overall Support For USC's Existing Programs Such As: USC Upward Bound, Kid Watch, and USC Neighborhood Academic Initiative (NAI) Robotics program, which help motivate students to attend college.
- Opportunities for Community Beautification
- This project offers the local community a much-needed boost in the creation of local restaurants, shops, bookstores and a well-planned space that families, students and professionals alike can enjoy
- The project will spur investment in the Figueroa Corridor.
- The proposed changes bring additional resources and opportunities for the community.

- Having more shopping closer to home will allow residents to save time and money, particularly those who rely on public transportation.
- The inclusion of bike lanes will help increase physical activity and exercise in the area.
- A New State-of-the-Art Fire Station for the Community

Following is a list of the major concerns identified. A detailed discussion of each area of concern can be found in the Analysis section of this report (pages A-21 through A-28)

- Affordable Housing/Displacement/Gentrification
- Potential Loss of Existing Businesses
- Creation of Jobs and Need for Local Hiring
- Size/Scale/Design Issues of the Project
- Concerns about Additional Alcohol Uses
- Need for Neighborhood Parks and Publicly Accessible Open Space
- Additional Community Benefits to be Considered in the Development Agreement
- Extension of Community Benefits West of Vermont
- Environmental/CEQA Concerns
- Traffic and Parking Impacts
- Historic Preservation
- Infrastructure and Public Services

A detailed discussion of comments in support of the project and community concerns can be found in the Analysis section of this report (pages A-21 through A-28).