

**GUIDE TO CITY CLARIFICATIONS TO THE LMU SPECIFIC PLAN AS
APPROVED BY CPC ON 11/4**

I. Section 1.5 Relationship to the Code
Strike D.8
Strike D.14

II. Section 2.3 Definitions

Add "Administrative Clearance"

Change "Alcohol Use Approval"

Change "Applicant"

Remove "Substantial Compliance Analysis"

III. Section 3.2 Prohibitions

Change A, B, C and D

**IV. Section 3.8 Operational Regulations for On-Site Sales, Service, and
Consumption of Alcohol**

Change B, C, and D.

V. Section 4.1 Design Regulations
Remove C, add language to B

VI. Section 8.1 Change Title of Section

Change A 1-4; B, C, and D.

VII. Section 9 Replace

VIII. EXHIBIT 5

Add a Condition 18

Date: 1/18/14
Submitted in PLC Committee
Council File No: 10-1809
Item No.: 3
Deputy: submitted by City Attorney

CPC REVISED DRAFT

LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN

November 4, 2010

City of Los Angeles

Ordinance No. _____

Adopted __/__/__

As approved by City Planning Commission on 10/14/2010 and 11/4/2010

Redlined 1/17/2011

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APPENDIX

APPENDIX A. Mitigation Monitoring and Reporting Program

ORDINANCE NO. _____

An ordinance establishing a Specific Plan, known as the Loyola Marymount University Specific Plan, for future development on the Loyola Marymount University campus in the Westchester Community Plan area, in Los Angeles, California.

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

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

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

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

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

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

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

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

SECTION 1: AUTHORITY AND SCOPE

Section 1.1 ESTABLISHMENT OF THE LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN

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

Section 1.2 RELATIONSHIP TO THE LOS ANGELES GENERAL PLAN

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

Section 1.3 RELATIONSHIP TO THE COMMUNITY PLAN

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

¹ Terms shown in bold are defined in Section 2.3 or Exhibit 6 of this Specific Plan.

Section 1.4 RELATIONSHIP TO CEQA

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

Section 1.5 RELATIONSHIP TO THE LOS ANGELES MUNICIPAL AND ADMINISTRATIVE CODES

- A. The regulations of this **Specific Plan** are in addition to those set forth in the Los Angeles Municipal Code (Municipal Code), including the planning, zoning and subdivision provisions of the Municipal Code, the Los Angeles Administrative Code (Administrative Code), and any other relevant ordinances; and do not convey any rights not otherwise granted under the provisions and procedures contained in that chapter and other relevant ordinances, except as specifically provided herein.
- B. Wherever provisions of this **Specific Plan** differ either in being more restrictive or less restrictive from provisions contained in the Municipal Code or the Administrative Code as of the date of adoption of this **Specific Plan**, or other relevant ordinances, this **Specific Plan** shall prevail and supersede those other provisions. Whenever this **Specific Plan** is silent, the provisions of the Municipal Code, Administrative Code or other relevant ordinance shall apply.
- C. The regulations contained within this **Specific Plan** regarding **Floor Area**, maximum densities, and yards shall supersede any regulations within Chapter 1 of the Municipal Code.
- D. Without limiting the above paragraphs, the regulations and procedures in this **Specific Plan** shall supersede and serve as a substitute ordinance for the following provisions of the Municipal Code:
 - 1. Site Plan Review. Section 16.05.
 - 2. Major Development Project. Section 12.24.U.14.
 - 3. Transitional Height. Sections 12.21.1.A.10 and 12.24.X.22.
 - 4. Floor Area Limitations. Section 12.21.1.A.1.
 - 5. Residential Open Space Requirements. Section 12.21.G and 17.07.N
 - 6. Dedication of Land or Payment of Park and Recreation Fees. Sections 12.33 and 17.07.N.
 - 7. Park and Recreation Site Acquisition and Development. Sections 17.12 and 17.58.
 - 8. ~~Signage Regulations. Section 12.21.A.7 and Sections 14.4.1 through 14.4.20.~~

8. Specific Plan Project Permit Compliance and Modifications. Sections 11.5.7.C and 11.5.7.D
9. Parking Requirements. Section 12.21.A.4 through and including Section 12.21.A.6.
10. Reduced or Shared Parking. Sections 12.24.X.19 and 12.24.X.20.
11. Transportation Demand Management. Section 12.26.J.
12. Alcoholic Beverage Sales and Service Regulations. Sections 12.21.A.10 and 12.24.W.1.
13. ~~Historic Preservation Regulations, Los Angeles Administrative Code Section 22.171, et seq.~~
13. Fences and Walls in the A and R Zones. Sections 12.22.C.20(f)(2), 12.22.C.20(f)(3), and 12.22.C.20(f)(7).

Section 1.6 RELATIONSHIP TO EXISTING USES

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

SECTION 2: LOYOLA MARYMOUNT SPECIFIC PLAN OVERVIEW

Section 2.1 PURPOSES AND GOALS

The purpose and goals of this **Specific Plan** are to:

- A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience, and general welfare as the development of such area necessitates;
- B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the **Specific Plan** area;
- C. Provide continued development of the site as an educational institution, in conformance with the goals and objectives of local and regional plans and policies;
- D. Permit the removal, renovation, replacement, and construction of academic, administrative, athletic, residential and other support facilities to meet the evolving needs of students, faculty, staff, alumni, and visitors;
- E. Contribute to alleviation of the regional housing shortage through the creation of new student on-**Campus** housing, and permit an increase in the percentage of undergraduates living on-**Campus**;

- F. Establish development standards that minimize the visual impact of building masses and facilitate the creation of a visually attractive built environment, through the effective use of open space, landscaping, setbacks, and **Height** limitations;
- G. Continue to improve land use compatibility on **Campus** and between the **Campus** and neighboring properties;
- H. Honor Loyola Marymount University's pledge as a signatory of the American College and University President's Climate Commitment and design a sustainable **Campus** environment with the goal of reducing GHG emissions, supporting recycling and the reduction of solid waste, and increasing energy and water efficiency;
- I. Provide sufficient parking to serve the demonstrated need and demand for parking at Loyola Marymount University without development of excessive or unnecessary parking, and relocate parking in closer proximity to the academic, residential, and recreational core areas of the **Campus** in order to reduce traffic trips through **Campus** and improve utilization of parking facilities and pedestrian safety;
- J. Allow Loyola Marymount University to offer **Ancillary Uses** within designated areas on **Campus** that are comparable to those provided at other major universities; and
- K. Permit the **Campus'** development to meet the evolving religious needs and demands of Loyola Marymount University's patrons and alumni.

Section 2.2 SPECIFIC PLAN SETTING AND DEVELOPMENT OVERVIEW

- A. The **Specific Plan Area** is approximately 142 acres located in the Westchester area in the southwestern portion of the City approximately 15 miles west of downtown and less than one mile north of Los Angeles International Airport. The **Specific Plan Area** is bounded generally by Lincoln Boulevard to the west, the Westchester bluffs and Playa Vista to the north, McConnell Avenue to the east, 80th Street to the south, and Fordham Road and 78th Street to the southwest.
- B. At the time of approval of this **Specific Plan**, **Campus** development in the **Specific Plan Area** totals approximately 2.5 million square feet of **Floor Area**, which includes approximately 848,000 square feet of **Floor Area** of facilities for **Residential Use** with approximately 3,261 beds, approximately 1.486 million square feet of **Floor Area** of facilities for **Academic Use** and **Administrative Use**, and approximately 166,000 square feet of **Floor Area** of indoor facilities for **Athletic Use**. The **Specific Plan Area** also includes approximately 15.2 acres of outdoor facilities for **Athletic Use** and approximately 25 acres for **Open Space Use**.
- C. The **Project Development Plan** proposed with this **Specific Plan** includes 457,000 square feet of net new **Floor Area** of facilities for **Academic** and **Administrative Uses**, 428,000 square feet of net new **Floor Area** of facilities for **Residential Uses** with approximately 989 new beds, 26,000 square feet of net new **Floor Area** for indoor facilities for **Athletic Uses**, a net increase of approximately 4.8 acres of outdoor facilities for **Athletic Uses**, and a net increase of approximately 5 acres of property for **Open Space Uses**. Total

Project Development Plan proposed with this **Specific Plan** is approximately 3.41 million square feet.²

Section 2.3 DEFINITIONS

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

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

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

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

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

Alcohol Use Approval. A Director's approval or conditional approval ministerial review of each application establishment or location for the of the on-site sale, and service or consumption of alcoholic beverages in accordance with Subsection 3.8 of this Specific Plan. to determine compliance with the provisions of Subsection 3.8 of this **Specific Plan**.

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

Applicant. Any Person, as defined in Section 11.01 of the Municipal Code Section submitting an application for an **Administrative Clearance Substantial Compliance Analysis**.

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

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

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

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

Event Parking Management Program. A parking management program to be implemented by **LMU** for events and meetings bringing non-registered vehicles with visitors to **Campus** as described in Subsection 5.2.1 of this **Specific Plan**.

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

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

Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

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

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

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

- (g) **Height Area 3**, governing that portion of **Campus** also known as Burns Campus and Drollinger Plaza and property along 78th Street.

LMU. Loyola Marymount University.

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

- (a) Picnicking, children's play, passive activities such as lounging, reading, studying, and similar activities;
- (b) Recreational activities including, but not limited to, nature, walking, jogging, and bicycling;
- (c) Educational and cultural gatherings;
- (d) Special events;
- (e) Similar activities and uses, as determined by the **Director**.

Planning Area: The **Specific Plan Area** is divided into six Planning Areas designated as follows: Academic/Residential (A/R); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3).

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

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

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

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

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

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

facilities for **Campus-wide Academic Use**, which are located within a primarily **Residential Use** building are not considered **Residential Use** facilities.

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

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

~~**Substantial Compliance Analysis.** A ministerial process to determine compliance of a **Project** with all applicable provisions of this **Specific Plan**, as issued by the **Director** pursuant to Section 8 of this **Specific Plan**.~~

SECTION 3: LAND USE REGULATIONS

Section 3.1 PURPOSE AND INTENT

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

Section 3.2 PROHIBITIONS

- A. Except as provided herein, no grading permit, foundation permit, building permit, use of land permit, or permit for a change of use shall be issued for any **Project** on any lot located in whole or in part within this **Specific Plan Area** unless the **Director** has issued an ~~Administrative Clearance~~ **Substantial Compliance Analysis** determination pursuant to Section 8 of this **Specific Plan**.
- B. No ~~Administrative Clearance~~ **Substantial Compliance Analysis** shall be approved for a **Project** that would cause overall development in the **Specific Plan Area** to exceed 457,000 square feet of net new **Floor Area** of facilities for **Academic and Administrative Uses**, 428,000 square feet of net new **Floor Area** of facilities for **Residential Uses** with approximately 989 net new beds, and 26,000 square feet of net new **Floor Area** for indoor facilities for **Athletic Uses**.
- C. No ~~Administrative Clearance shall be issued unless the Project~~ **Substantial Compliance Analysis** shall be approved unless the **Project** substantially complies with all applicable provisions of this **Specific Plan**, including compliance with all applicable Project Design Features and Mitigation Measures as set forth in the Mitigation Monitoring and Reporting Program in Appendix A of this **Specific Plan**.
- D. Exceptions and Exemptions. The prohibitions specified in this Subsection shall not apply to any of the uses and activities excepted or exempted from an ~~Administrative Clearance~~ **Substantial Compliance Analysis**, as set forth in Section 8 of this **Specific Plan**.

Section 3.3 LAND USE PLAN AND CAMPUS LIMITATIONS

- A. General Description. To allow new development, the **Specific Plan** is divided into six **Planning Areas** designated as follows: Academic/Residential (A/R); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3) as

shown on the **Planning Area** figure (Exhibit 2). The boundary between the Academic/Residential **Planning Area** and the Athletic **Planning Area**, depicted on Exhibit 2, may shift by up to 50 feet so long as there are no changes to the boundaries of the Campus Core/Open Space or Buffer/Open Space **Planning Areas**.

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

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

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

- C. Residential Capacity. The number of individuals permitted to reside on **Campus** shall be limited to 4,250 students, faculty, staff, visitors, or religious affiliates.
- D. Enrollment Capacity. The number of students enrolled at the **Campus** governed by this **Specific Plan** shall be limited to 7,800 FTE students.
- E. Unified Campus. The development limits and open space requirements in this **Specific Plan** shall be calculated on a **Campus**-wide basis. The development limits and open space requirements of this **Specific Plan** shall be permitted regardless of the recordation of any lot or parcels within the **Specific Plan Area**.
- F. Initial **Specific Plan** Development. Following the effective date of this **Specific Plan**, the **Campus** recycling and waste management area shall be relocated from its current location adjacent to the Facilities Management Area to the lower level of Drollinger Parking Plaza as the first **Project** implemented under this **Specific Plan**.

Section 3.4 PERMITTED USES AND FACILITIES

The following uses and facilities shall be permitted within the **Specific Plan Area**, as permitted by Subsection 3.5:

- A. **Academic Uses.**
- B. **Administrative Uses.**
- C. **Ancillary Uses.**
- D. **Athletic Uses.**
- E. Child Care Facilities.

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

Section 3.5 PERMITTED USES AND FACILITIES BY PLANNING AREA

- A. **Planning Areas.** The **Specific Plan** is divided into six **Planning Areas** designated as follows: Academic/Residential (A/R); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3) as shown on Exhibit 2, **Planning Areas**. The following is a list of these **Planning Areas** with the land uses and facilities permitted within each. Those land uses and facilities not expressly permitted are prohibited within the **Planning Areas**. No structures with **Floor Area** are permitted in any of the Buffer/Open Space **Planning Areas**.
- B. **Academic/Residential Planning Area.** The following land uses and facilities are permitted:
 - 1. **Academic Uses.**
 - 2. **Administrative Uses.**
 - 3. **Ancillary Uses.**
 - 4. Child Care Facilities.
 - 5. Civic and community meetings and activities.
 - 6. Columbarium.
 - 7. Gardens, plazas, fountains, and water features.

8. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
9. Open air seating.
10. **Open Spaces Uses.**
11. Parking lots and structures.
12. **Recycling and Waste Management Uses.**
13. **Religious Uses.**
14. **Residential Uses.**
15. **Signs**, permitted by Section 7 of this **Specific Plan**.
16. Storage.

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

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

- D. **Campus Core/Open Space Planning Area.** The following land uses and facilities are permitted:
1. **Academic Uses**, not including structures with **Floor Area**.
 2. **Athletic Uses**, not including structures with **Floor Area**.
 3. Civic and community meetings and activities.
 4. Gardens, plazas, fountains, and water features.
 5. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
 6. Open air seating.
 7. **Open Space Uses**.
 8. **Religious Uses**.
 9. **Signs**, permitted by Section 7 of this **Specific Plan**.
- E. **Buffer/Open Space 1 Planning Area.** The following land uses and facilities are permitted:
1. **Academic Uses**, not including structures with **Floor Area**.
 2. Exercise stations.
 3. Gardens, plazas, fountains and water features.
 4. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
 5. Open air seating.
 6. **Open Space Uses**.
 7. **Religious Uses**.
 8. **Signs**, permitted by Section 7 of this **Specific Plan**.
- F. **Buffer/Open Space 2 Planning Area.** The following land uses and facilities are permitted:
1. **Academic Uses**, not including structures with **Floor Area**.
 2. **Athletic Uses**, not including structures with **Floor Area**.
 3. Exercise stations.
 4. Gardens, plazas, fountains and water features.
 5. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment;

6. Open air seating.
 7. **Open Space Uses.**
 8. Parking lots.
 9. **Signs**, permitted by Section 7 of this **Specific Plan**.
- G. **Buffer/Open Space 3 Planning Area.** The following land uses and facilities are permitted:
1. **Academic Uses**, not including structures with **Floor Area**.
 2. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment;
 3. **Open Space Uses.**
 4. Parking lots.
 5. **Signs**, permitted by Section 7 of this **Specific Plan**
 6. Storage, not including structures with **Floor Area**.

Section 3.6 NOISE REGULATIONS

- A. No source of outdoor amplified sound shall be installed or maintained on **Campus** within 150 feet of residential areas in the R1 zone, except within the **Athletic Planning Area**. For the **Athletic Planning Area**, public address systems used in conjunction with athletic training and competitions may be used provided the source of amplified sound is 75 feet or more from residential areas in the R1 zone. However, outdoor amplified sound shall be prohibited in the **Athletic Planning Area** in the northeast corner of **Campus**. Emergency address systems shall be exempted from this requirement.
- B. All outdoor amplified sound shall be turned off by 10:00 p.m., except for public address systems within the **Athletic Planning Area** used in conjunction with athletic training and competitions, which may continue after 10:00 p.m. only in the case of overtime or extra innings. The use of audio systems within the **Athletic Planning Area** shall be limited to only those hours during which the athletic facilities are being utilized.
- C. All speakers for modified and new outdoor audio systems shall be mounted to face spectator areas, be directed away from adjacent residences, and be set to provide that sound levels from the systems do not exceed the off-campus ambient noise levels in Exhibit 7 by 5 dB(A).
- D. Organized use of the open space area behind University Hall shall be restricted to small classes or informal university activities of less than 25 people. No amplification shall be permitted behind University Hall. Use of the area shall be restricted to the hours of 8:00 am to 6:00 pm.
- E. Both points of **Campus** entry, at LMU Drive and at Loyola Boulevard, and internal roads along the eastern border of the **Campus**, shall be posted with signs advising drivers that they are entering a residential quiet zone.

- F. If a new sports pavilion is constructed near the corner of 80th Street and Fordham Road, the structure shall be designed such that the main entrance of the new sports pavilion faces away from 80th Street and Fordham Road. In addition, the pedestrian walkways providing primary access to the sports pavilion shall be located in the interior portion of the campus, not adjacent to Fordham Road or 80th Street.
- G. New parking structures shall include a half wall on the grade-level parking deck and/or full walls on the sides of the parking structure that face nearby residential receptors.
- H. Construction staging shall be prohibited in any residential areas, or on the **Campus** within 150 feet of any residential perimeter prior to 7:00 am.
- I. No paging system shall be installed that is audible outside the building in which it is located.
- J. Emergency address broadcasts shall be exempted from the requirements of this Section.

Section 3.7 HISTORIC PRESERVATION REGULATIONS

- A. Renovation and rehabilitation of Sacred Heart Chapel, St. Robert's Hall, and Xavier Hall shall be permitted, provided that such work conforms to the Secretary of the Interior's Standards. Prior to the issuance of a building permit for any exterior, or structural work on these structures, **LMU** shall obtain written approval of conformance from the Department of City Planning, Office of Historic Resources, which may be provided in the form of Planning's sign-off on the requested building permit.
- B. Prior to the issuance of any permit for the demolition or exterior, or structural modification of the Edward T. Foley Center, **LMU** shall undertake additional historic resources assessment in coordination with the Department of City Planning, Office of Historic Resources, of the subject building's eligibility for the National Register of Historic Places, California Register of Historic Resources, and City Historic-Cultural Monument status. If the building is identified as a historical resource, written approval shall be obtained from the Office of Historic Resources that such work conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. No demolition permit for the Edward T. Foley Center shall be issued prior to the issuance of a building permit for a replacement **Project** on the site of the existing Edward T. Foley Center.

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

- A. General Provision. The sale and service of alcoholic beverages for on-site consumption shall be permitted anywhere on **Campus**, except that the sale of alcoholic beverages to General Admission seating within sports facilities during sporting events shall be prohibited. Entities that sell and serve alcoholic beverages for on-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

- B. **Alcohol Use Approvals.** ~~No Alcohol Use Approval shall be issued unless the Director determines that the on-site sale, service or consumption of alcohol meets the requirements of Exhibit 5. Appeal procedures shall be as specified in Los Angeles Municipal Code §12.24W. Each establishment subject to this Subsection shall apply to the Director for an Alcohol Use Approval. The Director or his/her designee shall be authorized to issue an Alcohol Use Approval for those establishments and/or uses which are determined to be in compliance with this Specific Plan.~~
- C. ~~Operational Regulations. Conditions for on-site alcohol sales, service and consumption are provided in Exhibit 5.~~
- C. ~~Modification. If the conditions of this Subsection the Alcohol Use Approval have not been complied with, the City may give notice to the property owner and lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection Alcohol Use Approval should not be modified, discontinued or revoked in accordance with the procedures and appellate procedures set forth in LAMC §12.24Z.~~

Section 3.9 CAMPUS OPERATIONAL REGULATIONS

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

SECTION 4: CAMPUS DESIGN REGULATIONS

Section 4.1 DESIGN REGULATIONS

- A. **Building Height.** The **Heights** of buildings, structures and **Signs** shall not exceed the **Heights** set forth in Exhibit 3.
 - 1. The **Height** of 139 feet above mean sea level in Height District 1 shall be measured to the highest point of any skylights.
- B. **Setbacks.** The only required yards or setbacks of buildings and structures shall be as set forth in Exhibit 4.
 - 1. Storage and storage containers shall be prohibited within the first twenty feet of land adjacent to the property line along the McConnell Avenue **Campus** boundary.
- C. ~~Yard and Setback Regulations. No **Project** shall be required to provide front, side, or rear yards or building setbacks, except as provided in this **Specific Plan**.~~
- C. **Minimum Open Space Requirements.** At least 25 acres of open space shall be retained in the **Open Space Planning Areas**.

- D. Outdoor Athletic Area Requirements. At least 13 acres of outdoor **Athletic Use** fields and other **Athletic Use** facilities (such as a pool and/or diving well) shall be provided in the **Athletic Planning Area**. Athletic fields may be grass or artificial.
1. Athletic fields and other outdoor athletic facilities shall be designed such that any outdoor spectator seating shall be located at least 75 feet from any off-Campus residentially-zoned property.
- E. Regulation of **Protected Trees** shall be governed by Section 17.05.R, Section 17.06.C., and Section 46.00, et seq. (Chapter IV, Article 6) of the Municipal Code as of the date of adoption of this **Specific Plan**.
- F. Lighting Regulations.: The requirements of the Municipal Code shall apply with the following additional requirements:
1. Pole mounted lights shall be designed to minimize potential off-site light spillage.
 2. Light sources shall be shielded so as to reduce visibility from off-site locations.
 3. No floodlighting shall be located so as to shine directly onto any adjacent residential property.
 4. Installation of low level security and exit lighting shall be allowed.
 5. Lighting fixtures and visors shall be adjusted upon installation to reduce spillover onto adjacent residential properties, while still maintaining adequate lighting to allow safe use of outdoor athletic facilities. Additionally, vegetation and other screening or filtering devices shall be maintained or supplemented at the edges of lit fields or at the campus perimeter at all times, such that light spillover shall not be permitted at any time to exceed an intensity of 2 foot-candles on residential property lines located along W. 78th Street, Fordham Road, W. 80th Street, and McConnell Avenue.
 6. All outdoor lighting shall be directed downward to illuminate the intended surface (i.e., playing fields, pedestrian pathways and other high-traffic areas such as building entrances and plazas in the campus interior).
 7. All new outdoor lighting shall be equipped with louvers, shields, hoods, or other screening devices.
 8. The use of field lighting within all outdoor athletic facilities shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 p.m., except in the case of overtime or extra innings.
- G. Landscaped Buffers.: All landscaped buffer areas described in this subsection shall be maintained in good condition, subject to local and state regulations regarding water use, drought-tolerant vegetation, and other landscaping requirements.

1. Landscaped Buffer along Altavan Ave. and 78th Street. The established buffers shall be maintained as indicated by the existing fence lines in these locations.
2. Landscaped Buffer Along 80th Street. The established buffer shall be maintained.
3. Landscaped Buffer Along Fordham Road. **LMU** shall maintain the established 15 foot landscaped buffer along Fordham Road and the **Campus** edge, and shall provide enhanced landscaping prior to issuance of permits for new construction on the Athletic **Planning Area** site located adjacent to Fordham Road and 80th Street. Prior to implementation, the landscaping plans for enhancement shall be provided to the Council Office for District 11 for a 30 day period to review with adjacent neighbors.
4. Landscaped Buffer Along McConnell Ave.: condition for first two Projects (Recycling Relocation and Science Building).
 - a) Existing Buffers to Remain – Areas A and D. The existing landscaped buffers adjacent to Areas A and D shown in Exhibit 8 shall be maintained at the current width of at least 12 feet.
 - b) Area B. Upon relocation of the recycling and waste management area to Drollinger Parking Plaza, pursuant to Section 3.3.F of this **Specific Plan**, an interim condition shall be created to accommodate the need to replace the 88 parking spaces in Drollinger to be displaced by this relocation. These spaces shall be relocated to the area adjacent to Area B. These parking spaces shall be located a minimum of 5 feet from the adjacent property line, and shall be limited to use by **LMU** employees and contractors. During this interim condition, a 5 foot landscaped buffer shall be enhanced with thick vegetation. Prior to implementation, the landscaping plan for enhancement shall be provided to the Council office for District 11 for a 30 day period to review with adjacent neighbors.

This interim condition of a 5 foot buffer will last no longer than the time required to construct parking in the Life Sciences Building, which is estimated to be approximately three years; at such time, approximately 30 parking spaces shall be relocated to permit expansion of the landscaped buffer adjacent to Area B to a minimum width of 12 feet.
 - c) Area C. The houses located in Area C shown in Exhibit 8 are approximately 10 feet below the grade of the adjacent edge of campus. The existing fence buffer adjacent to Area C shall not be reduced, and tall trees and/or hedge-type landscaping shall be added on the **LMU** side in connection with the relocation of waste management to Drollinger pursuant to section 3.3 F of this **Specific Plan**. Prior to implementation, the landscaping plan shall be provided to the Council office for District 11 for a 30 day period to review with adjacent neighbors.
5. Landscaped Buffer Along McConnell Ave.: condition at full buildout. Please refer to Section 4.1.I below.

- H. Permitted Uses Within Building Setback Adjacent to McConnell Avenue.
 - 1. Buildings shall be prohibited within the 40 feet adjacent to the McConnell Avenue boundary of the campus. While parking adjacent to the landscaped buffers is necessary until future structured parking is built pursuant to the Master Plan parallel to the McConnell Avenue border, upon full buildout, except for the triangular parking area starting at Rosecrans up to the bluff area, surface parking will be relocated out of the 40 foot setback as a new fire lane is provided adjacent to proposed new buildings.
 - 2. At full buildout, the uses in the 40 foot setback shall be limited to landscaped buffers, a fire lane expected to be 20 to 28 feet in width (as determined by the Los Angeles Fire Department); and a sidewalk on the **LMU** side of the fire lane. The width of each of these components shall be determined prior to obtaining a building permit for the first building parallel to this area, starting with the determination of the fire department as to the required width of the fire lane.
 - 3. Storage shall be prohibited within 20 feet adjacent to the McConnell Avenue boundary, until full buildout when storage shall be prohibited within 40 feet adjacent to McConnell Avenue. In no event shall the landscaped buffer adjacent to the McConnell Avenue boundary be less than 10 feet upon full buildout.
- I. Screening/Walls.
 - 1. Any structures on the roofs of new buildings, such as air conditioning units and other equipment, shall be fully screened from view by any nearby single-family residential property, with the exception of communications equipment requiring an outside signal, or equipment requiring direct sunlight (i.e. solar panels.).
 - 2. All above-grade parking levels shall be fully screened from view by any nearby single-family residential property.
- J. Balconies.: New residential buildings constructed adjacent to the eastern boundary of campus shall not include balconies above the first floor within 100 feet of any adjacent single-family use.
- K. **Recycling and Waste Management Uses.** **Recycling and Waste Management Uses** shall be located at least 40 feet from the nearest property line of any off-Campus residentially zoned property if they completely enclosed within a building or structure, or 150 feet from any such property if not fully enclosed.

SECTION 5: TRANSPORTATION AND PARKING REGULATIONS

Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.

- A. LMU Drive shall be the primary vehicular route for visitors, deliveries, and truck traffic to **Campus**. Loyola Boulevard shall be a gate-controlled access route.

1. Vehicular use of the Loyola Boulevard campus entrance shall be restricted to a limited number of vehicles, and **LMU** shall utilize keycards, color coded parking stickers, or a similar system to separately identify the vehicles authorized to enter and exit the campus via the Loyola Boulevard gate. All other vehicles shall be required to use the **LMU Drive** entrance from Lincoln Boulevard, except for emergency and maintenance vehicles as necessary.
 2. **LMU** shall maintain the existing signs posted at Loyola Boulevard directing visitors to use the LMU Drive entrance to **Campus**, and shall cooperate with the Departments of City Planning and Transportation to provide additional signage on Manchester Avenue, Lincoln Boulevard, and/or other streets in the area to direct traffic destined for the university, should those City Departments determine such to be necessary.
- B. All commercial vehicles in excess of 6,000 pounds gross weight shall use LMU Drive. Other driveways to the **Campus** may be permitted, but shall be gated and locked and used only for public utility, maintenance, and emergency purposes.
- C. All deliveries shall be through the main gate at LMU Drive and Lincoln Boulevard. All vendor contracts shall include the requirement to limit trucks' (delivery, trash collection, etc.) ingress and egress access to only LMU Drive during the hours of 7:00 a.m. to 4:00 p.m. Monday through Friday and 9:00 a.m. to 2:00 p.m. on Saturday. Deliveries shall be restricted to off-peak hours wherever feasible. No trash, recycling, or delivery trucks will be allowed on Sundays. However, exceptions shall be allowed for special events.
- D. A fence shall be maintained along the southern and eastern boundaries of **Height Area 1**, and along the western, southern, and eastern boundaries of **Height Area 3**, shown on Exhibit 3. Such fences may include controlled access gates, however these gates shall remain locked except for emergencies or necessary maintenance, and as expressly allowed herein.
1. The fence along 78th Street and Altavan Avenue shall be maintained at least six feet in height and the fence along Fordham Road shall be maintained at least eight feet in height measured from the lowest point of Grade.
 2. Vehicular and pedestrian access to the **Campus** shall be prohibited from Altavan Avenue, 78th Street, or Fordham Road, except for emergencies or necessary maintenance, and except for community residents who live within a one block radius of a gate along 78th Street, register with LMU, and are provided with a gate key by LMU allowing them pedestrian access to the **Campus**.
 3. The pedestrian gate located along the McConnell Avenue property line shall remain permanently closed and locked, except that emergency access shall be permitted.
 4. No fence is required along the Lincoln Boulevard frontage of the **Campus**.

- E. **LMU** shall maintain a bike path connecting LMU Drive to Loyola Boulevard.
- F. Site Access and Internal Circulation. **LMU** shall submit a driveway access and internal circulation plan to the Los Angeles Department of Transportation (LADOT) WLA/Coastal Development Review Section for review and approval prior to the construction of any **Project** pursuant to this **Specific Plan**, and prior to any change to the driveway access and internal circulation scheme.
- G. Transportation Demand Management Program. **LMU** shall implement and monitor a Transportation Demand Management (TDM) program in accordance with the guidelines set forth in the Transportation Impact Analysis prepared in December 2009 for the Proposed Project. The final, detailed TDM plan shall be presented to the Los Angeles Department of Transportation for approval. If during required reporting on TDM progress it is determined that required trip reductions from the program are not being met, then the university will be required to provide the action(s) necessary to bring the program into compliance, such as implementing a variety of alternative TDM measures that prove to be more effective in reducing trips to Campus.
 - 1. **LMU** shall submit a plan detailing the actions to be taken to demonstrate that the goals of the TDM effort will be met to LADOT for approval prior to the campus population exceeding 8,500 FTE students, faculty and staff. Final approval of this plan shall be required prior to increasing the total campus population to the level of 9,000 FTE students, faculty and staff.
 - 2. **LMU** shall submit an annual report to LADOT with the campus population for the current school year to ensure these thresholds are not exceeded without submitting the required TDM Plan first.

Section 5.2 PARKING REGULATIONS

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

Table 2
FTE – Parking Space Requirement

FTE Students, Faculty, Staff	Minimum Number of Parking Spaces on Campus
8,360	4,035
8,422	4,071
8,484	4,107
8,546	4,143
8,608	4,179
8,670	4,215
8,732	4,251
8,794	4,287
8,856	4,323
8,918	4,359
8,980	4,395

9,042	4,431
9,104	4,467
9,166	4,503
9,228	4,539
9,290	4,575
9,352	4,611
9,414	4,647
9,476	4,683
9,538	4,719
9,600	4,742

- C. Parking spaces may include any standard, compact, or disabled parking space including tandem, stacked, or other methods to optimize the number of parking spaces.
- D. **LMU** shall provide an annual report to the Department of Building and Safety, due by October 1 of each year, that certifies the number of **FTE** students, faculty, and staff enrolled or working on **Campus** for the current academic year, and that includes parking plans showing that the **Campus** provides the number of parking spaces required by Section 5.2 of this **Specific Plan**. If **LMU** does not provide this annual report by October 1, or if **LMU** cannot show that the **Campus** provides for the number of parking spaces required by Section 5.2 of this **Specific Plan**, the Department of Building and Safety shall not issue a building permit for any building on **Campus**. A building permit shall not be issued until **LMU** submits documentation to the Department of Building and Safety providing the **FTE** certification and parking information required by this Subsection 5.2.D, which may be submitted at any time during the year.
- E. **LMU** shall provide approximately 160 net new parking spaces on campus in connection with construction of a new Life Sciences Building.
- F. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, **LMU** shall submit an updated parking study to the Department of Transportation. **LMU** shall provide any additional parking required by the Department of Transportation, if the Department of Transportation determines that such additional parking is needed. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, the Special Event Parking Management Plan shall be updated as to such facility, and the updated Plan shall be provided to the Council Office for District 11 for a 30 day review period prior to approval.
- G. **LMU** shall cooperate with the community, the Department of Transportation, and other City agencies as necessary, to implement a permit parking program or other program which restricts parking on neighboring residential streets, if such restrictions are requested by the community.
- H. No construction parking shall be permitted on any residential streets.
- I. **Event Parking Management Program.** **LMU** will maintain an **Event Parking Management Program** to accommodate occasional university functions expected to bring a large number of non-registered vehicles and visitors onto Campus. The **Event Parking Management Program** will provide for a temporary increase in traffic management and parking personnel to accommodate the additional vehicles and visitors on the Campus. **LMU** shall direct visitors leaving events by car to exit the Campus via LMU Drive.

SECTION 6: SECURITY REGULATIONS

Section 6.1 GENERAL PROVISIONS

- A. **LMU** shall implement a security program which includes, at a minimum, the following measures:
1. Maintaining operation of the Department of Public Safety, or a department of similar responsibilities;
 2. Maintaining a security booth located on LMU Drive, off of Lincoln Boulevard;
 3. Operating a network of security cameras on the **Campus**;
 4. Securing all student residence halls and apartments by an authorized card-key and/or hard-key entry, or similar security device.
 5. Lighting subterranean parking levels 24 hours a day.
 6. Regularly patrolling **Campus**, particularly parking areas during evening hours and areas around sports facilities before, during, and after sports events, and the areas surrounding University Hall.
 7. Maintaining a hot line to **LMU's** Department of Public Safety available 24 hours a day, 7 days a week, for community calls about serious student behavior issues in the community. This number shall be advertised on **LMU's** website. A public safety officer shall be available 24 hours a day, 7 days a week, to answer such phone calls. **LMU** shall make a public safety officer available Thursdays, Fridays, and Saturdays from 6:00 pm to 2:00 am to address complaints about student disturbances off-**Campus**.
 8. **LMU** shall maintain a Community Relations Policy that addresses student behavior in the community, which shall be updated annually.
 9. **LMU's** Department of Public Safety shall respond to on-campus incidents regarding excessive noise and student violations shall be sanctioned as provided in **LMU's** Student Conduct Code.
 10. **LMU** shall maintain an information and referral service to assist students with off-**Campus** housing. This service shall also advise all prospective residents of off-**Campus** housing regarding the university's Community Relations Policy and rules on student behavior in the community.

SECTION 7: SIGNAGE

Section 7.1 GENERAL PROVISIONS

A. **Purpose**

1. **Purpose.** The signage program in this Specific Plan is intended to create clear, attractive signage that enhance the Specific Plan area while complementing and protecting the character of the surrounding

residential areas by limiting visual clutter through regulation of the location, height, types, and illumination of Signs allowed within the Specific Plan Area.

2. Purpose. The signage program in this Specific Plan is also intended to provide **LMU** the opportunity to acknowledge those individuals, families, trusts, or other entities (commercial or non-commercial), which underwrite or directly support **LMU** academic and research programs and/or athletic activities, organizations, facilities, or intramural, club, or varsity athletic teams.
3. The signage program in this Specific Plan is not intended to supersede the requirements of the City's Building Code regulations for signs or the Fire Department's regulations for signs. All signs must comply with the applicable Building Code and Fire Code requirements.

B. Prohibited Signs.

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

C. Permitted Signs.

1. Animated Scoreboard Signs.
 - a) **Animated Scoreboard Signs** shall only be permitted within the **Athletic Planning Areas** and shall be located a minimum of 40 feet from **Campus** perimeter property lines.
 - b) **Animated Scoreboard Signs** shall be oriented to face spectator areas and shall be predominantly viewable from on **Campus** locations. An **Animated Scoreboard Sign** shall not be prohibited if it is merely incidentally viewable from the R1 residential properties within 1,000 feet of the **Animated Scoreboard Sign**. Landscaping, however, shall be used as feasible to screen any incidental views of **Animated Scoreboard Signs** from the R1 residential properties within 1,000 feet of the **Animated Scoreboard Sign**.
 - c) **Animated Scoreboard Signs** shall be limited to 750 square feet in size and shall be limited to one per athletic field or facility.

- d) **Animated Scoreboard Signs** may include **University Donor Signs** provided that static **University Donor Signs** on **Animated Scoreboard Signs** shall not exceed 40% of the **Animated Scoreboard Sign** area.
 - e) **Animated Scoreboard Signs** shall be arranged and illuminated in a manner that shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest residentially zoned property outside of the perimeter of the **Campus**.
 - f) The illumination of all **Animated Scoreboard Signs** shall be turned off by 10:00 p.m., except in the case of overtime or extra inning events.
 - g) Prior to the installation of a new **Animated Scoreboard Sign**, **LMU** shall submit to the Department of Planning a landscape plan for the **Campus** perimeter from Loyola Boulevard to Regis Street. The landscape plan shall provide for the installation of additional trees and shrubs to further reduce the viewability of the **Animated Scoreboard Sign** from the R1 residential properties from the area along 80th Street from Loyola Boulevard to Regis Street. The landscaping shall be installed prior to the installation of the **Animated Scoreboard Sign**.
2. **Building / Place Identification Signs.** Signs identifying buildings, facilities, structures and other places on **Campus**, which may include **University Donor Signs**, shall be permitted on **Campus**. Signs identifying businesses on **Campus**, such as food and coffee establishments, bookstores, gift and sundries stores, shall be permitted.
- a) **Building/Place Identification Signs** shall be limited to a maximum 36" high letters or a Monument Sign not to exceed eight feet above grade.
 - b) **Building / Place Identification Signs** may include **University Donor Signs**, however if a **Building/Place Identification Sign** is more than merely incidentally viewable from the R1 residential properties within 500 feet of the **Building/Place Identification Sign**, it shall not display any **University Donor** logos.
 - c) **Building/Place Identification Signs** may include **Banner Signs** that are permanent subject to Building and Safety and Fire Code compliance. Typical **Building/Place Identification Banner Signs** are set forth in Exhibit 6A. Such **Banner Signs** shall not be subject to the **Temporary Sign** provisions of this Section. Individual **Building/Place Identification Banner Signs** attached to building walls shall be limited to a **Sign** area of no more than 900 square feet.
3. **Campus Identification Signs.** **Campus Identification Signs** shall be permitted on **Campus** including at the entry locations at LMU Drive and Loyola Boulevard.
- a) **Campus Identification Signs** may include **University Donor Signs**, however if a **Campus Identification Sign** is more than merely incidentally viewable from the R1 residential properties within 500 feet from the **Campus Identification Sign**, it shall not display **University Donor** logos.

- b) **Sign** letters shall be limited to 36" in height, except that **Campus Identification Signs** located at the LMU Drive and Loyola Boulevard **Campus** entries shall have **Sign** letters limited to 72" in height.
 - c) The number of **Campus Identification Signs** located at the LMU Drive and Loyola Boulevard **Campus** entries shall be limited to five. These five signs shall not exceed a total area of 2,000 square feet in the aggregate.
 - d) **Campus Identification Signs** may include **Banner Signs** that are permanent subject to Building and Safety and Fire Code compliance. Typical **Campus Identification Banner Signs** are set forth in Exhibit 6B. Such **Banner Signs** shall not be subject to the **Temporary Sign** provisions of this Section. Individual **Campus Identification Banner Signs** attached to building walls shall be limited to a **Sign** area of no more than 900 square feet.
4. The **LMU Bluff Sign** shall be permitted on **Campus**.
5. **Temporary Signs.** **Temporary Signs** which are not permanently affixed to the ground or a building, including temporary **Banner Signs** used to publicize **Campus** events, shall be permitted on **Campus**.
- a) Each **Temporary Sign** that is more than merely incidentally viewable from the R1 residential properties within 500 feet from the **Temporary Sign** shall be permitted for no longer than 30 days. All other **Temporary Signs** shall be permitted for 60 days.
 - b) Individual **Temporary Signs** shall not exceed 300 square feet in sign area.
 - c) No more than three **Temporary Signs** may be placed on any building face at any given time.
 - d) Only a total of 1,000 square feet of **Temporary Signs** may be more than merely incidentally viewable from R1 residential properties within 500 feet of the **Temporary Sign**.
 - e) **Temporary Signs** may include **Building/Place Identification Signs**, **Campus Identification Signs**, **Information Signs**, and **University Donor Signs**, provided if the **Temporary Sign** is more than merely incidentally viewable from R1 residential properties within 500 feet of the **Temporary Sign**, the **Sign** may not include any **University Donor** logos (but may include sponsors for charitable events [e.g., AIDS Walk sponsors; Cancer 10k run sponsors]).
6. **Construction Signs.** **Signs** used to screen construction areas on **Campus** may be maintained on **Campus** for the length of the construction project. **Construction Signs** may include **LMU** logos and **University Donors** provided that if the **Construction Sign** is more than merely incidentally viewable from the R1 residential properties within 500 feet of the **Construction Sign** it shall not include a **University Donor** logo.
7. **Athletic Field Sponsorship Signs.** **Signs** used to acknowledge **University Donors** and **LMU** teams shall be permitted on athletic fields. Individual Athletic

Field Sponsorship **Signs** shall be limited to 100 square feet. Athletic Field Sponsorship **Signs** that are more than merely incidentally viewable from the R1 residential properties within 500 feet of the **Sign** shall not extend beyond 5 feet above grade and may not include **University Donor** logos. A typical Athletic Field Sponsorship **Sign** is set forth in Exhibit 6C.

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

D. **General Provisions.**

1. **Definitions.** **Sign** definitions for this **Specific Plan** are as set forth in Exhibit 6.
2. **Existing Signs.** Repairs, modifications, maintenance and replacements of existing signs shall be permitted pursuant to the provisions of the Municipal Code and this **Specific Plan**. **Signs** and/or **Sign** support structures that exist on the effective date of this **Specific Plan** shall be permitted to continue to exist and shall not be required to comply with this **Specific Plan**, but shall comply with the Municipal Code related to the construction, installation, and maintenance of **Sign** structures. Existing **Signs** that do not conform to the provisions of this **Specific Plan** may be replaced only as permitted pursuant to the nonconforming use provisions in Section 91.6216 of the Los Angeles Municipal Code or by a replacement sign that conforms to all provisions of this **Specific Plan**.
3. Los Angeles Municipal Code regulations regarding **Sign** area, number of **Signs**, illumination, and other applicable limitations shall apply to all **Signs** erected on **Campus**, except where such regulations and limitations are expressly superseded by a different limitation imposed by the provisions of this **Specific Plan**.
4. **Height.** (i) All new **Signs** on **Campus** shall be regulated by the heights established by Subsection 4.1 of this **Specific Plan** as shown on Exhibit 3; (ii) If attached to a building, **Signs** shall not extend above the building's parapet and/or cornice.
5. **Area.**
 - a) The area of all **Building/Place Identification Signs** on **Campus** that are attached to a building wall shall not exceed 2 square feet per linear foot of public street frontage adjacent to the **Campus** and roadways internal to the **Campus**.
 - b) The combined area of all **Building/Place Identification Signs**, **Campus Identification Signs**, and **Electronic Message Signs** on **Campus** that are attached to a building wall shall not exceed 4 square feet per linear foot of public street frontage adjacent to the **Campus** and roadways internal to the **Campus**.
 - c) The aggregate area of **Building/Place Identification Signs**, **Campus Identifications Signs** and **Electronic Message Signs** that are attached to any given building facade shall not exceed 20% of the building facade.
6. For purposes of the **Sign** regulations in this **Specific Plan**, premises shall include all properties within the boundaries of **Campus**.
7. **Indoor Signs.** There shall be no limitations on signs within buildings or structures.
8. **Signs** may be illuminated, provided that they shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest R1 residentially zoned property outside of the perimeter of the **Campus**.

9. Limitation on **Signs** Facing R1 Residential Properties. **Signs** shall be prohibited from facing those R1 residential properties within 100 feet of the **Sign**, if the **Sign** is located more than 25 feet above grade.

E. **Sign Approval Procedure**

1. Planning Department Sign-Off. The Department of Building and Safety shall issue no permit for the following types of **Signs** until the Director of Planning has certified in writing on the permit application that the proposed **Sign** is in conformance with all applicable provisions of this **Specific Plan**:
 - a) **Animated Scoreboard Signs**
 - b) **Electronic Message Signs**
 - c) **Building/Place Identification Signs** and **Campus Identification Signs** if located more than 25 feet above grade and/or less than 100 feet from R1 residential properties
2. For **Signs** requiring Planning Department sign-off, the **Applicant** shall submit three copies of the **Sign** drawn to scale, indicating the **Sign** area, height, placement, lettering styles, materials, colors, and lighting methods for the proposed **Sign(s)**, and also a map or other suitable illustration showing graphically the proposed **Sign** location, and any other materials as necessary, to enable the Director to determine conformance with the regulations of this **Specific Plan**. In addition, LMU may provide a **Campus** signage program for review and approval by the Planning Department. The **Campus** signage program shall provide substantially the same information as provided for in this subsection E1.
3. **Signs** not requiring Planning Department sign-off pursuant to the provisions above may be reviewed for compliance with the **Specific Plan** by the Department of Building and Safety. If the **Sign** fails to be in compliance with this **Specific Plan**, the Department of Building and Safety shall deny the **Sign** application.

SECTION 8: **IMPLEMENTATION**

~~Section 8.1~~ **SUBSTANTIAL COMPLIANCE ANALYSIS** ~~8.1 ADMINISTRATIVE CLEARANCE~~

- A. ~~**Substantial Compliance Analysis.**~~ ~~**Administrative Clearance.**~~ Except for the exceptions set forth in Subsection 8.1.C below, and the exempt uses set forth in Subsection 8.1.D below, no grading permit, foundation permit, building permit, use of land permit, or permit for a change of use shall be issued for a **Project** located within the **Specific Plan Area** unless an ~~**Administrative Clearance**~~ ~~has been issued~~ **Substantial Compliance Analysis** application has been approved pursuant to the procedures set forth in this Section. The provisions of this Section shall replace the Project Permit Compliance provisions of Section 11.5.7.C of the Municipal Code.
 1. ~~**Director's Authority.**~~ The ~~**Director**~~ shall have the authority to review each ~~**Project**~~ for substantial compliance with the applicable requirements of this **Specific Plan**, and if in substantial compliance, to grant a ~~**Substantial Compliance Analysis**~~ determination conditioned upon those requirements. If the ~~**Project**~~ fails to be in substantial

compliance with the applicable requirements of this **Specific Plan**, the **Director** shall deny the application for a **Substantial Compliance Analysis** determination. The **Director** shall have the authority to review each Project for compliance with all applicable provisions of this **Specific Plan**, and if in compliance, to grant an **Administrative Clearance**.

2. **Procedures.** The **Director** shall establish the appropriate procedures, forms and fees required for the administrative clearance application. **LMU** shall circulate copies of its **Administrative Clearance** application to the **Council Office** representing the **Campus's District** and the **Westchester/Playa Neighborhood Council** when it submits the application to the **Director**. The **Director** shall establish the appropriate forms and fees required for the **Substantial Compliance Analysis** application. The **Substantial Compliance Analysis** application shall be deemed complete within ten days of submittal unless the **Director** advises the **Applicant** in writing that the application is considered incomplete and the specific reasons therefore. Within 75 days of the receipt of a complete application, the **Director** shall either approve the **Substantial Compliance Analysis** application or indicate how the **Substantial Compliance Analysis** application is not in substantial compliance with this **Specific Plan**. This 75-day period may be extended by the mutual consent of the **Applicant** and the **Director**. If the **Director** does not act within such 75-day period, the **Substantial Compliance Analysis** application shall be deemed approved. The decision of the **Director** shall be final and not appealable.
 3. **Ministerial Review.** The **Administrative Clearance Substantial Compliance Analysis** shall be a ministerial review of the applicable provisions of this **Specific Plan** and determination of whether a **Project** complies is in substantial compliance with the applicable provisions of the **Specific Plan**, including the **Mitigation Monitoring and Reporting Program** in **Appendix A**.
 4. **Decision and Re-application.** If the **Director** denies an application for a **Substantial Compliance Analysis**, the **Director** shall set forth the specific reasons for denial in the determination letter. Following a denial, the **Applicant** may file without prejudice at any time a new application for a **Substantial Compliance Analysis** with a revised **Project** addressing the **Director's** reasons for denial. Review of the new **Substantial Compliance Analysis** application shall be in accordance with Subsections 8.A.1 through 8.A.3 above.
- B. **Modification of Administrative Clearance Substantial Compliance.** Once an **Administrative Clearance Substantial Compliance Analysis** approval has been issued, any subsequent proposed material modification to the **Project** shall require a review by the **Director**, who shall grant approval of the modification if he or she finds the modification complies to be in substantial compliance with the **Specific Plan**.
1. **Procedures.** To modify an approved **Project**, an **Applicant** shall file an application pursuant to the application procedure set forth in Subsection 8.1.A above. The application shall include a description of the proposed modification.

C. Exceptions. Subsections 8.1.A and 8.1.B shall not apply to:

1. Demolition, interior remodeling of a building, normal building repair and maintenance, the change of use of a building or land, or the relocation of existing uses unless the interior remodeling, change of use, or relocation: (a) increases the footprint of a building by more than 10%; or (b) increases the **Floor Area** of a building by more than 10% and exceeds 50,000 additional square feet of **Floor Area**.
2. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety;
3. Rehabilitation or reconstruction of a legally conforming or legally non-conforming building or structure, notwithstanding Municipal Code Section 12.23.A.4, which was damaged or destroyed by fire, flood, wind, earthquake, or other disaster or the public enemy; and
3. Any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair, replace, or demolish an unsafe or substandard condition.

D. Exemptions.

1. ~~Uses and Buildings Made Non-Conforming By This **Specific Plan**. Any legally existing uses, buildings, structures, or **Signs** that are made non-conforming by establishment of this **Specific Plan**, shall be deemed to be legal, non-conforming uses, buildings, structures, and **Signs** that may continue to exist without termination. Any legal, non-conforming uses may be maintained, but may not be expanded. Any legal, non-conforming buildings, structures, or **Signs** may not be expanded, but may be renovated, updated, and maintained.~~
1. Temporary Structures. Temporary structures of one year duration or less as determined by the **Director** shall be exempt from the requirements of this **Specific Plan**.

SECTION 9: OTHER SPECIFIC PLAN PROCEDURES

~~Issuance of Permits. For all Projects within the Specific Plan for which an Administrative Clearance is required, the Department of Building and Safety shall not issue a grading, building or change of use permit unless an Administrative Clearance has been obtained pursuant to the applicable procedures. The Administrative Clearance shall be a sign off on a Clearance Summary Worksheet for any relevant application for a building permit from the Department of Building and Safety, and shall be appealable through any building permit issued via the procedures in LAMC §12.26K. The procedures for adjustments, exceptions, amendments, and interpretations to this **Specific Plan** shall follow the procedures set forth in Section 11.5.7.E-H of the Municipal Code, respectively, except that (i) in all instances where the Area Planning Commission is referenced as the body with authority, the City Planning Commission, and not the Area Planning Commission, shall have the authority to act; and (ii) the time limitations for rendering a decision shall be pursuant to the time limitations set forth in Section 8.1.A of this **Specific Plan**.~~

SECTION 10: INTERPRETATION

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

SECTION 11: SEVERABILITY

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

EXHIBIT 1

LMU Specific Plan Area Boundary

LMU SPECIFIC PLAN

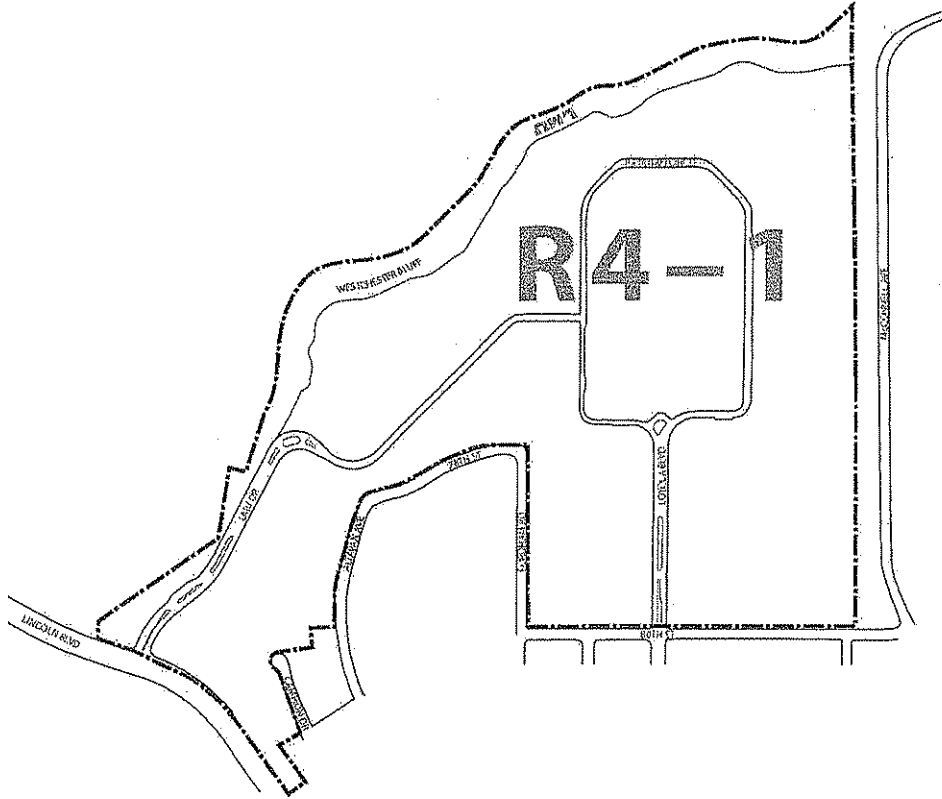


Exhibit 1
SPECIFIC PLAN AREA BOUNDARY

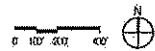


EXHIBIT 2
Planning Areas

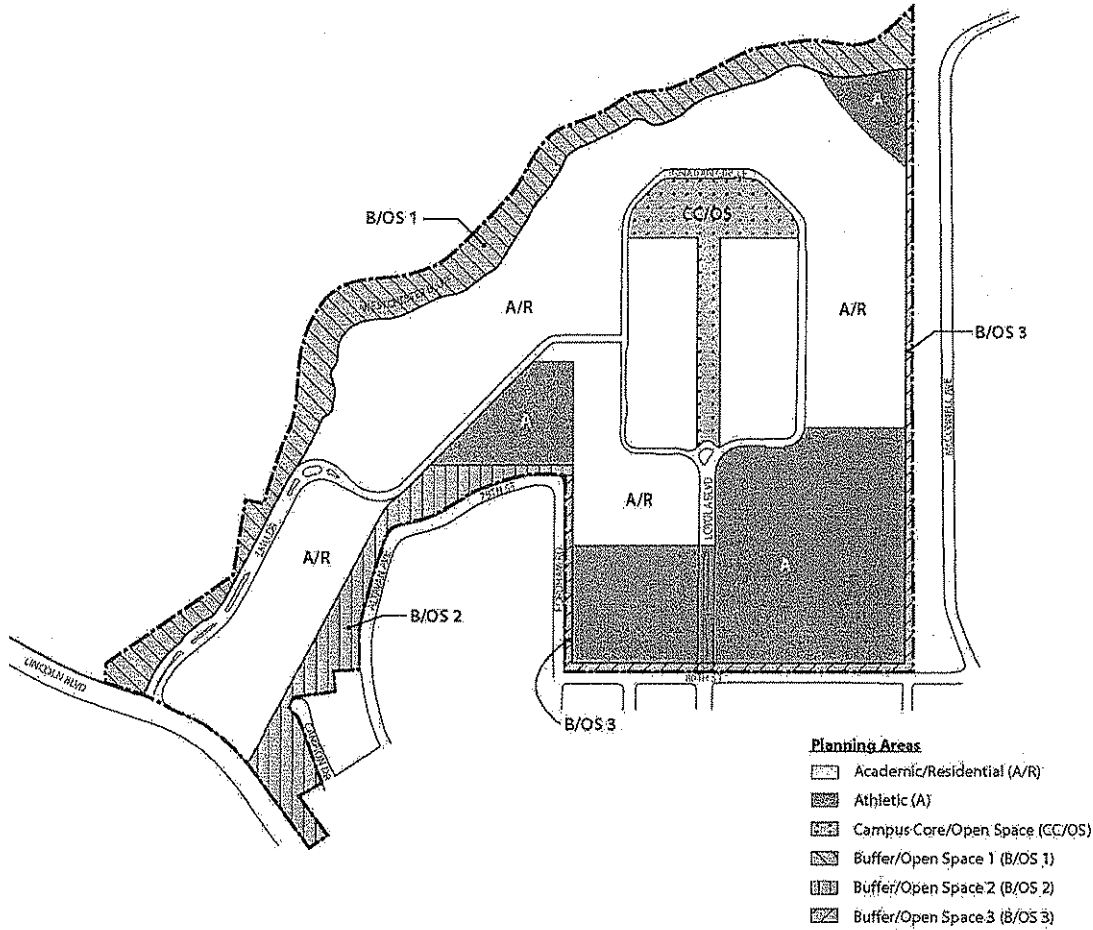


Exhibit 2
PLANNING AREAS

EXHIBIT 3
Height Areas

LMU SPECIFIC PLAN

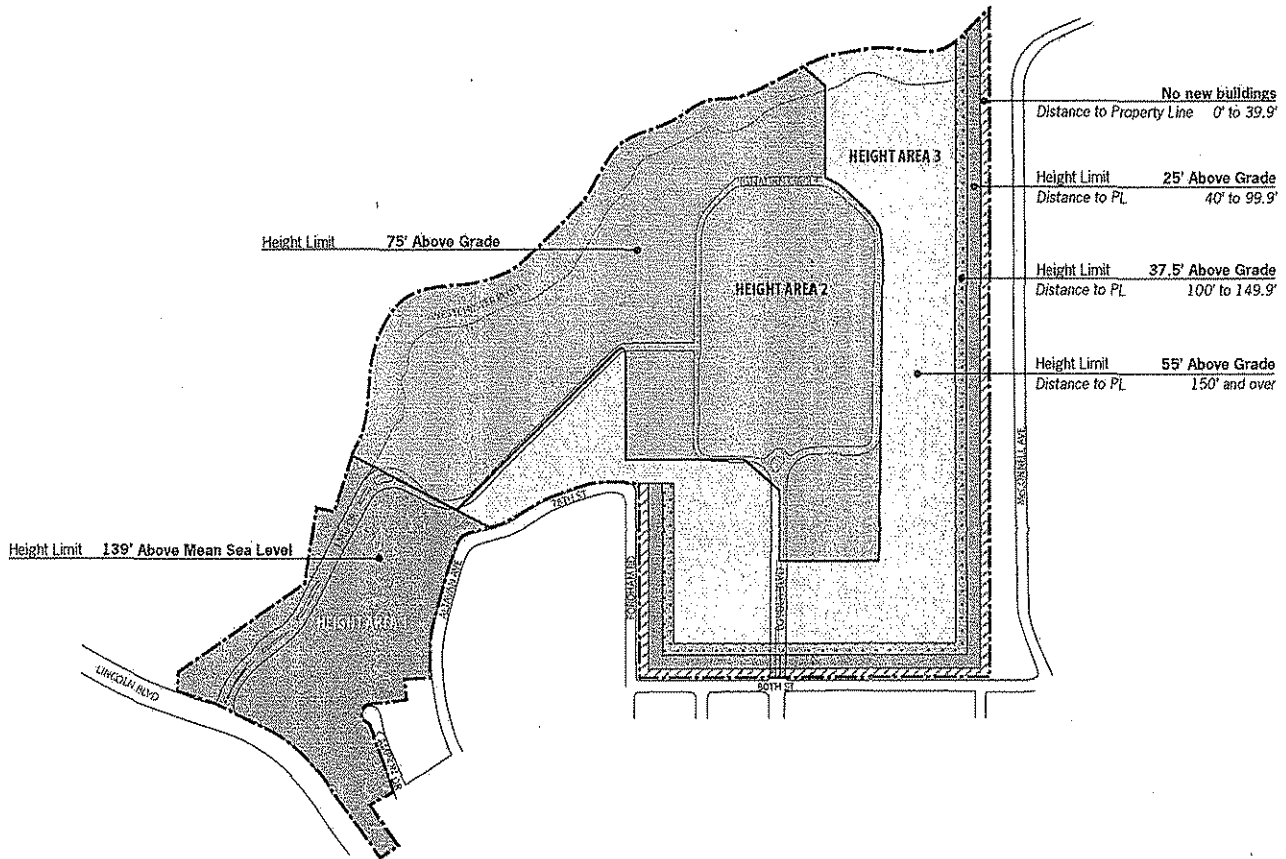


Exhibit 3
HEIGHT AREAS

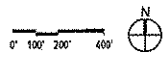


EXHIBIT 4
Setbacks

LMU SPECIFIC PLAN

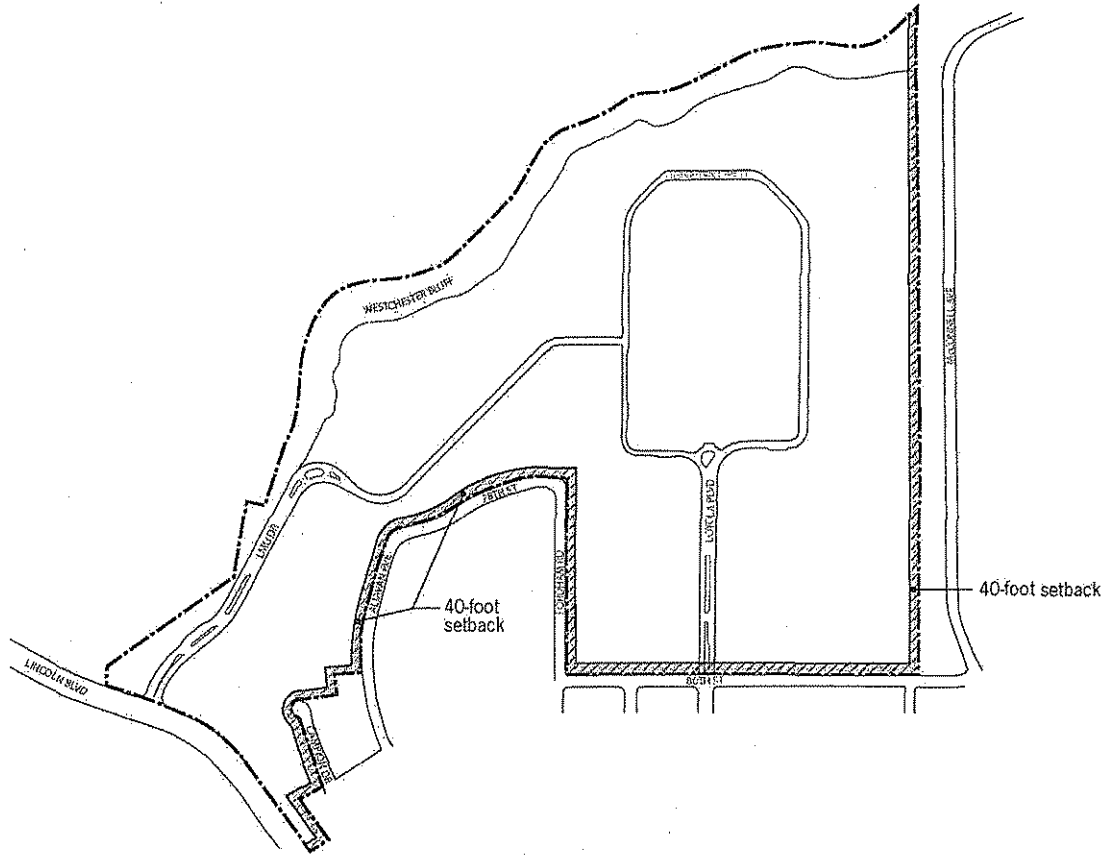


Exhibit 4
SETBACKS

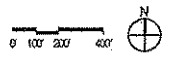


EXHIBIT 5

Conditions For On-Site Alcohol Consumption Permits

1. Sales of alcohol for off-site consumption shall be prohibited.
2. All owners, operators, managers, and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request to the **Director**.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. A sufficient number of security personnel, as determined by the **Director**, under the control of **LMU** or operator(s) of the establishment, shall be provided. In determining the sufficient number of security personnel, the **Director** shall take into account such factors as square footage, use, capacity, location, operating hours, and permitted occupancy of the establishment, site layout, and other security design features that are provided. **LMU** or operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the issuance of any **Alcohol Use Approval**. Each security officer shall complete a training program, developed in consultation with the **LMU** Department of Public Safety and Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol establishments and locations where alcohol for on-site sales and consumption occur. Security personnel shall be on duty at least thirty minutes prior, during and at least thirty minutes following the hours of sales and consumption of alcohol beverages. **LMU** Department of Public Safety personnel shall patrol parking areas serving these establishments to prevent any unusual disturbances within the **Specific Plan Area** and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of locations within the **Specific Plan** area serving alcohol. The LAPD shall be notified of special events as far in advance as feasible.
6. The **Director** shall consult with the **LMU** Department of Public Safety and LAPD for recommendations regarding security measures for adequate protection to patrons, visitors, and employees, and impose those conditions which he or she deems to be necessary and feasible.
7. Recommendations of the Los Angeles Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
8. Each location selling and serving alcohol shall include appropriate security design features, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
9. **LMU** and the **Applicant**, if **LMU** is not the **Applicant**, shall provide **Project** plans to the LAPD prior to finalization, to allow sufficient time to review the plans regarding additional crime prevention features appropriate to the design of the **Project**.

10. A copy of these conditions shall be retained at all times on the premises in each establishment or location, which serves alcoholic beverages and shall be produced immediately upon the request of the **LMU** Department of Public Safety, the **Director** or the LAPD.
11. Within 60 days after the issuance of the certificate of occupancy for an establishment, the **Applicant**, if the **Applicant** is not **LMU**, shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this **Specific Plan** and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The **Applicant** shall submit this agreement to the **Director** for approval before being recorded. After recordation, the **Applicant** shall provide a copy bearing the Recorder's number and date to the **Director**.
12. The **Applicant** shall ensure that no alcoholic beverages, which are purchased within the **Applicant's** establishment, are consumed on any property adjacent to the licensed premises that is under the control of the **Applicant**.
13. The **Applicant** shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the **Applicant**.
14. Any public telephones, if provided, shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
15. The **Applicant** in cooperation with the **LMU** Department of Public Safety shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises
16. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:
 - a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.
 - b. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
 - c. Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
 - d. There shall be a full-service kitchen and a full menu.
17. Banquet, Reception, and Meeting Rooms. The following conditions shall apply to on-site alcohol service for banquet and meeting rooms:
 - a. Portable service bars may be used for banquets, receptions, and meetings.
 - b. Sales and/or service of alcoholic beverages shall only be made by an employee of the banquet, reception, or meeting caterer or **LMU**. No self-service of alcoholic beverages shall be permitted.
 - c. Sales and/or service of alcoholic beverages for consumption off the premises is prohibited.

18. The Director may impose any additional conditions he or she deems to be necessary and feasible to ensure the sale, service and consumption of alcohol will not adversely affect the welfare of the pertinent community and will not detrimentally affect nearby residentially zoned communities.

EXHIBIT 6

Sign Definitions

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

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

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

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

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

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

Information Sign: A category of **Sign** that is limited to a message giving directions, instructions, menus, selections, or address numerals. **Information Signs** are often referred to as wayfinding **Signs**. **LMU Bluff Sign:** A type of **Campus Identification Sign** existing as of the effective date of this **Specific Plan** located on the north-facing Westchester Bluffs consisting of three large letters.

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

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

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

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

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

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

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

M:\Real Prop_Env_Land Use\Land Use\Amy Brothers\LMU\LMU Specific Plan - November 4 after CPC Signage Approval redlined.DOC

EXHIBITS 6A – 6C

Examples of Banner Signs

Exhibit 6A: Typical Building/Place Identification Banner Sign

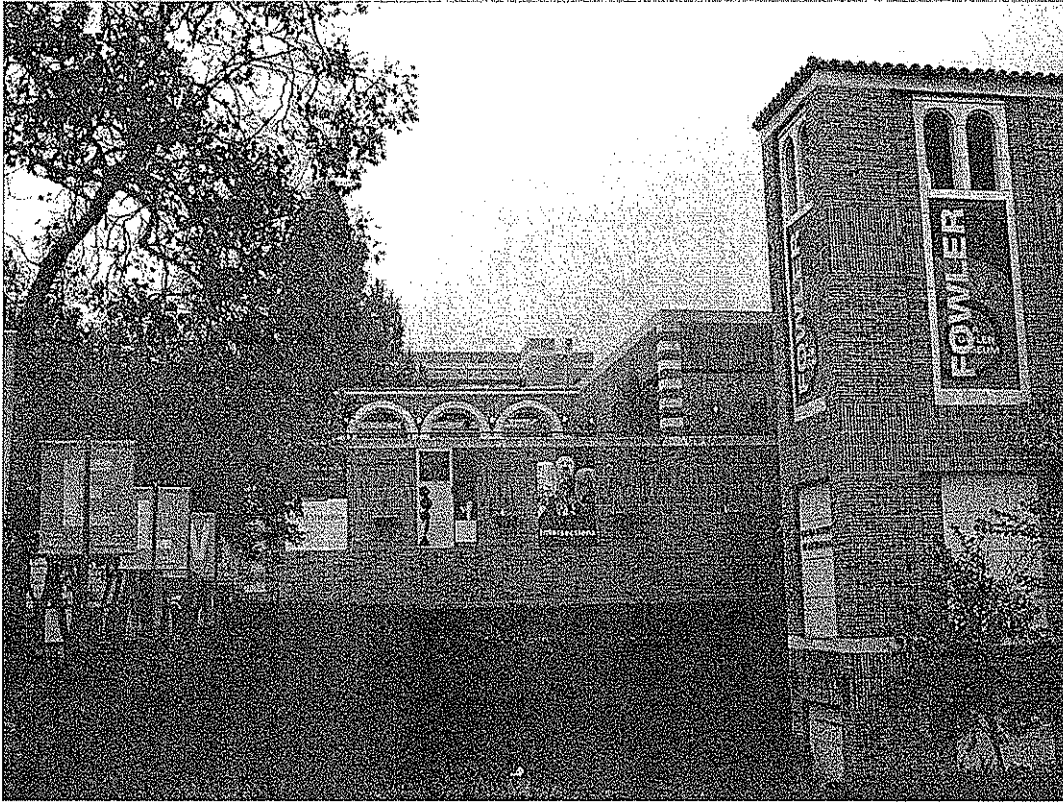


Exhibit 6B: Typical Campus Identification Banner Sign

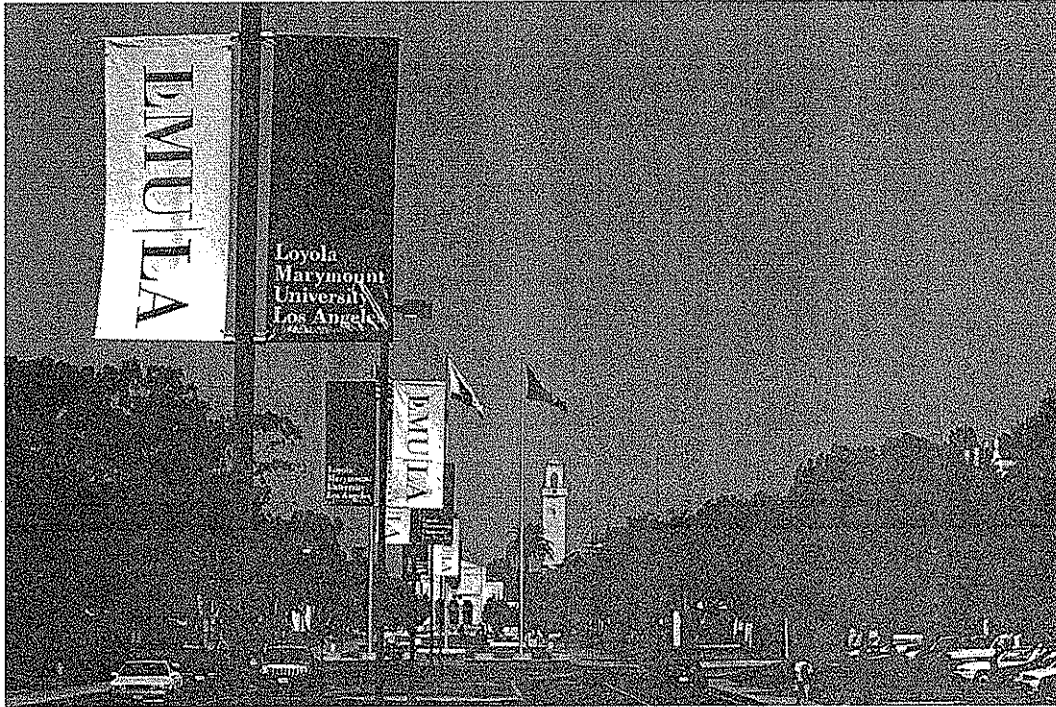


Exhibit 6C: Typical Athletic Field Sponsorship Sign



EXHIBIT 7

Existing Ambient Noise Levels

Map #	Location	Measured Noise Levels CNEL ₁
1	Burns Campus Eastern Boundary, Adjacent to Existing Recycling and Waste Management Area	60.3 dB(A), 61.8 dB(A)
2	Burns Campus Southern Boundary, Southwest Corner of Sullivan Soccer Field	61.4 dB(A), 63.5 dB(A)
3	Burns Campus Western Boundary, Adjacent to Existing Child Care Center	56 dB(A), 58 dB(A)
4	Leavey Campus Southern Boundary, North of Nardian Way and W. 78th Street intersection	58 dB(A), 59.6 dB(A)

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

Notes: 48-hour noise monitoring was conducted at each location on different days.

¹ The measured noise levels are the CNEL for the two 24-hour periods.

Table reproduced from Draft EIR, Table IV.I-4. As modified by CPC on October 14, 2010

EXHIBIT 8

McConnell Buffer Areas

