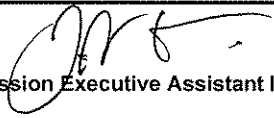


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2013-7-GPA-ZC-ZAD-SPR	MILENA ZASADZIEN 818-374-5054	14
Items Appealable to Council:	Last Day to Appeal:	Appealed:
ZC-ZAD-SPR	FEB. 12, 2014	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)		
1550 N. SAN PABLO STREET		
Name(s), Applicant / Representative, Address, and Phone Number.		
UNIVERSITY OF SOUTHERN CALIFORNIA KRISTINA RASPE 3335 S. FIGUEROA STREET G UNIT LOS ANGELES, CA 90089 213-821-3070	ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. 900 LOS ANGELES, CA 90049 310-209-8800	
Name(s), Appellant / Representative, Address, and Phone Number.		
N/A		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>The construction of a 178-unit graduate student housing building and childcare facility, for a total building area of 264,224 square-feet, on an approximately 2.82-acre portion of the 7.7-acre site. The proposed building will be 5-stories, 66-ft in height, with a 10,431 square-foot childcare facility and 9,500 square-foot outdoor childcare play area located on the first-floor of the building. A total of 266 parking spaces are to be provided off-site as part of a Shared Parking Agreement with the entire USC Health Sciences Campus, which currently provides 5,681 parking spaces throughout the campus. The remaining portion of the 7.7-acre site, currently used as surface parking for the Campus, is to be developed at a later time and is included in the request for a General Plan Amendment and Zone Change.</p>		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2004-1950-EIR
		Commission Vote: 7 - 0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: FEB. 14, 2014



CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
<http://cityplanning.lacity.org/>

Determination Mailing Date: JAN 28 2014

CASE: CPC-2013-7-GPA-ZC-ZAD-SPR

CEQA: ENV-2004-1950-EIR

(SCH No. 2004101084)

Addendum: ENV-2012-1035

Location: 1550 N. San Pablo Street

Council District: 14 - Huizar

Plan Area: Northeast Los Angeles

Zone: CM-1, [T][Q]CM-1

Applicant: University of Southern California
Rep.: Armbruster, Goldsmith & Delvac, LLP

At its meeting of November 14, 2013, the City Planning Commission took the following action:

1. **Adopted** the **Addendum to the certified Environmental Impact Report** (ENV-2004-1950-EIR) and **adopted** the **Mitigation Monitoring Program, Statement of Overriding Considerations, and required Findings**, as provided in the environmental evaluation of the Environmental Impact Report.
2. **Approved** a **General Plan Amendment** to the Northeast Los Angeles Community Plan from Limited Industrial to **General Commercial** for the subject property.
3. **Approved** a **Zone Change and Height District Change** from CM-1 and [T][Q]CM-1 to [T][Q]C2-2 for the subject property.
4. **Approved** a **Determination** to permit shared parking between the student housing and childcare facility uses and the USC HSC parking pool.
5. **Approved** a **Site Plan Review** for a 178-unit graduate student housing building and childcare facility, for a total building floor area of 264,224 square-feet.
6. **Adopted** the attached **Conditions of Approval**.
7. **Adopted** the attached **Findings**.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the Student Housing Building project and the City may require any necessary fees to cover the cost of such monitoring.
9. **Advised** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

RECOMMENDATIONS TO CITY COUNCIL:

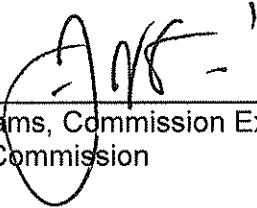
1. **Recommend** that the City Council **adopt** the **Addendum to the certified Environmental Impact Report** (ENV-2004-1950-EIR) and **adopt** the **Mitigation Monitoring Program, Statement of Overriding Considerations, and required Findings**, as provided in the environmental evaluation of the Environmental Impact Report.

2. **Recommend** that the City Council **approve** a **General Plan Amendment** to the Northeast Los Angeles Community Plan from Limited Industrial to **General Commercial** for the subject property.
3. **Recommend** that the City Council **approve** a **Zone Change and Height District Change** from CM-1 and [T][Q]CM-1 to [T][Q]C2-2, subject to the attached conditions of approval.
4. **Recommend** that the City Council **adopt** the attached **Findings**.

This action was taken by the following vote:

Moved: Perlman
Seconded: Dake-Wilson
Ayes: Ahn, Cabildo, Choe, Katz, Segura
Absent: Ambroz, Mack

Vote: 7-0



 James K. Williams, Commission Executive Assistant II
 City Planning Commission

Appeal Status: The General Plan Amendment and Zone Change is not further appealable. Any person aggrieved by an initial decision of the City Planning Commission concerning the Site Plan Review or the Shared Parking Determination may appeal the decision to the City Council. The appeal must be filed within 15 days after the mailing date of this determination. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: FEB 12 2014

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: [T] Conditions, [Q] Conditions, Ordinance, Map, Conditions of Approval, Findings
 City Planning Assistant: Milena Zasadzien

CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL Student Housing Project Site

Pursuant to Section 12.32-G of the Municipal Code, the [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. That the following improvements be constructed or that the construction be suitably guaranteed (However, if street designations and standards are modified by future Council actions, dedications and improvements shall be constructed to meet those new standards, without a requirement for a clarification of T-conditions):

a. Current dedication Requirements:

- i. **Alcazar Street** (Collector Street) – A 15-foot by 15-foot corner cut or 20-foot radius property line return at the intersection with San Pablo Street.
- ii. **San Pablo Street** (Secondary Highway) – A 2-foot wide strip of land along the property frontage to complete a 45-foot half right-of-way in accordance with Secondary Highway Street Standards.

b. Current improvements requirements:

- i. **Alcazar Street** – Construct a 5-foot wide concrete sidewalk within a 10-foot wide parkway. Repair any broken, off-grade curb and gutter. Landscape and install sprinklers in the parkway. Upgrade all driveways to comply with ADA requirements and close any unused driveways with standard curb height, gutter and sidewalk.
- ii. **San Pablo Street** – Construct additional concrete sidewalk in the dedicated area to complete a 12-foot wide full width concrete sidewalk. Repair broken, off-grade curb, gutter and sidewalk. construct a curb ramp at the corner with Alcazar Street to comply with ADA requirements.
- iii. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077,
- iv. Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
- v. Department of Transportation may have additional requirements for dedication and improvements, as established in the traffic mitigation plan identified in the EIR and Addendum (Exhibit D-1).
- vi. Relocate traffic signs, equipment and parking meters to the satisfaction of the Department of Transportation (213) 482-7024.
- vii. Refer to the Department of Water and Power regarding power pole (213) 367-2715.

- viii. Refer to the Fire Department regarding fire hydrants (213) 482-6543.
2. Catch basins exist in Alcazar Street and San Pablo Street. Relocate catch basins per B-Permit plan check requirements.
3. Sewer lines exist in San Pablo Street, Alcazar Street and in the vacated easement of Lambie Street. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer fees are to be paid prior to obtaining a building permit.
4. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
5. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

**CONDITIONS FOR EFFECTUATING [T]
TENTATIVE CLASSIFICATION REMOVAL
4.9-Acre Site**

Pursuant to Section 12.32-G of the Municipal Code, the [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. That the following improvements be constructed or that the construction be suitably guaranteed (However, if street designations and standards are modified by future Council actions, dedications and improvements shall be constructed to meet those new standards, without a requirement for a clarification of T-conditions):

a. Current dedication requirements:

- i. **Alcazar Street** (Collector Street) – A 15-foot by 15-foot corner cut or 20-foot radius property line return at the intersection with San Pablo Street.
- ii. **San Pablo Street** (Secondary Highway) – A 2-foot wide strip of land along the property frontage to complete a 45-foot half right-of-way in accordance with Secondary Highway Street Standards.

b. Current improvement requirements:

- i. **Alcazar Street** – Construct a 5-foot wide concrete sidewalk within a 10-foot wide parkway. Repair any broken, off-grade curb and gutter. Landscape and install sprinklers in the parkway. Upgrade all driveways to comply with ADA requirements and close any unused driveways with standard curb height, gutter and sidewalk.
- ii. **San Pablo Street** – Construct additional concrete sidewalk in the dedicated area to complete a 12-foot wide full width concrete sidewalk. Repair broken, off-grade curb, gutter and sidewalk. construct a curb ramp at the corner with Alcazar Street to comply with ADA requirements.
- iii. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077,
- iv. Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
- v. Department of Transportation may have additional requirements for dedication and improvements, as established in the traffic mitigation plan identified in the EIR and Addendum (Exhibit D-1).
- vi. Relocate traffic signs, equipment and parking meters to the satisfaction of the Department of Transportation (213) 482-7024.
- vii. Refer to the Department of Water and Power regarding power pole (213) 367-2715.

- viii. Refer to the Fire Department regarding fire hydrants (213) 482-6543.
2. Catch basins exist in Alcazar Street and San Pablo Street. Relocate catch basins per B--Permit plan check requirements.
3. Sewer lines exist in San Pablo Street, Alcazar Street and in the vacated easement of Lambie Street. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer fees are to be paid prior to obtaining a building permit.
4. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
5. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

[Q] QUALIFIED CONDITIONS OF APPROVAL Student Housing Project Site

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions for Student Housing Project Site:

1. **Site Development.** The development of the property shall be in substantial conformance with the Site Plans, Floor Plans, and Building Elevations dated October 21, 2013, attached to the case file and labeled Exhibit B. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Permitted Uses.** The property shall be limited to the use and area provisions of the C2-2 Zone as defined in Section 12.14 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Floor Area.** The maximum floor area of the project shall not exceed 264,300 square feet of commercial and residential floor area for Graduate Student Housing and Childcare Facility purposes.
4. **Height:** The maximum height of the project shall not exceed 67-feet in height.
5. **Access.** Vehicular driveway access to the project shall be provided via San Pablo Street.
6. **Student Housing Parking.** Student housing parking shall be provided as permitted by the Shared Parking Determination as part of CPC-2013-7-GPA-ZC-ZAD-SPR.
7. **Childcare Facility Parking:** A minimum of 21 off-street parking spaces shall be located within 200-feet of the main entrance to the childcare facility and shall be clearly marked and reserved for the exclusive use of the childcare facility during its hours of operation. Parking signs shall be clearly posted along these parking spaces.
8. **Bicycle Parking.** Bicycle parking shall be provided in accordance with the regulations of the Bicycle Parking Ordinance, LAMC Section 12.21.A-16.
9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
10. **Recreation and Parks Dedication.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
11. **Fire Protection.** The following Fire Department requirements shall be satisfied, as recommended in conditions submitted from the Department on September 20, 2013:

a. Comprehensive

- i. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- ii. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- iii. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- iv. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- v. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- vi. Building designs for multi residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street on Fire Lane.
- vii. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- viii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- ix. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
- x. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- xi. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- xii. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
- xiii. Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- xiv. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- xv. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words Private Street and Fire Lane within the private street easement.
- xvi. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- xvii. Plans showing areas to be posted and/or painted, FIRE LANE NO PARKING shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- xviii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted No Parking at Any Time prior to the issuance of a Certificate

of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

- xix. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- xx. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- xxi. A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.
- xxii. Adequate off-site public and on-site private fire hydrants will be required.
- xxiii. Site plans shall include all overhead utility lines adjacent to the site.
- xxiv. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- xxv. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- xxvi. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

b. **Miscellaneous Policy Exception: L.A.M.C. 57.09.03.B Exception:**

- i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved for lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- iii. This policy does not apply to single-family dwellings or to non-residential buildings.

B. Environmental Conditions.

1. **Visual Resources (Aesthetics).**

- a. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b. Building façades facing public streets shall be designed to enhance the pedestrian experience and connectivity of the HSC campus through such features as wide and well-illuminated entry areas, landscaping, and informal gathering space.
- c. Architectural design and exterior building materials shall be compatible with the theme and quality of building design and materials used within the HSC campus.
- d. New utilities shall be constructed underground, to the extent feasible.
- e. Exterior signage for the proposed buildings shall be compatible with the design of the building.

- f. All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.
- g. All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.
- h. Landscaping and/or vegetation features shall be incorporated into the design of each Development Site.
- i. All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

2. Air Quality (Construction).

- a. General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.
- b. Disturbed areas shall be watered three times daily, which is above and beyond the SCAQMD Rule 403 requirement to water disturbed areas two times daily.
- c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- d. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- e. Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.
- f. All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.
- g. Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.
- h. The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- i. All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reduction that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

3. Air Quality (Operations).

- a. The Applicant shall provide public education to USC Health Science Campus *dorm residents*, visitors, and employees regarding the importance of reducing vehicle

- miles traveled and utilizing transit, and the related air quality benefits through the use of brochures and other informational tools.
- b. The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
 - c. The Applicant shall coordinate with the MTA and the City of Los Angeles Department of Transportation to provide information with regard to local bus and rail services.
4. **Noise (Construction).** Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Department of Building and Safety and Planning Department that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:
- a. Pile drivers used in proximity to sensitive receptors shall be equipped with noise control having a minimum quieting factor of 10 dB(A);
 - b. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Department of Building and Safety;
 - c. Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
 - d. An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
 - e. Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).
5. **Traffic.** The applicant shall comply with the traffic mitigation measures as established and outlined in the attached Traffic Mitigation Sequencing Plan (Exhibit D-1 excerpt), to the satisfaction of the Department of Transportation and Department of Public Works.

Traffic Mitigations for the development of the entire campus may include improvements from the following list of intersections, to the satisfaction of the Department of Transportation and Department of Public Works:

- Intersection No. 2: I-5 Freeway SB and Mission Road
- Intersection No. 3: I-5 Freeway NB Off-Ramp and Daly Street–Main Street
- Intersection No. 6: I-5 Freeway NB On-Ramp and Marengo Street
- Intersection No. 10: Biggy Street and Zonal Avenue (Parking Option 1 only)
- Intersection No. 12: San Pablo Street and Alcazar Street
- Intersection No. 14: San Pablo Street and Zonal Avenue
- Intersection No. 15: Soto Street and Alcazar Street (Parking Option 2 only)
- Intersection No. 16: Soto Street and I-10 Freeway WB Ramps–Charlotte Street
- Intersection No. 17: Soto Street and Marengo Street
- Intersection No. 18: Soto Street and I-10 Freeway EB Off-Ramp–Wabash Avenue

6. Utilities (Water).

- a. Water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use.
- b. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

7. Utilities (Wastewater).

- a. Prior to the issuance of any building permits, the Development Services Division of the Bureau of Engineering, Department of Public Works, shall make a determination of capacity in the sewer pipeline between each proposed Development Site and the trunk sewer. If service is discovered to be less than adequate, the Applicant shall be required to upgrade the connections to the lines and/or provide an alternative solution, in order to appropriately serve the Project.
- b. The Applicant shall comply with the procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).
- c. All necessary on-site infrastructure improvements shall be constructed to meet the requirements of the Department of Building and Safety.
- d. The Applicant shall apply for and comply with all necessary permits, including Industrial Wastewater Discharge Permits, if required.

8. Solid Waste.

- a. The Applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171687 with regard to all new structures constructed as part of the proposed Project.
- b. The Applicant shall implement a demolition and construction debris recycling plan for all buildings constructed as part of the proposed Project, with the explicit intent of requiring recycling during all phases of site preparation and building construction.
- c. All structures constructed or uses established within any part of the proposed Project Site shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.
- d. Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.
- e. The Applicant shall coordinate with the City of Los Angeles to continuously maintain in good order for the convenience of concessionaires, patrons, and employees clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during project implementation. Each

environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of project implementation as follows:

- i. Pre-construction (prior to issuance of a building permit);
- ii. Construction (prior to certificate of occupancy); and
- iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
 - c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 - d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
9. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

[Q] QUALIFIED CONDITIONS OF APPROVAL

4.9-Acre Site

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions for 4.9-acres of site, not including Student Housing:

1. **Public Input on Future Development.** Any new construction on-site subject to the Site Plan Review process, (Section 16.05 of the Los Angeles Municipal Code) shall be acted on by the City Planning Commission as the initial decision-maker, and will require a 500-foot radius mailing notification from the boundaries of the USC HSC campus, a mandatory public hearing, and notification to the three nearest certified Neighborhood Councils, in order to provide additional opportunity for public input.
2. **Permitted Uses.** The property shall be limited to the use and area provisions of the C2-2 Zone as defined in Section 12.14 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Landscaped Setback along Rail Right-of-Way.** A minimum five-foot wide landscaped setback with a minimum 6-foot high wall or fence shall be maintained along the northern property line adjacent to the rail right-of-way.

B. Environmental Conditions (for new construction).

1. **Visual Resources (Aesthetics).**

- a. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b. Building façades facing public streets shall be designed to enhance the pedestrian experience and connectivity of the HSC campus through such features as wide and well-illuminated entry areas, landscaping, and informal gathering space.
- c. Architectural design and exterior building materials shall be compatible with the theme and quality of building design and materials used within the HSC campus.
- d. New utilities shall be constructed underground, to the extent feasible.
- e. Exterior signage for the proposed buildings shall be compatible with the design of the building.
- f. All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.
- g. All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.

- h. Landscaping and/or vegetation features shall be incorporated into the design of each Development Site.
- i. All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

2. Air Quality (Construction).

- a. General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.
- b. Disturbed areas shall be watered three times daily, which is above and beyond the SCAQMD Rule 403 requirement to water disturbed areas two times daily.
- c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- d. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- e. Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.
- f. All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.
- g. Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.
- h. The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- i. All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reduction that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

3. Air Quality (Operations).

- a. The Applicant shall provide public education to USC Health Science Campus residents, visitors, and employees regarding the importance of reducing vehicle miles traveled and utilizing transit, and the related air quality benefits through the use of brochures and other informational tools.
- b. The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

- c. The Applicant shall coordinate with the MTA and the City of Los Angeles Department of Transportation to provide information with regard to local bus and rail services.
4. **Noise (Construction).** Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Department of Building and Safety and Planning Department that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:
- a. Pile drivers used in proximity to sensitive receptors shall be equipped with noise control having a minimum quieting factor of 10 dB(A);
 - b. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Department of Building and Safety;
 - c. Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
 - d. An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
 - e. Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).
5. **Traffic.** The applicant shall comply with the traffic mitigation measures as established and outlined in the attached Traffic Mitigation Sequencing Plan (Exhibit D-1 excerpt), to the satisfaction of the Department of Transportation and Department of Public Works.

Traffic Mitigations for the development of the entire campus may include improvements from the following list of intersections, to the satisfaction of the Department of Transportation and Department of Public Works:

- Intersection No. 2: I-5 Freeway SB and Mission Road
 - Intersection No. 3: I-5 Freeway NB Off-Ramp and Daly Street–Main Street
 - Intersection No. 6: I-5 Freeway NB On-Ramp and Marengo Street
 - Intersection No. 10: Biggy Street and Zonal Avenue (Parking Option 1 only)
 - Intersection No. 12: San Pablo Street and Alcazar Street
 - Intersection No. 14: San Pablo Street and Zonal Avenue
 - Intersection No. 15: Soto Street and Alcazar Street (Parking Option 2 only)
 - Intersection No. 16: Soto Street and I-10 Freeway WB Ramps–Charlotte Street
 - Intersection No. 17: Soto Street and Marengo Street
 - Intersection No. 18: Soto Street and I-10 Freeway EB Off-Ramp–Wabash Avenue
6. **Utilities (Water).**
- a. Water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use.

- b. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

7. Utilities (Wastewater).

- a. Prior to the issuance of any building permits, the Development Services Division of the Bureau of Engineering, Department of Public Works, shall make a determination of capacity in the sewer pipeline between each proposed Development Site and the trunk sewer. If service is discovered to be less than adequate, the Applicant shall be required to upgrade the connections to the lines and/or provide an alternative solution, in order to appropriately serve the Project.
- b. The Applicant shall comply with the procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).
- c. All necessary on-site infrastructure improvements shall be constructed to meet the requirements of the Department of Building and Safety.
- d. The Applicant shall apply for and comply with all necessary permits, including Industrial Wastewater Discharge Permits, if required.

8. Solid Waste.

- a. The Applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171687 with regard to all new structures constructed as part of the proposed Project.
- b. The Applicant shall implement a demolition and construction debris recycling plan for all buildings constructed as part of the proposed Project, with the explicit intent of requiring recycling during all phases of site preparation and building construction.
- c. All structures constructed or uses established within any part of the proposed Project Site shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.
- d. Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.
- e. The Applicant shall coordinate with the City of Los Angeles to continuously maintain in good order for the convenience of concessionaires, patrons, and employees clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

C. Administrative Conditions:

- 1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the

subject conditions, shall be provided to the Planning Department for placement in the subject file.

2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of project implementation as follows:

- i. Pre-construction (prior to issuance of a building permit);
- ii. Construction (prior to certificate of occupancy); and
- iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
 - c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 - d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
9. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

**CONDITIONS OF APPROVAL
DETERMINATION FOR SHARED PARKING
Student Housing Project**

A. Entitlement Conditions: Determination – Shared Parking for Student Housing Project:

1. **Entitlement.** A maximum of 115 of the 245 required off-street parking spaces for the student housing building shall be permitted to be shared by the uses of the USC HSC campus. Reserved spaces such as handicap, van pool, or other reserved spaces shall not be shared.
2. **Reserved Student Housing Parking.** A minimum of 130 of the 245 required off-street parking spaces shall be located within 500-feet of the student housing building and shall be clearly marked and reserved for the exclusive use of the residents of the student housing. Parking signs shall be clearly posted along these parking spaces. The 130 parking spaces shall be provided at no-cost to the residents or users of the student housing building.
3. **Parking Report to City Planning Commission.** Six months after issuance of the Certificate of Occupancy for the student housing building, the applicant shall provide a parking analysis report to the Planning Department, detailing the parking usage of student housing residents and compliance with Condition A.3. This information shall be presented as part of the Planning Director's Report to the City Planning Commission.

CONDITIONS OF APPROVAL SITE PLAN REVIEW Student Housing Project

A. Entitlement Conditions: Site Plan Review for Student Housing Project:

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the Site Plans, Floor Plans, and Building Elevations dated October 21, 2013, attached to the case file and labeled Exhibit B. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Floor Area.** The total floor area of the graduate student housing and childcare facility building shall be limited to no more than 264,300 square feet. The student housing building will replace a portion of an existing surface parking lot.
3. **Height.** The height of the proposed five-story student housing building shall not exceed 67 feet. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties.
4. **Access.** All vehicular access to the site shall be taken off of San Pablo Street.
5. **Off-street Parking.** A minimum of 266 off-street parking spaces (245 for student housing, 21 for childcare) shall be provided for the project in the following breakdown:
 - a. **Shared Student Housing Parking.** A maximum of 115 of the 245 required parking spaces shall be provided within the general USC-HSC campus, and may be provided as "shared" parking utilizing existing parking spaces within the campus.
 - b. **Reserved Student Housing Parking.** A minimum of 130 of the 245 required parking spaces shall be located within 500-feet of the student housing building and shall be clearly marked and reserved for the exclusive use of the residents of the student housing. Parking signs shall be clearly posted along these parking spaces. These 130 parking spaces shall be provided at no-cost to the residents of the student housing building.
 - c. **Childcare Facility Parking:** A minimum of 21 parking spaces shall be located within 200-feet of the main entrance to the childcare facility and shall be clearly marked and reserved for the exclusive use of the childcare facility during its hours of operation. Parking signs shall be clearly posted along these parking spaces.
6. **Bicycle Parking.** Bicycle parking shall be provided in accordance with the regulations of the Bicycle Parking Ordinance, LAMC Section 12.21.A-16. Long-term bicycle parking facilities shall be provided in at least two locations: near the first-floor rear entrance to the building and near the second-floor front entrance to the building along Alcazar Street. Short-term bicycle parking shall also be located near these two locations.
7. **Noise Impacts.** As required by the LAMC, appropriate noise insulation in the design of the residential and childcare facility building shall be required to reduce the exterior noise level to 45 dBA CNEL within the interior of the buildings, to minimize noise impacts from the adjacent railway.

FINDINGS

A. General Plan/Charter Findings

1. **Framework Element.** The General Plan Framework is a guide for the City to implement growth and development policies by providing a comprehensive, long-range view of the City of Los Angeles as a whole. It allows for amendments to the community plans which further refine land use boundaries and categories to reflect local conditions, parcel characteristics, existing land uses, and public input. The framework plan denotes the subject property and general University of Southern California Health Sciences Campus as a "Community Center". Community Centers are *"A focal point for surrounding residential neighborhoods and containing a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers range from floor area ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2- to 6-story buildings, e.g., some will be 2-story Centers, some 4- or 6-story Centers depending on the character of the surrounding area. Community Centers are served by small shuttles, local buses in addition to automobiles and/or may be located along rail transit stops."*

The Framework Plan also identifies the subject site and medical campus area as a Pedestrian-Priority District, and the Plan encourages the establishment of commercial and mixed-use districts that promote pedestrian activity.

The Framework further explains how the City should accommodate growth and development by tying in the goals, objectives and policies of other Elements of the Framework. Specifically, the Framework calls for amendments to the community plans which further refine the General Plan to reflect local conditions, *"provided (a) that the basic differentiation and relationships among land use districts are maintained, (b) there is no reduction in overall housing capacity, and (c) additional environmental review is conducted in accordance with the California Environmental Quality Act should the impacts of the changes exceed the levels of significance defined and modify the conclusions of the Framework Element's Environmental Impact Report"*.

The attached conditions of the subsequent entitlements will ensure that the proposed General Plan Amendment will assist the City in achieving its goal of creating a more livable city as well as adhering to the development standards of the Framework Plan, the Community Plans, and involved.

2. **General Plan Land Use Designation.** The subject property is located within the Northeast Los Angeles Community Plan, updated and adopted by the City Council on June 15, 1999. The existing Plan designates the subject property as Limited Industrial with corresponding zones of CM, M1, MR1, and P. The recommended plan amendment would designate the site for General Commercial with corresponding zones of C1, CR, C1.5, C2, C4, P, and RAS3. The zone change request to the C2-2 zone is consistent with the proposed land use designation and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
3. **General Plan Text.** The Northeast Los Angeles Community Plan text includes the following relevant land use goals, objectives, policies and programs:

GOAL 1: A SAFE, SECURE, AND ATTRACTIVE RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-2: To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Policy 1-2.2 Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3 Encourage mixed-use development in selected commercially-zoned areas.

Program: The Plan map identifies areas where mixed use is encouraged in commercial zones especially pedestrian-oriented districts and transit-oriented districts.

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

GOAL 2: STRONG AND COMPETITIVE COMMERCIAL AREAS THAT SUITABLY SERVE THE NEEDS OF THE COMMUNITY AND ATTRACTS CUSTOMERS FROM OUTSIDE THE PLAN AREA BY SATISFYING MARKET DEMAND AND MAXIMIZING CONVENIENCE AND ACCESSIBILITY WHILE PRESERVING UNIQUE HISTORIC AND CULTURAL IDENTITIES OF EACH COMMERCIAL AREA.

Objective 2-2 To enhance the identity and appearance of commercial districts.

Policy 2-2.2 Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.

Program: The Plan contains Design Guidelines (Chapter V) that set forth standards for commercial areas addressing such issues as location and design of parking areas, enhancement of pedestrian access, amenities, and landscaping.

GOAL 6: APPROPRIATE LOCATIONS AND ADEQUATE FACILITIES FOR SCHOOLS TO SERVE THE NEEDS OF EXISTING AND FUTURE POPULATION.

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

Policy 6.1.1 Encourage compatibility in school locations, site layout, and architectural design with adjacent land uses and community character; use schools, as appropriate, to create logical transitions and buffers between uses such as multiple-family and single-family residential or commercial and residential uses.

Program: The City Planning Department should coordinate with major institutions of higher learning to ensure compatibility of master planning and construction activities are compatible with surrounding neighborhoods and nearby commercial revitalization efforts.

While the Community Plan does not offer specific policies centered on the County-USC Medical Center and USC Health Science Campus, the Plan does generally call for the concentration of density near institutional centers and pedestrian-oriented districts, a consideration of factors such as neighborhood character, compatibility and impacts on services for changes in density, requirements for enhanced project design, and logical layouts of institutional or academic uses. Within the plan text, the Community Plan also states that underutilized or abandoned industrial properties should be identified and may be more appropriately re-used or revitalized for non-industrial purposes.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, and by providing a mix of other potential uses to serve the Health Sciences Campus (such as a childcare center, medical research facilities, and a hotel with restaurant, retail, and conference center). The underutilized industrially-zoned site is located on the northern edge of the campus, and the proposed C2-2 zone and mix of commercial and institutional developments would revitalize the site and would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to dedicate and improve the surrounding public right-of-ways, which will enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the designated pedestrian-oriented district. Other utilities and public services for the site, including the availability of sewer and drainage facilities in San Pablo Street, Alcazar Street, and the vacated easement of Lambie Street, were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Adequate access to the site is available from the two surrounding streets along the property borders, including Alcazar Street (a designated Collector Street) and San Pablo Street (a designated Secondary Highway).

The Plan also sets standards for Urban Design, in step with the recently adopted Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, for useable open space to be provided for residents, and for a building design of quality and character. The submitted building plans are consistent with these design standards. Pedestrian access from the street will be provided from both Alcazar Street and from the rear access drive. Open space will be provided within indoor recreation areas, and several outdoor areas, including a large central courtyard with swimming pool and landscaping. The building elevations are designed with variations in height, depth, and building materials to achieve an articulated façade, and consistent with the quality of design and height of existing HSC buildings within the Project vicinity. This consistent aesthetic, accessibility to other campus facilities, and introduction of new accessory uses and employment opportunities will act to continue the logical expansion and development of the campus.

Once development plans are submitted for the hotel and/or medical research facilities planned for the remainder of the site, these plans will also be reviewed by the Department of City Planning for appropriate site design through the Site Plan Review process. In addition, a condition has been included to ensure additional review by the City Planning Commission and expanded opportunities for public input on the potential development of the 4.9-acre site.

The site is also located within the Adelante Eastside Redevelopment Plan area and is in general conformance with the Redevelopment Plan and its amendment. The development of residential uses in a commercial area is allowed under the Amended Adelante Eastside Redevelopment Plan Section 503.6.

The site is not subject to any Plan footnotes and is otherwise not located within any other specific plan or special land use district.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the C2 Zone and is consistent with the proposed general plan land use designation.

B. Entitlement Findings

1. **Zone Change and Height District Change, L.A.M.C. Sec. 12.32-F:** *The recommended zone change and height district change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:*

The [T][Q]C2-2 zone is consistent with the proposed General Commercial General Plan Land Use designation, in that this land use category allows for corresponding zones of C1, CR, C1.5, C2, C4, P, and RAS3. The project is convenient in location to several major streets, such as Mission Road, Valley Boulevard, and Soto Street, and as an infill project will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create the first new comprehensive student housing project in the vicinity to serve the Health Sciences Campus. Properties in the immediate neighborhood include a public park in the OS zone, Los Angeles County Public Works warehouses in the PF zone, and a variety of medical and educational facilities within the adjacent USC Health Sciences Campus in the C2-2 zone. The subject CM site is one of two remaining industrially-zone sites within the USC HSC, and a zone change from CM-1 to C2-2 would eliminate potential industrial uses from being located adjacent to a public park and medical treatment facilities. The zone change would also allow for the construction of a 178-unit graduate student housing project, along with the potential for other campus-serving uses, such as a hotel and/or academic and medical research facilities, which would all be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The action, as recommended, has been made contingent upon compliance with the “[Q]” and “[T]” conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. Clarifying language has also been added to the T-conditions to ensure that any street dedications and improvements meet the most current street standards for the area. Additional parking conditions have also been included to ensure safe and accessible childcare parking, as well as reserved and no-cost student parking to mitigate impacts on the availability of street parking and park access.

2. **Determination for Shared Parking, L.A.M.C. Sec. 12.24.X.20:**
 - a. *Shared parking between the student housing project and USC HSC parking pool will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.*

The Los Angeles Municipal Code requires the student housing project to provide a minimum of 266 off-street parking spaces. The applicant requests a Determination for a shared parking agreement, to allow for the 266 required parking spaces of the student housing project to be "shared" and counted from the existing parking pool of the USC Campus, thereby resulting in no required on-site parking for the student housing and childcare facility. The submitted Parking Study, completed by Gibson Transportation Consulting, Inc. on July 25, 2013, and approved by the Department of Transportation in a letter dated August 9, 2013, found that since the project would serve existing students and employees already at the campus, it would not be expected to increase weekday trip generation or parking demand at the campus.

However, residents in the area have noted that many campus users utilize the free all-day parking on the surrounding public streets in lieu of paying for off-street parking, thereby impacting street parking for residents and access to the adjacent Lincoln Park. Therefore, only 115 of the 245 required parking spaces for the student housing have been approved to be "shared", and conditions for the site will incentivize students to use campus parking instead of the nearby street parking, by requiring the remaining 130 student housing parking spaces to be provided at no-cost to the students and located with convenient access to the residences.

The sharing of 115 on-site parking spaces would allow for an alternate use of the land which would otherwise be needed for parking facilities. This in turn, could allow for additional educational or medical services within the campus, as well as more pedestrian-oriented designs.

However, on-site or nearby parking will be required for the childcare facility. Adequate drop-off and pick-up areas, as well as parking for parents and staff, are needed to ensure quick and easy access to the center, which could serve up to 150 children. Therefore, the required 21 parking spaces for the childcare facility should be provided within 200-feet of the facility and reserved for the exclusive use of the childcare facility during its hours of operation.

- b. The shared parking's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

The submitted Parking Study, completed by Gibson Transportation Consulting, Inc. on July 25, 2013, and approved by the Department of Transportation in a letter dated August 9, 2013, concluded that a lower total number of parking spaces than would otherwise be required will provide adequate parking for the requested use. The parking analysis stated that since the student housing project is considered an academic-related use, the project would serve the existing students and employees and would not be expected to increase weekday trip generation or parking demand at the campus. Also, the effect of the projected project and removal of existing surface parking spaces is not expected to result in a shortage of parking for the site nor for the remaining building on the campus.

However, residents in the area have noted that many campus users utilize the free all-day parking on the surrounding public streets in lieu of paying for off-street parking, thereby impacting street parking for residents and access to the adjacent Lincoln Park. Therefore, only 115 of the 245 required parking spaces for the student housing have been approved to be "shared", and conditions for the site will incentivize students to use campus parking instead of the nearby street parking, by requiring the remaining 130 student housing parking spaces to be provided at no-

cost to the students and located with convenient access to the residences. In addition, the 21 required childcare parking spaces will be reserved and located with convenient access to the facility.

- c. *The shared parking substantially conforms with the purposes, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

The General Plan generally encourages the development of the USC HSC area as a Community Center and Pedestrian-Priority District, promoting mixed-use projects, enhanced pedestrian design, and appropriate screening and location of parking facilities to the rear of structures. The shared parking request would allow the project to be designed with no new parking facilities or driveways from Alcazar Street, and would instead create a more pedestrian-oriented design, with greater space for amenities such as outdoor plazas and open spaces. The sharing of existing parking spaces allows for a better use of limited land within the campus, promotes a greater variety of uses, and encourages a more pedestrian-oriented design for the campus, consistent with the goals and policies of the General Plan.

- d. *A lower total number of parking spaces than would otherwise be required will provide adequate parking for the requested use. Such determination is based upon an analysis of parking demand.*

The submitted Parking Study, completed by Gibson Transportation Consulting, Inc. on July 25, 2013, and approved by the Department of Transportation in a letter dated August 9, 2013, shows that the campus has a total parking supply of 5,681 parking spaces, or 825 parking spaces more than required by Code. However, a 2010 parking study revealed that actual parking demand is even lower than the Code requirement, and that the campus currently operates with about 1,446 empty off-street parking spaces even during peak afternoon parking hours. HSC students make up approximately 10-15% of all parking users.

With the construction of the student housing project, a portion of an existing surface parking lot would be removed, resulting in the loss of 340 parking spaces, and adding a Code requirement for 266 new spaces (245 spaces for student housing, 21 spaces for the childcare facility).

Considering the probable near-term development of the campus, and assuming a worst-case scenario, which would only include the removal of surface parking, the removal of street parking, increased demand from the construction of the student housing building and HCC III, and no new parking facilities, the number of parking spaces provided on-campus would still exceed the projected demand by 535 parking spaces. However, USC has near-term plans to increase the campus parking capacity by a total of 352 spaces near two surface parking lots on Valley Boulevard, located approximately a half-mile east of the site, which would then result in a larger surplus of 887 parking spaces based on demand.

In addition, the study found that the projected campus supply of 5,626 off-street parking spaces will meet Code requirements and will provide a surplus of 574 parking spaces over what is required Code. Therefore, the study concludes, that the campus parking supply, even with the shared parking request, will be more than enough to meet the parking needs for the campus. The approval of a smaller number of shared parking spaces (115) would also result in an adequate campus parking supply.

- e. *The maximum distance between each participating building or use and the nearest point of the shared parking facility shall be 750 feet, measured as provided in Section 12.21.A4(g).*

Currently, the Department of Building and Safety manages the parking count for the Health Sciences Campus, and considers the campus as one unified site, allowing for new uses to provide required Code parking anywhere within the campus boundaries. The student housing project would be less than 750 feet from several parking facilities, the nearest ones including the adjacent 1550 San Pablo Street surface parking lot, as well as surface parking at 1510 San Pablo Street, and a multi-story parking garage on Alcazar Street just south of the site.

- f. *The applicant and parties operating the shared parking facility shall submit written evidence in a form satisfactory to the Department of City Planning which describes the nature of the uses, hours of operation, parking requirements, and the allocation of parking spaces, and which demonstrates that the required parking for each use will be available taking into account their hours of operation.*

The Parking Study, completed by Gibson Transportation Consulting, Inc. on July 25, 2013, also provided detailed maps, parking facility demand, parking facility operation, information on the shuttle system operating between campus buildings, parking facilities, and other off-site destinations. This information supported the study's findings that adequate parking and access to these facilities will continue after the project's implementation.

- g. *Reserved or otherwise restricted spaces shall not be shared.*

Restricted spaces include handicap stalls that are required to be striped and labeled by the Municipal Code. In addition, 130 parking spaces for student housing and 21 parking spaces for the childcare facility along the southeastern portion of the surface parking lot will be identified and reserved for the exclusive use of those facilities.

- h. *Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as may be deemed necessary by the Department of City Planning, in order to assure the continued maintenance and operation of the shared spaces, under the terms and conditions set forth in the original shared parking arrangement.*

The project has been conditioned to provide the necessary documents to meet and assure the continued maintenance and operation of shared spaces in accordance with the entitlement grant. Implementation of these conditions will assure proper adherence to the decision makers' standards. Execution of these documents will be necessary.

3. **Site Plan Review, L.A.M.C. Sec. 16.05:**

- a. *The graduate student housing and childcare facility is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The adopted Northeast Los Angeles Community Plan is intended to promote an arrangement of land uses, streets, and services which will encourage and contribute the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. While the Community Plan does not

offer specific policies centered on the County-USC Medical Center and USC Health Science Campus, the Plan does generally call for the concentration of density near institutional centers and pedestrian-oriented districts, requirements for enhanced project design, and logical layouts of institutional or academic uses. Within the plan text, the Community Plan also states that underutilized or abandoned industrial properties should be identified and may be more appropriately re-used or revitalized for non-industrial purposes.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs. The underutilized industrially-zoned site is located on the northern edge of the campus, and the proposed graduate student housing and childcare facility on-site would revitalize the site and would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to dedicate and improve the surrounding public right-of-ways, which will enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the designated pedestrian-oriented district.

The Plan also sets standards for Urban Design, which complement the recently adopted Residential Citywide Design Guidelines, and include the need for a pedestrian entrance at the front of each project, for useable open space to be provided for residents, and for a building design of quality and character. The submitted building plans are consistent with these design standards. Pedestrian access from the street will be provided from both Alcazar Street and from the rear access drive. Open space will be provided within indoor recreation areas, and several outdoor areas, including a an outdoor children's play area and a large central courtyard with swimming pool and landscaping for graduate student residents. The building elevations are designed with variations in height, depth, and building materials to achieve an articulated façade, and consistent with the quality of design and height of existing HSC buildings within the Project vicinity. This consistent aesthetic, accessibility to other campus facilities, and introduction of new accessory uses and employment opportunities will act to continue the logical expansion and development of the campus.

The site is also located within the Adelante Eastside Redevelopment Plan area and is in general conformance with the Redevelopment Plan and its amendment. The development of residential uses in a commercial area is allowed under the Amended Adelante Eastside Redevelopment Plan Section 503.6.

The site is not subject to any Plan footnotes and is otherwise not located within any other specific plan or special land use district.

The proposed student housing project will provide housing opportunities for students while contributing to the overall expansion and modernization of the Health Sciences Campus. The proposed project is consistent with General Plan and will serve to implement the goals and objective of the adopted Community and Redevelopment Plans.

- b. The graduate student housing and childcare facility consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

Located within the Health Sciences Campus, the subject property is adjacent to other USC structures, vacant land, Los Angeles County storage warehouses, a Union Pacific rail right-of-way, and Lincoln Park, in the C2-2, CM-1, PF-1, and OS-1XL Zones. The project will be compatible with the existing buildings on the USC Health Sciences Campus in style, scale and height.

The proposed student housing project consists of an approximately 66-foot, five-story building containing approximately 264,200 square feet of floor area. The building will house 178 dwelling units to accommodate approximately 450 graduate students, as well as an ancillary 10,500 square-foot childcare center to serve the children of USC students, staff, faculty, and affiliates. In addition, the building is anticipated to have a student lounge, fitness center, and central courtyard with swimming pool and landscaping. The following project elements were designed in a manner which is compatible with both existing and future developments of the USC Health Sciences Campus:

- A. Building Design. The student housing building will be designed in a style reflective of the existing academic, research and medical office buildings that define the aesthetic appearance of the Health Sciences Campus. The existing multi-story buildings consist primarily of pre-cast concrete with a glass and metal curtain wall system in a modernist contemporary style. The proposed project will be developed consistent with the design policies set forth in the Northeast Los Angeles Community Plan, including the following components: (i) articulation of facades to provide variation and visual interest; (ii) use of building materials that accent or complement adjacent and nearby building facades; (iii) screening of mechanical, electrical and rooftop equipment from public view; and (iv) on-site lighting along pedestrian walkways and vehicular access ways.
- B. Height/Bulk. The height, bulk and setbacks of the student housing building will be compatible with the surrounding neighborhood and will be integrated within the existing Health Sciences Campus. The maximum proposed building height for the project is five stories (66 feet) with a floor area of 264,200 square feet, consistent in scale with the existing HSC structures, as well as the other nearby institutional uses, which range in height from 4 to 15 stories. As such, the proposed building will be similar in height and area to other buildings within the HSC and consistent with the C2-2 zoning of the project site.
- C. Setbacks. Setbacks are not required in the C2 zone. However, the student housing building's setbacks will be consistent with those of the R4 zone.
- D. Off-Street Parking. A Shared Parking Agreement has been approved to allow for the shared parking of 115 of the 245 Code-required parking spaces for the student housing use, within the existing HSC parking pool. The new graduate student housing building would be occupied by current students who either live in existing student housing on campus (which would be demolished) or students who currently commute to campus, and conditions have also been included to require the reservation of 130 no-cost parking spaces within 500-feet of the building for student residents. This would therefore result in minimal changes to parking demand. Therefore, adequate parking for students will be provided within the existing parking facilities on campus, serviced by a network of shuttles and buses. In addition, 21 parking spaces will be required adjacent to the childcare center for adequate drop-off/pick-up and access to the facility. In accordance with the adopted 2013 Bicycle Parking Ordinance, conditions have been included to ensure the project will also provide adequate short-term and long-term bicycle

parking spaces near both the front main entrance and rear portion of the building.

- E. Loading. The Project does not include a loading dock. There will be parking spaces available at the rear of the building for occasional deliveries and loading for the residential building.
 - F. Lighting. Implementation of the project will introduce new light sources within the project site, including streetlights, interior building lighting and exterior security lighting. However, the proposed lighting will be typical of existing adjacent facilities within the Health Sciences Campus and is not expected to create unusually high levels of light. Nighttime lighting will be provided to facilitate pedestrian access and safety. The project's lighting will be designed in conformance with the design policies set forth in the Northeast Los Angeles Community Plan and will conform to existing standards at the HSC. On-site lighting will be installed along pedestrian walkways and vehicular access ways and will be shielded and directed so as to illuminate these areas rather than adjacent areas.
 - G. Landscaping. The Health Sciences Campus is generally designed in a modernist style reflective of the high-tech research activity that occurs within these facilities. Landscaping for the building will include plantings that will complement the existing building styles and landscaping program throughout the HSC. All new paving will be implemented using the USC Health Sciences Campus standard design.
 - H. Trash Collection. In keeping with the design guidelines set forth in the Community Plan and current uses at the HSC, the Project will enclose all trash containers from view.
- c. *Any graduate student housing project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

Proposed amenities include a social lounge, fitness center, business center with study rooms, and an on-site management and leasing office. Open space amenities would include a large 16,025 square foot courtyard with swimming pool and landscaped open space areas that form the central portion of the student housing site. The childcare facility will include a 9,500 square-foot outdoor play area. Outdoor landscaped open space areas would also be located within the northern portion of the student housing site and on the west side of the building. In addition, landscaped pedestrian walkways would be provided throughout the student housing site.

C. CEQA Findings

Background

On July 18, 2006, the City of Los Angeles certified Environmental Impact Report ENV-2004-1950-EIR (SCH 2004101084) (the "Certified EIR") for the University of Southern California's Health Sciences Campus Project ("HSC Project"). The Certified EIR analyzed the development of between 585,000 and 765,000 square feet of additional academic and medical-related floor area within seven sites, respectively referred to as Development Sites A, B, C, D, E, F and G (the "Original Project"). Specifically, under the Original Project, up to 120,000 square feet of medical clinic uses could be developed within the Health Science Campus ("HSC") in conjunction with up to 465,000 square feet of academic and/or medical research facilities. In addition, in the event that on-site development were to reach 765,000

square feet, a maximum of 45,000 square feet of medical clinic development and 720,000 square feet of academic and/or medical research uses could be constructed.

The Certified EIR concluded that the Original Project would result in the following significant and unavoidable impacts: Air Quality, regional NO_x, ROC and localized PM (Construction); Air Quality, NO_x (Operations); Noise (Construction); and Traffic and Circulation. The Certified EIR concluded that, after mitigation, the Original Project would result in less than significant impacts in the following impact areas: Visual Resources; Agricultural Resources; Air Quality, regional CO, SO_x and PM and localized CO, SO₂ and NO₂ (Construction); Air Quality, regional ROC, SO_x, CO and PM and CO hotspots (Operations); Air Quality, AQMD Consistency; Air Quality, Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Surface Hydrology, Hydrology and Groundwater; Land Use and Planning; Mineral Resources; Noise (Operational); Population and Housing; Public Services; Recreation; Parking; and Utilities/Service Systems.

The University desires to develop new student housing to support the other uses on the HSC and to modify the maximum amount of square footage to be developed, provided that the peak-hour vehicle trips do not exceed that set forth in the Certified EIR (the "Modified Project"). Specifically, the developer of the subject student housing project, American Campus Communities, proposes to expand the uses permitted within Development Site E to include graduate student housing uses comprising approximately 264,224 square feet of floor area and providing a maximum of 178 dwelling units, associated amenities, and a 10,500 square-foot childcare center. The amenities would include a social lounge, fitness center, business center with study rooms, and an on-site management and leasing office. The childcare center is anticipated to accommodate 100 to 150 children and would only be open to students/employees/affiliates of the HSC.

An Addendum to the Certified EIR (the "Addendum") has been prepared to analyze the potential environmental impacts of the Modified Project. The Addendum was prepared under the authority of CEQA Guidelines § 15164(a), which requires a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines §§ 15162 and 15163 calling for preparation of a subsequent or supplemental EIR have occurred.

The City Planning Commission of the Los Angeles, acting through the Planning Department, is the "Lead Agency" for the Modified Project evaluated in the Addendum. The Addendum concluded that, like the Original Project, the Modified Project would result in the following significant and unavoidable impacts: Air Quality, regional NO_x, ROC and localized PM (Construction); Air Quality, NO_x (Operations); Noise (Construction); and Traffic and Circulation. However, the Addendum shows that that the Modified Project's significant impacts are not substantially greater than the Original Project's. The Addendum also concluded that, after mitigation, the Modified Project, like the Original Project, would result in less than significant impacts in the following impact areas: Visual Resources; Agricultural Resources; Air Quality, regional CO, SO_x and PM and localized CO, SO₂ and NO₂ (Construction); Air Quality, regional ROC, SO_x, CO and PM and CO hotspots (Operations); Air Quality, AQMD Consistency; Air Quality, Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Surface Hydrology, Hydrology and Groundwater; Land Use and Planning; Mineral Resources; Noise (Operational); Population and Housing; Public Services; Recreation; Parking; and Utilities/Service Systems.

Following completion of the Addendum, the applicant made minor changes to the student housing project that increase the total floor area from the 238,000 analyzed in the

addendum to approximately 264,224. However, the number of units and other aspects of this project remained the same. To analyze the potential environmental effects of this increase in square footage, an Errata was prepared. The supplemental analysis in the Errata shows that the increase in square footage does not alter any of the conclusions in the Addendum or show any new or increased environmental impacts.

Findings

The Lead Agency finds that the Addendum, Errata and supporting technical studies (collectively, the "Environmental Documents") were prepared in compliance with CEQA and the CEQA Guidelines. The Lead Agency finds that the Planning Department has independently reviewed, analyzed, and where appropriate modified, the Environmental Documents for the Modified Project and that the Environmental Documents reflect the City's independent judgment.

The Lead Agency finds and determines that the information contained in the Environmental Documents is adequate for matters related to the Modified Project, which is before Lead Agency, and that the Lead Agency has reviewed and considered the information contained therein pursuant to the State CEQA Guidelines and the City CEQA Guidelines, along with other factors related to this matter.

The Lead Agency finds and determines that, based on the information set forth in the Environmental Documents with respect to the potentially significant impacts analyzed in the Certified EIR, the Modified Project will not create any new or result in any substantial increase in the severity of previously identified potentially significant impacts in any of the analyzed environmental impact categories and that no new mitigation measures are identified in the Environmental Documents that would modify the mitigation measures in the Certified EIR, which are incorporated into the Environmental Documents by reference.

The Lead Agency finds and determines that, pursuant to Section 15162(a)(3) of the State CEQA Guidelines, nothing in the Environmental Documents or with respect to the Modified Project contains or constitutes new information of substantial importance that was not known or could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified as complete.

The Lead Agency finds and determines that no additional environmental impacts other than those identified in the Certified EIR will have a significant effect or result in a substantial or potentially substantial adverse effect on the environment as a result of the Modified Project.

The Lead Agency finds and determines pursuant to CEQA Guidelines Section 15091(a)(1) that changes and alterations have been required by the City and incorporated into the Revised Project which avoid or substantially lessen the significant environmental effects as identified in the Certified EIR and the Environmental Documents.

The Lead Agency finds and determines pursuant to CEQA Guidelines Section 15093; that certain economic, legal, social, technological or other benefits of the Proposed Redevelopment outweigh the unavoidable adverse environmental effects, all of which are identified in the Certified EIR and the Environmental Documents.

The Lead Agency finds and declares that substantial evidence for each and every finding made herein is contained in the Certified EIR, Environmental Documents, the administrative record, staff reports, and information provided by the applicant and its representatives, each and all of which are incorporated herein by this reference. Moreover, the Lead Agency finds and declares that where more than one reason exists for any finding, each reason

independently supports such finding, and that any reason in support of a given finding individually constitutes a sufficient basis for that finding.

MMRP

The Mitigation Monitoring and Reporting Program ("MMRP") includes all of the mitigation measures identified in the Certified EIR and Addendum and has been designed to ensure compliance with such measures during implementation of the Modified Project. In accordance with CEQA, the MMRP provides the means to ensure that the mitigation measures are fully enforceable. In accordance with the requirements of Public Resources Code §21081.6, the Lead Agency hereby adopts the MMRP and finds that the environmental impacts of the Modified Project have been mitigated to the extent feasible by the mitigation measures identified in the MMRP, incorporated by reference and located in the administrative file, and finds that the Revised Project meets the mitigation monitoring program requirements of Section 21081.6 of the Public Resources Code. The MMRP includes an additional air quality mitigation measure that reflects current regulatory requirements and best practices (see Mitigation Measure D-9). The MMRP includes certain traffic mitigation measures that are under construction or have been completed (see Mitigation Measures C-1, C-5, C-7, and C-15).

Each of the mitigation measures referenced in the MMRP shall be conditions of the Modified Project approval to be monitored and enforced by the City pursuant to the building permit process and the MMRP.

To the extent feasible, each of the other findings and conditions of approval made by or adopted by the City in connection with the Modified Project are also incorporated herein by this reference.

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

Statement of Overriding Considerations.

As described in the Final EIR and Addendum, development of the Modified Project would have significant adverse impacts on the environment that cannot be reduced to less than significant levels through implementation of feasible mitigation measures. Section 15093(b) of the State CEQA Guidelines provides that when a project is approved which will result in the occurrence of significant effects that cannot be avoided or substantially lessened, the lead or decision-making agency shall state in writing the reasons to support its action based on the Final EIR and/or other information in the record.

The following impacts are not mitigated to a less than significant level for the Modified Project: Air Quality, NO, ROC and PM (Construction); Air Quality, NO (Operations); Noise (Construction); and Traffic and Circulation. Accordingly, Lead Agency adopts the following Statement of Overriding Considerations.

The Lead Agency recognizes that significant and unavoidable impacts will result from the implementation phase of the Modified Project. Having: (i) adopted all feasible mitigation measures, (ii) rejected alternatives to the proposed project, (iii) recognized all significant unavoidable impacts, and (iv) balanced the benefits of the project against the Modified Project's significant and unavoidable impacts, the Lead Agency hereby finds that the benefits of the Modified Project outweigh and override the significant unavoidable impacts for the reasons stated below.

The following stated reasons summarize the benefits, goals and objectives of the Modified Project, and provide the rationale for the benefits of the Modified Project. These overriding considerations of economic, social, aesthetic and environmental benefits of the Modified Project justify adoption of the Modified Project and approval of the Environmental Documents. Many of these overriding considerations individually would outweigh the adverse environmental impacts of the Modified Project.

- The Modified Project constitutes infill development of the existing USC Health Sciences Center, putting to productive use of underused land. The Modified Project is conceived of as part of a larger design for a campus that is better integrated into the community and serves as an asset and resource in the community.
- The Modified Project will help fulfill USC's goal to create a world class health campus by providing needed housing and amenities for HSC graduate students, the vast majority of whom currently commute to campus.
- By providing increased on-campus housing, the Modified Project will reduce the number of student commuters and reduce the number daily car trips through the surrounding neighborhoods.
- The Modified Project will include a childcare facility with an outdoor childcare play area anticipated to accommodate 100 to 150 children that is primarily intended to serve the students living in the project.
- Providing needed housing and childcare that will help transform a commuter school into an integrated campus.
- The Modified Project will replace an unsightly asphalt parking lot with a well-designed and pedestrian friendly project that ties into USC's campus wide beautification improvements to create a unique campus identity.
- The Modified Project will generate new construction jobs, the majority of which will be hired from the local and regional market.
- The Modified Project will generate economic activity in the area by providing housing on campus for students who will patronize local businesses.

RESOLUTION

WHEREAS, the applicant has requested in its application a Plan Amendment to change the land use designation of the property located at 1550 N. San Pablo Street from Limited Industrial to General Commercial, within the Northeast Los Angeles Community Plan; and

WHEREAS, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Northeast Los Angeles Community Plan to designate land uses in an orderly and unified manner; and

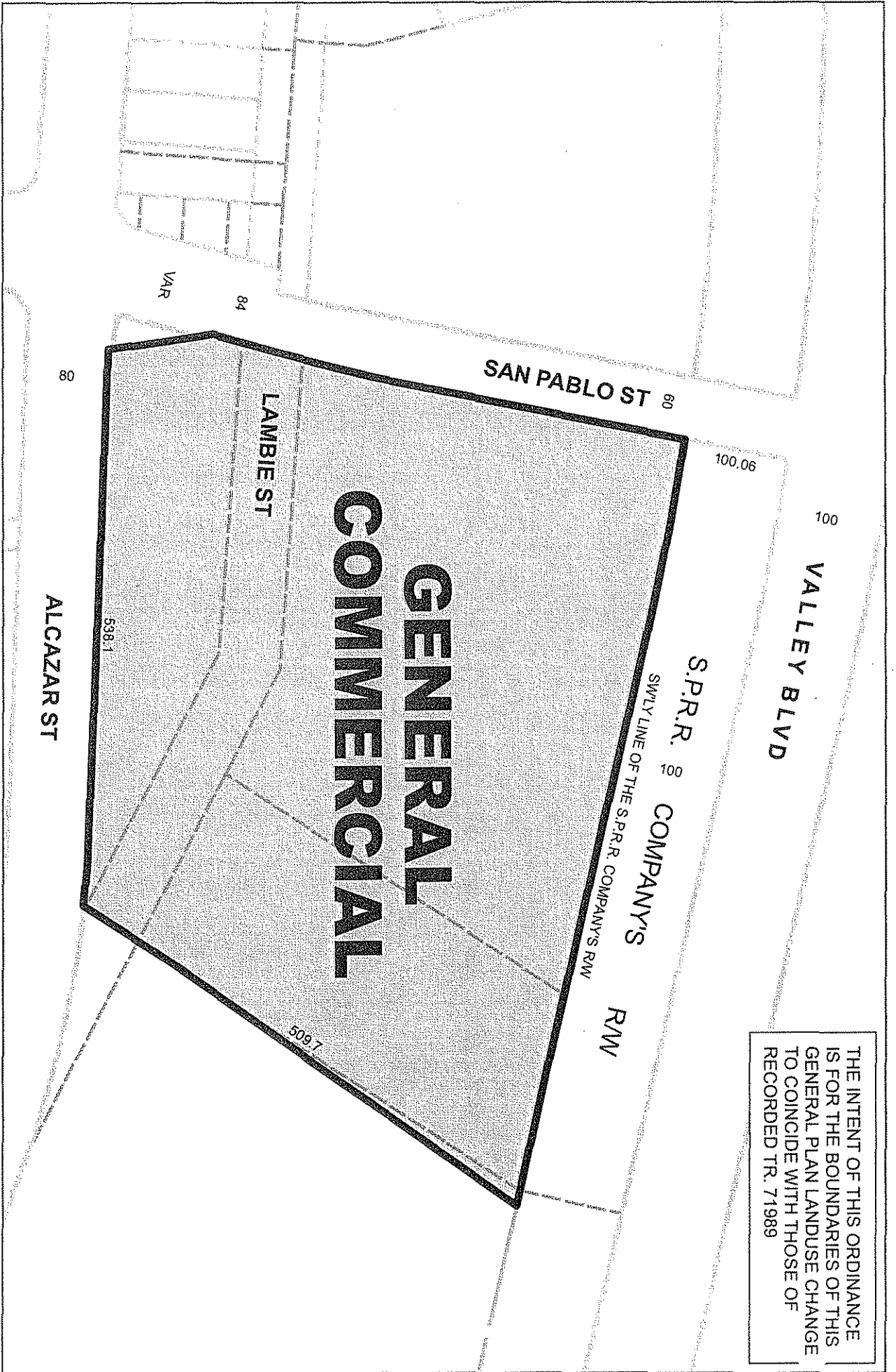
WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the Plan Amendment and the Zone Change to [T][Q]C2-2 for the subject property will allow for the construction of a 178-unit graduate student housing building and childcare facility, consistent with the Community Plan and zoning of surrounding uses; and

WHEREAS, the subject project has prepared a certified Environmental Impact Report (ENV-2004-1950-EIR) and Addendum in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

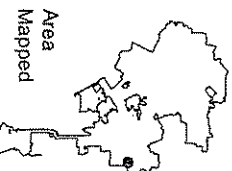
NOW, THEREFORE, BE IT RESOLVED that the Northeast Los Angeles Community Plan be amended as shown on the attached General Plan Amendment map.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LANDUSE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR. 71989



C.M. 135 A 225, 135 A 227 CPC-2013-0007-GPA-ZC-SPR-ZAD

NORTHEAST LOS ANGELES



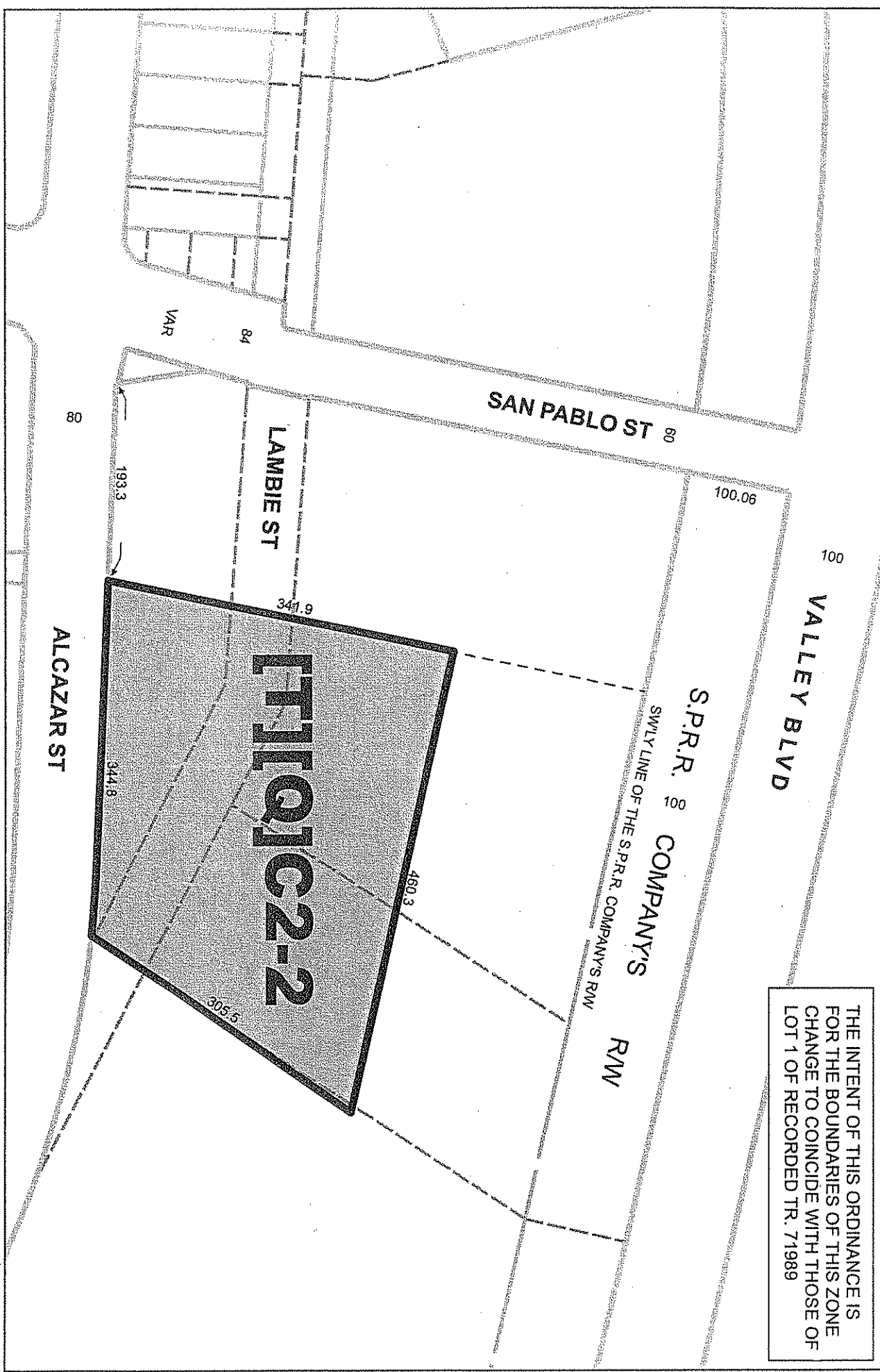
ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

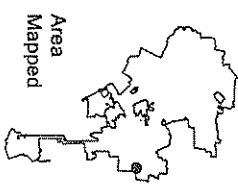
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section __. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF LOT 1 OF RECORDED TR. 71989



C.M. 135 A 225, 135 A 227 CPC-2013-0007-GPA-ZC-SPR-ZAD



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

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

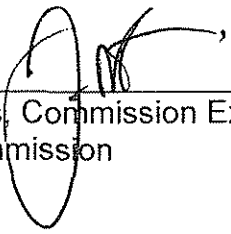
Holly L. Wolcott, Interim City Clerk

By _____ Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on November 14, 2013,
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

[Q] QUALIFIED CONDITIONS OF APPROVAL Student Housing Project Site

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions for Student Housing Project Site:

1. **Site Development.** The development of the property shall be in substantial conformance with the Site Plans, Floor Plans, and Building Elevations dated October 21, 2013, attached to the case file and labeled Exhibit B. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Permitted Uses.** The property shall be limited to the use and area provisions of the C2-2 Zone as defined in Section 12.14 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Floor Area.** The maximum floor area of the project shall not exceed 264,300 square feet of commercial and residential floor area for Graduate Student Housing and Childcare Facility purposes.
4. **Height:** The maximum height of the project shall not exceed 67-feet in height.
5. **Access.** Vehicular driveway access to the project shall be provided via San Pablo Street.
6. **Student Housing Parking.** Student housing parking shall be provided as permitted by the Shared Parking Determination as part of CPC-2013-7-GPA-ZC-ZAD-SPR.
7. **Childcare Facility Parking:** A minimum of 21 off-street parking spaces shall be located within 200-feet of the main entrance to the childcare facility and shall be clearly marked and reserved for the exclusive use of the childcare facility during its hours of operation. Parking signs shall be clearly posted along these parking spaces.
8. **Bicycle Parking.** Bicycle parking shall be provided in accordance with the regulations of the Bicycle Parking Ordinance, LAMC Section 12.21.A-16.
9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
10. **Recreation and Parks Dedication.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
11. **Fire Protection.** The following Fire Department requirements shall be satisfied, as recommended in conditions submitted from the Department on September 20, 2013:

a. Comprehensive

- i. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- ii. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- iii. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- iv. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- v. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- vi. Building designs for multi residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street on Fire Lane.
- vii. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- viii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- ix. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
- x. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- xi. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- xii. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
- xiii. Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- xiv. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- xv. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words Private Street and Fire Lane within the private street easement.
- xvi. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- xvii. Plans showing areas to be posted and/or painted, FIRE LANE NO PARKING shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- xviii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted No Parking at Any Time prior to the issuance of a Certificate

of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

- xix. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - xx. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - xxi. A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.
 - xxii. Adequate off-site public and on-site private fire hydrants will be required.
 - xxiii. Site plans shall include all overhead utility lines adjacent to the site.
 - xxiv. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - xxv. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
 - xxvi. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- b. **Miscellaneous Policy Exception: L.A.M.C. 57.09.03.B Exception:**
- i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved for lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - iii. This policy does not apply to single-family dwellings or to non-residential buildings.

B. Environmental Conditions.

1. Visual Resources (Aesthetics).

- a. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b. Building façades facing public streets shall be designed to enhance the pedestrian experience and connectivity of the HSC campus through such features as wide and well-illuminated entry areas, landscaping, and informal gathering space.
- c. Architectural design and exterior building materials shall be compatible with the theme and quality of building design and materials used within the HSC campus.
- d. New utilities shall be constructed underground, to the extent feasible.
- e. Exterior signage for the proposed buildings shall be compatible with the design of the building.

- f. All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.
- g. All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.
- h. Landscaping and/or vegetation features shall be incorporated into the design of each Development Site.
- i. All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

2. Air Quality (Construction).

- a. General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.
- b. Disturbed areas shall be watered three times daily, which is above and beyond the SCAQMD Rule 403 requirement to water disturbed areas two times daily.
- c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- d. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- e. Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.
- f. All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.
- g. Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.
- h. The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- i. All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reduction that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

3. Air Quality (Operations).

- a. The Applicant shall provide public education to USC Health Science Campus *dorm residents*, visitors, and employees regarding the importance of reducing vehicle

- miles traveled and utilizing transit, and the related air quality benefits through the use of brochures and other informational tools.
- b. The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
 - c. The Applicant shall coordinate with the MTA and the City of Los Angeles Department of Transportation to provide information with regard to local bus and rail services.
4. **Noise (Construction).** Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Department of Building and Safety and Planning Department that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:
- a. Pile drivers used in proximity to sensitive receptors shall be equipped with noise control having a minimum quieting factor of 10 dB(A);
 - b. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Department of Building and Safety;
 - c. Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
 - d. An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
 - e. Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).
5. **Traffic.** The applicant shall comply with the traffic mitigation measures as established and outlined in the attached Traffic Mitigation Sequencing Plan (Exhibit D-1 excerpt), to the satisfaction of the Department of Transportation and Department of Public Works.

Traffic Mitigations for the development of the entire campus may include improvements from the following list of intersections, to the satisfaction of the Department of Transportation and Department of Public Works:

- Intersection No. 2: I-5 Freeway SB and Mission Road
- Intersection No. 3: I-5 Freeway NB Off-Ramp and Daly Street–Main Street
- Intersection No. 6: I-5 Freeway NB On-Ramp and Marengo Street
- Intersection No. 10: Biggy Street and Zonal Avenue (Parking Option 1 only)
- Intersection No. 12: San Pablo Street and Alcazar Street
- Intersection No. 14: San Pablo Street and Zonal Avenue
- Intersection No. 15: Soto Street and Alcazar Street (Parking Option 2 only)
- Intersection No. 16: Soto Street and I-10 Freeway WB Ramps–Charlotte Street
- Intersection No. 17: Soto Street and Marengo Street
- Intersection No. 18: Soto Street and I-10 Freeway EB Off-Ramp–Wabash Avenue

6. Utilities (Water).

- a. Water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use.
- b. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

7. Utilities (Wastewater).

- a. Prior to the issuance of any building permits, the Development Services Division of the Bureau of Engineering, Department of Public Works, shall make a determination of capacity in the sewer pipeline between each proposed Development Site and the trunk sewer. If service is discovered to be less than adequate, the Applicant shall be required to upgrade the connections to the lines and/or provide an alternative solution, in order to appropriately serve the Project.
- b. The Applicant shall comply with the procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).
- c. All necessary on-site infrastructure improvements shall be constructed to meet the requirements of the Department of Building and Safety.
- d. The Applicant shall apply for and comply with all necessary permits, including Industrial Wastewater Discharge Permits, if required.

8. Solid Waste.

- a. The Applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171687 with regard to all new structures constructed as part of the proposed Project.
- b. The Applicant shall implement a demolition and construction debris recycling plan for all buildings constructed as part of the proposed Project, with the explicit intent of requiring recycling during all phases of site preparation and building construction.
- c. All structures constructed or uses established within any part of the proposed Project Site shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.
- d. Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.
- e. The Applicant shall coordinate with the City of Los Angeles to continuously maintain in good order for the convenience of concessionaires, patrons, and employees clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during project implementation. Each

environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of project implementation as follows:

- i. Pre-construction (prior to issuance of a building permit);
- ii. Construction (prior to certificate of occupancy); and
- iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
 - c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 - d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
9. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

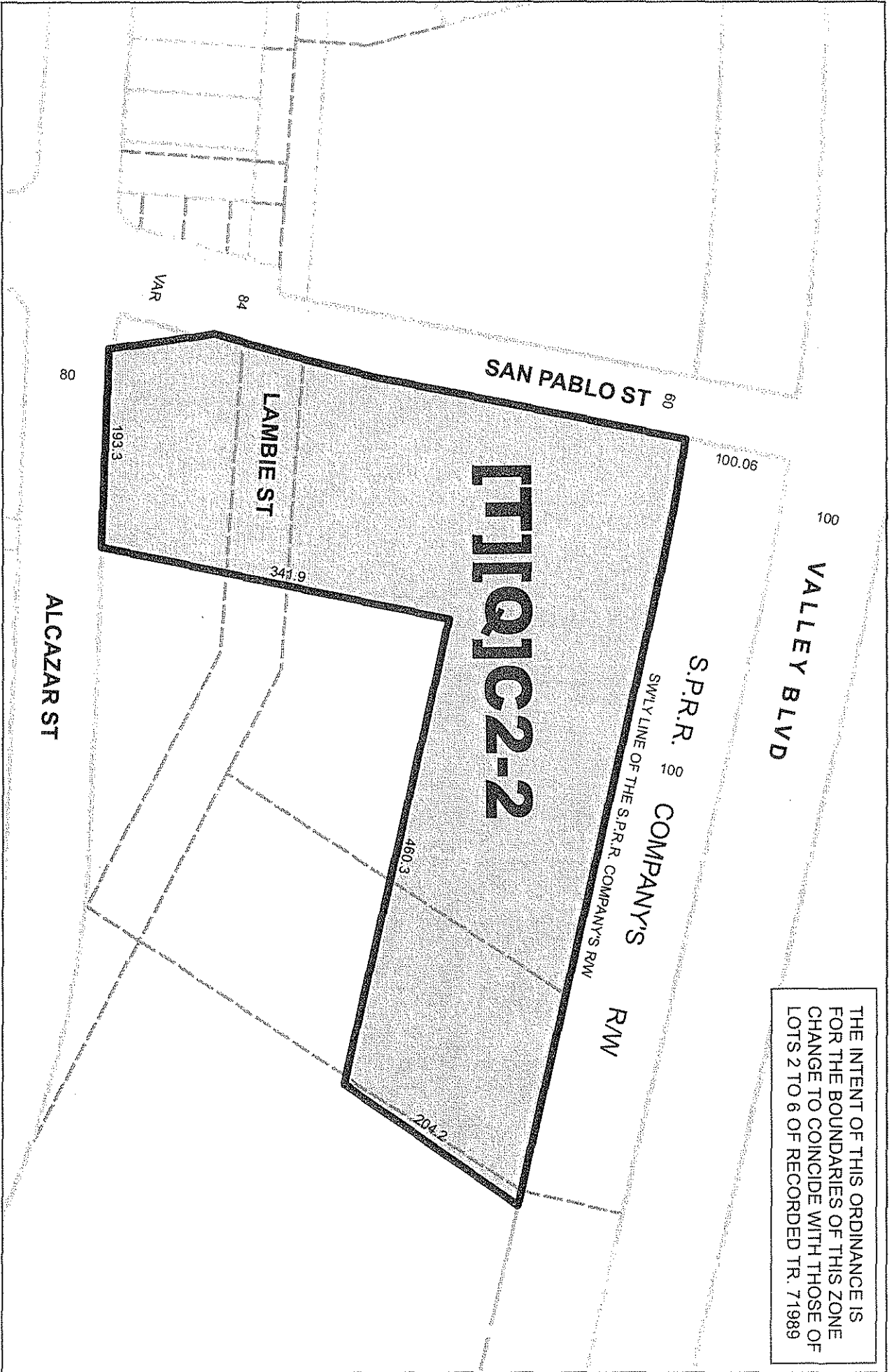
ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section __. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

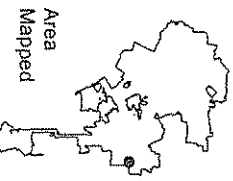
THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF LOTS 2 TO 6 OF RECORDED TR. 71989



Scale: 0, 50, 100 Feet

North Arrow

C.M. 135 A 225, 135 A 227 CPC-2013-0007-GPA-ZC-SPR-ZAD



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

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

Holly L. Wolcott, Interim City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on November 14, 2013,
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

[Q] QUALIFIED CONDITIONS OF APPROVAL 4.9-Acre Site

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions for 4.9-acres of site, not including Student Housing:

1. **Public Input on Future Development.** Any new construction on-site subject to the Site Plan Review process, (Section 16.05 of the Los Angeles Municipal Code) shall be acted on by the City Planning Commission as the initial decision-maker, and will require a 500-foot radius mailing notification from the boundaries of the USC HSC campus, a mandatory public hearing, and notification to the three nearest certified Neighborhood Councils, in order to provide additional opportunity for public input.
2. **Permitted Uses.** The property shall be limited to the use and area provisions of the C2-2 Zone as defined in Section 12.14 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Landscaped Setback along Rail Right-of-Way.** A minimum five-foot wide landscaped setback with a minimum 6-foot high wall or fence shall be maintained along the northern property line adjacent to the rail right-of-way.

B. Environmental Conditions (for new construction).

1. **Visual Resources (Aesthetics).**

- a. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b. Building façades facing public streets shall be designed to enhance the pedestrian experience and connectivity of the HSC campus through such features as wide and well-illuminated entry areas, landscaping, and informal gathering space.
- c. Architectural design and exterior building materials shall be compatible with the theme and quality of building design and materials used within the HSC campus.
- d. New utilities shall be constructed underground, to the extent feasible.
- e. Exterior signage for the proposed buildings shall be compatible with the design of the building.
- f. All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.
- g. All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.

- h. Landscaping and/or vegetation features shall be incorporated into the design of each Development Site.
- i. All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

2. Air Quality (Construction).

- a. General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.
- b. Disturbed areas shall be watered three times daily, which is above and beyond the SCAQMD Rule 403 requirement to water disturbed areas two times daily.
- c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- d. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- e. Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.
- f. All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.
- g. Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.
- h. The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- i. All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reduction that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

3. Air Quality (Operations).

- a. The Applicant shall provide public education to USC Health Science Campus residents, visitors, and employees regarding the importance of reducing vehicle miles traveled and utilizing transit, and the related air quality benefits through the use of brochures and other informational tools.
- b. The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

- c. The Applicant shall coordinate with the MTA and the City of Los Angeles Department of Transportation to provide information with regard to local bus and rail services.
4. **Noise (Construction).** Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Department of Building and Safety and Planning Department that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:
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 - b. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Department of Building and Safety;
 - c. Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
 - d. An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
 - e. Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).
 5. **Traffic.** The applicant shall comply with the traffic mitigation measures as established and outlined in the attached Traffic Mitigation Sequencing Plan (Exhibit D-1 excerpt), to the satisfaction of the Department of Transportation and Department of Public Works.

Traffic Mitigations for the development of the entire campus may include improvements from the following list of intersections, to the satisfaction of the Department of Transportation and Department of Public Works:

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6. **Utilities (Water).**
 - a. Water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use.

- b. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

7. Utilities (Wastewater).

- a. Prior to the issuance of any building permits, the Development Services Division of the Bureau of Engineering, Department of Public Works, shall make a determination of capacity in the sewer pipeline between each proposed Development Site and the trunk sewer. If service is discovered to be less than adequate, the Applicant shall be required to upgrade the connections to the lines and/or provide an alternative solution, in order to appropriately serve the Project.
- b. The Applicant shall comply with the procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).
- c. All necessary on-site infrastructure improvements shall be constructed to meet the requirements of the Department of Building and Safety.
- d. The Applicant shall apply for and comply with all necessary permits, including Industrial Wastewater Discharge Permits, if required.

8. Solid Waste.

- a. The Applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171687 with regard to all new structures constructed as part of the proposed Project.
- b. The Applicant shall implement a demolition and construction debris recycling plan for all buildings constructed as part of the proposed Project, with the explicit intent of requiring recycling during all phases of site preparation and building construction.
- c. All structures constructed or uses established within any part of the proposed Project Site shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.
- d. Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.
- e. The Applicant shall coordinate with the City of Los Angeles to continuously maintain in good order for the convenience of concessionaires, patrons, and employees clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the

subject conditions, shall be provided to the Planning Department for placement in the subject file.

2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of project implementation as follows:

- i. Pre-construction (prior to issuance of a building permit);
- ii. Construction (prior to certificate of occupancy); and
- iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
 - c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 - d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
9. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

**DETERMINATION LETTER
CPC-2013-7-GPA-ZC-ZAD-SPR
MAILING DATE: 01/28/14**

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