

Background: In 2011, the City of Los Angeles approved the LMU Specific Plan approving 3,411,000 square feet of total building square footage on campus allocated among academic/administrative buildings, residential buildings, and indoor athletic buildings. As a result of constant evaluation of changing campus needs, LMU is seeking an amendment to the Specific Plan to allow for adjustments in the square footage permitted for indoor athletic buildings. The following discussion draft document shows the proposed amendments to the LMU Specific Plan.

[Amended] Section 2.2 SPECIFIC PLAN SETTING AND DEVELOPMENT OVERVIEW

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

[Amended] Section 3.2 PROHIBITIONS

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B. No Administrative Clearance shall be approved for a Project that would cause overall development in the Specific Plan Area to:

1. exceed 869,500 square feet of new Floor Area of facilities for Academic and Administrative Uses, 709,500 square feet of new Floor Area of facilities for Residential Uses with approximately 989 net new beds, and 200,000 square feet of new Floor Area of indoor facilities for Athletic Uses (subject to the allowable adjustments set forth in Section 3.3); **or**
2. exceed a maximum total of 1,779,000 square feet of new Floor Area across all three land use categories identified in Table No. 1; **or**
3. exceed a maximum total of 3,411,000 square feet of existing and new Floor Area across all three land use categories identified in Table No. 2.

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

[Amended] Section 3.3 LAND USE PLAN AND CAMPUS LIMITATIONS

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

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

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

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

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

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

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

1. Existing fixed seating in the Gersten Pavilion shall be removed prior to the issuance of a Certificate of Occupancy for a new sports arena.
2. Fixed seating in the Gersten Pavilion may not be reinstalled following the issuance of a Certificate of Occupancy for a new sports area unless LMU suspends or discontinues the operation of the new sports arena.
3. Temporary seating may be utilized in the Gersten Pavilion, but it shall not exceed 1,000 seats, and such seating shall be consistent with applicable Fire Department regulations.

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[Amended] Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS

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

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

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

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[Amended] Section 5.2 PARKING REGULATIONS

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J. Prior to the construction of a new sports arena, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. The study shall also consider ridesharing and its effects on local traffic. LMU shall provide any additional parking required by LADOT, if LADOT determines that such additional parking is needed. Prior to the construction of a new sports arena, or a new conference center on the southwest side of University Hall, the Event Parking Management Plan shall be updated as to such facility, and the updated Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT.