



Neighborhood Council of Westchester Playa

8726 South Sepulveda Boulevard, PMB 191A Los Angeles, CA 90045
email: inquiries@ncwpdr.org • www.ncwpdr.org



February 2, 2021

Shannon Ryan, City Planner
City of Los Angeles Planning Department
200 N. Spring Street
Room 720
Shannon.ryan@lacity.org

Marianna Villa: mariann.villa@lmu.edu
Mason Stockstill: mason.stockstill@lmu.edu
Fred Puza: fred.puza@lmu.edu


RE: Loyola Marymount University (LMU) Master Plan Amendment City 181605 Ordinance

The Neighborhood Council of Westchester Playa has voted to support the applicants project for a Master Plan Amendment with following conditions.

1. Retain the right to Administrative review.
2. LMU to assign and retain a Compliance Officer who will attend quarterly NAC meetings and report to the community through that Committee on a quarterly basis and to the PLUC Committee on a semiannual basis.
3. TDMP/Mobility Study: LADOT perform an on-site traffic study, event traffic study, neighborhood impact traffic study including the impacts of continuing operations at Gerstein Pavilion and of the new arena.
4. Parking & Traffic study required for ingress/egress, shared parking (including pick up/drop off), Ride Share access/staging, review of residential "Preferred Permit Parking Program" to analyze potential need for extension/expansion/hours of enforcement. On-site parking. Temporary event signage requirements. Restricted parking during events. Must be completed prior to issuance of building permits for the new Arena.
5. Gerstein Pavilion renovation, expansion, repurposing as outlined in the proposal to include:
 - Removal of permanent seating.
 - Upgrade of sports staff administrative offices.
 - Update of athletics training areas.
 - Reduction of courts to one for emergency game use only in the event the Arena is non operable.
 - Maximum capacity of attendance for emergency game use of to be defined and certified by the Los Angeles Fire Department.
6. Updates to Gerstein and the new Arena will be requiring an increase to the Master Plan of 174,000 square feet to the Athletics indoor space for a total of 366,000 square feet and a buffer of up to a 7.5 % buffer for overrun. When LMU intends to use any overrun they must inform the NC and NAC which category the square footage is coming from. The increase would come from a comparable reduction in Academic/Administrative and Residential. However, the total for all three areas would not exceed the current 3,411,000.

7. No spectator vehicle use of Loyola Gate for Arena activities.
8. No grass parking except for graduation.
9. Advanced notification to the community of Arena events.
10. No rideshare standing/drop-offs/pickups for persons or property on 80th St. and intersecting streets surrounding the University.
11. Committee recommends a minimum two-hour traffic buffer zone between events at the Arena to allow for traffic flow.
12. All conditions remain in effect throughout the term of the Master Plan.

Sincerely,

DocuSigned by:

D64371D8EF8D442...

Paula Gerez
President

CC:

Kevin Fulton, City Planner / Kevin.fulton@lacity.org

Councilman Mike Bonin, CD11 / Mike.Bonin@lacity.org

Len Nguyen, CD11 Senior Planning Deputy / Len.Nguyen@lacity.org

Jason Douglas, CD11 Senior Planning Deputy / Jason.P.Douglas@lacity.org

Hannah Levien, CD11 Field Deputy / Hannah.Levien@lacity.org