

# UNIVERSITY OF SOUTHERN CALIFORNIA UNIVERSITY PARK CAMPUS Specific Plan

Ordinance No. 182,343  
Effective January 23, 2013

Specific Plan Procedures amended pursuant to LAMC Sec. 13B.4. of Ch. 1A in accordance with Ordinance No. 187,930

## TABLE OF CONTENTS

Section 1.	ESTABLISHMENT OF THE UNIVERSITY OF SOUTHERN CALIFORNIA UNIVERSITY PARK CAMPUS SPECIFIC PLAN .....	2
Section 2.	PURPOSES. ....	4
Section 3.	RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE. ....	4
Section 4.	DEFINITIONS. ....	6
Section 5.	PROCEDURES. ....	9
Section 6.	LAND USE. ....	11
Section 7.	URBAN DESIGN REGULATIONS. ....	16
Section 8.	ON-SITE ALCOHOL CONSUMPTION REGULATIONS. ....	28
Section 9.	OFF-SITE ALCOHOL CONSUMPTION REGULATIONS. ....	29
Section 10.	PARKING REQUIREMENTS. ....	30
Section 11.	REQUIREMENTS FOR HISTORIC REVIEW. ....	34
Section 12.	USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN. ....	37
Section 13.	INTERPRETATION. ....	37
Section 14.	AMENDMENTS TO APPENDICES A AND B – URBAN DESIGN GUIDELINES AND JEFFERSON BOULEVARD STREETSCAPE PLAN. ....	37
Section 15.	ANNUAL REPORT. ....	38
Section 16.	SEVERABILITY. ....	38
Appendix A.	URBAN DESIGN GUIDELINES	
Appendix B.	JEFFERSON BOULEVARD CONCEPT STREETSCAPE PLAN	
Appendix C.	POOLED PARKING INVENTORY	
Appendix D.	MITIGATION MEASURES	
Appendix E.	CONDITIONS FOR ON-SITE ALCOHOL SALES	
Appendix F.	ADAPTIVE MITIGATION MANAGEMENT APPROACH (AMMA)	

# UNIVERSITY OF SOUTHERN CALIFORNIA UNIVERSITY PARK CAMPUS

## **Specific Plan**

An ordinance establishing a Specific Plan, known as the University of Southern California University Park Campus Specific Plan, for a portion of the South Los Angeles Community Plan and Southeast Los Angeles Community Plan areas.

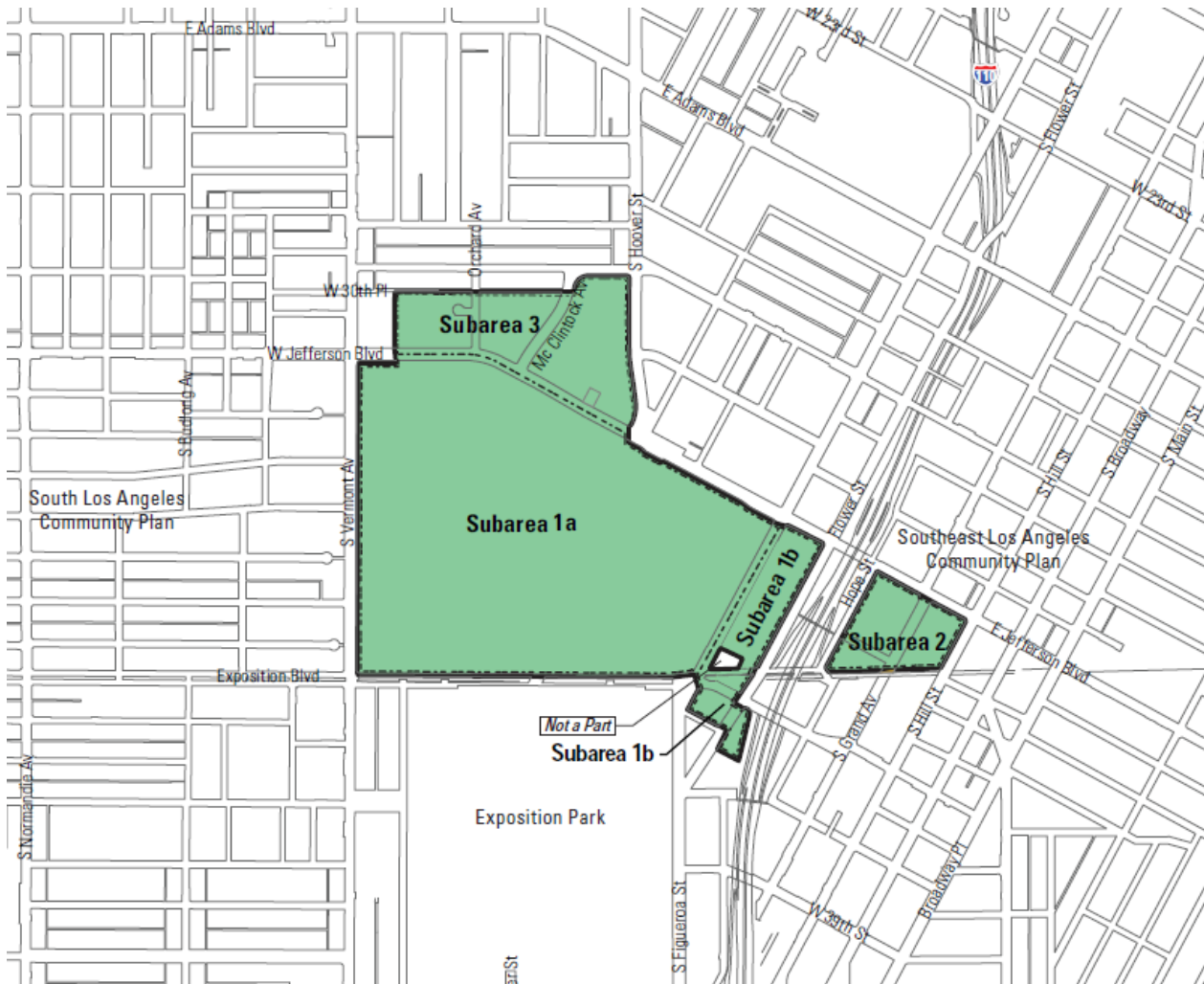
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

### **Section 1.**

#### **ESTABLISHMENT OF THE UNIVERSITY OF SOUTHERN CALIFORNIA UNIVERSITY PARK CAMPUS SPECIFIC PLAN**

The City Council establishes the University of Southern California (USC) University Park Campus Specific Plan for the area bounded generally by Jefferson Boulevard to the northeast; the alley south of 30<sup>th</sup> Street and 30<sup>th</sup> Street to the north; Jefferson Boulevard to the northeast; Hill Street to the east; Exposition Boulevard to the south; and Vermont Avenue to the west; and including an area south of Exposition Boulevard; as shown upon Map 1 within the heavy line.

**MAP 1: SPECIFIC PLAN BOUNDARY AND SUBAREAS**  
**UNIVERSITY OF SOUTHERN CALIFORNIA UNIVERSITY PARK CAMPUS SPECIFIC PLAN**



**Legend:**

- Project Site
- Subarea Boundaries

Note: Any reference to Subarea 1 shall include Subareas 1a and 1b, which two Subareas make up the entirety of Subarea 1.

## **Section 2.**

### **PURPOSES.**

This Specific Plan is intended to:

- A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates;
- B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan area;
- C. Provide continued and expanded development of the site with a mix of uses providing for residential, University, and commercial needs, in conformance with the goals and objectives of local and regional plans and policies;
- D. Provide new resources, including academic and residential uses, open space and retail amenities to serve both the University and local community;
- E. Ensure adequate parking for the mix of uses anticipated by this Specific Plan while encouraging the use of alternative transportation modes through the use of alternative parking measures. This Specific Plan acknowledges that parking may be provided outside the boundary of the specific Plan area as provided in Section 10 of this Specific Plan;
- F. Expand the economic base of the City, by providing additional employment opportunities and additional revenues to the City of Los Angeles and greater Southern California region;
- G. Promote the development of new housing stock for students, faculty and staff within walking distance of the core of the USC Campus, thereby reducing vehicle trips and encouraging alternative modes of transportation in the greater Los Angeles area;
- H. Be consistent with and implement the City's bicycle and pedestrian plans within the Specific Plan area;
- I. Assure compatibility between University campus uses and the surrounding neighborhood, fostering a unified vision that benefits both the community and campus as a whole; and
- J. Foster the cohesive integration of the University Park Campus and its host community by using Urban Design Principles to guide and implement future development activities.

## **Section 3.**

### **RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE.**

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC), Chapter 1, as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.

- B. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, open space, fences and landscape requirements), which are different from, more restrictive or more permissive than would be allowed pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.
- C. No sign may be approved unless it complies with the citywide sign regulations contained in LAMC Chapter 1 Article 4.4, as subject to future amendments, and the review of which shall be pursuant to the Procedures in Section 5 of this Specific Plan. By virtue of a Development Agreement between the City of Los Angeles and The University of Southern California, approved on or about the same date this Specific Plan is approved, the provisions of the Los Angeles Municipal Code as they exist on the effective date of such Development Agreement shall apply to signage, except as noted in the definition of Reserved Powers within the Development Agreement.
- D. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.22 A 23, and 12.24 W 27 are not required for Projects within this Specific Plan area because the Specific Plan supersedes those sections.
- E. **Conditional Use Permits for Off-Site Sale of Alcoholic Beverages.** The use of any lot within the Specific Plan area for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption may not be established or renewed without a conditional use review and approval by a Zoning Administrator granted in accordance with the provisions of Ordinance No. 171,681 (Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan).
- F. **Conditional Use Approvals for On-Site Sale of Alcoholic Beverages.** Conditional Use approvals pursuant to LAMC Sections 12.24 W 1 and 12.24 X 2 are not required for on-site sale of alcoholic beverages as specifically authorized in Section 8 of this Specific Plan because the Specific Plan supersedes those LAMC sections. Conditional Use approval for establishments other than those provided for in Section 8 shall be obtained pursuant to LAMC Sections 12.24 W 1 and 12.24 X 2 for the on-site sale of alcoholic beverages.
- G. **Conditional Use Permit for Hotels within Subarea 3 When Located Within 500 Feet of an A or R Zone.** Approvals pursuant to LAMC Section 12.24 W 24 are not required for Projects within this Specific Plan area because the Specific Plan supersedes that section.
- H. **Developments Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A 18, 12.24 V 2 and 12.24 W 15 are not required for Projects within the Specific Plan area because the Specific Plan supersedes those sections.
- I. **Floor Area Averaging.** Approvals pursuant to LAMC Section 12.24 W.19 are not required for Projects within the Specific Plan area because the Specific Plan supersedes that section.
- J. **Guest Rooms and Dwelling Unit Densities.** This Specific Plan shall supersede any regulations in the LAMC which address the number of guest rooms or dwelling units permitted within the buildable area of a lot, for purposes of determining permitted density.

- K. **Historical Resources.** This Specific Plan shall not supersede any regulations in the Los Angeles Municipal Code or the Los Angeles Administrative Code relating to historical resources.
- L. **North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District.** Approvals pursuant to LAMC Section 13.12 are not required for Projects within the Specific Plan area, because the Specific Plan supersedes that section.
- M. **Open Space Requirements.** Approvals pursuant to LAMC Section 12.21 G are not required for Projects within the Specific Plan area, because the Specific Plan supersedes that section.
- N. **Site Plan Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 and 12.24 U 14 are not required for Projects within the Specific Plan area, because the Specific Plan supersedes those sections.
- O. **Other uses permitted by Conditional Use Permit Pursuant to LAMC Section 12.24, et seq.** These approvals shall be processed in accordance with the procedures established in Section 12.24.

#### Section 4.

#### DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined in this Specific Plan shall be construed as defined in LAMC Sections 11.01, 12.03 or 91.202.

**Academic Tower.** A structure to be used to house academic uses, located at the Northeast Corner of Jefferson Boulevard and McClintock Avenue (within Subarea 3; Block C).

**Administrative Clearance.** An Administrative Clearance is defined as a ministerial approval for Projects that comply with all applicable Specific Plan regulations.

**Alcohol Use Approval.** A Zoning Administrator review of each proposed establishment for the sale of alcoholic beverages, as set forth in Section 8 and Section 9 of this Specific Plan.

**AMMA.** The Adaptive Mitigation Management Approach for the University of Southern California attached as Appendix F.

**Development Agreement.** A development agreement, authorized pursuant to California Government Code Section 65864, et seq., approved on or about the same date this Specific Plan is approved, entered into by the City of Los Angeles and the University of Southern California, relating to, among other things, the Specific Plan area contained within the boundaries shown on Map 1.

**Development Site.** An area within the Specific Plan area proposed for that amount and type of development as set forth in Map 1 and corresponding Table 1.

**Director.** The Director of Planning or his or her designee.

**Floor Area.** Floor area shall be as defined in LAMC Section 12.03, except that outdoor eating areas on all floors and on Private Setback areas shall not count as Floor Area.

**Full Time Equivalent (FTE) Employee.** One FTE employee is equivalent to one full-time employee working 37.5 to 40 hours per week, or two part-time staff members each working 20 hours per week. One FTE faculty member is equivalent to one full-time faculty member, or three part-time faculty members. Student employees shall not be included in the calculation of FTE Employees, so long as they are accounted for in the Full Time Equivalent Student calculation as defined below.

**Full Time Equivalent (FTE) Student.** An undergraduate student enrolled in courses of instruction equivalent to a minimum of 12 units per semester; a graduate student enrolled in courses of instruction equivalent to eight (8) or more units per semester; or a doctoral student enrolled in courses of instruction equivalent to eight (8) or more units per semester. Part-time students shall be attributed partial contributions to FTE calculations in proportion to the units and enrollment status described above. For example, if a part-time undergraduate student is enrolled for eight (8) units per semester, he or she will be attributed a fraction equal to  $(8/12)$  or 0.75 FTE; likewise, if a part-time doctoral student is enrolled for three (3) units per semester, then he or she will be attributed a fraction of  $(3/8)$  or 0.375 FTE; and so forth.

**General Manager.** The General Manager of the Los Angeles Department of Transportation, or his or her designee.

**Hybrid Industrial Zoning Uses.** These uses shall permit by-right the uses existing within Subarea 2 at the time of Specific Plan adoption.

**Hotel Uses.** This term includes hotel related uses, which include, but are not limited to: hotel rooms; meeting and ballroom facilities; retail, restaurant, and office uses that are ancillary to the operation of a hotel; parking and other hotel amenities.

**McClintock Street Pedestrian Area.** That area within the public right-of-way on McClintock Avenue between 30<sup>th</sup> Street and Jefferson Boulevard. In the event that the City grants a Street Vacation to USC in the future for this area, this area shall be designated in this Specific Plan for public access and pedestrian activity and improved in accordance with the Urban Design Regulations of Section 7 and the Urban Design Guidelines in Appendix A of this Specific Plan.

**OHR.** The Los Angeles Office of Historic Resources (a Division of the Los Angeles City Planning Department).

**Paseo.** An open space pedestrian pathway that is open to the sky, publicly accessible, and connects an open space or public right of way to an open space or public right of way. Vehicular traffic shall be prohibited within any paseo.

**Perimeter Project.** Any Project or portion of a Project, including parking structures or surface parking facilities, that is:

- a) Visible from Jefferson Boulevard; and
- b) Located within 50 linear feet of any property line that abuts Jefferson Boulevard.

**Pooled Parking Inventory.** An inventory of Floor Area contained within all buildings and structures located within the Specific Plan with a corresponding reference to the number and location of parking spaces provided in accordance with the requirements of this Specific Plan. The Pooled Parking Inventory shall supersede Parking Layout 10, maintained by the Department of

Building and Safety. The Parking Pool inventory shall be updated in conjunction with the Parking Program attached as Appendix C to this plan.

**Potential Historic District.** The potential University Park Historic District identified in the AMMA and depicted in Figure 2 in the AMMA.

**Project.** The construction, erection, addition to or structural alteration of any building or structure (including any new parking lot, parking garage, or parking structure), or use of building or land or change of use of a building or land on a lot located in whole or in part within the Specific Plan area which requires the issuance of a grading permit, foundation permit, building permit or land use permit.

A Project shall not include the following:

1. Demolition, except:
  - a. The demolition of a building or structure within the Potential Historic District as defined in the AMMA (Appendix F) and pursuant to the provisions of Section 11 of this Specific Plan shall be a Project; and
  - b. The demolition of any residential building or structure within any Subarea shall be a Project.
2. Change of use, remodeling, or alteration within the interior of an existing building, provided that such remodeling, alteration, or change of use does not:
  - a. Have an aggregate value within any 24-month period that exceeds 50% of the replacement value of the building; or
  - b. Change the existing use of a building by more than 10% of the floor area presently devoted to that use; or
  - c. Increase the Floor Area by more than 10%.
3. Addition, rehabilitation, alteration or remodeling to the exterior of the building provided that such addition, rehabilitation, alteration or remodeling does not:
  - a. Have an aggregate value within any 24-month period that exceeds 50% of the replacement value of the building; or
  - b. Expand the existing footprint of a building by more than 10% in area; or
  - c. Increase the Gross Floor Area by more than 10%.
4. Notwithstanding LAMC Section 12.23 A 4, the rehabilitation or reconstruction of a conforming or nonconforming building or structure that was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster.

**Project Permit Compliance Review.** A Determination by the Director that a Project complies with the applicable regulations of this Specific Plan, including, but not limited to, the Urban Design Regulations in Section 7, Parking Requirements in Section 10, and mitigation measures set forth in Appendix D; and that the project substantially conforms to the Urban Design Guidelines in Appendix A and the applicable portions of the other Appendices.

**Residential Tower.** A structure to be used for student housing, located mid-block along McClintock Avenue (within Subarea 3; Block A).

**Residential Uses.** This term shall include rental apartment units, lofts, residential condominium units, student beds, and live-work artisan/professional units.

**Setback.** That portion of a lot located adjacent to the public sidewalk area, which may be used to widen the existing sidewalk, or for uses that incorporate non-permanent or non-habitable structures, such as outdoor dining or farmer's markets.

**Specific Plan.** The University of Southern California University Park Specific Plan.

**Student(s).** Student(s) enrolled in the University of Southern California.

**Subarea 1.** That portion of the Specific Plan area contained within the boundaries of Subarea 1a and Subarea 1b combined. "Subarea 1" shall be used interchangeably with "Subarea 1a & 1b".

**Subarea 1a.** That area generally bounded by Vermont Avenue on the west, Figueroa Street on the east, Jefferson Boulevard on the north and Exposition Boulevard on the south, as shown on Map 1.

**Subarea 1b.** That area generally bounded by Figueroa Street on the west, Flower Street on the east, Jefferson Boulevard on the north and 37<sup>th</sup> Place on the south, as shown on Map 1.

**Subarea 2.** That area generally bounded by Hope Street on the west, Hill Street on the east, Jefferson Boulevard on the north and the northerly line of the MTA right-of-way on the south, as shown on Map 1.

**Subarea 3.** That area generally bounded by the easterly line of Lot 1, Tract No. 28979 on the west, Hoover Street on the east, the alley southerly of 30<sup>th</sup> Street between the easterly line of Lot 1, Tract No. 28979 and McClintock Avenue and 30<sup>th</sup> Street from McClintock Avenue to Hoover Street on the north, and Jefferson Boulevard on the south, as shown on Map 1.

**University or "USC".** University or "USC" shall mean the University of Southern California.

## Section 5.

### PROCEDURES.

- A. Upon adoption of this Specific Plan, the Director shall not approve any Project in Subarea 3 prior to the review and approval by the City Planning Commission of both the Urban Design Guidelines (updated Appendix A) and the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B). Projects in Subareas 1 and 2 may be approved by the Director prior to the review and approval by the City Planning Commission of the Urban Design Guidelines (updated Appendix A) and the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B).

The City Planning Commission may consider updating Appendix A and updating Appendix B at different times. Once the Urban Design Guidelines (updated Appendix A) have been approved by the City Planning Commission, any Project in any Subarea shall be subject to such guidelines.

Once the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B) has been approved by the City Planning Commission, any Project (within any Subarea), or any portion thereof, fronting along either north side or south side of Jefferson Boulevard within the Specific Plan boundary shall be subject to the requirements set forth in the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B).

The Urban Design Guidelines (updated Appendix A) and the Jefferson Boulevard Streetscape Plan (updated Appendix B) are guidelines only, and in no way shall be construed to impair or reduce the development rights granted under this Specific Plan, including but not limited to permitted uses, density, floor area, building and fence height, building envelope, building footprint, and building and fence placement.

**B. Project Permit Compliance Review.**

1. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within Subarea 1b, Subarea 2 or Subarea 3, unless the Director has issued a Project Permit Compliance Review approval pursuant to the provisions and procedures set forth in LAMC Section 11.5.7. In issuing a Project Permit Compliance, the Director's review shall determine whether an individual Project is in compliance with those regulations, guidelines and mitigation measures as set forth in this Specific Plan, including without limitation the Urban Design Standards in Section 7, as well as relevant portions of all Appendices to this Specific Plan. In addition, in issuing a Project Permit Compliance, the Director's review shall determine whether the site plan proposed for an individual Project within Subarea 3 is in substantial conformance with both Figure 1 (Conceptual Development Scheme for Subarea 3) and Figure 4 (Conceptual Open Space Diagram) of this Specific Plan.
2. Appeals. Any appeal filed from a Director's Project Permit Compliance Review shall be processed pursuant to the provisions and procedures set forth in LAMC Section 11.5.7.
3. The procedures in Subdivision 1 shall not apply to any construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair or replace an unsafe or substandard condition.

**C. Administrative Clearance – Director Authority for Sign Off.**

1. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within Subarea 1a, unless the Director has issued an Administrative Clearance pursuant to the provisions and procedures set forth in Subsections C(2) through C(4), below. In issuing an Administrative Clearance, the Director's review shall determine whether an individual Project is in substantial compliance with those regulations, guidelines and mitigation measures as set forth in this Specific Plan, including without limitation the Urban Design Standards in Section 7, as well as relevant portions of all Appendices to this Specific Plan.
2. Administrative Clearance. An Administrative Clearance is defined as a ministerial approval for Projects that comply with all applicable Supplemental Use District regulations. The term "Project" shall be defined in any Supplemental Use District that seeks to invoke this Administrative Clearance procedure.

3. **Application, Form and Contents.** To apply for an Administrative Clearance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any additional submission requirements.
  4. **Procedures.** For Projects within Subarea 1a that comply with the provisions of this Specific Plan, USC shall submit plans to the Director for an Administrative Clearance. The Director or his/her designee shall review the Project for compliance with the applicable development regulations.
- D. **Street Improvements.** For any Project in Subarea 3, or portions thereof, fronting along the north side of Jefferson Boulevard within the Specific Plan boundary, no grading permit, foundation permit, building permit, or use of land permit shall be issued until a complete application for A-Permit(s) and/or B-Permit(s) for all street improvements set forth in the updated Appendix B has/have been submitted to the Department of Public Works pursuant to the requirements of the updated Appendix B, to the satisfaction of the Director.
- E. **Historic Review.** The Director shall review all Projects within the Potential Historic District (Figure 7), and in accordance with Section 11.
- F. **Application Materials.** All applications for (A), (B), or (C), above, shall include a complete Project Description, a site plan, elevations, as well as a landscape plan that conforms to Section 7, Appendix A, and Appendix B (if appropriate), updated information in relation to the parking pool (if appropriate) or other updated information necessary to comply with Section 6(G) of this Specific Plan.

## Section 6.

### LAND USE.

- A. **Designation of Subareas.** The Specific Plan contains those Subareas shown on Map 1. The Subareas are designated as follows: Subarea 1a, Subarea 1b, Subarea 2, and Subarea 3.
- B. **Project Land Use.** The Specific Plan area shall be developed with the land uses and locations as shown on Table 1 (Specific Plan Land Use Table).
- C. **Maximum Permitted Floor Area of New Buildings.** The maximum total permitted net new Floor Area constructed within the Specific Plan area shall not exceed 5,042,607 square feet and developed in accordance with the uses outlined in Table 1, below. Floor area that exceeds these limits shall require an amendment to the Specific Plan and related environmental review in conformance with the requirements of the California Environmental Quality Act (CEQA).
- D. **Accounting of Square Footage.** In order to insure compliance with these limitations, prior to the issuance of any building permits resulting in the addition of Floor Area within the Specific Plan area, the Planning Director or his/her designee shall verify that the total Floor Area proposed does not exceed the limits outlined in Table 1. After the effective date of the Specific Plan, the Director or his/her designee shall at all times maintain an updated Summary Sheet, available for public review, reflecting the amount of Floor Area built in each of the Subareas and for each use category.

**TABLE 1. LAND USE TABLE<sup>a</sup>**

Allowable New Floor Area				
Use Category	Subarea 1 <sup>i</sup> (1a & 1b)	Subarea 2 <sup>j</sup>	Subarea 3 <sup>c, d, k</sup>	Total <sup>h</sup>
Academic / University	1,740,140 sf <sup>b</sup>	500,000 sf	575,000 sf	
Retail / Shopping Center	0	0	202,000 sf	
Restaurant	0	0	45,000 sf	
Supermarket <sup>e</sup>	0	0	40,000 sf	
Movie Theater <sup>f</sup>	0	0	43,000 sf	
Fitness Center	0	0	20,000 sf	
Housing				
Housing (floor area)	91,000 sf		2,135,000 sf	
Student Housing <sup>g</sup> (beds)	200 beds	0	5,200 beds	5,400 beds
Faculty / Staff Housing	0	0	250 units	
Hotel / Conference Center	0	0	165,000 sf / 150 keys	
Lab School & Community Educational Academy	0	0	80,000 sf	
Totals per Subarea	1,831,140 sf	500,000 sf	3,305,000 sf	5,020,140 sf

<sup>a</sup> The amounts shown in this table represent new development that may be constructed. The Environmental Impact Report for this project allows for floor area transfers (see other footnotes below) and for the floor area in Subarea 1 to be exceeded by up to 30% from the base area of 1,570,000 , and by 15% for Subarea 3 from the base area of 3,160,000 square feet. Therefore, the columns and rows on the table are not vertically or horizontally additive. Because this Specific Plan limits total combined floor area in all Subareas to 5,020,140 sf, any floor area increases in one Subarea over the base area must be offset by floor area decreases in the base area of another Subarea.

<sup>b</sup> Academic / University uses in Subarea 1 may be provided up to a maximum of 1,740,140 sf; note that this figure appears smaller than the maximum after floor area transfers analyzed in the Draft EIR (1,950,000 sf). This is due to a total of 209,860 sf of Academic / University infill projects in Subarea 1 that were previously approved through Site Plan Review Case Nos. DIR-2011-1105-SPR and DIR-2011-1918-SPR.

<sup>c</sup> Academic uses in Subarea 3 may be provided in excess of 575,000 square feet up to a maximum of 1,175,000 square feet, provided that the floor area of the student housing is reduced by one square foot for each square foot of academic/university serving uses in excess of 500,000 square feet. In no event shall the total square footage for Subarea 3 exceed a combined maximum total of 3,500,000 square feet.

<sup>d</sup> Notwithstanding Floor Area limits specified in Table 1 for Retail/Shopping Center, restaurant, supermarket, and movie theater uses located in Subarea 3, adjustments may be made to the Floor Area of such uses as long as the resulting Trip Generation is within trip limits and in accordance with the Trip Equivalency Table as identified in the Environmental Impact Report.

<sup>e</sup> The minimum square footage for the Supermarket use shall be 25,000 square feet.

<sup>f</sup> Movie theater uses may include up to 2,000 movie theater seats.

<sup>g</sup> Pursuant to the Development Agreement associated with this Specific Plan, the first phase of development within Subarea 3 shall yield a minimum total of 4,162 student beds (1,162 existing student beds that may be either retained or replaced on the site with new beds, in addition to 3,000 newly constructed student beds).

<sup>h</sup> The maximum permitted Floor Area within the Specific Plan in its totality is 5,020,140 square feet and the maximum number of student beds shall be 5,400 and neither maximum shall be exceeded, regardless of the maximum square footages or student beds allowed within individual Subareas.

<sup>i</sup> No more than 300,000 square feet of structures existing as of the date of adoption of this Specific Plan, within Subarea 1, may be demolished, in conformance with limitations established in the Final Environmental Impact Report (FEIR).

<sup>j</sup> Existing MR1 and M2 uses shall be deemed as allowed by right in Subarea 2

<sup>k</sup> Future development in Subarea 3 may include an Academic Tower and/or a Residential Tower. The Academic Tower shall not exceed the Allowable Floor Area for "Academic / University" uses on this table. The Residential Tower shall not cause an exceedance of the maximum permitted amount of student beds or student housing floor area for "Housing" uses on this table. The Towers, either individually or together, shall not cause an exceedance of the total Allowable New Floor Area allowed for Subarea 3.

**E. Replacement of Existing Buildings in the Specific Plan area.** The Floor Area of Buildings located within Subareas 1, 2 and 3 and lawfully existing as of the effective date of this Specific Plan may be replaced in new buildings within the confines of the existing square footage thresholds and shall not count against the Floor Area limits in Table 1. In the event that a new building contains more floor area than the building it is replacing, then the incremental additional floor area shall be subject to and count toward the Floor Area limits specified in Table 1 and accounted for in the Summary Sheet from Subsection D above. In the event that a new building is replacing a building with a use different from the prior use as defined in Table 1, or in the event that existing square footage within an existing building is proposed for a change of use as defined in Table 1, then the new use shall be subject to and count toward the Floor Area limits contained in Table 1 and accounted for in the Summary Sheet from Subsection D above. The Floor Area limits in Table 1 shall not include the area of any existing building or buildings replaced pursuant to this Subsection. Any replacement Project shall be reviewed subject to the provisions contained in Section 5 of this Specific Plan.

**F. Permitted Uses.** The following uses shall be permitted within the Specific Plan:

1. Subarea 1a: The use regulations of the R4 Zone, as specified in LAMC Section 12.11 shall apply to all lots in Subarea 1a.
2. Subarea 1b: The use regulations of the C2 Zone, as specified in LAMC Section 12.14 shall apply to all lots in Subarea 1b.
3. Subarea 2: The use regulations of the MR1 and M2 Zones, as specified in LAMC Sections 12.17.5 and 12.19 shall apply to all lots in Subarea 2.
4. Subarea 3: The use regulations of the C2 Zone, as specified in LAMC Section 12.14 shall apply to all lots in Subarea 3.

**FIGURE 1: CONCEPTUAL DEVELOPMENT SCHEME FOR SUBAREA 3**



Note: Actual development may include an Academic Tower on the Northeast Corner of Jefferson Boulevard and McClintock Avenue and a Residential Tower located mid-block along McClintock Avenue. Each Tower shall comply with floor area limitations established in Table 1 (Land Use Table), and with height, setback and stepback limitations established in Section 7 (Urban Design Regulations).

**FIGURE 2: DEVELOPMENT PHASING IN SUBAREA 3**



G. **Additional Permitted Uses.** In addition to those uses permitted by Subsection F of this Section, the uses listed in Table 2 may be permitted:

**TABLE 2. USES THAT MAY BE PERMITTED WITHIN EACH SUBAREA**

USE		SUBAREA			
		1a	1b	2	3
1.	<b>Alcohol Use Entitlements (On-Site)</b> for dispensing and consideration of alcoholic beverages for on-site consumption, subject to restrictions set forth in Section 8.	ZA	ZA	ZA	ZA
2.	<b>Alcohol Use Entitlements (Off-Site)</b> for dispensing and consideration of alcoholic beverages for off-site consumption, subject to restrictions set forth in Section 9.	NP	ZA2	ZA2	ZA2
3.	<b>Child Care Facility.</b>	•	•	•	•
4.	<b>Hotels</b> including restaurants, lounges, meeting rooms and banquet facilities.	•	•	NP	•
5.	<b>Ground Floor Commercial Uses</b> specified in LAMC Section 12.11.5 A.2	•	•	•	•
6.	<b>Farmers Markets.</b>	•	•	•	•
7.	<b>Fire Stations.</b>	•	•	•	•
8.	<b>Mixed-Use Developments</b> , which may include residential, hotel, retail, academic, office or other uses permitted by this Specific Plan.	•	•	NP	•
9.	<b>Outdoor Eating Areas.</b> Notwithstanding LAMC Section 12.14 A.1(a)(10), outdoor eating areas on all floors of buildings and on public sidewalk areas, in compliance with all other applicable local, state and federal code requirements.	•	•	•	•
10.	<b>Parking Lots, Surface and Structured</b> (Including those at grade, above grade and subterranean).	•	•	•	•
11.	<b>Schools, Elementary and High.</b>	•	•	NP	•

• = Use is permitted within the Subarea when approved by the Director pursuant to the provisions of Section 5.

NP = Use is Not Permitted (NP) in the Subarea.

ZA = Permitted only when reviewed and approved by the Zoning Administrator pursuant to Section 8 of this Specific Plan.

ZA2 = The use may not be established or renewed without a conditional use review and approval by a Zoning Administrator granted in accordance with the provisions of Ordinance No. 171,681 (Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan).

H. **Prohibited Uses.** The following uses, when located within the Specific Plan area (Subareas 1, 2 or 3), shall be prohibited:

1. Automotive uses, as defined in LAMC Section 12.03. For the purpose of this Specific Plan, automotive uses shall also include the installation of tires, stereo equipment, automobile alarms, lubrication, fueling and repair, and other such uses as determined by the Director;
2. Bars, lounges and nightclubs. This prohibition shall not apply to a bar, lounge or nightclub incidental to a hotel or restaurant;
3. Collateral lending agencies and businesses;
4. Drive-through establishments including, but not limited to: banks, cafes or restaurants, drugstores, or drycleaners;
5. Freestanding fast-food establishments. For the purpose of this Specific Plan, a freestanding fast food establishment is one which is freestanding and not attached to any other building, dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers. A restaurant or grocery store providing carryout service that is clearly subordinate to its principal use shall not be deemed a fast-food establishment;

6. Gun stores;
7. Liquor stores;
8. Pawn shops; and
9. Recycling Collection Centers, Recycling Buyback Centers, Recycling Materials Processing Facilities, and Recycling Materials Sorting Facilities.

## **Section 7.**

### **URBAN DESIGN REGULATIONS.**

- A. **Urban Design Principles Guiding Future Development.** The following six principles shall be used to guide future development within the Specific Plan, including improvements made to public rights of way within the Specific Plan area, as shown on Map 1, and shall be used in the crafting, updating, or amending of any Urban Design Guidelines (Appendix A) and Jefferson Boulevard Concept Streetscape Plan (Appendix B) of this Specific Plan:
  1. Enhance urban cohesion by providing a mix of uses that embrace the community by emphasizing Jefferson Boulevard as a complete street that weaves together the public realm and academic space as a place for people.
  2. Promote diverse architectural character by avoiding bland, uniform development through design that is context-sensitive, embraces architectural diversity, and integrates university buildings into the surrounding neighborhood.
  3. Ensure sensitive urban form by creating a vibrant community center that activates key pedestrian and vehicular corridors, encourages a safe environment, and maintains an urban character that is sensitive to nearby residential areas.
  4. Promote outward building orientation by ensuring that campus buildings relate to perimeter streets, establishing new connections to the community where the USC Campus fronts on key corridors.
  5. Emphasize human scale by framing public space with appropriately scaled buildings and articulated architectural blocks that connect academic gathering spaces to public spaces, including public rights-of-way.
  6. Maximize connectivity and improve circulation for area residents, students, employees and visitors by emphasizing multi-modal uses that take full advantage of the proximity of the USC Campus to the Exposition Metro Rail Line while reinforcing linkages to nearby destinations.
- B. **University of Southern California University Park Specific Plan Design Guidelines, and Jefferson Boulevard Concept Streetscape Plan.** Pursuant to Section 5, Appendix A, and Appendix B, Projects shall incorporate all applicable Urban Design Guidelines specified in Appendix A and all applicable Streetscape Plans specified in Appendix B.
- C. **Urban Design Blocks.** Urban Design Regulations relating to “Blocks” in this Section shall refer to those geographic areas shown on Figure 3.

**FIGURE 3. URBAN DESIGN BLOCKS**



D. **Pedestrian Linkage Requirements in Subarea 3.** The Planning Department shall review and make a determination as to whether development plans comply with the following requirements:

1. North-South Paseos:
  - a. A minimum of two paseos shall be provided along the Jefferson Boulevard frontage between McClintock Avenue and Hoover Street to facilitate pedestrian movement from Jefferson Boulevard to the interior of the site. These paseos shall be at least 200 feet in length, as measured from the property line on the Jefferson Boulevard frontage to the opposite end of the paseo on the interior of the site.
  - b. A minimum of two paseos shall be provided that connects Jefferson Boulevard with W. 30<sup>th</sup> Place between Orchard Street and the western boundary of Subarea 3.

2. East-West Paseos:

- a. A minimum of one paseo shall be provided that connects the westernmost north-south paseo with Orchard Street.
- b. A minimum of one paseo shall be provided that connects Orchard Street with McClintock Avenue.
- c. A minimum of one paseo shall be provided that connects McClintock Avenue with Hoover Street. A minimum of one additional paseo shall be provided that connects Hoover Street with the interior of the property. This paseo shall be at least 200 feet in length, as measured from the property line on the Hoover Street frontage to the opposite end of the paseo on the interior of the site.
- d. The full length of all east-west paseos shall be located at least 150 feet from Jefferson Boulevard, W. 30<sup>th</sup> Place, and W. 30<sup>th</sup> Street, as measured from the adjacent property line to the edge of the east-west paseo.

3. All required paseos shall:

- a. Be separated by at least 200 feet from any adjacent paseo or street, as measured by the closest edge of each paseo or street.
- b. Have a minimum width of 15 feet and an average width of not less than 20 feet.
- c. Be located at the ground floor level or up to three feet above the sidewalk elevation.
- d. Be at least 90 percent open to the sky from sidewalk grade.

E. **Site Planning and Building Massing Requirements.**

1. **Setback Requirements.**

- a. **Minimum and Maximum Setbacks.** Notwithstanding the front, side, and rear setback requirements set forth in the LAMC, the setback requirements in Table 3 shall apply.
  - (i) Up to 50% of a building façade may exceed the maximum required setback when the setback area is used for publically accessible patios, plazas, courtyards, outdoor dining, seating, or pocket parks. Setback area shall be less than 3 feet above sidewalk grade.

<b>TABLE 3. SETBACK REGULATIONS</b>		
<b>Subarea/Street Frontage</b>	<b>Setbacks (feet from property line adjacent to relevant street or boundary)</b>	
	<b>Minimum</b>	<b>Maximum</b>
Subarea 1		
Jefferson Boulevard	none	10
Figueroa Street	none	none
Exposition Boulevard	none	none
Vermont Avenue	none	none
Subarea 2	none	none
Subarea 3		
Jefferson Boulevard	none	10
Hoover Street	none	10
McClintock Avenue (setbacks applicable to all buildings except for Academic Tower and Residential Tower)	none	none
Academic Tower (portion fronting on McClintock St)	none	10
Residential Tower (portion fronting on McClintock St)	none	10
Orchard Street	none	10
W. 30 <sup>th</sup> Street	10	none
W. 30 <sup>th</sup> Place	20	none
Western boundary	20	none

- F. **Building Height.** Notwithstanding the requirements set forth in the LAMC, the requirements shown on Table 4 shall apply.

<b>TABLE 4. HEIGHT REGULATIONS</b>	
<b>Subarea/Block</b>	<b>Maximum height of any Project on a lot within each Subarea or Block</b>
Subarea 1a	150 ft
Subarea 1b	150 ft.
Subarea 2	150 ft.
Subarea 3	
Block A	150 feet for up to 50% of building envelope; up to 100 feet for remainder of building envelope.
Block B	150 ft. for up to 70% of building envelope; up to 100 ft. for the remaining building envelope.
Block C	150 ft. for up to 50% of building envelope; up to 100 ft. for the remaining building envelope.
Block D	150 ft. for up to 70% of building envelope; up to 100 ft. for the remaining building envelope.
Block E	150 ft. for up to 60% of building envelope; up to 100 ft. for the remaining building envelope.
Block F	150 ft. for up to 50% of building envelope; up to 100 ft. for the remaining building envelope.

G. **Stepback Regulations.** Notwithstanding the requirements set forth in the LAMC, the requirements shown on Table 5 shall apply.

<b>TABLE 5. STEPBACK REGULATIONS</b>	
<b>Subarea / Block</b>	<b>Building Stepbacks</b>
<b>Subarea 1a</b>	
Jefferson Boulevard	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Jefferson Boulevard.
Figuerola Street	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Figuerola Street.
Exposition Boulevard	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Exposition Boulevard.
Vermont Avenue	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Vermont Avenue.
<b>Subarea 1b</b>	
Figuerola Street	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Figuerola Street.
Flower Street	None.
Jefferson Boulevard	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Jefferson Boulevard.
Exposition Boulevard	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back one foot for each additional 2 feet of height above 55 feet from any exterior face that is adjacent to Exposition Boulevard.
<b>Subarea 2</b>	
Jefferson Boulevard	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back ten feet from any exterior face that is adjacent to Jefferson Boulevard
Hill Street	55 ft maximum height at setback line, any additional height above 55 feet shall be stepped back ten feet from any exterior face that is adjacent to Hill Street.
Hope Street	None.
<b>Subarea 3</b>	
Jefferson Boulevard	60 ft maximum height at setback line, any additional height above 60 feet shall be stepped back one foot for each additional 2 feet of height above 60 feet from any exterior face that is adjacent to Jefferson Boulevard.
Hoover Street	60 ft maximum height at setback line, any additional height above 60 feet shall be stepped back one foot for each additional 2 feet of height above 60 feet from any exterior face that is adjacent to Hoover Street.
McClintock Avenue(stepbacks applicable to all buildings except for Academic Tower and Residential Tower)	60 ft maximum height at setback line, any additional height above 60 feet shall be stepped back one foot for each additional 2 feet of height above 60 feet from any exterior face that is adjacent to McClintock Avenue.
McClintock Avenue (Academic Tower and Residential Tower)	100 ft maximum height at setback line, any additional height above 100 feet shall be stepped back 10 feet
Orchard Street	45 ft maximum height at setback line, any additional height above 45 feet shall be stepped back one foot for each additional foot of height above 45 feet from any exterior face that is adjacent to Orchard Street.
30 <sup>th</sup> Street	40 ft maximum height at setback line, any additional height above 40 feet shall be stepped back one foot for each additional foot of height above 40 feet for a maximum height of 60 feet from any exterior face that is adjacent to 30 <sup>th</sup> Street, then 100 feet maximum height

	between 70 and 190 linear feet from any such exterior face, then 150 feet maximum height more than 190 linear feet from such exterior face.
30 <sup>th</sup> Place	25 ft maximum height at setback line, any additional height above 25 feet shall be stepped back one foot for each additional foot of height above 25 feet from any exterior face that is adjacent to 30 <sup>th</sup> Place.
Western boundary	30 ft maximum height at setback line, any additional height above 30 feet shall be stepped back one foot for each additional foot of height above 30 feet from any exterior face that is adjacent to the Western boundary of Subarea 3.

**H. Additional Requirements for Perimeter Projects in Subarea 1a / Block I.**

1. **Applicability.** The provisions of this Subsection H shall apply to the entirety of any building that is defined as a Perimeter Project within Subarea 1a (Block I).
  - a) Perimeter Projects shall consist of any Project or portion of a Project that is:
    - (i) Visible from Jefferson Boulevard; and
    - (ii) Located within 50 linear feet of any property line that abuts Jefferson Boulevard,
  - b) The requirements of subsections H(2) through H(6), below, shall apply to all Perimeter Projects except for surface parking Perimeter Projects or parking structure Perimeter Projects.
  - c) The requirements of subsection H(7), below, shall apply to all Perimeter Projects, including surface parking and parking structures.
  - d) The requirements of subsection H(8) shall apply to surface parking Perimeter Projects and parking structure Perimeter Projects.
2. **Building Articulation.** Street-facing street-level façade walls shall not extend greater than 20 horizontal linear feet or 30 vertical feet without some manner of articulation. Articulation may be provided in the form of an arcade, canopy, or awning; a change in wall plane of at least one foot; a change in building material; or the placement of an architectural element, such as a cornice or column. Review and determination as to whether a project complies with this requirement shall be made by the Planning Department.
3. **Building Windows.** Building windows shall be recessed a minimum of three inches from building façade.
4. **Building Transparency.** The Planning Department shall review and make a determination as to whether a project complies with the following requirements:
  - a. **University / Academic Ground Floor Uses.** Transparent building elements such as display windows, glazed entry lobbies, and other design features that allow for transparency shall occupy a minimum of 30% of the exterior wall surface of the street-facing ground-level floor façade below a height of 10 feet.

- b. **Residential Ground Floor Uses.** Transparent building elements such as storefronts, display windows, glazed entry lobbies, and other design features that allow for transparency shall occupy a minimum of 30% of the exterior wall surface of the ground floor façade below a height of 10 feet on residential facades facing Jefferson Boulevard and Hoover Street.
- 5. **Ground Floor Height.**
  - a. Ground floors shall be at least 15 feet in height.
- 6. **Ground Floor Treatment.** The Planning Department shall review and make a determination as to whether a project complies with the following requirement:
  - a. Use clear or low iron transparent glass for wall openings along all street-level façades for maximum transparency. Non-transparent, dark tinted glass is not permitted for required openings.
- 7. **Fences.**
  - a. New fences of up to six feet in height shall be permitted in Subarea 1a for safety and security purposes. All fences shall comply with any guideline for fences set forth in Appendix A, as such appendix may be updated. The determination of whether or not a proposed new fence conforms to these requirements shall be made by the Director pursuant to Section 5 C.
- 8. **Perimeter Parking Lots and Perimeter Parking Structures.**
  - a. No new surface parking Perimeter Projects shall be allowed.
  - b. Any new perimeter parking structures along Jefferson Boulevard shall be:
    - i) Enclosed and concealed within a building whose main use is not parking; or
    - ii) Wrapped with active ground floor uses; or
    - iii) Be placed entirely below grade.
  - c. Any street-facing parking, loading or circulation component of a Perimeter Project located at the ground floor or above shall be lined by habitable floor area or active uses.
  - d. For any parking structure or portion thereof that meets the definition of a Perimeter Project, the street-facing façade(s) fronting on Figueroa Street, Jefferson Boulevard, Exposition Boulevard, or Vermont Avenue shall be screened with landscaping and/or architectural cladding using similar building materials and architectural features found on adjoining buildings to maintain continuity.

**I. Additional Requirements for Projects in Subarea 1b / Block G.**

**1. Ground Floor Height.**

- a. Ground floors shall be at least 15 feet in height.

**2. Fences.**

- a. New fences of up to six feet in height shall be permitted in Subarea 1b for safety and security purposes. All fences shall comply with any guideline for fences set forth in Appendix A, as such appendix may be updated. The determination of whether or not a proposed new fence conforms to these requirements shall be made by the Director pursuant to Section 5 B.

**3. Parking Lots and Structures.**

- a. New parking structures that are visible from any public rights of way shall provide a landscaped buffer equal to at least two percent of the street level area of the parking structure. The landscaped buffer shall have a minimum width of three feet, and shall be planted with trees, shrubs, and/or vines. An automatic irrigation system shall be installed.

**J. Additional Requirements for Projects in Subarea 2 / Block H.**

**1. Ground Floor Height.**

- a. Ground floors shall be at least 15 feet in height.

**2. Fences.**

- a. New fences of up to six feet in height shall be permitted in Subarea 2 for safety and security purposes. All fences shall comply with any guideline for fences set forth in Appendix A, as such appendix may be updated. The determination of whether or not a proposed new fence conforms to these requirements shall be made by the Director pursuant to Section 5 B.

**3. Parking Lots and Structures.**

- a. New parking structures that are visible from any public rights of way shall provide a landscaped buffer equal to at least two percent of the street level area of the parking structure. The landscaped buffer shall have a minimum width of three feet, and shall be planted with trees, shrubs, and/or vines. An automatic irrigation system shall be installed.

**K. Additional Requirements for Projects in Subarea 3 / Blocks A – F.**

- 1. **Building Articulation.** A street level façade wall for buildings in Subarea 3 fronting on Jefferson Boulevard between Hoover Street and the western boundary of Subarea 3, and fronting on Hoover Street between Jefferson Boulevard and 30<sup>th</sup> Street, shall not extend greater than 20 horizontal linear feet or 30 vertical feet without some manner of articulation. Articulation may be provided in the form of an arcade, canopy, or awning; a change in wall plane of at least one foot; a change in building material; or the placement

of an architectural element, such as a cornice or column. Review and determination as to whether a Project complies with this requirement shall be made by the Planning Department.

2. **Building Windows.** Building windows shall be recessed a minimum of three inches from building façade.
3. **Building Transparency.** The Planning Department shall review and make a determination as to whether a project complies with the following requirements:
  - a. **University / Academic Ground Floor Uses.** Transparent building elements such as display windows, glazed entry lobbies, and other design features that allow for transparency shall occupy a minimum of 50% of the exterior wall surface of the street-facing ground-level floor façade below a height of 10 feet.
  - b. **Commercial Ground Floor Uses.** Transparent building elements such as storefronts, display windows, glazed entry lobbies, and other design features that allow for transparency shall occupy a minimum of 50% of the exterior wall surface of the ground floor façade below a height of 10 feet on commercial storefronts.
  - c. **Residential Ground Floor Uses.** Transparent building elements such as storefronts, display windows, glazed entry lobbies, and other design features that allow for transparency shall occupy a minimum of 30% of the exterior wall surface of the ground floor façade below a height of 10 feet on residential facades facing Jefferson Boulevard and Hoover Street.
4. **Ground Floor Height.**
  - a. Ground floor of all buildings shall be at least 15 feet in height.
5. **Ground Floor Treatment.** The Planning Department shall review and make a determination as to whether a project complies with the following requirements:
  - a. All above-ground parking structures shall be wrapped.
  - b. Locate ground floor retail space, or spaces designed for ground floor retail occupancy, along at least 50% of Block C frontage along Jefferson Boulevard. Note that the retail space may be occupied by other uses initially until there is a demand for retail.
  - c. Locate ground floor retail space, or spaces designed for ground floor retail occupancy, along at least 75% of the frontage of Block B along Hoover Street. Note that the retail space may be occupied by other uses initially until there is a demand for retail.
  - d. Provide ground floor retail space to a depth of at least 25 feet from the front façade with a minimum 16'-0" floor-to-floor height, measured from sidewalk grade for all required ground floor retail frontage. Note that the retail space may

be occupied by other uses initially until there is a demand for retail.

- e. Locate at least one entrance which provides direct access to a building's main lobby and is which is kept unlocked during business hours, to each street-level tenant space that has its frontage along a public street from that street.
- f. Use clear or low iron transparent glass for wall openings along all street-level façades for maximum transparency. Non-transparent, dark tinted glass is not permitted for required openings.

**6. Fences.**

- a. New fences of up to six feet in height shall be permitted in Subarea 3 for safety and security purposes. All fences shall comply with any guideline for fences set forth in the updated Appendix A, as approved by the City Planning Commission. The determination of whether or not a proposed new fence conforms to these requirements shall be made by the Director pursuant to Section 5 B.

**7. Parking Lots and Structures.**

- a. No new surface or above grade parking structures shall be allowed a) between any building and Jefferson Boulevard, or b) between any building and Hoover Street. Parking can be enclosed within the building itself or be placed entirely below grade.
- b. Parking structures, other than those listed in Subsection (a), above, that adjoin a public street, or abut or are directly across an alley from any residential use or R zoned lot, shall provide a landscaped buffer equal to at least two percent of the street level area of the parking structure. The landscaped buffer shall have a minimum width of three feet, and shall be planted with trees, shrubs, and/or vines. An automatic irrigation system shall be installed.
- c. Parking, loading and circulation located at the ground floor or above shall be lined by habitable floor area or commercial uses along all public rights of way.
- d. Facades of any parking structure that adjoin a public street or alley shall be screened with landscaping and/or architectural cladding using similar building materials and architectural features found on adjoining buildings to maintain continuity.

**L. Open Space / Landscape Regulations.**

**1. Public Open Space Requirements in Subarea 3 / Blocks A – F.**

The Planning Department shall review and make a determination as to whether development plans comply with the following requirements:

- a. Public Open Space shall be provided in the form of courtyards, plazas, paseos, pedestrian streets, gardens, or other similar outdoor publicly accessible gathering places.

- b. A minimum of one Public Open Space shall be provided within Subarea 3 of a size measuring a minimum of 40,000 square feet.
- c. A minimum of four (4) Public Open Spaces shall be provided within Subarea 3 of a size measuring a minimum of 10,000 square feet. This minimum size applies to each of the four spaces.
- d. In the event that McClintock Street is vacated, that street shall not be utilized to meet the requirements in Subsections (b) and (c), above.
- e. At least one plaza shall be provided that has a minimum street frontage of 100 feet and a minimum depth of 50 feet along Jefferson Boulevard. The plaza may be used to meet the requirements of Subsections (b) or (c), above, so long as it complies with the minimum size requirements stated therein.
- f. Paseos shall provide a minimum of 5 percent planted area and shall provide a minimum of 1 permanent seat for every 2,000 square feet of surface area.
- g. Plazas shall provide a minimum of 15 percent planted area and shall provide a minimum of 1 seat for every 250 square feet of surface area.
- h. Required open space within Subarea 3 may be provided in the aggregate anywhere within Subarea 3 and need not be provided within an individual building or upon an individual lot.
- i. Required open space shall be open to the sky, except for recreation rooms, and have no structures that project into the common open space area, except as provided in LAMC Section 12.22 C.20.(b).
- j. Required public open space need not be dedicated to the City as publicly owned property, however it shall be publicly accessible.

**FIGURE 4. CONCEPTUAL OPEN SPACE DIAGRAM**



2. **Open Space Requirements for Student, Faculty and Staff Housing.** A minimum total of 100 square feet of open space area shall be provided for each unit constructed within Subarea 3 and may be provided in any combination of common or private residential open space areas.
  - a. Recreation rooms of at least 600 square feet may qualify for up to 25 percent of the total open space area requirements.
  - b. Common residential open space areas shall be accessible to all residents and open to the sky, except for a recreation room. Additionally, a common open space area shall be a minimum of 400 square feet in area, with no horizontal dimension less than 15 feet, in order to be counted toward the total open space requirement.
  - c. Where provided, a private open space area shall be contiguous to the dwelling unit and maintain a minimum eight foot clearance under any projection in order to be counted toward the open space requirement.
3. **General Landscape Requirements.** The Planning Department shall review and make a determination as to whether development plans comply with the following requirements:
  - a. All planted areas shall be designed and installed in compliance with Appendix A as applicable.

- b. Common residential open space areas, including plazas, paseos and courtyards shall contain a minimum of 25% planted area which can include trees, shrubs, and/or groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement. Notwithstanding this provision, the rooftop athletic field within Subarea 3 may be constructed with an artificial surface, and shall not be required to contain any planted areas.

## **Section 8.**

### **ON-SITE ALCOHOL CONSUMPTION REGULATIONS.**

The sale and service of alcoholic beverages for on-site consumption shall be permitted within Subareas 1, 2, and 3 as provided below. Entities that sell and serve alcoholic beverages for on-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

A. **Alcohol Use Approvals for Alcoholic Beverage Sales for On-Site Consumption.** Within the Specific Plan area, the application for the sale and service of alcoholic beverages for on-site consumption shall be processed pursuant to the procedures in LAMC Section 12.24 M, subject to the following:

1. **Number of Establishments.** A maximum of 12 new on-site establishments are permitted within Subarea 3 after the effective date of this Specific Plan, as follows:
  - a. The new hotel in Subarea 3 shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages:
    - (i) as part of its banquet, lobby, meeting room, pool area and room services;
    - (ii) within mini-bars located in each guest room; and
    - (iii) within other establishments that are physically located within the hotel, including restaurant and lounge areas, (the restaurant may be operated by a third-party operator);
  - b. Seven (7) restaurants with sit-down table service;
  - c. Three (3) food-service establishments within a food court area; and
  - d. One (1) University-related private club.

The number of establishments listed above may be adjusted within each category, provided that the total number of licensed premises does not exceed 12, and subject to a Plan Approval pursuant to Section 12.24 M of the LAMC.

2. **Public Hearings by a Zoning Administrator.** The Zoning Administrator shall conduct public hearings on at least four (4) of the 12 On-Site Alcohol Use Approval applications. The Zoning Administrator shall be guided by the factors outlined in Section 12.27 of the Los Angeles Municipal Code. The Zoning Administrator shall conduct public hearings on any of the 12 Alcohol Use Approvals if problems arise in consultation with the Los Angeles Police Department (LAPD).

3. **Appeals.** Any appeal filed from a Zoning Administrator's Determination shall be processed pursuant to the provisions and procedures set forth in LAMC 12.24 M.
4. **Existing Establishments.** In addition to the 12 new licenses allowed by the above provisions, the sale and service of alcoholic beverages for on-site consumption is authorized at five locations existing as of the effective date of this Specific Plan, as follows:
  - a. Subarea 1a, the main portion of the USC campus.
  - b. 3400 S. Figueroa Street.
  - c. 3500 S. Figueroa Street.
  - d. 3540 S. Figueroa Street.
  - e. 3434 S. Grand Avenue.

The sale and service of alcoholic beverages for on-site consumption may be continued and reestablished at these locations unless there is a substantial change in the mode or character of operation of the establishment, including any expansion by more than 20 percent of the floor area, seating or occupancy. Any expansion of more than 20 percent of the floor area, seating or occupancy shall be processed pursuant to the procedures set forth in Section LAMC 12.24 M and in this Section.

- B. **Conditions.** Conditions for on-site alcohol consumption are listed in Appendix E. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with these conditions as well as additional conditions that may have been imposed on an Alcohol approval. Applicants for Alcohol Use Approval shall also provide the following information, as applicable: number of seats; square footage and floor plan; signage; security measures to be provided; the proposed menu, if applicable; number of employees at any given time; minimum age requirements for patrons and enforcement measures.
- C. **Discontinuance of Use.** Notwithstanding LAMC Section 12.24 Q to the contrary, the Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.
- D. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.

## Section 9.

### OFF-SITE ALCOHOL CONSUMPTION REGULATIONS.

The sale and service of alcoholic beverages for off-site consumption shall not be permitted within Subarea 1a, but shall be permitted within Subareas 1b, 2 and 3 as provided below. Entities that sell alcoholic beverages for off-site consumption shall obtain approvals from other jurisdictions, as required,

including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

- A. **Alcohol Use Approvals for Alcoholic Beverage Sales for Off-Site Consumption.** All off-sale alcohol uses, including renewals of existing conditional uses and the establishment of new conditional uses in all Subareas, shall be subject to review and decision by a Zoning Administrator in accordance with the provisions of Ordinance No. 171,681 (Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan).

1. **Number of Establishments.** A maximum of two (2) off-site establishments shall be permitted within Subarea 3.

## Section 10.

### PARKING REQUIREMENTS.

- A. **Supersedes LAMC requirements.** Where this Specific Plan contains language or standards that require more parking or permit less parking than LAMC Section 12.21, this Specific Plan shall supersede the LAMC.
- B. **Parking Requirements for all Subareas.** The minimum parking ratios shown on Table 6 shall apply to new uses constructed within the Specific Plan after the effective date of the Specific Plan. Parking for uses not listed shall be as specified in LAMC Section 12.21 A.4. The parking requirements based on FTE Students and Employees shall be based on the increase of FTE Students and Employees over the 2009 baselines of set forth in Section IV.K-2, Parking, of the EIR, which states "Prior to the receipt of the first Certificate of Occupancy, the Applicant shall develop and implement an annual monitoring process that establishes the University population each year and the corresponding calculation of parking demand using rates within the Parking Study prepared for the proposed Project. The applicant is responsible for constructing and/or securing sufficient parking to satisfy the calculated demand prior to the issuance of Certificate of Occupancy Permits for new Project uses."
- C. **Location of Parking.** Parking required by this Specific Plan for an individual Project within Subareas 1, 2 or 3 may be located: 1) at any location within the Specific Plan area in accordance with the Pooled Parking Inventory maintained by the Planning Department; or 2) within 1,500 feet of the boundaries of Subarea 1, including areas outside of the Specific Plan area; or 3) more than 1,500 feet of the boundaries of Subarea 1, including areas outside of the Specific Plan area, but solely within the area bounded on the east by Hope Street, on the south by Martin Luther King Jr. Boulevard, on the west by Vermont Avenue, and on the north by 30<sup>th</sup> Street. Required parking may be located outside of the Specific Plan area as specified above, provided that a covenant, lease, license or other arrangement is executed to the satisfaction of the Director, and further, that a shuttle between such parking areas outside of the Specific Plan and the Specific Plan area is operated on a regular schedule.

**TABLE 6. PARKING REQUIREMENTS**

Academic and University uses, including offices, classrooms, student housing, and University-operated fitness center.	0.24 space per FTE Student residing within the geographic area highlighted in Figure 5; 0.48 space per FTE Student for all other FTE Students; 0.51 spaces per FTE Employee for all FTE Employees
---	---

Hotel*	
Guest Rooms	0.5 space per room
Banquet/Meeting Rooms (greater than 750 square feet)	4.5 spaces per 1,000 square feet of floor area
Faculty/Staff Housing	1 space per unit
Guest Parking for Faculty/Staff Housing	0.15 spaces per unit
Movie Theater	0.05 spaces per seat
Restaurant/Bar**	10 spaces per 1,000 square feet of floor area
Retail/Commercial Service	3 spaces per 1,000 square feet of floor area
Lab School	1 space per classroom

\* Uses ancillary to the operation of a hotel, including but not limited to restaurants, bars, retail, administrative offices, and fitness rooms, and banquet/meeting rooms containing less than 750 square feet of floor area, shall not be subject to a separate parking requirement.

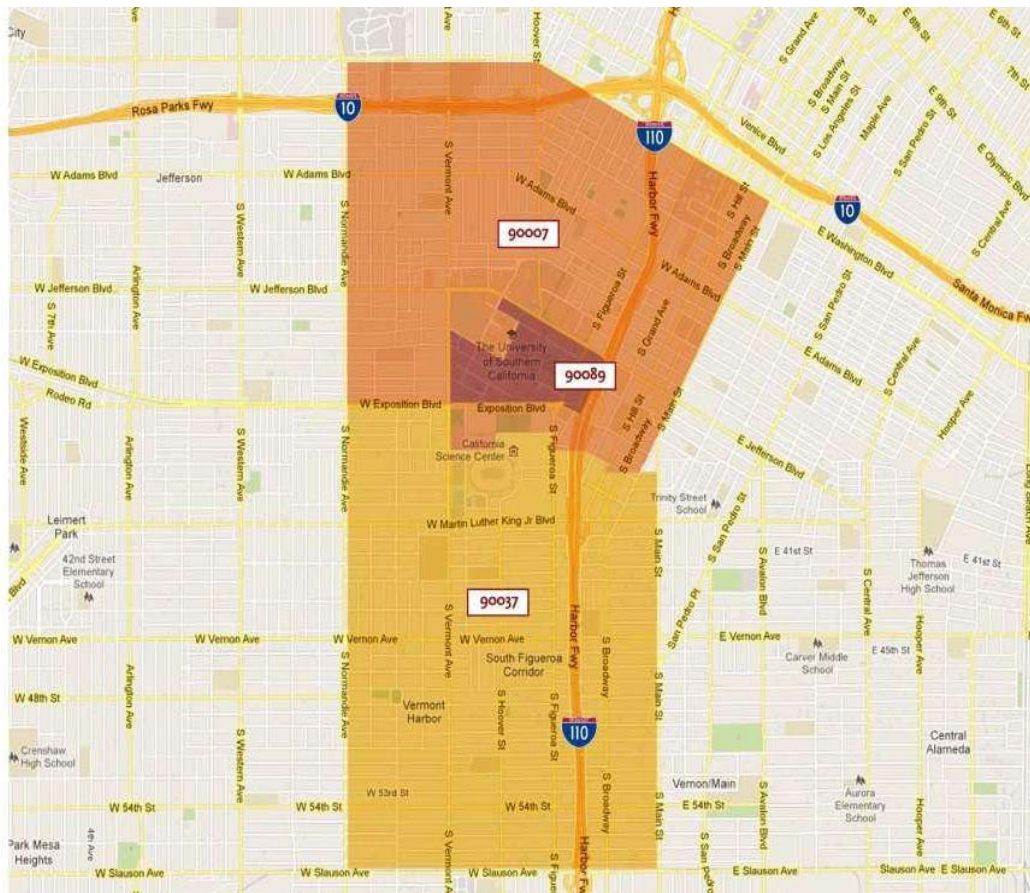
\*\* Outdoor dining areas shall not be counted as floor area for the purpose of calculating parking requirements.

D. **Pooled Parking Inventory.** An inventory of Floor Area contained within all buildings and structures located within the Specific Plan with a corresponding reference to the number and location of parking spaces provided in accordance with the requirements of this Specific Plan. The Pooled Parking Inventory shall supersede all Parking Layouts (including Parking Layout 10) maintained by the Department of Building and Safety. The Pooled Parking Inventory, attached as Appendix C, shall be updated in accordance with the provisions of Section 10.

E. **Annual Confirmation of Parking Spaces.** The Pooled Parking Inventory shall be monitored on an annual basis to demonstrate that an adequate number of parking spaces will be provided to satisfy the Specific Plan requirement for parking using the parking ratios specified in Section 10. An updated Pooled Parking Inventory shall be submitted to the Director between October 1 and November 1 of each year. The University shall provide a certification of the number of FTE Students and FTE Employees existing at the time of submittal of the updated Pooled Parking Inventory.

In the event that the updated Pooled Parking Inventory shows that the parking spaces provided are not in an amount equivalent to or greater than that required using the parking ratios specified in Section 10, the Director shall withhold approval for all future Projects until such time as the required parking is provided in accordance with the provisions Section 10 of this Specific Plan.

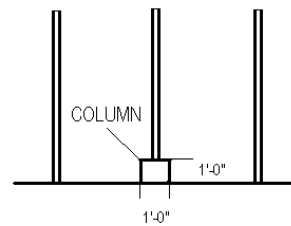
**FIGURE 5. GEOGRAPHIC BOUNDARIES OF THE FTE POPULATION**



**FIGURE 6. AREA FOR FUTURE PARKING LOCATIONS.**



- F. Parking Space Design.** Notwithstanding any provision in the LAMC to the contrary, up to a one-foot by one-foot column intrusion may be permitted into one inside corner (opposite the drive aisle) of a standard parking stall, as shown below. All other provisions of the LAMC relating to the design of parking spaces shall be applicable to a Project within the Specific Plan area.



- G. Bicycle Parking.** Off-street parking spaces for bicycles shall be provided as follows:

1. All Projects shall provide bicycle parking at a ratio of 1 space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of any Project, and 1 additional space for each additional 10,000 square feet of any project; and one space for every two dwelling units or every two student beds.
2. All bicycle parking spaces required by this Subsection shall include a stationary parking device that adequately supports the bicycle.
3. Bicycle parking spaces shall be located no farther than the distance from a main entrance of a building to the nearest off-street automobile parking space for such building. Bike parking for non-residential, non-guest-room uses should be provided in a location that is easily viewed

and accessible from the public right-of-way. Bike parking for residential uses and guest rooms should be provided in a sheltered secure location that is easily accessed from a residential lobby or building entrance.

4. Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb or by at least five feet of open space marked to prohibit parking.
- H. **Shared Parking Requirements.** In conjunction with the review of a Project pursuant to Section 5 of this Specific Plan, the Director, in consultation with the General Manager, may authorize shared use parking, based upon a finding that adequate parking will be provided. The Applicant shall prepare a shared parking analysis for approval by the Director and the General Manager.
- I. **Reduced Parking Requirements.** In conjunction with the review of a Project pursuant to Section 5 of this Specific Plan, the Director, in consultation with the General Manager, may authorize the reduction of these minimum parking requirements, based upon a finding that adequate parking will be provided. No reduction may exceed 20% of the minimum parking requirements established by this Specific Plan. The Applicant shall prepare a reduced parking analysis for approval by the Director and the General Manager.

## **Section 11.**

### **REQUIREMENTS FOR HISTORIC REVIEW.**

- A. **General Requirements.** The construction, alteration, addition, demolition, reconstruction, reuse, rehabilitation, relocation or removal of any building object within the Specific Plan area that is:
  - a. Identified in the AMMA as an individual resource; or
  - b. Is a contributor or non-contributor to the Potential Historic District shown on Figure 7; or
  - c. Is a potential development site located within the Potential Historic District shown on Figure 7;

shall conform to the requirements of Section 11 and the Adaptive Mitigation Measures (AMMA), attached as Appendix F.

**FIGURE 7. MAP OF POTENTIAL HISTORIC DISTRICT (AMMA FIGURE 2)**



**B. Minor Construction to Existing Building.** Prior to the issuance of a building permit for any minor change or alteration, including but not limited to routine maintenance, minor system upgrade, change to secondary spaces (e.g. restrooms or storage spaces), or change to spaces that as an existing condition contain no character-defining features to properties that are Potential Historic District contributors, individually significant resources, or both, the applicant shall produce the following in consultation with the Los Angeles Office of Historic Resources (OHR):

1. A memorandum from a qualified professional, reviewed and approved by OHR confirming that no character-defining features will be permanently removed, altered or changed; and
2. A plan from a qualified professional, approved by OHR for the removal, storage, and reinstallation of such feature(s) if any character-defining features are proposed for temporary removal. The requirements of this Section shall not apply to minor alterations or changes to Potential Historic District non-contributors.

C. **Rehabilitation of Existing Buildings per the Secretary of the Interior's Standards.** Prior to the issuance of a building permit for the rehabilitation of any existing building that is a Potential Historic District Contributor, non-contributor to the Potential Historic District, or individually significant resource (which does not qualify for a building permit under Section 11 (B) above), the applicant shall produce the following in consultation with OHR:

1. A report from a qualified historic preservation professional, reviewed and approved by OHR, demonstrating that the rehabilitation:
  - ii. Complies with the Secretary of the Interior's Standards for Rehabilitation ("Standards"); and
  - iii. Will not affect the eligibility of the Potential Historic District; and
  - iv. Adheres to the Design Guidelines for New Construction in the AMMA ("Design Guidelines"); and
2. If the rehabilitation requires the temporary removal of character-defining features, a plan for the removal, storage, and reinstallation of such feature(s).

D. **Rehabilitation of Existing Building that May Not Meet the Standards.** Prior to the issuance of a building permit for the rehabilitation, which as designed does not comply with the Standards (e.g. major alterations of interior spaces that require the loss or removal of important character-defining features, and large building additions that alter a secondary façade), of any existing building that is a Potential Historic District contributor, non-contributor to the Potential Historic District, or individually significant resource, the applicant shall produce the following in consultation with OHR:

1. A report from a qualified historic preservation professional, which has been reviewed and approved by OHR demonstrating that the rehabilitation will not affect the eligibility of the Potential Historic District and adheres to the Design Guidelines and, if the rehabilitation is to a Potential Historic District Contributor or individually significant resource, that the rehabilitation will ensure that the resource maintains sufficient integrity to retain its overall eligibility as a historic resource (even if the rehabilitation does not strictly conform to the Standards); and
2. If the rehabilitation requires the temporary removal of character-defining features, a plan for the removal, storage, and reinstallation if such feature(s). CEQA review shall be required prior to the issuance of a building permit for such rehabilitation to Potential Historic District contributors and individually significant resources.

E. **Extensive Alteration or Demolition of Existing Building.** Prior to the issuance of a building permit for the extensive alteration (such that the Historic Resource will no longer convey its historic significance) of any building that is a Potential Historic District Contributor, non-contributor, or individually significant resource, CEQA review shall be required, and the applicant shall submit to the Department of Building and Safety a report from a qualified historic preservation professional, which has been reviewed by the OHR, demonstrating that the alteration will not affect the eligibility of the Potential Historic District and adheres to the historic guidelines. Prior to the issuance of a demolition permit for the demolition of any building that is a Potential Historic District contributor or non-

contributor to the Potential Historic District, or individually significant resource, CEQA review shall be required, and the applicant shall produce a mitigation plan prepared by a qualified historic preservation professional, which has been reviewed and approved by OHR, for the protection of the Potential Historic District during demolition and new construction.

**F. New Construction, Infill or Replacement of an Existing Building.**

Prior to obtaining a building permit, the applicant shall obtain a clearance from OHR certifying that the new construction:

1. Complies with the Secretary of the Interior's Standards for infill compatibility; and
2. Adheres to the Design Guidelines for New Construction in the AMMA ("Design Guidelines"),

**Section 12. USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN.**

Any legally existing uses, buildings or structures which are made non-conforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Non-conforming uses may be repaired, altered, remodeled and expanded provided that such repair, alteration, remodel, and expansion conforms to the requirements of this Specific Plan. Non-conforming uses which are damaged or destroyed by any fire, flood, wind, earthquake or other calamity or the public enemy, may be restored or replaced to the conditions existing at the time of such damage or destruction.

**Section 13. INTERPRETATION.**

Whenever any ambiguity or uncertainty related to the application of this Specific Plan exists so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator or lessee, issue binding interpretations of the Specific Plan requirements consistent with the purpose and intent of this Specific Plan. Ambiguity between the Specific Plan and LAMC shall be interpreted in favor of and consistent with the goals and purposes of this Specific Plan.

**Section 14. AMENDMENTS TO APPENDICES A AND B – URBAN DESIGN GUIDELINES AND JEFFERSON BOULEVARD STREETSCAPE PLAN.**

Any amendments or updates to the Urban Design Guidelines, as set forth in Appendix A, or to the Jefferson Boulevard Concept Streetscape Plan, as set forth in Appendix B, may be approved by adoption of a resolution by the City Planning Commission, and shall not require the approval of the City Council.

**Section 15. ANNUAL REPORT.**

A report outlining the status of all Projects proposed within the Specific Plan area shall be prepared by the Director and transmitted to the South Los Angeles Area Planning Commission for information only on an annual basis or as deemed appropriate by the Director.

**Section 16. SEVERABILITY.**

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

## **Appendix A. URBAN DESIGN GUIDELINES**

It is the intent of this Appendix to establish a set of guidelines that will serve to improve the environment both aesthetically and physically, as development occurs within the University of Southern California Specific Plan area. As set forth in Section 5.A, these guidelines should be referred to and implemented to the extent feasible during the review of Projects subject to the requirements of the Specific Plan.

Pursuant to Section 5A, prior to approval by the Director for the first Project in Subarea 3, Appendix A shall have been updated by the City and reviewed and approved by the City Planning Commission, and shall include the following:

- 1) Walkability / Pedestrian Masterplan (all Subareas);
- 2) Urban Design Guidelines (all Subareas), including:
  - (a) Applicable guidelines from the Citywide Urban Design Guidelines;
  - (b) Applicable guidelines from the City's Walkability Checklist;
- 3) Urban Design Guidelines for Subarea 1a (core campus) that address the interface and linkages between the perimeter of the core campus and abutting public rights-of-way;
- 4) Linkages and connectivity of all Subareas to Expo Light Rail Stations;
- 5) Linkages and connectivity between Subareas 1a and Subarea 3;
- 6) A Concept Landscape Plan for Subarea 3.

The above shall be consistent with the Urban Design Principles and Regulations listed in Section 7 of the Specific Plan and shall be substantially consistent with the Citywide Urban Design Guidelines and Walkability Standards of the City of Los Angeles.

Projects in Subareas 1a, 1b, and 2 may be approved by the Director before the updated Appendix A has been approved by the City Planning Commission, provided, however, such Projects (in order to be approved by the Director before the updated Appendix A has been approved by the City Planning Commission) shall be consistent with: (i) the Urban Design Principles and Regulations listed in Section 7 of the Specific Plan and (ii) the Citywide Urban Design Guidelines and Walkability Standards of the City of Los Angeles.

Once the updated Appendix A has been approved by the City Planning Commission, any Project in any Subarea shall be subject to the guidelines set forth in the updated Appendix A.

## **Appendix B.**

### **JEFFERSON BOULEVARD CONCEPT STREETScape PLAN**

Pursuant to Section 5A, prior to approval by the Director for the first Project in Subarea 3, Appendix B shall have been updated by the City and reviewed and approved by the City Planning Commission. Projects in Subareas 1a, 1b, and 2 may be approved by the Director prior to the review and approval by the City Planning Commission of the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B), provided, however, such Projects (in order to be approved by the Director before the updated Appendix B has been approved by the City Planning Commission) shall: (a) be consistent with the Urban Design Principles and Regulations listed in Section 7 of the Specific Plan; (b) be submitted for Director approval along with a complete application for A-Permit(s) and/or B-Permit(s) for streetscape improvements consistent with the interim Streetscape Plan Guidelines listed below and; (c) be required to implement, upon approval by the City Planning Commission of the updated Appendix B, streetscape improvements consistent with the updated Appendix B pursuant to the A and or B-permit process.

Once the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B) has been approved by the City Planning Commission, any Project (within any Subarea), or any portion thereof, fronting along the north or south side of Jefferson Boulevard within the Specific Plan boundary shall be subject to the requirements set forth in the Final Concept Plan for the Jefferson Boulevard Streetscape Plan (updated Appendix B).

The updated Appendix shall include a Concept Streetscape Plan that is consistent with the Urban Design Principles and Regulations listed in Section 7 of the Specific Plan and substantially consistent with the Citywide Urban Design Guidelines and Walkability Standards of the City of Los Angeles. The updated Plan shall also, to the extent possible, incorporate the interim Streetscape Plan Guidelines listed below.

The updated Plan shall also include implementation phasing and implementation triggers.

#### **a. Concept Streetscape Plan**

A community's identity can be enhanced through improvements to the streetscape and landscaping in public spaces and rights-of-way. It is the intent of this Appendix to establish a set of guidelines that will serve to improve the environment both aesthetically and physically, as opportunities in the University of Southern California Specific Plan area occur which involve public improvements or other public and/or private projects that affect public spaces and rights-of-way.

Prior to issuance of any building permit in Subarea 3, this Appendix (Appendix B), shall be updated with a **Final Concept Plan for the Jefferson Boulevard Streetscape Plan** that conforms with the Urban Design Regulations contained in Section 7 of this Specific Plan and that is substantially consistent with the Citywide Urban Design Guidelines and Walkability Standards of the City of Los Angeles and with the Streetscape Guidelines provided below.

These guidelines should be referred to and implemented to the extent feasible through such projects and should be a guide to other City departments as they develop, update, and implement their respective plans.

#### **b. Draft Concept Streetscape Guidelines**

A community's identity can be enhanced through improvements to the streetscape and landscaping in public spaces and rights-of-way. It is the intent of this Appendix to establish a set of guidelines that will serve to improve the environment both aesthetically and physically, as opportunities in the University of Southern California Specific Plan area occur which involve public improvements or other public and/or private projects that affect public spaces and rights-of-way. These guidelines should be referred to and implemented to the extent feasible through such projects and should be a guide to other City departments as they develop, update, and implement their respective plans.

##### **A. Street Trees.**

1. Select species which (a) enhance the pedestrian environment, and convey a distinctive high quality visual image for the streets, (b) are drought and smog-tolerant and complement existing street trees.
2. Establish a hierarchy for street trees which shall include:

- a. Major Accent Trees. These trees should be located at entry locations, intersections, and activity centers.
  - b. Street Trees. Select specific species to be the common tree for street frontages. A single flowering species may be selected for all residential neighborhoods and commercial districts or different species selected to distinguish one neighborhood, district, or street from another. In residential neighborhoods, the trees should be full, to provide shade and color. In commercial districts, the trees should be more transparent or have a higher canopy to promote views of store fronts.
  - c. Ornamental or Special Plantings. At special areas along street frontages, such as linkages to pedestrian walkways and plazas and outdoor dining areas, ornamental trees providing shade and color should be utilized to emphasize and focus attention on those places.
3. Provide for the installation of street trees along public sidewalks defining the types and spacing in accordance with the City of Los Angeles Urban Forestry Division's Street Tree Selection Guide.

**B. Street Furniture.**

1. Install street furniture that encourages pedestrian activity or physical and visual access to buildings and which is aesthetically pleasing, functional and comfortable, including such elements as bus and pedestrian benches, bus shelters, kiosks, community notice boards, trash and recycling receptacles, newspaper racks, bicycle racks, USC Department of Public Safety emergency phones, landscaped planters, drinking fountains, and bollards. Priority should be given to pedestrian oriented areas.
2. Where appropriate in pedestrian commercial districts, allow for the use of kiosks, carts and other street furniture.

**C. Street Lighting.**

1. Install new street lights in commercial districts which are pedestrian oriented. Street lights shall be attractively designed, compatible in theme and location with building facades and other street furniture, provide adequate visibility, security, and a festive night time environment, and be coordinated with an overall street furniture program.
2. Establish a consistent decoratively themed street lighting type in campus areas utilizing a light standard that is compatible with the campus and coordinated with an overall street furniture program.

**D. Sidewalks / Paving.**

1. Pave sidewalks and crosswalks with brick pavers, concrete, or other safe, non-slip materials to create a distinctive pedestrian environment and, for crosswalks, to visually and physically differentiate these from vehicle travel lanes and promote continuity between pedestrian sidewalks.

Develop sidewalk "pull-outs" or bulbs at intersections, where they do not adversely impact traffic flow or safety, by extending the sidewalk to the depth of a parking stall, to accommodate landscaping and street furniture and reduce the width of the crosswalk.

**Appendix C.**  
**POOLED PARKING INVENTORY**

As required by Mitigation Measure K.2-1 of the Final Environmental Impact Report, prior to the receipt of the first Certificate of Occupancy in any Subarea, the Applicant shall develop and implement an annual monitoring process that establishes the University population for each year and the corresponding calculation of parking demand using the rates within the Parking Study prepared for the proposed Project. The Applicant would be responsible for constructing and/or securing sufficient parking to satisfy the calculated demand prior to the issuance of certificate of occupancy permits for new Project uses.

[also see attached]

**Appendix D.**  
**MITIGATION MEASURES**

[see attached]

**Appendix E.**  
**CONDITIONS FOR ON-SITE ALCOHOL CONSUMPTION**

1. All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed every 24 months by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
2. A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free non-alcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Director for review and approval prior to the opening of any facility offering alcoholic beverages.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. The sale of distilled spirits by the bottle, for on-site consumption, shall not be permitted.
5. The Applicant shall ensure that no alcoholic beverages, which are purchased within the Applicant's establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
6. No booth or group seating shall be installed which completely prohibits observation of the occupants.
7. Establishments may serve alcohol from 8:00 a.m. - 2:00 a.m., 7 days per week.
8. The Zoning Administrator shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
9. The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
10. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
11. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
12. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
13. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
14. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
15. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises

16. Restaurants. The following additional conditions shall apply to restaurants:

- a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment. There shall be no requirement to purchase a minimum number of drinks.
- b. Sales of alcoholic beverages shall only be made where an employee of the restaurant obtains the product. No self-service of alcoholic beverages by restaurant customers shall be permitted.
- c. No restaurant shall sell any alcoholic beverages for consumption off of the premises.
- d. Gross annual sales of alcoholic beverages shall not exceed 40% of the total gross annual restaurant sales.
- e. Entertainment activities, such as live or recorded music, may be permitted so long as no less than 70% of the restaurant floor area is dedicated to food preparation, food service, eating areas, restrooms and storage areas.
- f. Each restaurant shall have a full-service kitchen and a full menu.

17. A copy of these conditions shall be retained at all times on the premises in each establishment which serves alcoholic beverages and shall be produced immediately upon the request of the Director or the LAPD.

Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Zoning Administrator for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Zoning Administrator.

**Appendix F.**  
**ADAPTIVE MITIGATION MANAGEMENT APPROACH (AMMA)**

[see attached]

**Section. 17.** 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 this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all of its members, at its meeting of \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By \_\_\_\_\_  
Edward C. Young  
Deputy City Attorney

Date \_\_\_\_\_

Pursuant to Charter Section 559, I  
**disapprove** this ordinance on behalf of the  
City Planning Commission . . . .

December \_\_\_\_\_, 2012

See attached report.

File No(s). 12-0968; CPC-2011-927-GPA-ZC-HD-SP-CA

\_\_\_\_\_  
Michael LoGrande  
Director of Planning