II. Project Description

A. Introduction

The University of Southern California (USC or University) proposes the USC Development Plan (referred to hereafter as the proposed Project), which would provide for the development of new uses on and around the University Park Campus. The proposed Project is intended to: increase the ratio of academic space per student at the Campus to a level that better supports academic excellence; to increase the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-University affiliated residents and decreasing commute times and associated traffic congestion; and to provide services that meet the needs of students, faculty and staff and also enhance the community. The proposed Project is an implementation tool for the 2030 University Park Campus Master Plan (UPC Master Plan), a framework plan that addresses the future physical development of USC's University Park Campus (the Campus) and the quality of its surrounding community in the coming years. The UPC Master Plan represents a three-year planning effort that was driven by the ideals expressed in the Role and Mission of USC[1] and in support of USC's Plan for Increasing Academic Excellence.[2] The proposed Project would provide for the orderly development of Subareas 1 through 3 of the UPC Master Plan.

As discussed in detail below, the proposed Project would provide approximately 2,500,000 square feet of academic and University uses; up to 350,000 square feet of retail/commercial uses; and approximately 2,135,000 square feet of student and faculty housing providing up to 5,400 student beds in a variety of housing types and configurations and approximately 250 faculty housing units. The proposed Project would also provide for an approximately 165,000 square foot hotel and conference center with up to 150 guest rooms, conference and banquet facility areas, sit down restaurant area, a swimming pool, and other related amenities. In addition, a new University-affiliated K-8 laboratory school and community educational academy comprised of up to approximately 80,000 square feet may also be developed. New landscaped public open space areas and associated facilities

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[1] *Adopted by the USC Board of Trustees, February 1993.*

[2] *Approved by the USC Board of Trustees, October 6, 2004.*

for community use are also proposed to enhance the Campus and surrounding area. Furthermore, the proposed Project would also provide for improved pedestrian, bicycle, vehicle circulation, and increased pedestrian safety. The proposed Project would also provide for transfers of floor area for the academic/University Uses and the student housing between Subareas 1 and 3A on a per square foot basis as long as specified thresholds are not exceeded.

B. Existing Setting

1. Project Location

The Project site is comprised of approximately 207 net acres located approximately 1.5 miles southwest of downtown Los Angeles within the South Los Angeles and Southeast Los Angeles Community Plan areas of the City of Los Angeles, as shown in Figure II-1 on page II-3. The Project site is generally bounded by 30th Street and the alley south of 30th Street to the north, Jefferson Boulevard to the northeast, Exposition Boulevard to the south, Hoover Street and Flower Street to the east, and Vermont Avenue to the west. In addition, as shown in Figure II-1, the Project site also includes a small area to the south of Exposition Boulevard and a second area to the east of the Harbor Freeway (I-110), adjacent to Jefferson Boulevard between Hope and Hill Streets.

As indicated above, the Project site includes Subareas 1, 2, and 3 of the UPC Master Plan and excludes Subareas 4, 5, and 6 of the UPC Master Plan located to the north and northeast of the Project boundaries. The majority of the properties in Subareas 4, 5, and 6 are not University-owned, and therefore were excluded from the Proposed Development Plan. In addition, a small UPC Master Plan parcel east of the I-110 Freeway, below 37th Street is also not included in the proposed Project as it is isolated from the remaining parts of the Project area.

2. Surrounding Uses

The surrounding Project vicinity includes a diverse mix of educational, institutional, commercial, recreational, residential, and community-serving uses. As shown in the aerial photograph provided in Figure II-2 on page II-4, much of the area to the north and east of the Project site includes a varied mix of uses, many of which are University uses, such as academic buildings, student-serving uses, various commercial uses, and residential uses, as well as community-serving uses such as the Shrine Auditorium, the Hebrew Union College, the 32nd Street Elementary School, the USC Catholic Center, the Hillel Jewish Center and the Hoover Intergenerational Child Care Center. Exposition Park, a public-serving regional park containing a variety of cultural, recreational, and athletic venues, is

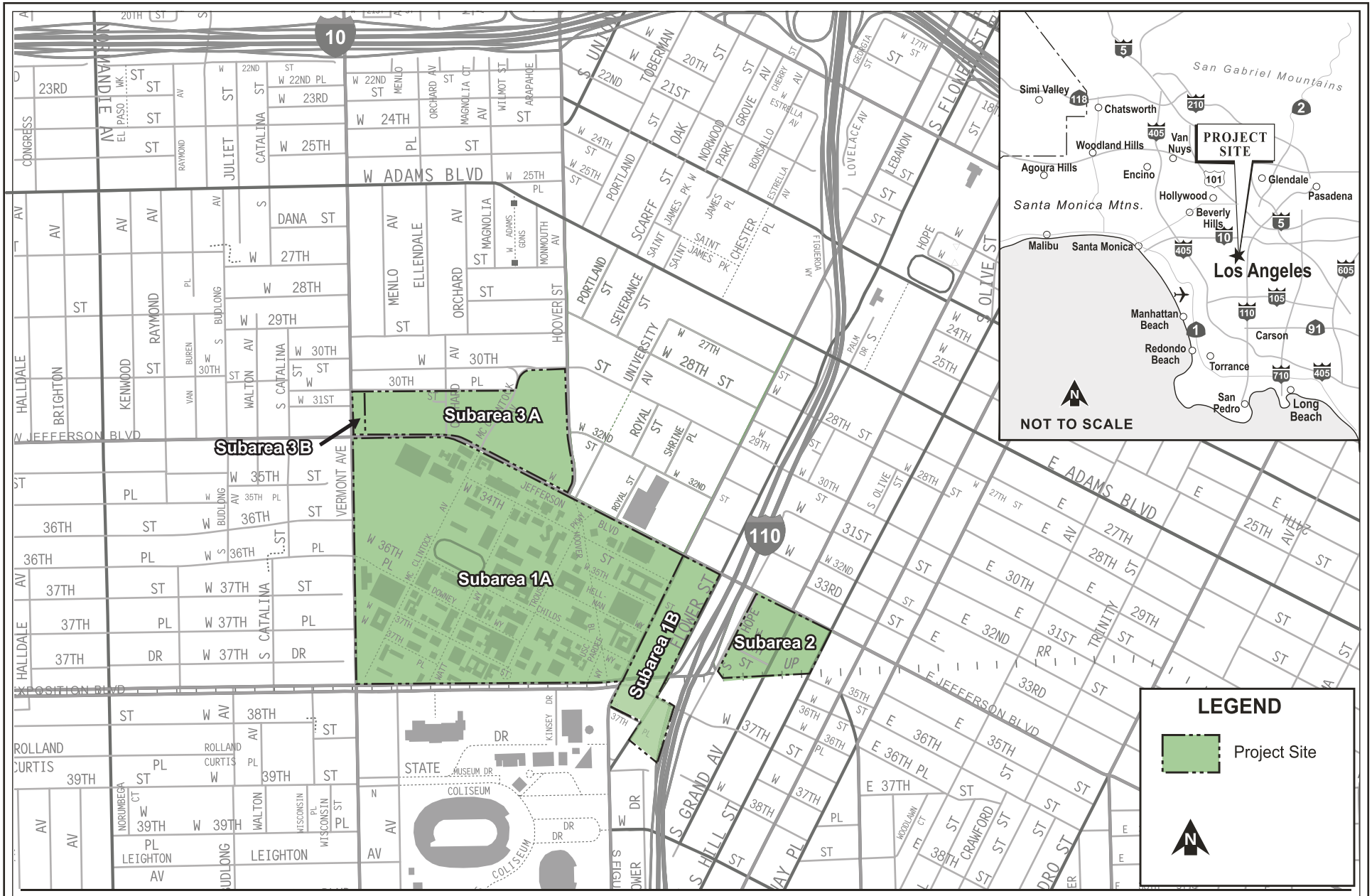

Figure II-1
Project Location and Boundaries

Source: Matrix Environmental, 2009; Rand McNally-Thomas Guide Digital California Edition.

Source: Matrix Environmental, 2009; Google Earth, 2008.

matrix environmental

Figure II-2
Surrounding Uses - Aerial Photograph

located to the south. The area further to the east of much of the Project site is characterized by industrial uses dominated by the I-110 Freeway, which creates a physical barrier in the area. In addition, the western side of the Project site is bound by Vermont Avenue, a mixed-use, but predominantly commercial corridor, with residential neighborhoods to the west.

3. Transportation

Regional access to the Project site is provided by the I-110 Freeway and the Santa Monica Freeway (I-10). Primary roadways serving the Project site include Adams Boulevard, Jefferson Boulevard, and Exposition Avenue generally in the east-west direction; and Vermont Avenue, Figueroa Street, and Flower Street generally in the north-south direction. Within the Project vicinity, Figueroa Street is referred to as the Figueroa Corridor. The Figueroa Corridor links the Campus and other regional destinations in the Project vicinity with downtown Los Angeles. The City recently addressed future development along the Figueroa Corridor through a General Plan amendment which permits increased floor area ratios (FAR) for mixed-use developments within the corridor.

The Campus currently benefits from three forms of mass transportation services: (1) public transit services that link the Campus to downtown and other locations in the greater Los Angeles area; (2) the University-operated private transit system that links points on the Campus to neighboring areas; and (3) the Campus' rideshare program, which encourages the use of mass transportation options with a variety of incentives. These transportation services are further described in detail below.

The Campus is served by a number of Los Angeles Metropolitan Authority Transportation (Metro) and Los Angeles Department of Transportation (LADOT) Downtown Area Shuttle (DASH) bus routes. A total of 11 public bus routes are provided in the vicinity of the USC Campus. Metro provides nine of the 11 routes, while LADOT provides the remaining routes. In addition, the Project site will be served in the future by the Metro Mid City/Exposition Boulevard Light Rail Transit (Expo LRT) line that passes through the Project area, with proposed stops at Jefferson Boulevard/Flower Street, Trousdale Parkway/Exposition Boulevard and Vermont Avenue/Exposition Boulevard. This light rail line, which will run from Downtown Los Angeles to Culver City, is currently under construction and service is anticipated to begin in 2011.

Transit service within the USC community is provided by a tram service operated by Trojan Transportation. This service links the Campus to the Project vicinity, the Union Station in Downtown Los Angeles, and other University facilities in the region (e.g., USC Health Sciences Campus). As of the 2009 spring and fall semesters, 21 active routes have been provided. The number of active routes during the summer semester is reduced in

response to decreased Campus activity. Ten of the 21 routes serve the Campus. The major routes serving the Campus and Project area to the north are Routes A, B, C, and D. These routes provide approximately 50 stops. A fifth route connects the Campus to the parking center.

Trojan Transportation has also organized an extensive vanpool system with 21 drop-off and pick-up locations throughout the region. Trips range from 12.5 miles from Torrance to 69.6 miles to Moreno Valley. In addition to the vanpool system, Trojan Transportation has organized a carpool program, a disability access to road transportation (DART), and Zipcar© car-sharing service for USC students, faculty,[3] and staff.

Bicycle parking is also provided throughout the Project site. Currently, a total of approximately 521 bicycle racks with a capacity of approximately 4,418 bicycle parking spaces are provided within the Campus.[4]

C. Existing Project Site Conditions

The Project site comprises a total of approximately 207 net acres and is referred by the University as the "University Park Campus" (UPC). Of this area, approximately 202.5 net acres are currently owned by the University and 4.5 net acres are owned by others (further discussed in detail below). In general, these University-owned areas include academic space and University-affiliated uses, student and faculty housing uses, and retail/commercial uses. As of 2009, existing University development within the Project vicinity serves a University population that includes approximately 16,023 undergraduate students, 14,805 graduate students, 1,732 full-time and part-time faculty, 5,716 staff employees as well as 1,400 visitors (including contract employees). Total current University enrollment for the 2009 academic year at all University locations is approximately 17,000 students and 18,000 graduate students (rounded to the nearest 500).

The Project site is located within the boundaries of the South Los Angeles and Southeast Los Angeles Community Plans of the City of Los Angeles, as delineated further below. A portion of the Project site is also located within the boundaries of the Community Redevelopment Agency of Los Angeles' (CRA/LA) Exposition/University Park Redevelopment Project Area (formerly known as the Hoover and Hoover Expansion

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[3] *Zipcar is the world's largest car sharing and car club service. It is an alternative to traditional car rental and car ownership.*

[4] *Final August 4, 2004 Parking Inventory Update, University of Southern California, University Park Campus,*

Redevelopment Project). The Redevelopment Plan goals call for the elimination of physical, economic and social blight by the creation of catalytic developments that promote a thriving business environment and enhance the surrounding community. The Redevelopment Plan's Land Use controls expire January 1, 2012. In addition, a portion of the Project site (Subarea 2) is located within CRA/LA's Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area.

As shown in Figure II-1 on page II-3, the Project site includes three planning Subareas. An overview of existing conditions within each of these Subareas is provided below. In addition, Table II-1 on page II-8 provides a breakdown of the floor area by use within each of the three subareas.

1. Subarea 1, the Academic Core Area

Subarea 1, referred to as the "Academic Core Area" is comprised of approximately 164 net acres that contain the core University activities. Subarea 1 is generally bound by Jefferson Boulevard to the north, Vermont Avenue to the west, Exposition Boulevard to the south, and Flower Street to the east. Approximately 163 net acres of the land within this Subarea are owned by the University. The remaining non-University owned property includes the USC Credit Union (less than 0.5 acre), a gas station (0.5 acres), and the United University Church (0.6 acres).[5]

As shown in Figure II-3 on page II-10, the majority of Subarea 1 constitutes the generally recognized core Campus area (referred to herein as Subarea 1A). As indicated in Table II-1, existing development within Subarea 1A include academic/ administrative uses; University housing for approximately 3,311 students; student life facilities; and athletic and recreation facilities. Parking facilities, roadways and landscaped open space areas that include plazas, courtyards and pedestrian and bicycle paths are also provided throughout Subarea 1A. Athletic and recreational facilities are concentrated in the western half of Subarea 1A and include playfields, competition facilities, practice fields, and buildings and other facilities devoted to intercollegiate and intramural sports. Buildings within Subarea 1A (the core Campus) comprise approximately 6,000,000 square feet of floor area. Table II-2 on page II-11 lists the existing buildings within Subarea 1 and their respective floor areas, and Figure II-4 on page II-15 identifies the existing buildings in Subarea 1.

[5] *The credit union is privately owned and associated with USC by name only. The University rents office space in the building.*

Table II-1
Existing Land Uses by Subarea

Existing Use	Existing Square Footage/Beds
Subarea 1	
Subarea 1A	
Core Campus [a,b]	6,000,000 sf
Subtotal – Subarea 1A[b]	*6,000,000 sf*
Subarea 1B	
Galen Events Center	
Event Center	187,161 sf
Athletic Pavilion	71,256 sf
University Gardens Building	
University Office Uses	33,281 sf
Restaurant	3,423 sf
Radisson Hotel	
Hotel	240 rooms (89,998 sf)
Restaurant	8,424 sf
Conference	19,803 sf
University Office Uses	6,688 sf
Gas Station	n/a
Tyler Building	11,834 sf
USC Credit Union	29,958 sf
Subtotal – Subarea 1B [b]	*461,826 sf*
Subarea 2	
3434 S. Grand Avenue	208,819 sf
Construction Development Facility	45,000 sf
University Parking Center	
Storage	185,446 sf
USC East Library Building (3440 S. Hope Street)	72,657 sf
USC Building (3500 S. Hope Street)	47,632 sf
Subtotal – Subarea 2 [b]	*559,554 sf*
Subarea 3	
Subarea 3A	
Century Apartments	150,780 sf (460 beds)
La Sorbonne	23,924 sf (47 beds)
Cardinal Gardens	183,389 sf (655 beds)
University Village	
Retail	59,562 sf
Cinema	485 seats (7,644 sf)
Bank	12,953 sf
Medical Office	6,638 sf
Restaurant/Food Court	461 seats (34,414 sf)
University	63,527 sf
Grocery Store	39,047 sf
University Village Total	*223,785 sf*
Subtotal – Subarea 3A [b]	*581,878 sf*

Table II-1 (Continued)
Existing Land Uses by Subarea

Existing Use	Existing Square Footage/Beds
Subarea 3B	
Jessie L. Terry Manor Senior Housing	122,517 sf
Subtotal – Subarea 3B [b]	*122,517 sf*

[a] *Existing core Campus development includes academic/administrative uses; University housing for approximately 3,311 students; student life facilities; and athletic and recreation facilities, which totals approximately 6,000,000 square feet.*
[b] *Excludes parking area. Parking area is not counted as floor area.*

Source: USC, 2010.

The portion of Subarea 1 located east of Figueroa Street is referred to as Subarea 1B. North of Exposition Boulevard, Subarea 1B includes the USC Galen Center, University-affiliated office and administrative space, a restaurant, and 240-room hotel (with a conference center and a restaurant) that meet non-University as well as University needs, a parking structure, and a gas station entitled to be redeveloped for a mix of student housing and retail uses.[6] Subarea 1B also includes approximately 3.1 net acres south of Exposition Boulevard and east of Figueroa Street that includes 11,834 square feet of academic/University uses and the approximately 29,958 square foot USC Credit Union. In addition, a parking structure serving the University is located in this area of Subarea 1B. Buildings within Subarea 1 range in height, with most buildings in the low to mid-rise/four story range and a few taller buildings of up to approximately 14 stories or 150 feet.

Subarea 1A is designated for High Medium Residential uses by the South Los Angeles Community Plan, and zoned [Q]R4-1 (Qualified Multiple Dwelling Zone) by the Los Angeles Municipal Code (LAMC). The "Q" restriction limits use of the property to University and University-related uses, and requires a Plan Approval for any addition or change to University facilities. Based on the zoning, the allowable Floor Area Ratio (FAR) is 3.0:1, and the height limits are unrestricted. Subarea 1B (with the exception of the gas station property) is designated for Community Commercial uses by the Southeast Los Angeles Community Plan and zoned C2-1L (Community Commercial, Height District 1L). The C2 zone permits a wide range of commercial uses as well as other uses, including university

[6] *The mixed-use student housing and commercial project on the gas station property is not part of the Project and is being developed by a private third party. This related project would provide 250 student beds and 18,000 square feet of retail uses. Construction for this related project is anticipated to begin in Summer 2010 and be completed in Summer 2012.*

matrix environmental

Figure II-3
Subarea 1:
Aerial Photo - Existing Uses

Source: Google Earth, 2009; Matrix Environmental, 2009

Table II-2
Existing Buildings in Subarea 1

Building Code	Floors	Year Built	Net Floor Area (sf)[a]
ACB	8+B	1964	26,200
ACC	4+B	1928	41,700
ACX	8+B	1964	14,000
ADM	4+B	1929	78,200
AHF	5+B	1940	87,000
AHN	2	1965	1,800
ALM	3	1880	4,300
ASC	4+B	1979	76,000
BDF	2	1974	22,400
BHE	3+B	1936	22,400
BIT	2+B	1976	19,900
BKS	4+B	1989	45,400
BMH	2	1965	8,700
BRI	4+B	1928	38,400
BSR	8	1963	54,800
CAS	2	1955	7,700
CEM	2+B	1945	9,300
CFH	1	1979	2,100
CLH	2	1965	1,900
COL	3	1958	13,600
CSS	3	1984	7,700
CST	1	2006	1,100
CTV	3	1984	9,200
CWO	2	1977	3,600
CWT	2	1948	3,800
DCC	2+B	1976	31,900
DEN	4+B	1952	144,600
DML	8+B	1932	136,100
DML	8+B	1932	136,100
DMT	8+B	1963	36,900
DNI	2	2004	6,600
DRB	3+B	1979	61,700
DRC	1	1970	5,100
DWE	1	N/A	100
DXM	3+B	1954	23,100
EDL	2+B	1923	10,000
EDL	2+B	1923	10,000
EEB	5+B	1990	49,200
EPS	8	2006	306,800
EVA	0+B	1968	2,900
EVB	0+B	1986	3,900
EVK	4+B	1951	70,800
FAC	1	1960	10,500
FAM	2	1948	3,900
FIG	2	1960	6,300
FLT	11	1972	67,800
FPM	1	2006	5,200
FRR	1	2009	300

Table II-2 (Continued)
Existing Buildings in Subarea 1

Building Code	Floors	Year Built	Net Floor Area (sf)[a]
GEE	1	N/A	100 [a]
GER	3+B	1972	62,800
GER	3+B	1972	62,800
GFS	4	1980	46,800
GSE	1	N/A	100
HAR	3+B	1939	35,900
HED	3	1982	9,800
HER	2+B	1971	66,000
HER	2+B	1971	66,000
HER	2+B	1971	66,000
HNB	5+B	1989	53,900
HOH	8+B	1967	64,500
HRC	2	1979	5,700
HRH	4	1951	23,800
HSH	3	1976	12,900
IMS	2	1930	3,200
IRC	4	2001	128,600
JEF	2	1972	17,700
JEP	3	1955	3,500
JHH	3+B	1925	26,100
JKP	5	1998	49,000
KAB	2	1988	3,900
KAP	4+B	1989	104,300
KOH	2+B	1984	22,800
LAW	4+B	1970	122,300
LHI	4	1979	31,200
LJS	3	1964	13,400
LPB	3	1984	17,300
LRC	3	1989	66,100
LTS	1	2001	11,200
LVL	4+B	1993	84,300
LVL	4+B	1993	84,300
MAC	1+B	1983	25,400
MBC	1	1993	2,000
MCC	2	1965	15,600
MCE	1	N/A	100
MHP	2+B	1929	22,200
MRF	3	1974	25,400
MTS	2	1972	15,900
MUS	4+B	1975	23,700
NCT	2+B	1976	17,300
OCW	2	1951	10,200
OHE	5+B	1963	49,900
PCE	4	1958	21,300
PED	3+B	1930	110,000
PHE	6+B	1973	30,300
PIC	2	1946	23,900
PKS	6	1964	65,900

Table II-2 (Continued)
Existing Buildings in Subarea 1

Building Code	Floors	Year Built	Net Floor Area (sf)[a]
PRB	4+B	2007	105,700
PSA	6	1976	-
PSB	3	1976	-
PSD	6	1983	-
PSO	7	2004	-
PSX	3	1972	-
PTD	8	1982	47,500
PWE	1	N/A	100
REG	2	1964	4,100
RGL	4	1998	32,300
RHM	3	1974	7,900
RRB	2	1958	18,900
RRI	5+B	2004	114,900
RTH	6+B	2004	82,500
SAL	3	1976	30,100
SCA	4+B	2007	119,400
SCB	3+B	2009	31,000
SCB	3+B	2009	31,000
SCC	1	2009	9,700
SCC	1	2009	9,700
SCD	2	1955	3,100
SCE	1	2009	6,300
SCX	3	2009	9,400
SCX	3	2009	9,400
SGM	12	1982	110,800
SGM	10	1982	110,800
SHC	2+B	1951	15,100
SHS	5+B	1966	19,700
SLH	2	1966	6,600
SOS	2+B	1968	24,500
SSC	7+B	1969	59,800
SSL	3+B	1969	28,700
SSS	1	1984	1,800
STO	3+B	1963	25,600
STU	4+B	1927	55,200
SWC	3	2002	14,800
TCC	1	2008	228,500
TCC	1	2008	228,500
TDF	1	2007	16,200
TFE	1	N/A	100
TGF	2	1935	12,300
THH	4+B	1950	85,700
TRO	3+B	1958	41,300
TTL	2	2007	7,100
URC	2	1965	10,700
URH	3	1958	13,400
UUC	4+B	N/A	26,200
VHE	8+B	1967	50,800

Table II-2 (Continued)
Existing Buildings in Subarea 1

Building Code	Floors	Year Built	Net Floor Area (sf)[a]
VKC	3+B	1966	78,500
VKC	3+B	1966	78,500
WAH	3+B	1973	73,400
WPH	11+B	1968	63,000
WTO	14+B	1972	86,300
WTO	14+B	1972	86,300
WWG	1	N/A	100
YWC	2	1951	6,300
ZHS	4+B	1928	101,900
	Total Subarea 1A		**5,999,700**
CUB	4	2007	29,958
GEC	6	2005	187,161
GAP	3+B	2006	71,256
RHR	2+B	1973	19,803
RMH	11+B	1973	105,110
TYL	2	1970	11,834
UGB	2+B	1980	36,704
	Total Subarea 1B		**461,826**

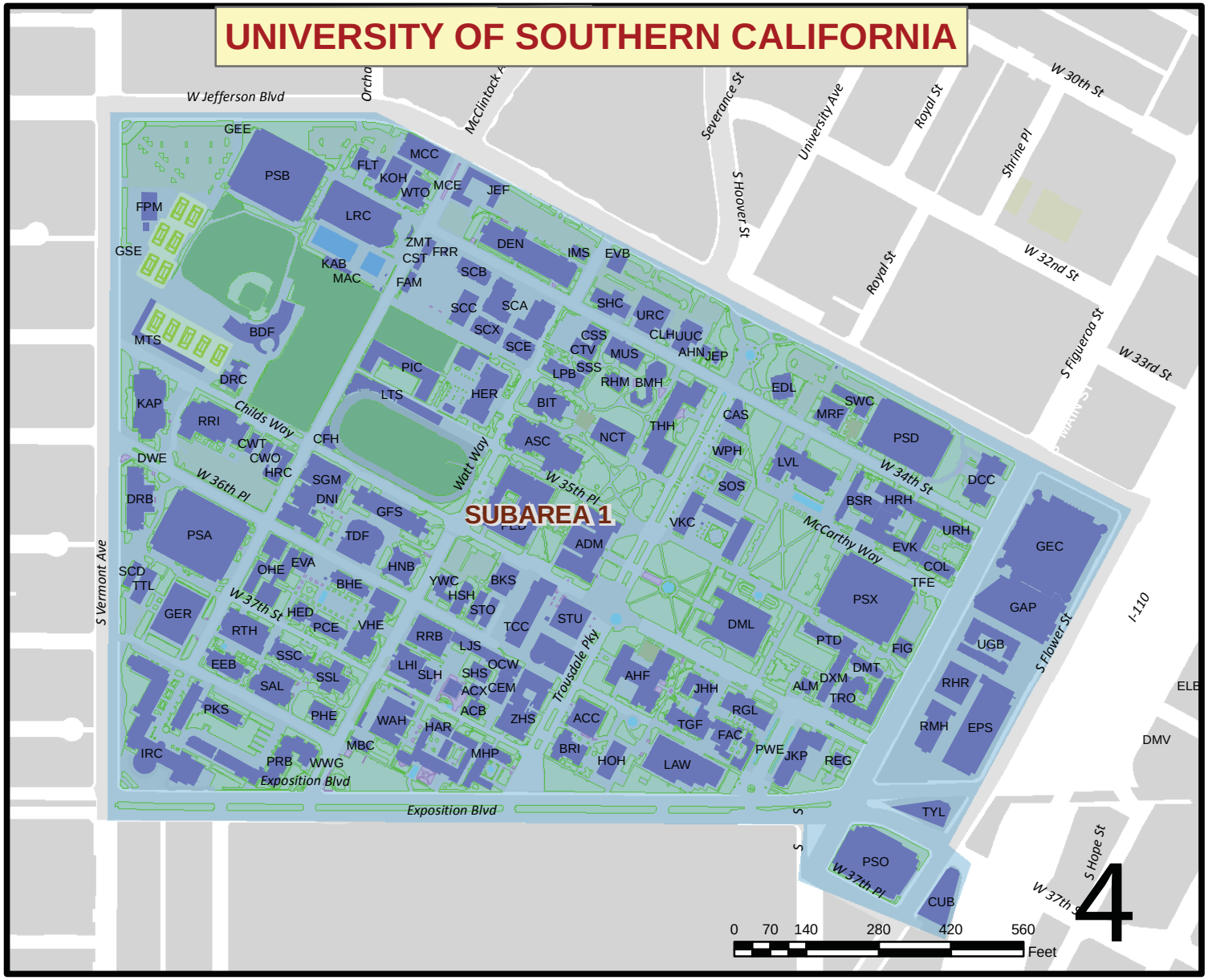
[a] *Excludes area for parking structures.*

Source: USC, 2010.

and residential uses. Based on the existing C2-1L zoning, this area is currently limited to a maximum FAR of 1.5:1 and a maximum height of 6 stories and 75 feet. The gas station property, which is not University-owned and is entitled to be redeveloped by a third party, is designated as Community Commercial in the Southeast Los Angeles Community Plan and currently zoned as [T][Q]C2-2D (Community Commercial with Qualified conditions, Height District 2 with D limitations) by the LAMC.

2. Subarea 2, East Area

Subarea 2, referred to as the "East Area", consists of approximately 11 net acres and is bound by Jefferson Boulevard to the north, Hill Street to the east, the Metro right-of-way/extension of Exposition Boulevard to the south, and Hope Street to the west. The University owns all of the land in Subarea 2.



NOTE: Building Codes correspond to Table II-2 in the Draft EIR.

Figure II-4
Existing Buildings in Subarea 1

Source: University of Southern California, 2010.

Figure II-5 on page II-17 provides an aerial photo of the existing uses for Subarea 2. As shown in Table II-1 on page II-8, existing buildings in Subarea 2 provide ancillary University support uses including administrative office uses, warehousing and storage, and library uses. These buildings are up to approximately 100 feet in height and comprise approximately 560,000 square feet of existing floor area.[7] In addition, Subarea 2 includes a USC parking structure as well as a maintenance yard and fuel station for USC tram/bus vehicles. Table II-3 on page II-18 lists the existing buildings within Subarea 2 and their respective floor areas, and Figure II-6 on page II-19 identifies the location of the existing Subarea 2 buildings.

The Southeast Los Angeles Community Plan designates the majority of Subarea 2 for Limited Manufacturing uses. The land in Subarea 2 that is designated for Limited Manufacturing uses is zoned MR1-2 (Restricted Light Industrial, Height District 2). The MR1 zone permits a wide range of commercial, service and light manufacturing uses; university uses are permitted with a Conditional Use Permit. Development is permitted at an FAR of 6:1, and limited in height only by the permitted density. A small portion of Subarea 2 at the southeast corner of Hope Street and 35th Street has an Open Space designation and is zoned M2-2 (Light Industrial, Height District 2).

3. Subarea 3, University Village/Cardinal Century Area

Subarea 3, referred to as the "University Village, Cardinal/Century Area" includes approximately 27 net acres of land located across Jefferson Boulevard from the core from the core Campus area (i.e., to the north of Subarea 1A). Subarea 3 is generally bound by Jefferson Boulevard to the south, Hoover Street to the east, Vermont Avenue to the west and the alley southerly of 30th Street between Vermont Avenue and McClintock Avenue and 30th Street from McClintock Avenue to Hoover Street to the north. Subarea 3 is divided further into Subarea 3A and Subarea 3B. Subarea 3A comprises the majority of the Subarea and encompasses the eastern portion of the Subarea. Subarea 3B consists of the approximately 3 net acre parcel at the western edge of the Subarea that includes the Jessie L. Terry Manor senior housing. All of the land within Subarea 3 is owned by the University, with the exception of an existing 0.3--acre fire station site (Los Angeles Fire Department Station No. 15) on Jefferson Boulevard that is planned to be relocated and the Jessie L. Terry Manor senior housing.

[7] *Floor area excludes parking areas within structures and lots.*

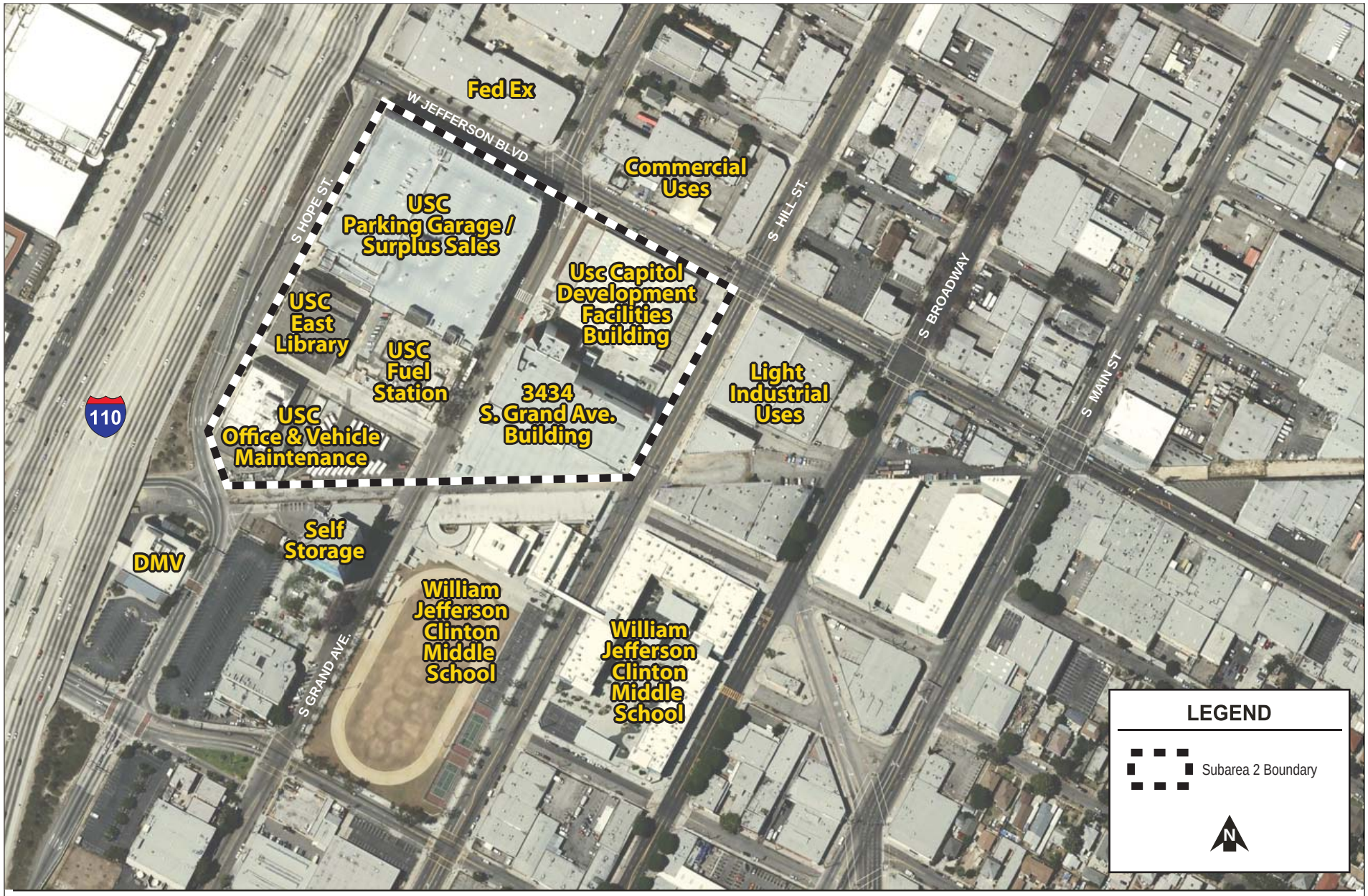


Figure II-5
Subarea 2:
Aerial Photo - Existing Uses

Source: Google Earth, 2009; Matrix Environmental, 2009

Table II-3
Existing Buildings in Subarea 2

Building Code	Floors	Year Built	Net Area (sf)
CAL	5+B	1966	208,819
CDF	1	2009	45,000
DMV	4	1952	47,632
ELB	4+B	1949	72,657
UPX	6+B	1923	185,446[a]
		Total	**559,554**

[a] *Excludes parking area*

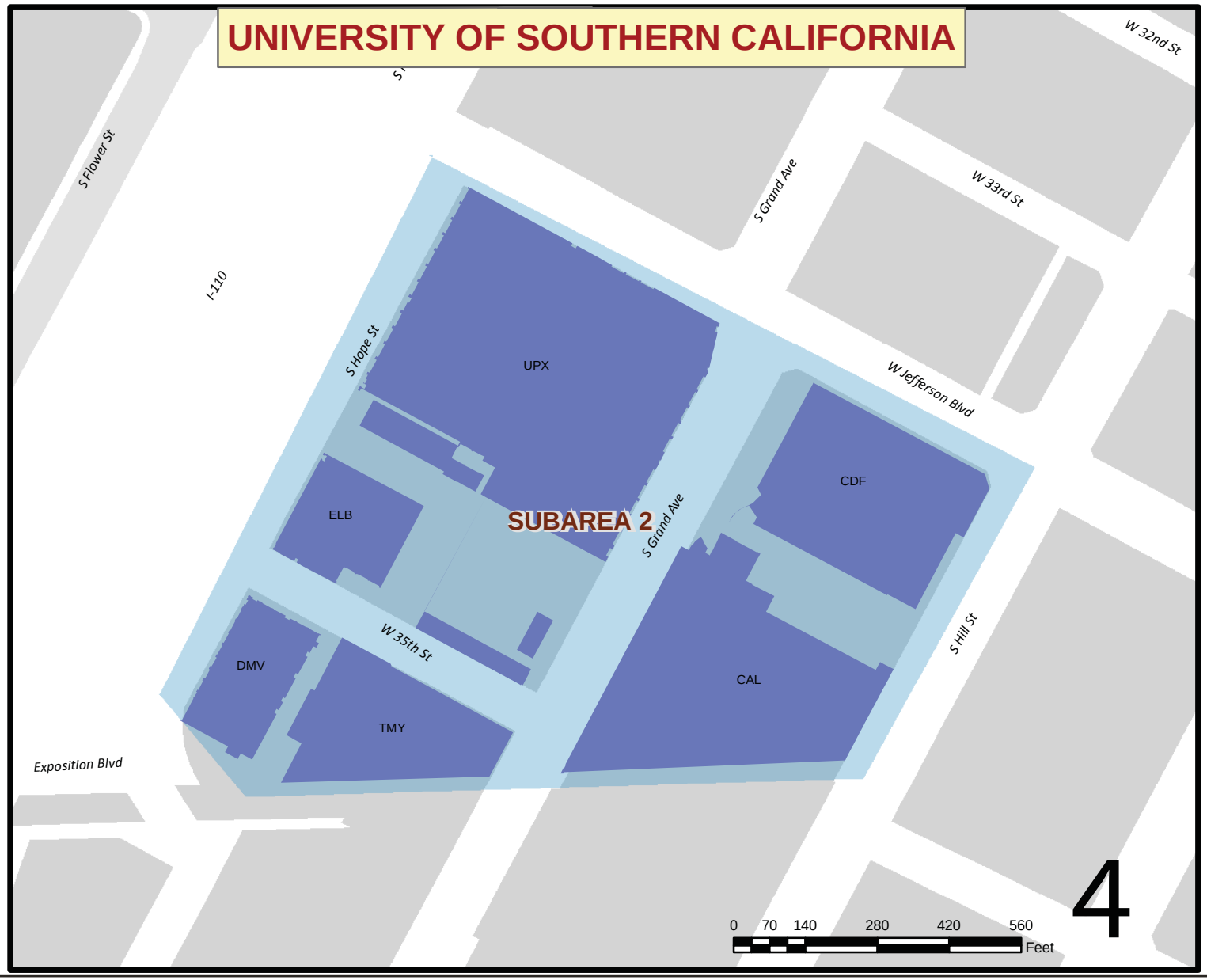
Source: USC, 2010.

Subarea 3A comprises the majority of the Subarea and encompasses the eastern portion of the Subarea. As shown in Figure II-7 on page II-20, the western portion of Subarea 3A includes University-owned student apartment buildings comprising approximately 358,000 square feet of floor area that provide housing for approximately 1,162 undergraduate students. These apartments include the Cardinal Gardens Apartments and the Century and La Sorbonne Apartments as indicated in Table II-1 on page II-8. These buildings are generally 2 to 3 stories in height. The eastern portion of Subarea 3A includes the University-owned University Village Shopping Center, which includes approximately 223,785 square feet of floor area as indicated in Table II-1. This shopping center contains a food court, restaurants, a movie theater, a bank, supermarket, and numerous retail stores, as well as University-affiliated office and administrative space. The existing buildings within the shopping center are clustered within a larger surface parking area and are one to two stories in height. Subarea 3A also includes the Los Angeles Fire Department Station No. 15 which fronts along Jefferson Boulevard. Table II-4 on page II-21 lists the existing buildings within Subarea 3A and their respective floor areas, and Figure II-8 on page II-22 identifies the existing buildings.

Subarea 3B consists of the approximately 3 net acre parcel at the western edge of Subarea 3 that includes the Jessie L. Terry Manor senior housing.

All of the land within Subarea 3 is owned by the University, with the exception of an existing 0.3-acre fire station site (Los Angeles Fire Department Station No. 15) and the Jessie L. Terry Manor senior housing.

The South Los Angeles Community Plan designates the portion of Subarea 3 located east of McClintock Avenue as Community Commercial. The zoning designation is [Q]C2-1-O (Community Commercial with Qualified conditions, Height District 1, Oil Drilling District). The C2 zone permits a wide range of commercial uses as well as other uses,



matrix environmental

NOTE: Building Codes correspond to Table II-3 in the Draft EIR.

Figure II-6
Existing Buildings in Subarea 2

Source: University of Southern California, 2010.

matrix environmental

Figure II-7
Subarea 3:
Aerial Photo - Existing Uses

Source: Google Earth, 2009; Matrix Environmental, 2009

Table II-4
Existing Buildings in Subarea 3A

Building Code	Floors	Year Built	Net Area (sf)
CAR	2	1976	183,389
CAP	3	1978	150,780
LAB	3	1964	23,924
UVI	2	1972	223,785
		Total	**581,878**

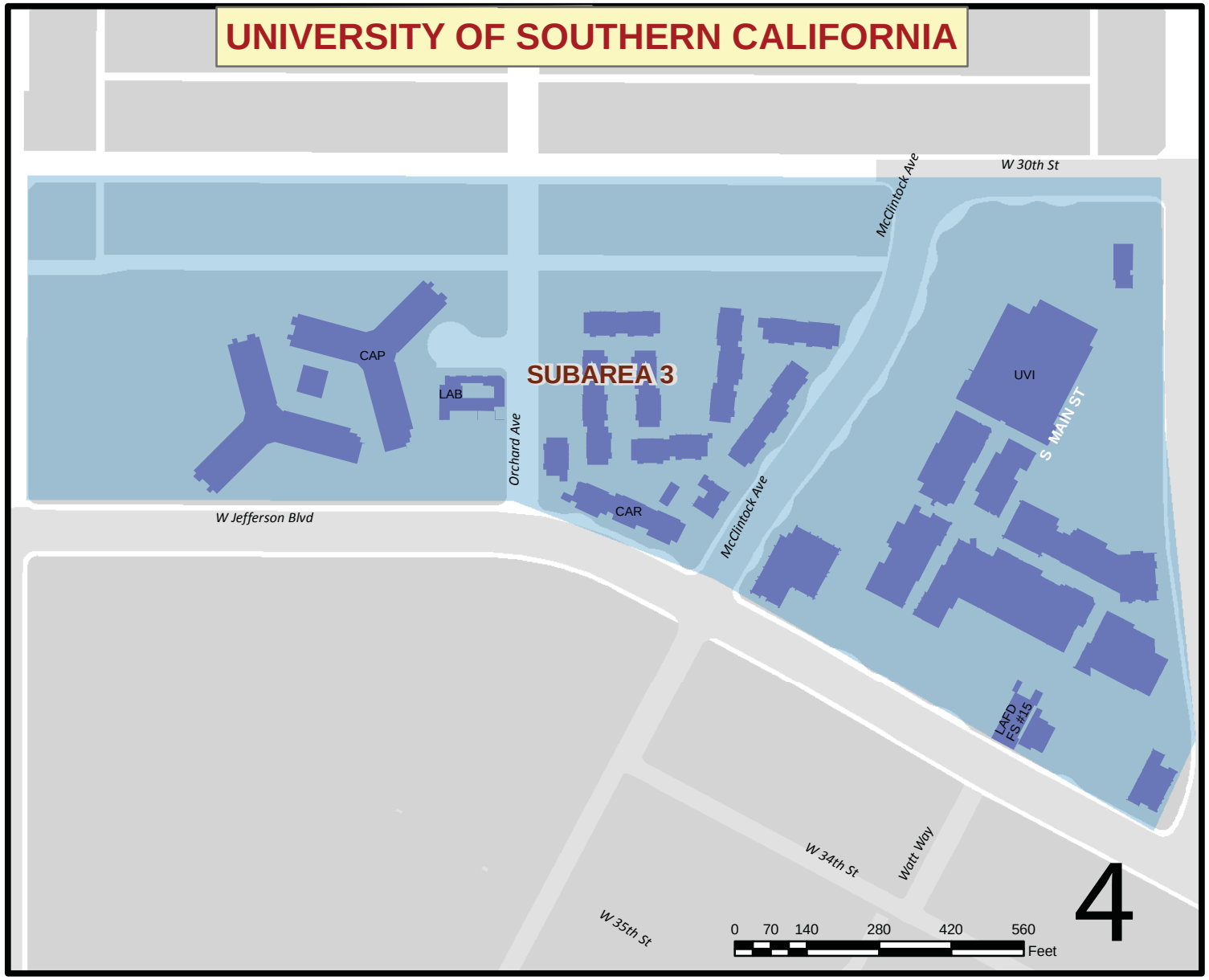
Source: USC, 2010.

including university and residential uses. Based on this zoning, development is restricted to a FAR of 1.5:1 with unlimited buildings heights. The allowable residential density pursuant to the "Q" restriction is 1 unit per 800 square feet of the lot area. The property for Fire Station No. 15 is zoned PF-1-O and designated for Public Facilities uses. The portion of Subarea 3 located west of McClintock Avenue is designated in the South Los Angeles Community Plan as High Medium Residential and is zoned R4-1-O (Multiple Dwelling Zone, Height District 1, Oil Drilling District). The FAR in the residential area is limited to 3:1, with unlimited building heights, and a residential density of 1 unit per 400 square feet of the lot area and 1 guest room per 200 square feet of the lot area.

D. Project Objectives

Section 15124(b) of the CEQA Guidelines states that the Project Description shall contain "a statement of the objectives sought by the proposed project." In addition, Section 15124(b) of the CEQA Guidelines further states that "the statement of objectives should include the underlying purpose of the project."

The USC University Park Campus is a mature university campus located within an urban environment. Development under the proposed Project is intended to meet the needs of the site populations expected by the University, inclusive of the existing populations and small annual increases in student enrollment, staff, and faculty through 2030. The underlying purpose of the proposed Project is to provide for University-affiliated development that: (a) increases the ratio of academic space per student to a level that better supports academic excellence; (b) increases the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-University affiliated residents and decreasing the commute time for University students, faculty and staff in order to reduce traffic congestion in the area; and (c) provides services that meet the needs of students, faculty and staff and



NOTE: Building Codes correspond to Table II-4 in the Draft EIR.

Figure II-8
Existing Buildings in Subarea 3A

Source: University of Southern California, 2010.

also enhance the community. Below are the Project objectives that support the proposed Project's underlying purpose:

1. Academic

- Guide the University's development through year 2030, through the provision of state-of-the-art academic facilities that allow University faculty and students to conduct a range of research and scholarship that advances knowledge and at the same time addresses critical issues.

- Strengthen the University's presence in a manner that will increase the visibility, reach, and impact of research, scholarship, art, education, and service.

- Provide new modern Campus facilities, including academic and housing uses, open space and retail amenities, which ensure that the University can fulfill its academic mission to meet the needs of students and also provide the quantity and quality of academic space required for recruiting new, world-renowned faculty, conducting breakthrough research, and enabling synergistic interactions among different fields of knowledge..

2. Housing

- House a greater number of USC students, faculty and staff within new housing that is within walking distance to the Academic Core in furtherance of the University's pedagogical mission to connect learning communities inside and outside of the classroom.

- Develop new student housing opportunities north of Jefferson Boulevard, within walking distance of the Academic Core.

- Provide University-owned or affiliated student housing for all of its undergraduates as well as its first year graduate students.

3. Campus Development and Design

- Maintain the park-like feel of the Campus by enhancing existing open spaces and improving new open space for the benefit of the University and the community.

- Create mixed-uses accessible to the University and community.

- Create a pedestrian-oriented community, visibly knitting together the University housing areas and the academic areas in the Academic Core, and creating a

welcoming Campus area with inviting retail opportunities, street furniture, enhanced lighting and open spaces including plazas, courtyards and walkways.

- Create a sense of place throughout the Campus area, incorporating basic fundamental design requirements from the University's campus design guidelines and using key elements for development in areas outside of the Academic Core.

- Concentrate new housing density and retail uses near the major corridors of Jefferson Boulevard, Figueroa Street, and Vermont Avenue in close proximity to both public transit opportunities (e.g., light rail and bus routes) and the Academic Core, thereby minimizing vehicle trips and air pollution.

- Promote pedestrian safety and minimize opportunities for pedestrian and vehicular conflict.

- Develop a mix of uses, including retail and housing, which are compatible in character and are in scale with the residential uses to the north.

- Provide new landscaping along key roadways, thus enhancing the street appearance and helping to revitalize the community.

- Provide clear and strong pedestrian and vehicular circulation to enhance way finding and promote safety.

- Value the rich architectural heritage of the University by implementing the Secretary of the Interior's Standards for the Treatment of Historic Properties.

4. Sustainability

- Promote sustainability, including measures to reduce vehicle miles traveled, conserve water and energy, and encourage recycling of waste.

- Promote health, productivity, and safety of the University community through design and maintenance of the environment.

- Enhance the Campus recreational and green spaces and increase the diversity of native plant species.

- Establish and promote the development of an environment that fosters students' academic, personal, and social development, thereby minimizing the need for the Campus community to leave the Campus area and reducing energy consumed by vehicles.

5. Parking and Transportation

- Establish, maintain, and improve a comprehensive Campus transportation system that manages reliance on vehicles and promotes accessibility and safety.

- Identify smart parking solutions for the University and community and increase Campus trip reduction strategies, transitions to greater use of non-petroleum based transportation, and the development and integration of University transportation resources with public mass transit systems and emerging technologies.

- Manage on-campus traffic to minimize vehicular queuing and interference with traffic flows on the adjacent streets.

- Provide improvements that encourage walking, and use of bicycles and public transit.

- Implement the City's planned bicycle and pedestrian paths within the Project area.

6. Community

- Continue USC's support the community through the University's "Good Neighbor's Campaign" and foster improvements that respect and benefit the neighbors of the development.

- Ensure appropriate capacity of public facilities as new development is implemented.

- Provide a safe, secure, and high quality environment for all segments of the community.

- Provide development that serves the needs of the community and University through maximum efficiency and accessibility while preserving the historic and cultural character of the area.

7. Economic Development

- Expand the economic base of the City, by generating additional employment opportunities and revenues to the City of Los Angeles and greater Southern California region.

- Leverage the University's resources to stimulate economic development opportunities for the surrounding community.

- Strengthen the economic vitality of the community and region by attracting new workers, technologies and related businesses through construction and operation of a mix of economically viable uses.

E. Project Background

The University of Southern California is a private research university having served Los Angeles, the nation, and international communities for more than 128 years. The University was originally founded in 1880 on the University Park Campus (the Campus) on an approximately 7.5 acre-site, located on a super block within the then local, urban grid system. Over the years, the Campus developed around the original University site and has grown to over 200 acres. When USC first opened its doors, there were approximately 53 students and 10 teachers. Today, it is the oldest private research university in the west, and total current University enrollment for the 2009 academic year at all University locations is approximately 17,000 students and 18,000 graduate students (rounded to the nearest 500). The UPC Campus has approximately 16,023 undergraduate students, 14,805 graduate students, 1,732 full-time and part-time faculty, 5,716 staff employees as well as 1,400 daily visitors (including contract employees).

The University recently completed the UPC Master Plan to guide future development of the Campus and surrounding area through the year 2030. Preparation of the UPC Master Plan began in 2006. The University's planning process was directed by a UPC Master Plan Committee assisted by a series of working group sub-committees, which were formed to address specific issues as they arose in the planning process. The UPC Master Plan Committee was also assisted by an advisory committee comprised of community stakeholders in the community, and made up of representatives of numerous community groups. The UPC Master Plan moves beyond previous planning efforts in that it addresses current and emerging needs for the University, enhancing the Campus amenities and more fully addressing the relationship between the core Campus located south of Jefferson Boulevard (Subarea 1) and the surrounding areas. In addition, the UPC Master Plan addresses local community interest regarding impacts of growth on surrounding neighborhoods and reflects the University's efforts to collaborate with the community to create development that will benefit both the University and the community. The USC Development Plan is intended to guide the physical development of the USC's University Park Campus and surrounding area in order to meet University and community goals. As discussed below, given that USC is a private research university, a substantial increase in student population is not proposed as part of the proposed Project.

F. Description of the Proposed Project

1. Overview of Proposed Development

As indicated above, the proposed Project is intended to: increase the ratio of academic space per student at the Campus to a level that better supports academic excellence; increase the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-University affiliated residents and decreasing commute times and associated traffic congestion; and to provide services that meet the needs of students, faculty and staff and also enhance the community.

Development under the proposed Project is intended to meet the needs of the site populations expected by the University, inclusive of the existing populations and small annual increases in student enrollment, staff, and faculty through 2030. While the University currently has a policy of no growth for undergraduates, in light of historic University growth, it is anticipated that by the year 2030, the University community will be composed of approximately 17,800 undergraduate students, 18,200 graduate students, 1,900 faculty members, and 7,000 staff workers as shown in Table II-5 on page II-28. Additionally, the number of visitors (including contract employees) is anticipated to be approximately 2,500. When compared with recent 2009 total student enrollment and staffing, this represents an annual percentage increase of approximately 0.9 percent, with a cumulative increase of approximately 1,777 undergraduate students, 3,395 graduate students, 168 faculty members, and 1,284 staff workers over a 21-year period. In addition, it is anticipated that by 2030, the number of visitors to the Campus (including contract employees) would increase by approximately 1,100 from 2009.

As shown in Table II-6 on page II-29, the proposed Project would provide for the development of approximately 2,500,000 square feet of academic and University uses; approximately 350,000 square feet of retail/commercial uses; and approximately 2,135,000 square feet of student and faculty housing development that would provide up to 5,400 student beds in a variety of housing types and configurations and approximately 250 faculty housing units. The proposed Project would also provide for an approximately 165,000 square foot hotel and conference center with up to 150 guest rooms, conference and banquet facility areas, sit down restaurant area, a swimming pool, and other related amenities. In addition, a new University-affiliated K-8 laboratory school and community educational academy may also be developed. The proposed Project would also include new landscaped open space areas and associated facilities for community use to enhance the campus and surrounding area. The proposed Project would also provide for improved pedestrian, bicycle and vehicle circulation and increased pedestrian safety. In some cases, new development would replace existing structures.

Table II-5
Year 2030 University Population Growth Projections

Population	Year 2009 Population	Year 2030 Population	Change
Undergraduate Students	16,023	17,800	1,777
Graduate Students	14,805	18,200	3,395
Faculty	1,732	1,900	168
Staff	5,716	7,000	1,284
Visitors (including contract employees)	1,400	2,500	1,100

Source: University of Southern California, 2010.

The proposed Project also provides flexibility to allow for transfers of floor area for academic/University uses and student housing uses on a per square foot basis between Subareas 1 and 3A. While the transfers of floor area between Subareas 1 and 3A would be permitted, the maximum amount of floor area would not exceed 30 percent of the Subarea totals for Subarea 1 and 15 percent of the Subarea total for Subarea 3A as specified in Table II-6. In addition, the maximum proposed Project total of 5,230,000 square feet may not be exceeded at any time.

The general character of each of the Subareas and the currently proposed development program for each Subarea, prior to floor area transfers, are described as follows:

a. Subarea 1, the Academic Core

Under the proposed Project, Subarea 1 would continue to serve as the center of University activities. Specifically, under the proposed Project, Subarea 1A proposes the use regulations of the [Q]R4 Zone as specified by LAMC Section 12.11 with the "Q" restriction limiting use of the property to University and University-related uses. In addition, proposed uses within Subarea 1B would be consistent with those specified for the C2 zone in accordance with LAMC Section 12.14. Other proposed uses within Subarea 1 would include alcohol use approvals, educational institutions, child care facilities, hotels, ground floor commercial uses, farmers markets, fire stations, mixed-use developments, outdoor eating areas, parking lots, wireless telecommunication facilities, and elementary and high schools.

As shown in Table II-6 on page 29, anticipated uses within Subarea 1 include approximately 1.5 million square feet of new buildings for academic/University uses (teaching and research, with related University administration and support services), as

Table II-6
Allowable New Development (Floor Area) for the Proposed Project [a, b]

Use	Subarea 1: University Park Academic Core	Subarea 2: University Park East	Subarea 3: University Village Cardinal/Century	Total by Land Use
Academic/University	1,500,000 sf	500,000 sf	500,000 sf	2,500,000 sf
Commercial [c]				
General retail/shopping center			202,000 sf	202,000 sf
Restaurant			45,000 sf	45,000 sf
Grocery Store			40,000 sf	40,000 sf
Movie Theater			43,000 sf (2000 seats)	43,000 sf
Fitness Center	0 sf	0 sf	20,000 sf	20,000 sf
Subtotal Commercial	0 sf	0 sf	350,000 sf	350,000 sf
Housing				
Amount -- Sq. Ft.	70,000 sf	0 sf	2,065,000 sf	2,135,000 sf [e]
Estimated No. of Student Beds	200 beds [d]	0 beds	5,200 beds	5,400 beds [e]
Estimated No. of Faculty Units	0 units	0 units	250 units	250 units [e]
Hotel/Conference Areas	0 sf	0 sf	165,000 sf [f] (150 keys)	165,000 sf [e] (150 keys)
Lab School & Community Educational Academy	0 sf	0 sf	80,000 sf	80,000 sf [e]
Subarea Total	**1,570,000 sf [g]**	**500,000 sf [g]**	**3,160,000 sf [g]**	**Max. Total: 5,230,000 sf [e,g]**

[a] *The amounts shown in this table represent new development to be constructed by, or in conjunction with, the University. In some cases, the new development would replace existing development and the net increase in development would be less than shown in the table. For example, the new development in Subarea 3 would only result in an increase of approximately 4,050 beds over the existing 1,162 beds in the Subarea.*

[b] *Floor area is defined as set forth in Los Angeles Municipal Code Section 12.03.*

[c] *Notwithstanding the floor area limits specified for retail/shopping center, restaurant, grocery store, and movie theater uses located in Subarea 3A, adjustments may be made in the floor area of such uses as long as the resulting trip generation is within the limits for these uses identified in this Draft EIR, subject to approval of the City's Director of Planning (or his/her designee) and General Manager of the Department of Transportation (or his/her designee).*

[d] *Within Subarea 1A, demolition of buildings housing approximately 200 undergraduate beds may occur and such beds would be replaced with approximately 400 new beds, resulting in a net increase of 200 undergraduate student beds.*

[e] *Indicates the maximum that could occur within the Project site.*

[f] *Includes 50,000 sf of conference areas.*

[g] *The proposed Project provides for transfer of floor area for Academic/University uses and Student Housing between Subareas 1 and 3A on a per square foot basis. Specifically, Subarea 1 could exceed the "Subarea total" by 30 percent. Subarea 3A could exceed the "Subarea total" by 15 percent. With these permitted transfers, Subarea 1 could include up to 2,041,000 square feet of floor area, and Subarea 3 could include up to 3,634,000 square feet of floor area. However, in no case would the Project entitlement exceed the 5,230,000 square feet maximum total.*

Source: University of Southern California, 2010.

well as the addition of approximately 200 new beds (comprising 70,000 square feet) for student housing.

With the permitted transfer of floor area of 30 percent provided by the proposed Project, Subarea 1 could include up to 2,041,000 square feet of new floor area as long as

the 5,230,000 square feet maximum total for the entire Project area is not exceeded. With the maximum amount of floor area, the maximum proposed FAR of Subarea 1 would be approximately 1.4:1, well below the FAR of 3:0:1 currently permitted for the majority of Subarea 1.[8]

Figure II-9 on page II-31, provides an illustration of the potential development locations within Subarea 1. It is important to note that while these potential sites have been identified, not all of these sites would be developed as part of the proposed Project. As shown therein, new buildings for this Subarea would generally be developed on existing vacant and/or underutilized sites in the core Campus area. It is anticipated that up to approximately 300,000 square feet of existing buildings could be removed within Subarea 1. As discussed in detail in Section IV.C, Cultural Resources, new development within Subarea 1 would respect the historic character of this Subarea. Specifically, all new construction adjacent to individually eligible historic resources to remain or within the National Register and potential California Register Historic Districts would meet the *Secretary of the Interior's Standards* (with the exception of four historic buildings in Subarea 1 and one historic building in Subarea 2 that may be removed). In addition, new development within Subarea 1 would be required to adhere to the existing University Park "Core Campus" Planning and Design Guidelines and proposed Urban Design Guidelines.

As described in more detail below, Subarea 1 would be improved with new landscaped open space areas and pedestrian paths, which would further maintain and enhance the existing park-like setting of the Campus. In addition, the pedestrian-oriented nature of the Campus would be maintained.

b. Subarea 2, East Area

Under the proposed Project, Subarea 2 would expand the existing ancillary University uses (e.g., administration/support) in the Subarea. The proposed Project proposes uses set forth for the MR1 Zone as specified in LAMC Section 12.17.5. Other proposed uses within Subarea 2 would include alcohol use approvals, educational institutions, child care facilities, ground floor commercial uses, farmers markets, fire stations, outdoor eating areas, parking lots, wireless telecommunication facilities, and elementary and high schools.

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[8] *This maximum proposed FAR assumes no demolition of uses in Subarea 1. However, as part of the Project, up to approximately 300,000 square feet of floor area could be demolished in Subarea 1. Thus, actual FAR for Subarea 1 upon Project buildout would likely be lower.*

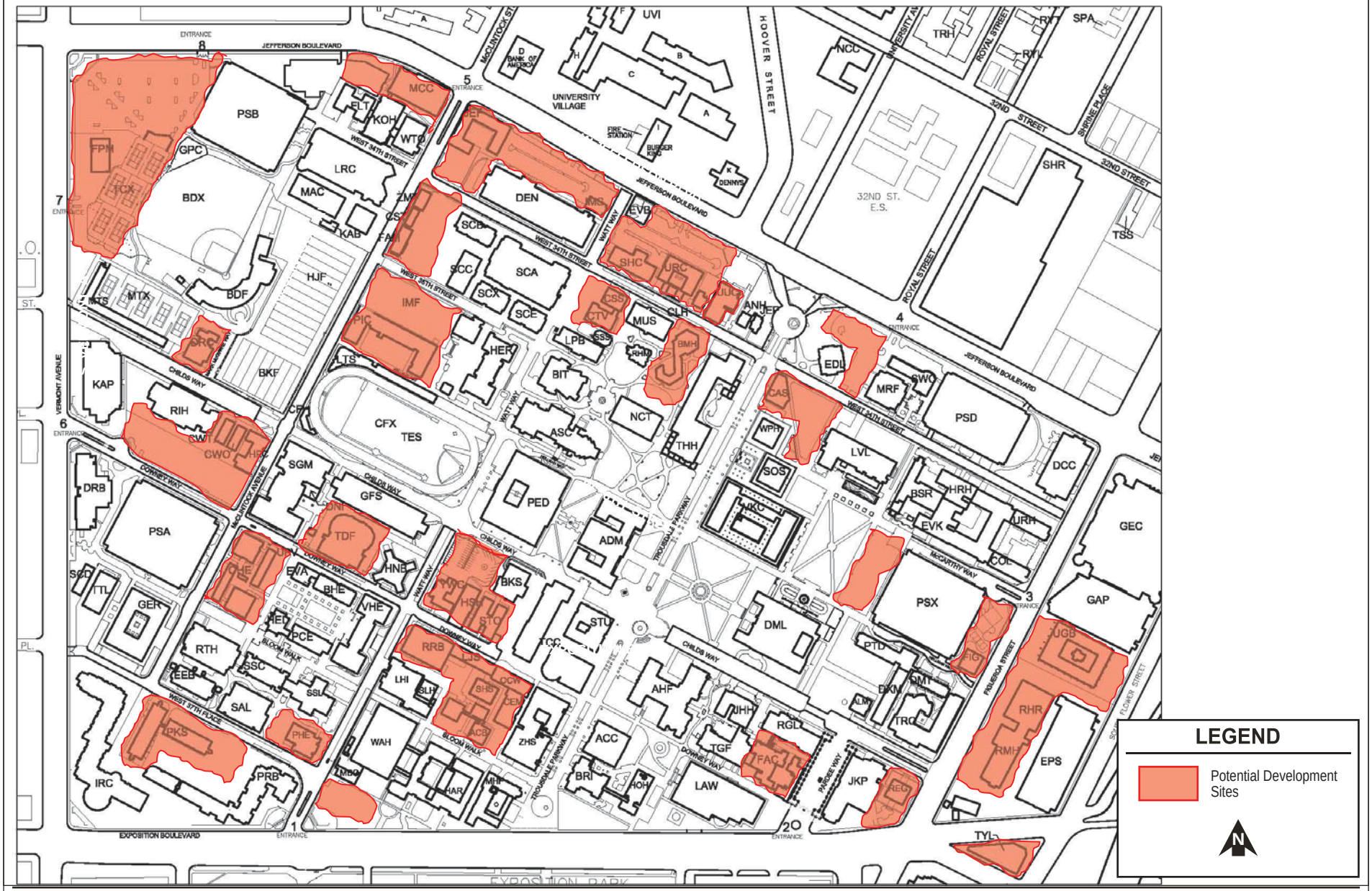

Figure II-9
Potential Development Sites
for Subarea 1

Source: University of Southern California.

As shown in Table II-6, anticipated uses within Subarea 2 would include approximately 500,000 square feet of academic/University uses. These uses would generally consist of administration/support, storage, warehouse, manufacturing, research and development, and other uses that would support the functions of the University. The proposed FAR of Subarea 2 would be approximately 2:0, well below the FAR of 6.0:1 currently permitted for Subarea 2.[9]

It is anticipated that up to approximately 120,289 square feet of existing buildings could be removed within Subarea 2, including the buildings at 3440 S. Hope Street and 3500 S. Hope Street.[10]

c. Subarea 3, University Village, Cardinal/Century

With the exception of the Jessie L. Terry Manor senior housing development and potentially Fire Station No. 15, all of the buildings within Subarea 3 would be replaced with a new mix of University-affiliated uses that would be oriented along new pedestrian-friendly pathways that would include landscaped medians, courtyards and plazas. New development within this Subarea would provide opportunities for students, faculty, and staff and community members to live, work, shop, and spend leisure time.

A mix of uses is proposed within Subarea 3A, as shown in Table II-7 on page II-33. Proposed uses within Subarea 3A would include uses set forth in the C2 Zone as specified in LAMC Section 12.14. Subarea 3B (which includes the Jessie L. Terry Manor senior housing development that is not owned by the University and is expected to remain in place) would continue to include uses set forth in the R4 Zone as specified in LAMC Section 12.11. Other proposed uses within Subarea 3A would include alcohol use approvals, educational institutions, child care facilities, hotels, ground floor commercial uses, farmers markets, fire stations, mixed-use developments, outdoor dining areas, parking lots, wireless telecommunication facilities and elementary and high schools.

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[9] *This maximum proposed FAR assumes no demolition of uses in Subarea 2. However, as part of the Project, up to approximately 120,289 square feet of floor area could be demolished in Subarea 2. Thus, the actual FAR for Subarea 2 would likely be lower.*

[10] *The approximately 120,289 square feet of uses that could be potentially removed in Subarea 2 consists of approximately 72,657 square feet for the USC East Library building at 3440 S. Hope Street and approximately 47,632 square feet for the USC building at 3500 S. Hope Street.*

Table II-7
Subarea 3A – Detailed Conceptual Breakdown of Proposed Uses

Academic/University Uses	***500,000 sf***
Laboratory School	***80,000 sf***
Commercial [a]	
Retail/shopping center	202,000 sf
Restaurant	45,000 sf
Movie theater	2,000 seats (43,000 sf)
Grocery Store	40,000 sf
Fitness Center	20,000 sf
Total Commercial	*350,000 sf*
Student beds	
- Undergraduate Students	2,080 beds
- Graduate Students	3,120 beds
Total Students Beds	***5,200 beds***
Faculty Units	***250 units***
Hotel (Plus 30,000 sf convention center)	***150 rooms (165,000 sf)***
TOTAL FLOOR AREA	**3,160,000 sf** [a, b]

[a] *Notwithstanding the floor area limits specified for retail/shopping center, restaurant, grocery store, and movie theater uses located in Subarea 3A, adjustments may be made in the floor area of such uses as long as the resulting trip generation is within the limits for these uses identified in this Draft EIR, subject to approval.*

[b] *The total square footage of 3,160,000 square feet of floor area in Subarea 3A may be exceeded as a as result of floor area transfers. The proposed Project would include transfers of floor area between Subareas. The transfers would allow for Subarea 3A to exceed the "Subarea total" of 3,160,000 square feet by a maximum of 15 percent. With this permitted increase, Subarea 3 could include up to 3,634,000 square feet of floor area. However, in no case would development under the proposed Project entitlement exceed the 5,230,000 square feet maximum total for all three Subareas of the proposed Project.*

Source: University of Southern California, 2010.

As shown in Table II-6, anticipated uses within Subarea 3A include approximately 500,000 square feet of academic/University uses. In addition, approximately 350,000 square feet of neighborhood-serving retail/commercial uses that would include retail/shopping center uses, restaurants, a grocery store, a 2,000 seat movie theater, and a University fitness center would be provided.[11,] New housing uses within this Subarea would comprise approximately 2,065,000 square feet of floor area that would provide approximately 5,200 student beds and 250 faculty units in a variety of housing types (studios to four bedroom units) to serve undergraduate students, graduate students, and

[11] *Notwithstanding the floor area limits specified for retail/shopping center, restaurant, grocery store, and movie theater uses located in Subarea 3, adjustments may be made in the floor area of such uses as long as the resulting trip generation is within the limits for these uses identified in this Draft EIR, subject to approval.*

faculty. To further serve the needs of the University and community, the proposed Project would also provide for an approximately 165,000 square foot hotel and conference center with up to 150 guest rooms, conference and banquet areas, a sit down restaurant, swimming pool and other related amenities.

A new 80,000 square-foot University-affiliated laboratory, K-8 school and community educational academy may also be provided within Subarea 3. If developed, this new school would have a maximum capacity of approximately 540 seats and would be available to the children of University students, faculty, and staff. If additional seating is available, attendance at the school would be opened up to children from the nearby neighborhood. The laboratory school and community educational academy could be potentially sited at the corner of Jefferson Boulevard and Orchard Avenue. Pedestrian routes would be enhanced to benefit pedestrian safety for students at the new school.

Implementation of the proposed Project would require removal of approximately 581,878 square feet of existing uses (consisting of all uses except for the Jessie L. Terry Manor senior housing) in Subarea 3. Additionally, the proposed Project would require the relocation of Fire Station No. 15 that is currently located in Subarea 3.

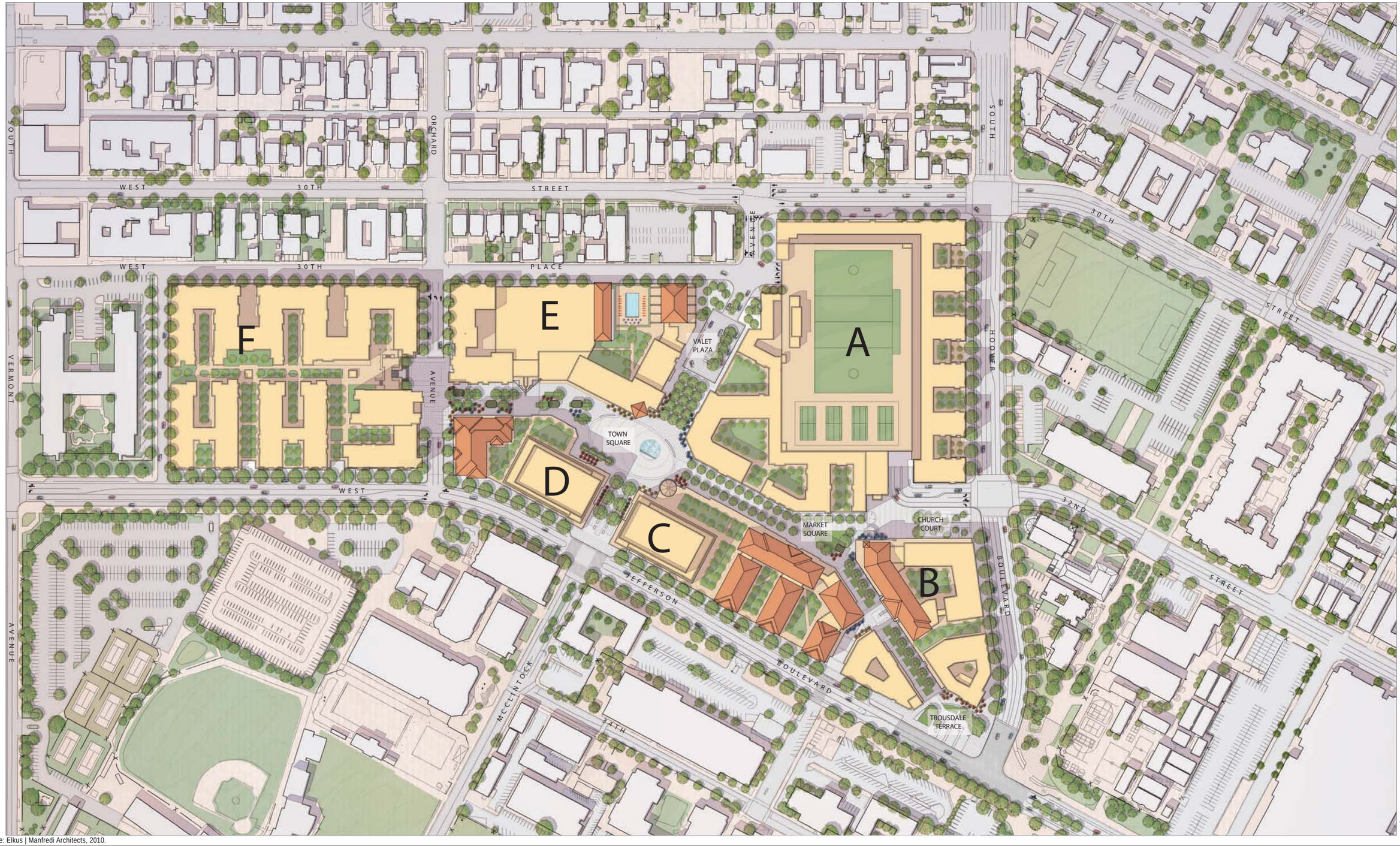
As shown in Figures II-10 and II-11 on pages II-35 and II-36, the non-residential uses (University uses, retail stores, restaurants, movie theater, fitness center, etc.) within Subarea 3 would generally be located at the ground level to provide convenient pedestrian accessibility for those uses. To create a pedestrian-oriented mixed-use streetscape, the ground floor non-residential uses would be integrated by landscaped pedestrian ways and open space areas. As further described in the following pages, the portion of McClintock Avenue within Subarea 3 would be closed off to through-vehicles. Two parking garages located within the eastern and western portions of Subarea 3A would serve the parking needs of the proposed uses. Vehicles would access the easternmost garage from Orchard Avenue, while vehicles would access the westernmost garage via 30th Place or Hoover Boulevard.

With the permitted transfer of floor area of 15 percent provided by the proposed Project, Subarea 3 could include up to 3,634,000 square feet of new floor area as long as the 5,230,000 square feet maximum total for the entire Project site is not exceeded. With the maximum amount of new floor area allowed by the transfer and removal of approximately 581,878 square feet of existing uses (consisting of all uses except for the

Source: Elkus | Manfredi Architects, 2010.

matrix environmental

Figure II-10
Conceptual Site Plan for Subarea 3
(Ground Floor Level)



Source: Elkus | Manfredi Architects, 2010.

matrix environmental

Figure II-11
Conceptual Site Plan for Subarea 3
(Roof Plan)

Jessie L. Terry Manor senior housing), the proposed FAR of Subarea 3 would be approximately 2.75:1.[12]

2. Transfers of Floor Area

As indicated above, the proposed Project would provide for transfers of floor area for academic/University Uses and student housing between Subareas 1 and Subarea 3A. While transfers of floor area between Subareas 1 and 3A, would be permitted, the maximum amount of floor area would not be permitted to exceed 30 percent of the Subarea totals for Subarea 1 and 15 percent of the Subarea total for Subarea 3A as specified in Table II-6. In addition, the maximum Project total of 5,230,000 square feet may not be exceeded.

3. Building Heights and Massing

Building heights for the proposed Project would be limited based on proposed height zones. Building heights would be limited to a maximum height of up to 150 feet within Subarea 1 and Subarea 2.[13] Within Subarea 3A, proposed maximum building heights and massing would vary based on location and would range from 20 feet to 150 feet as shown in Figures II-12 through II-17 on pages II-38 through II-43. In addition, within Subarea 3B, building heights would continue to be subject to the current requirements, which limit the height as a function of the permitted floor area, but which do not otherwise specify a height limit.

4. Open Space, Landscaping, and Recreational Areas

The proposed Project would provide for new open space areas and landscaping that would integrate new buildings and enhance the existing character of the Project site and surrounding area, while serving the recreational needs of Project students and the community. Open space may be located at or above grade, or on rooftops and may include courtyards, plazas, pedestrian paseos, pedestrian streets, roof terraces, gardens, other similar outdoor gathering places, and athletic courts and fields.

In particular, new pedestrian pathways and landscaping would be designed to reinforce the park-like, Campus setting in Subarea 1. Within Subarea 2, new landscaped

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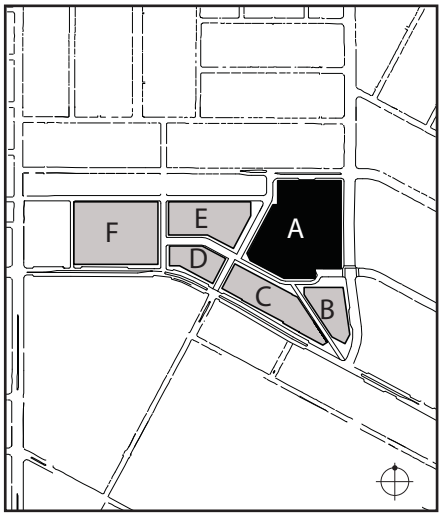
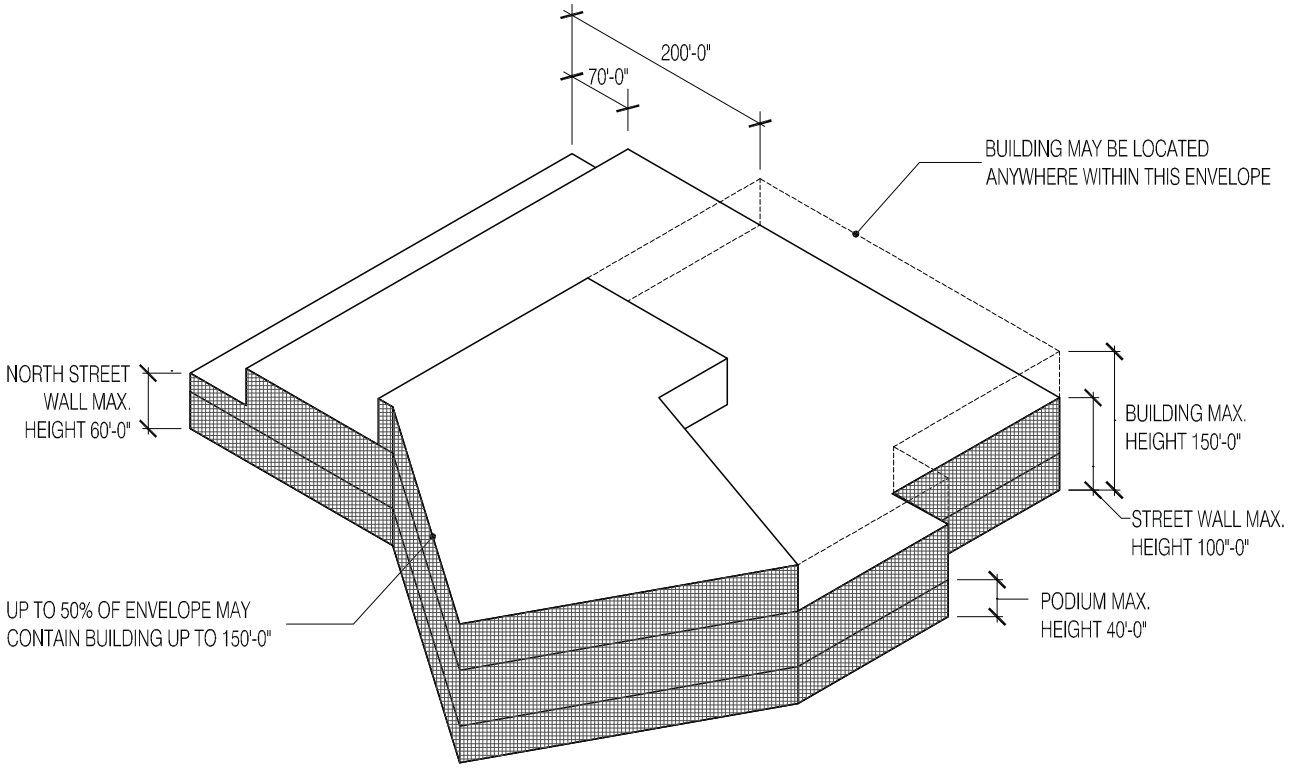
[12] *This maximum proposed FAR assumes demolition of all uses in Subarea 3 with the exception of the Jessie L. Terry Manor senior housing.*

[13] *New development within Parking lot B of Subarea 1 would be limited to 80 feet.*

EXHIBIT 1
ALLOWABLE BUILDING HEIGHT
SUB-AREA 3 - BLOCK A



SUB-AREA 3 BLOCK LOCATIONS



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

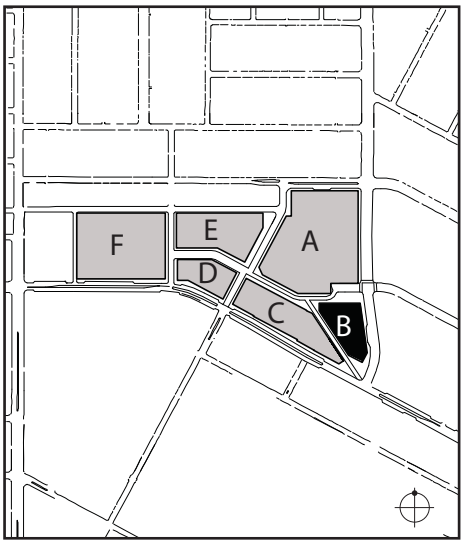
Note: Not drawn to scale

matrix environmental

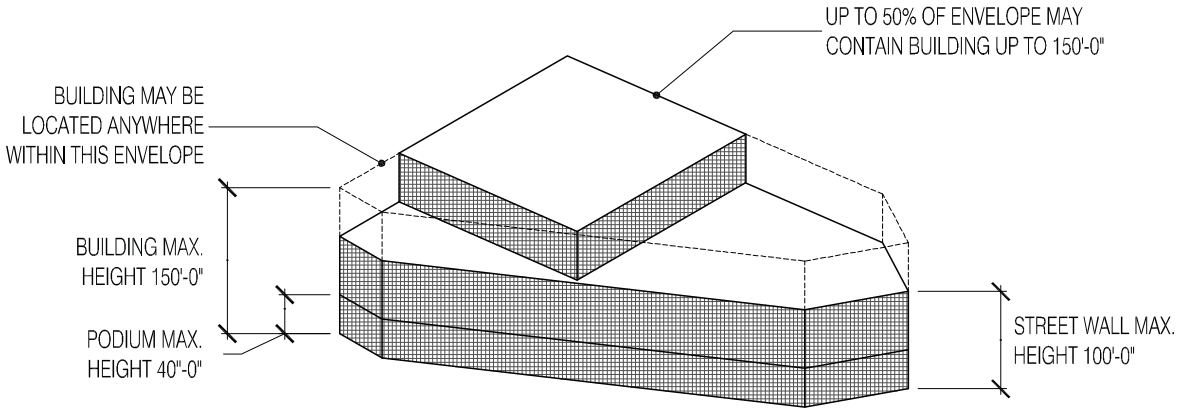
Figure II-12
Allowable Building Height
Subarea 3 - Block A

Source: Elkus Manfredi Architects, 2010.

EXHIBIT 2
ALLOWABLE BUILDING HEIGHT
SUB-AREA 3 - BLOCK B



SUB-AREA 3 BLOCK LOCATIONS



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

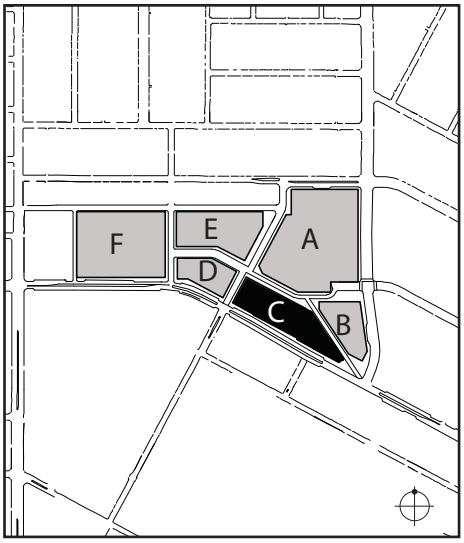
Note: Not drawn to scale

matrix environmental

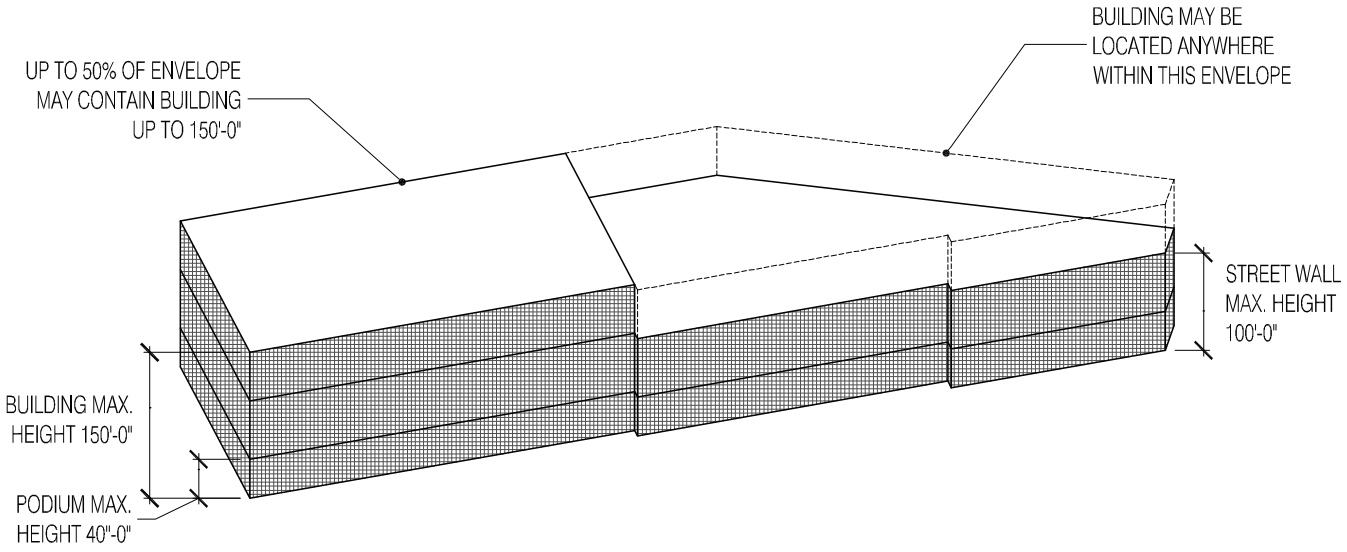
Figure II-13
Allowable Building Height
Subarea 3 - Block B

Source: Elkus Manfredi Architects, 2010.

EXHIBIT 3
ALLOWABLE BUILDING HEIGHT
SUB-AREA 3 - BLOCK C



SUB-AREA 3 BLOCK LOCATIONS



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

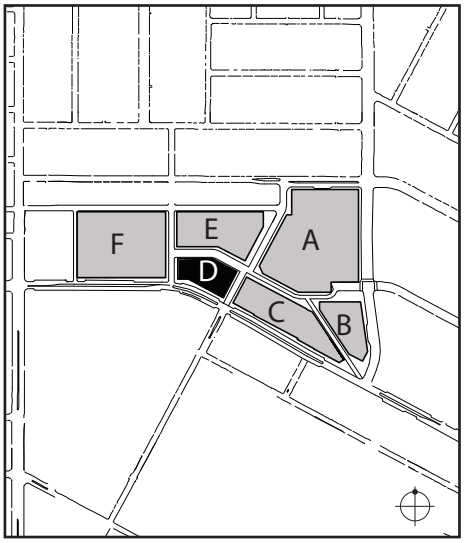
Note: Not drawn to scale

matrix environmental

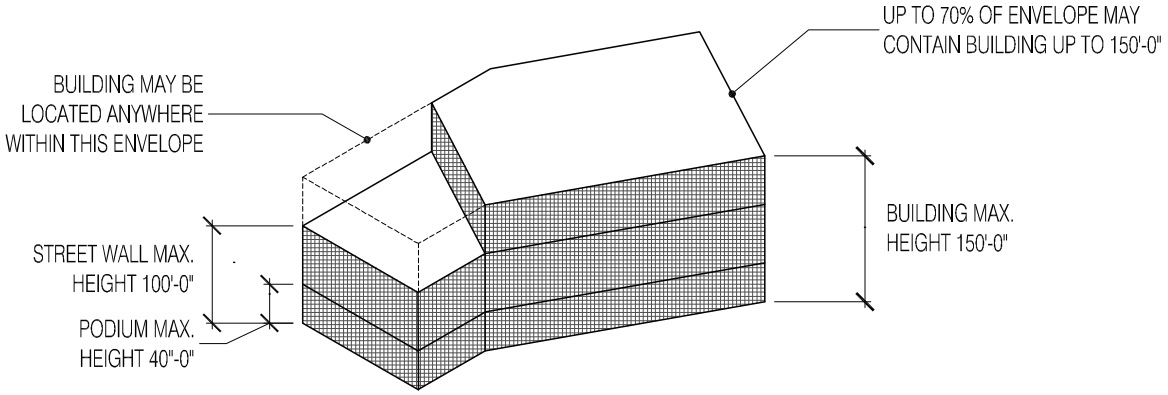
Figure II-14
Allowable Building Height
Subarea 3 - Block C

Source: Elkus Manfredi Architects, 2010.

EXHIBIT 4
ALLOWABLE BUILDING HEIGHT
SUB-AREA 3 - BLOCK D



SUB-AREA 3 BLOCK LOCATIONS



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

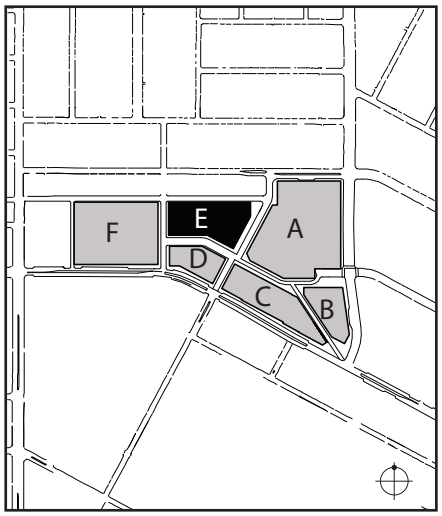
Note: Not drawn to scale

matrix environmental

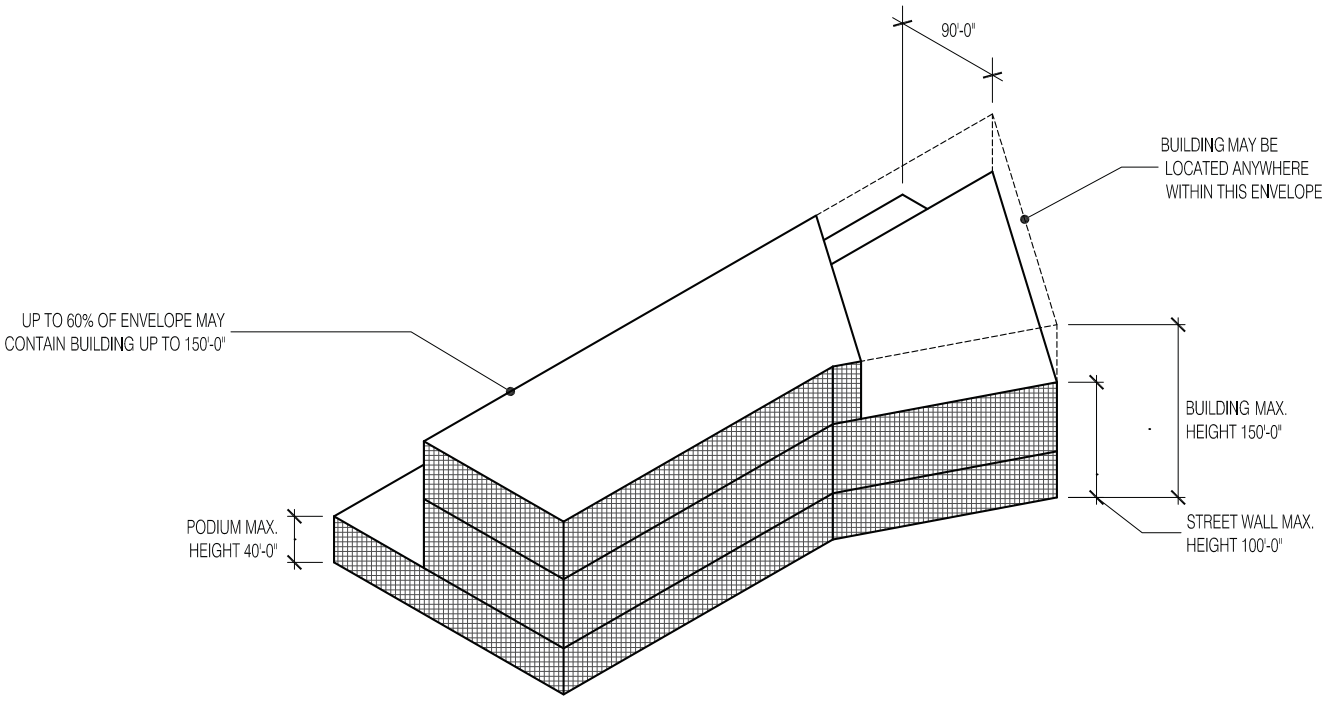
Figure II-15
Allowable Building Height
Subarea 3 - Block D

Source: Elkus Manfredi Architects, 2010.

EXHIBIT 5
ALLOWABLE BUILDING HEIGHT & MASSING
SUB-AREA 3 - BLOCK E



SUB-AREA 3 BLOCK LOCATIONS



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

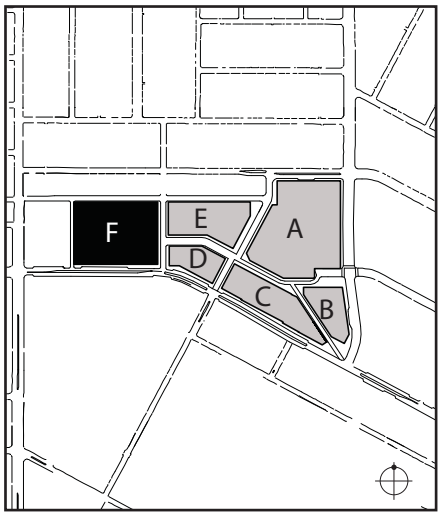
Note: Not drawn to scale

matrix environmental

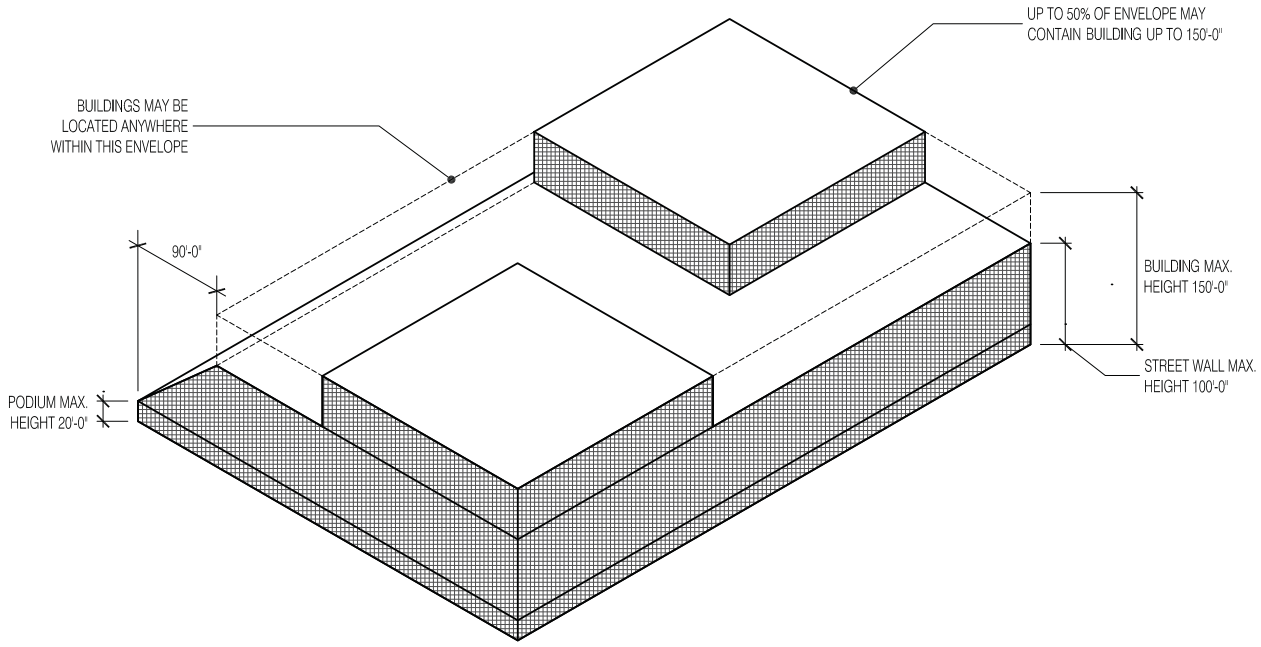
Figure II-16
Allowable Building Height
Subarea 3 - Block E

Source: Elkus Manfredi Architects, 2010.

EXHIBIT 6
ALLOWABLE BUILDING HEIGHT & MASSING
SUB-AREA 3 - BLOCK F



SUB-AREA 3 BLOCK LOCATIONS



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

Note: Not drawn to scale

matrix environmental

Figure II-17
Allowable Building Height
Subarea 3 - Block F

Source: Elkus Manfredi Architects, 2010.

areas and pedestrian pathways would integrate new buildings and buildings to remain. Subarea 3 would include various landscaped pedestrian pathways as well as open space areas. An approximately 20,000 square foot fitness center would be provided as part of the proposed building development in Subarea 3. Additionally, in Subarea 3, an approximately 141,500 square foot athletic area would be provided on the rooftop of the eastern parking garage.[14]

For the new student, faculty, and staff housing uses in Subarea 3A, a minimum total of 100 square feet of open space area would be provided for each unit consisting of a combination of common or private open space areas.[15] Common residential open space areas would be accessible to all residents and open to the sky, except for a recreation room. Additionally, common open space area would be a minimum of 400 square feet in area, with no horizontal dimension less than 15 feet. Recreation rooms of at least 600 square feet may qualify for up to 25 of the total open space area.

All planted areas would be designed and installed in compliance with the landscaping guidelines as provided in the proposed Project's proposed Urban Design Guidelines (discussed in the following pages).In accordance with the landscaping guidelines of the proposed Urban Design Guidelines, landscaping would be both compatible with the Campus as well as the surrounding community, utilizing a diversity of plant species, colors, and floras. All required setback areas not occupied by driveways or pedestrian paths would be landscaped. Common residential open space area including plazas, paseos, and courtyards would contain a minimum of 25 percent planted area, including trees, shrubs, and/or groundcovers (with the exception of the rooftop athletic area in Subarea 3A which may be constructed with an artificial surface and would not be required to contain any planted areas). All planted areas would conform to the City's water conservation requirements.

5. Circulation, Parking and Access (Vehicular, Pedestrian and Bicycles)

One of the proposed Project objectives is to promote pedestrian and bicycle safety and minimize opportunities for pedestrian and vehicular conflict. Thus, as described below several improvements have been proposed to address this objective.

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[14] *The Project's open space areas, including the proposed athletic area on the rooftop of the eastern parking garage in Subarea 3, are not counted as new floor area proposed.*

A high volume of pedestrians and cyclists cross Jefferson Boulevard between Vermont Avenue and Figueroa Street in traveling to and from the core campus. Much of this activity is focused at the intersections of McClintock Avenue, Hoover Street, and Royal Street. Currently, the segment of Jefferson Boulevard between Orchard Avenue and Hoover Street consists of five travel lanes, two travel lanes in each direction and one raised median/turn lane. In addition, parking is provided on the south side of the street (eastbound) through most of this segment and on the north side of the street (westbound) only between Orchard Avenue and McClintock Avenue (8 spaces). In order to achieve improvements in pedestrian and bicycle safety, without reducing traffic capacity, the Project proposes to eliminate the on-street parking between Orchard Avenue and Hoover Street in favor of an on-street bicycle lane and wider sidewalks. The resulting improvement would provide for five automobile travel lanes on Jefferson Boulevard (two in each direction with a raised median/turn lane and bicycle lanes on both sides). The narrowing would provide an on-street facility for cyclists traveling along Jefferson Boulevard and reduce the crossing distance for cyclists and pedestrians. This improvement would also retain vehicular travel capacity during the peak traffic periods.

Another improvement that is proposed to be implemented as part of the proposed Project is the conversion of McClintock Avenue between 30th Place and Jefferson Boulevard to a bicycle- and pedestrian-only street. This proposed roadway change would result in closure of the north leg of the intersection of McClintock Avenue and Jefferson Boulevard to vehicular traffic.

With regard to proposed access to each of the Subareas, the proposed Project would not make changes to the existing access scheme for Subareas 1 and 2, which is described above. However, modifications would be made to the pedestrian/bicycle system within Subarea 1, with measures to minimize vehicular movement and improve pedestrian and bicycle accommodations within the core Campus. These improved pedestrian and bicycle accommodations would link to other such improvements along Jefferson Boulevard and Hoover Street, and extend into the other Subareas, particularly Subarea 3 to the north of Subarea 1.

Access to Subarea 3 would be modified and would include the following three main access points:

- A driveway would be provided along southbound Orchard Avenue between 30th Place and Jefferson Boulevard.

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[15] *Recreational rooms of at least 600 feet may qualify for up to 25 percent of the total open space requirements.*

- The south leg of the existing intersection of McClintock Avenue and 30th Street would be modified to serve as a major vehicular access to the parking structure within the eastern portion of Subarea 3. The intersection of McClintock Avenue and 30th Street is currently configured such that McClintock Avenue merges into 30th Street. Motorists traveling eastbound on 30th Street are directed to turn right on to southbound McClintock Avenue. Motorists traveling westbound on 30th Street have the choice of traveling straight on westbound 30th Street or turn left on to southbound McClintock Avenue. Motorists traveling northbound on McClintock Avenue cannot turn left on to westbound 30th Street. The proposed Project proposes to signalize the intersection and allow full access from McClintock Avenue to/from 30th Street.

- A second major vehicular access would be provided from the west leg of the signalized intersection of 32nd Street & Hoover Street.

A valet pick-up/drop-off plaza is also proposed to be located on McClintock Avenue, south of the parking structure driveway. Limited access for loading/unloading may also be provided via the non-vehicular driveways located along westbound Jefferson Boulevard, 30th Street, 30th Place, and Orchard Avenue. Bicycle and pedestrian access for Subarea 3 would be provided from the following major access points:

- North leg of Intersection of McClintock Avenue and Jefferson Boulevard.

- The northwest corner of the intersection of Jefferson Boulevard and Hoover Street is also proposed to serve as a major access for bicycles and pedestrian to Subarea 3.

- Entrance located along northbound Orchard Avenue between Jefferson Boulevard and 30th Place.

- Entrance located along Hoover Street, south of 32nd Street.

- Entrances located along westbound Jefferson Boulevard between McClintock Avenue and Hoover Street.

- Pedestrians would also be able to access Subarea 3 from other minor entrances that would be located along the perimeter of the development.

Overall, the proposed Project would generally continue to be served by the existing roadway system. In addition, the Project site would continue to be served by the existing University-operated tram system, which would link the planning Subareas together and reduce vehicle travel. Rerouting of the tram system would occur as necessary to complement the Exposition Boulevard Light Rail Transit Line that is anticipated to be completed by 2011.

Modifications would be made to the pedestrian/bicycle system within Subarea 1, with measures to minimize vehicular movement and improve pedestrian and bicycle accommodations within the core Campus. These improved pedestrian and bicycle accommodations would link to other such improvements along Jefferson Boulevard and Hoover Street, and extend into the other Subareas, particularly Subarea 3 to the north of Subarea 1.

Parking would be provided to meet Project needs based on parking studies that identify required parking rates for the University population and various uses set forth under the proposed Project. Adequate parking would be provided through a "pool" approach. Parking for University Uses would be provided at a rate of 0.24 space per full time equivalent (FTE) student residing in ZIP codes 90007, 90089, and 90037, 0.48 space for all other FTE students, and 0.51 spaces for all FTE employees. In addition, based on shared parking analyses conducted for the proposed Project, parking for the proposed University and Community Serving Uses in Subarea 3A would be provided using the rates set forth in Table II-8 on page II-48. These parking requirements would differ from current LAMC parking requirements and would reflect parking demand for the proposed development. A reduction in the parking requirements may be allowed based on a finding that adequate parking will be provided. However, in no case would the reduction exceed 20 percent of the minimum parking requirements of the proposed Project. Parking for any future projects in Subarea 3B would be provided in accordance with the parking requirements specified in the LAMC.

Parking required by individual Project developments within Subareas 1, 2 and 3A may be located: 1) at any location within the Project site in accordance with the Pooled Parking Inventory that is to be maintained by the City of Los Angeles Planning Department; or 2) within 1,500 feet of the boundaries of Subarea 1, including areas outside of the Project site; or 3) more than 1,500 feet of the boundaries of Subarea 1, including areas outside of the Project site, solely in the area bounded on the east by Figueroa Street, on the south by Martin Luther King Jr. Boulevard, and on the west by Vermont Avenue. Required parking may be located outside of the Project site as specified above, provided that a covenant, lease, license or other arrangement is executed to the satisfaction of the Director of Planning, and further, that a shuttle between such parking areas outside of the Project site and the Project site is operated on a regular schedule.

Recognizing the unique situation of on-street parking in their neighborhood, USC had initiated discussions with the City of Los Angeles Department of Transportation (LADOT) to find an effective solution for the neighborhood that would prioritize parking for

Table II-8
Proposed Parking Requirements for Subarea 3A

	Parking Provided
Academic and University uses	0.24 space per full time equivalent (FTE) student residing in Zip Codes 90007,90089, and 90037; 0.48 space for all other FTE Students; 0.51 spaces for all FTE Employees
Hotel	
Guest Rooms	0.5 space per room
Banquet/Meeting Rooms	4.5 space per 1000 square feet of floor area
Faculty/Staff Housing	1.5 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	3 spaces per 1,000 square feet of floor area
Lab/School	1 space per classroom

Source: University of Southern California, 2010.

non-USC residents over USC student residents and still allow for short-term parking for neighborhood guests/visitors. Based on these discussions, a preferential parking district has been proposed to be implemented in the neighborhood[16] which takes into account the unique conditions of this neighborhood. Establishing a preferential parking district will require the support of the neighborhood through an outreach and approval process that will be conducted by the City.

Currently, a total of approximately 521 bicycle racks with a capacity of approximately 4,418 bicycle parking spaces are provided within the Campus.[17] The proposed Project would include off-street parking spaces for bicycles and thus, would increase the current inventory of bicycle parking spaces. For the proposed Project's academic/University- uses bicycle parking spaces would be provided at a rate of one space per 2,500 square feet of net new floor area.[18] Bicycle parking for new retail uses (including restaurant, theater, and health club uses) would be provided at a rate of five percent of the number of automobile parking spaces provided for such retail uses. Student housing would be required to have

[16] *Subject neighborhood is located north of the campus bounded by Adams Boulevard in the north, 30th Street in the south, Vermont Avenue in the west, and Hoover Street in the east.*

[17] *Final August 4,2004 Parking Inventory Update, University of Southern California, University Park Campus,*

[18] *Bicycle parking could be located anywhere within the Project site and may not necessarily be located in conjunction with a specific building.*

bicycle parking spaces at a rate of one space for every two net new beds provided for such housing.

6. Signage and Lighting

Public signage for the proposed Project would be consistent in design, including fixture type, lettering, colors, symbols, and logos designed for specific areas or pathways. The proposed Project would include distinctive signage, which identifies principal entries to unique neighborhoods, historic structures and districts, and public buildings and parking. In addition, as new buildings are constructed or existing buildings are improved, proposed improvements, including new signage, would comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* Thus, proposed public signage would complement, and would not detract from adjacent commercial and residential uses and would be consistent with designated historic resources. The proposed Project proposes to include signage guidelines in the proposed Urban Design Guidelines. A master sign plan would be prepared for Subarea 3A prior to the issuance of any sign permits. The master sign plan would identify all sign types that can be viewed from the street, sidewalk or public right-of-way. The master sign plan would be designed and prepared by a single graphic design firm or signage design company to assure a cohesive, integrated approach to the variety of signs required for building identification, wayfinding and regulatory needs, and shall incorporate applicable signage design guidelines specified in the proposed Urban Design Guidelines (see below). The master sign plan would include:

- A site plan identifying location of all sign types and that identifies each proposed sign by number, showing its location in relation to structures, walkways and landscaped areas;
- A matrix describing general characteristics of each sign type, sign name or number, illumination, dimensions, quantity); and
- A scaled elevation of each sign type showing overall dimensions, sign copy, typeface, materials, colors and form of illumination.

Lighting would be provided throughout the Project site to provide visibility, promote safety, and enhance the nighttime environment. Specifically, adequate lighting would be installed along all pedestrian walkways and vehicular access ways. Street lights would be attractively designed, compatible with building facades and other street furniture, and coordinated with an overall street furniture and graphics/signage program. Under the proposed Project, illumination sources would be shielded and on-site lighting would be directed onto driveways and walkways, and away from adjacent residential uses.

7. Urban Design Guidelines

New development within the Project site would be developed in accordance with a set of proposed Urban Design Guidelines that would serve to improve the environment both aesthetically and physically. These guidelines address site planning; building design; circulation, access and parking facilities; landscaping and open space; and light and glare. These guidelines include the following:

(a) Site Planning

- Where structures are oriented toward the main commercial street where a parcel is located, pedestrian/vehicular conflicts shall be avoided by:
  - Minimizing the number and widths of driveways providing sole access to the rear of lots fronting public streets.
  - Minimizing the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians on lots fronting public streets.
  - Providing speed bumps for driveways paralleling walkways for more than 50 feet.
- Focus activity on the street, encouraging a vibrant pedestrian-oriented environment, with activity centered along property edges at the interface between building and street. Retail, commercial service, and University and Community Serving uses that are open to the public should be located along frontages of commercial developments on lots fronting public streets.
- Provide front pedestrian entrances for businesses fronting on main public streets or public access paseos. Any primary entrance along the public street shall remain unlocked and unobstructed during normal business hours
- Provide ancillary structures, service areas, pedestrian walkways, vehicular paths, loading areas, drop off and landscaped areas relating to the location and use of the structure.
- Provide, where feasible, the undergrounding of new utility service within Subarea 3A.
- Provide useable open space within or adjoining residential buildings or residential components of mixed-use buildings for outdoor activities.
- Locate surface parking in such locations that are set back and screened along public streets and alleys.

- Locate building facades at the front property line or at the required setback to create a strong street edge. Where additional setback is necessary, that area can be used to create a courtyard or an "outdoor room" adjacent to the street, incorporating seating or water features, for example.

- Promote an open design wherein fence features are minimized and discrete, or eliminated if possible. Fence features in Subarea 3 along any exterior façade or public access pedestrian route should be avoided.

(b) Building Design

The mass and proportion of all new buildings shall adequately address pedestrian scale. The design of all proposed buildings shall be articulated to provide variation and visual interest and enhance the streetscape by providing continuity with adjacent buildings and reducing opportunities for graffiti. Building materials shall be employed to provide texture, interest, and variety to exterior building façades fronting public streets. The purpose of these provisions is to ensure that new development avoids large sterile expanses of building walls facing public streets, is designed to complement the surrounding neighborhood, and creates a stable environment with a pleasant character, as follows:

- Utilize building façade area including transparent building elements, such as windows and doors, on front façades of academic and retail storefronts to sustain street level interest. However, façades of structures facing rear parking areas or alleys may minimize transparent elements.

- 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 percent of the exterior wall surface of the ground floor façade of commercial storefronts facing Jefferson Boulevard and Hoover Street.

- Require the use of articulations, recesses, surface perforations, porticoes, arcades, periodic changes in wall plane, building material and/or color, the introduction of building fenestration, canopies, awnings and setbacks, storefront signage, or other approaches that create visual interest, and/or shadow lines to break up long, flat buildings, particularly of facades that face a public street or alley.

- Building podiums shall create a consistent urban street wall defining the street edge.[19] A building street wall shall be defined as the street facing façade of a building's podium level. Breaks in the building street wall shall be restricted to that necessary to accommodate pedestrian paseos, public plazas, entry forecourts, permitted vehicular access driveways, and residential/hotel drop-offs (e.g., porte cochere) and front yards for faculty/staff townhomes.

- Commercial projects should be designed in an architectural style and character that is complementary of the USC Campus while promoting a unique identity for the Subarea.

- Dark tinted, reflective or opaque glazing is discouraged for any required public street level wall opening.

- Design areas of building façades to receive appropriately scaled and positioned signage.

- Architectural features such as canopies, awnings, and overhangs shall be permitted to extend beyond the face of the building into the public right-of-way, provided they do not impede any streetscape trees or other streetscape elements, and that the necessary approvals have been obtained.

- Architectural features such as canopies, awnings, and overhangs shall be compatible with the architecture of the building.

- Architectural features such as canopies, awnings, and overhangs may be constructed of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated awnings shall not be permitted. .

- Locate access to service and loading facilities in non-obtrusive locations so that they are separated or screened from pedestrian paseos and primary building entrances.

- Public street-level access to service and loading facilities shall be located away from a primary building entrance, pedestrian paseo, or public outdoor gathering area. This guideline shall not apply to a student/faculty/staff housing or hotel drop-off (e.g., porte-cochere).

- Screen all rooftop equipment and building appurtenances from public view.

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[19] *The podium level is the base or plinth level of the building. Generally, one or two levels of commercial uses or parking would be located below the podium level, with residential or academic above the podium level.*

- Require the enclosure of trash and recycling areas for all projects.

- All entrances to retail uses located along public streets should be designed so to appear as retail storefronts. Architectural features that reinforce the retail character of the ground level street wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.

(c) Circulation, Access and Parking Facilities

- Reduce the visual impact of parking structures so as to promote sidewalk interest and pedestrian activity.

- On-site surface parking facilities (i.e., parking lots) should be discouraged within Subarea 3A, except surface parking associated with student/faculty/staff housing or hotel drop-off (porte-cochere), and existing surface parking facilities.

- Locate ground floor parking to minimize its visibility along public street level façades.

- Within Subarea 3A, parking facilities shall be located behind occupied ground floor building or tenant space along street level façades, except for street frontage devoted to vehicular access, drop-off or valet parking facilities devoted primarily to a student/faculty/staff housing or hotel drop-off (e.g., porte-cochere).

(d) Landscaping and Open Space

- Where feasible, use landscaping to provide a buffer where property lines abut adjacent residential uses.

- Pedestrian ways should have paving that is varied in scale. Paving should be consistent with the existing concrete and brick banding system that is prevalent throughout Campus.

- Seating, pedestrian lighting, building entrances, and bicycle parking should be integrated into the pedestrian ways.

- Plant species and landscape design should be compatible with the Southern California region and the University Park Campus.

- Provide a diversity of open spaces throughout the Project site, including space devoted to public gatherings, pedestrian movement, and other social and recreational functions.

- Utilize drought tolerant plant species within required open space areas to the greatest extent possible.

- Landscaping should be both compatible with the Campus as well as the surrounding community, utilizing a diversity of plant species, colors, and floras.

- Make all retail and residential areas conducive to a variety of outdoor activities such as standing, sitting, strolling, conversing, window shopping, dining, etc. Incorporate amenities that support these activities. In particular, add seating for comfort and use plants for their shading, cooling, and aesthetic qualities.

- Within landscaped areas abutting buildings, design open space areas to give them the character of outdoor rooms contained by buildings and provide landscaping that comfortably supports human occupation and use.

(e) Light and Glare

- Install adequate lighting along all pedestrian walkways and vehicular access ways. Lighting along pedestrian walkways should be directed downwards and should avoid glare.

- Shield illumination source and direct on-site lighting onto driveways and walkways, away from adjacent residential uses.

(f) Signage

- Signage Guidelines For All Sign Types

  - Signs in Context

    i. Signs should be conceived as an integral part of the project design so as not to appear as an afterthought.

    ii. The location, size, and appearance of signs should complement the building and should be in character with the Subarea in which they are located.

    iii. Signs should respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Small signs, no animation, limited lighting and shorter operating hours are appropriate where signs are visible from residences.

- Sign Location in Relation to Street Trees

  i. Except in locations where street trees are not required, no signs shall be located between 14 feet above sidewalk elevation and 40 feet above sidewalk elevation to avoid conflicts with the tree canopy, except where the applicant demonstrates that no conflict will occur.

  ii. To accommodate tenant signs below the tree canopy, a street tree's lateral branches may be removed below a height of 14 feet above the sidewalk elevation, provided that: (a) no removed branch has a diameter of more than 1/4 of the trunk diameter or 3", whichever is less, and (b) the total tree height is 2.5 times the clear trunk height. For example, if the total tree height is 35 feet, the lateral branches along the trunk may be removed below 14 feet. If the total tree height is 25 feet, the lateral branches may be removed below 10 feet.

  iii. Trees may not be topped or headed back on the sides to expose signs. If a tree is topped or headed back to expose a sign, the tree shall be replaced by the sign permit holder or sign owner with a tree equal in size to the topped or headed tree prior to topping or heading.

- Sign Illumination and Animation

  i. Illuminated signs that reflect the individual character of the Subareas are encouraged.

  ii. Signs shall use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.

  iii. Signs may be illuminated during the hours of operation of a business, but not later than 2 A.M. or earlier than 7 A.M.

- Residential Project Signs

  - Signage should reinforce the identity of the residential complex and be visible from the most prominent public corner or frontage.

  - All signs shall be integrated with the design of the project's architecture and landscaping. As a family of elements, signs should be related in their design approach and convey a clear hierarchy of information.

  - Signage should identify the main/visitor entrance or lobby, resident or visitor parking, community facilities, major amenities and commercial uses. These

signs should be related in style and material while appropriately scaled for the intended audience.

- o Residents soon learn the project entries and facilities so signs should not be too large or duplicative.

- o Signs for community facilities should be prominent and easily read by first time visitors.

- o Mixed-use projects with commercial or retail tenants shall comply with the retail section below.

- Retail Signs

  - o Retail signs should be appropriately scaled from the primary viewing audience (pedestrian-oriented districts require smaller signage than fast moving automobile-oriented districts).

  - o The location, size, and appearance of tenant identification signs should contribute to street activity and enhance the street-level experience that is appropriate to each Subarea.

  - o For projects that have multiple storefront tenants of similar size, generally all signage should be of the same type (i.e., cut out letters, blade, or neon) and the same relative size and source of illumination. Retail tenants will appear to be different by their store name, font, color and type of retail displays.

- Tall Building Signs

  - o Buildings at least 120 feet tall may have "Tall Building Signs" that identify the building, subject to the following criteria:

  - o Location. On a flat topped building, Tall Building Signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet. On buildings with stepped or otherwise articulated tops, Tall Building Signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top. Tall Building Signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.

  - o Maximum Sign Area. A Tall Building Sign may not occupy more than 50 percent of the area in which the sign may be located on a single building face or 800 square feet, whichever is less and may include only a single line of text.

- o Number of Tall Building Signs. A building may have no more than two Tall Building Signs on any two sides of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25 percent of the perimeter of the building. Both Tall Building Signs on a building must be identical.

- o Materials. Tall Building Signs must be constructed of high quality, durable materials that are compatible with the building materials. Cut-out letters that are individually pin-mounted and backlit are encouraged. Box signs are prohibited.

- o Orientation. To the extent feasible, Tall Building Signs shall not be oriented toward nearby residential neighborhoods.

- o Flexibility. Tall Building Signs shall be designed to be changed over time.

- o Other Guidelines. Tall Building Signs are encouraged to meet the following guidelines:

    i. The use of symbols, rather than names or words, is encouraged.

    ii. Tall Building Signs should be integrated into the architectural design of the building.

    iii. Nighttime lighting of Tall Building Signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of Tall Building signs should include backlighting that creates a "halo" around the skylight sign. Backlighting may be combined with other types of lighting.

8. Streetscape Guidelines

Improvements to the streetscape and landscaping in public spaces and rights-of-way within the Project site would comply with a set of streetscape guidelines. These guidelines are intended to improve the environment both aesthetically and physically, as opportunities in the Project site occur that involve public improvements or other public and/or private projects that affect public spaces and rights-of ways.

a. Street Trees

- 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.

- Establish a hierarchy for street trees which shall include:

  - *Major Accent Trees.* These trees should be located at entry locations, intersections, and activity centers.

  - *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 and signs.

  - *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.

- 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

- 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.

- Where appropriate in pedestrian commercial districts, allow for the use of kiosks, carts and other street furniture.

c. Street Lighting

- 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 and graphics/signage program.

- 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 and graphics/signage program.

d. Sidewalks/Paving

- 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.

e. University Park "Core Campus" Planning and Design Guidelines[20]

- Buildings should be urban types that align on the streets, courts, and quadrangles of the Campus.

- Buildings should generally be not less than three stories or more than five stories in height in order to adequately define the public spaces of the Campus and to maximize the limited remaining building site opportunities. Greater height may be achieved on the interior of the block by stepping back from the public street.

- All buildings should have full basements, where feasible, to maximize the limited remaining building site opportunities.

- Principal building entrances should be legible and located along public spaces such as streets and quadrangles.

- The architectural vocabulary of all new buildings must be compatible with, inspired by, and reflective of the Italian Romanesque style of the historic core of the University Park Campus, and in particular of the four paradigmatic buildings of the UPC (i.e., the Bovard Administration Building, Doheny Memorial Library, Mudd Memorial Hall of Philosophy, and Gwynn Wilson Student Union).

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[20] *The University Park Core Campus Planning and Design Guidelines are established guidelines which have been approved by the Board at the University.*

- Buildings should generally be of masonry construction (brick, stone, concrete, etc.) with punched windows and be in a color range compatible with the Campus environment. Brick should be a blended mix rather than a single color.

- Both flat and sloped red tile roofs should be utilized.

- Buildings should have a base, middle, and top. The base is especially important as it reinforces the pedestrian scale of the building and defines a ground level layer of space for people and activity.

- The ground floors of buildings should be articulate and distinct, and where feasible, the interior spaces should be organized as extensions of the public space outside. Utilize colonnades and loggias where feasible.

- Quadrangles are the public space of the Campus. New quadrangles should be created to expand the possibilities of leisure and ceremonial use and to extend the civic structure of public spaces.

- New quadrangles should expand the current landscape repertoire to a full range of landscape types (i.e. from formal to picturesque).

- Courts are the outdoor living rooms of the Campus. They should be included in new buildings when feasible, and underdeveloped existing courts should be improved.

- Ground floor spaces of buildings should relate to the courts they enclose.

- Streets are both places and connection spaces. The remaining public vehicular street systems of sidewalk-street-sidewalk should be replaced over time by tree-lined pedestrian ways.

- Trees on major pedestrian ways should be planted in regular rows, and as closely spaced as recommended for the species, in order to form a spatial canopy.

- There should be a hierarchy of streets or ways. Some major streets should be defined by regular rows of single species, others in segments of different species. Secondary streets may be either regular or picturesque, and may be composed of single or multiple species.

- Pedestrian ways should have paving that is varied and small in scale. Paving should be consistent with the existing concrete and brick banding system that is prevalent throughout Campus.

- Seating, pedestrian lighting, building entrances, and bicycle parking should be integrated into the pedestrian ways.

- Plant materials and landscape design should be compatible with the Southern California region and the University Park Campus.

9. Sustainability Features

The University currently implements an extensive program to promote sustainability on the Campus. Sustainability practices are implemented and promoted within all facets of the University including academics, building and infrastructure, transportation, waste management, and water management. Some of the key features of these practices include energy conservation through the selection of energy-efficient fixtures and equipment control systems, waste reduction through the purchase and use of recycled materials and recycling of University waste materials, water conservation through the use of irrigation/sprinkler controls and low consumption fixtures, and smart growth with the construction of new buildings that meet the intent of the Leadership in Energy and Environmental Design (LEED) certification set forth by the US Green Building Council (USGBC) (e.g., the new USC Campus Center), and transportation programs that encourage alternative modes of transportation.

The University would continue its commitment to smart growth and sustainable practices through the provision of new student and faculty housing in proximity to the core Campus area that would eliminate commuting for large numbers of students, faculty and staff; the enhancement of pedestrian and bicycle linkages throughout the Project site to reduce the need for vehicles; and accessibility enhancements and linkages that make use of the site's accessibility to nearby freeways, public transit, and in particular, the future Metro Mid City/Exposition Boulevard Light Rail Transit Line. New buildings within the Project site would be designed and constructed to achieve the equivalent of LEED certification, at minimum. As listed below, the proposed Project would further the University's progress in sustainability with specific Project Design Features that address each of the following areas:

a. Outdoor Environments and Land Use

- A mix of compatible infill and higher density uses to reduce vehicle trips, promote alternatives to individual vehicle travel and promote efficient delivery of services and goods.

- New open space areas and landscaping that would assist in carbon intake and minimize surface water runoff.

b. Transportation

- Improvements to the USC tram system as appropriate to link the Project site to the surrounding area and beyond, particularly to complement the new light rail transit.

- Accessibility to multiple public transportation lines, including the future Metro Mid City/Exposition Boulevard Light Rail Transit Line that would provide alternative transit opportunities.

- On-site secure bicycle storage areas for occupants and residents.

- Preferred parking to low-emitting (Zero Emission Vehicles) and fuel-efficient vehicles for the retail and office components of the proposed Project.

- Improved bicycle/pedestrian facilities that would link the core Campus to other uses within the Project site.

c. Water

- High-efficiency toilets (maximum 1.28 gallons per flush), including dual-flush water closets, for all proposed uses.

- High-efficiency urinals (maximum 0.5 gallon per flush) or waterless urinals for non-residential uses.

- Low-flow restroom faucets with a maximum flow rate of 0.5 gallons per minute for non-residential uses and 1.5 gallons per minute for residential uses.

- Restroom faucets for non-residential uses would be of a self-closing design (i.e., that would automatically turn off when not in use).

- High-efficiency Energy Star-rated dishwashers within the hotel, restaurants, and student and faculty housing uses.

- High-efficiency clothes washers (water factor of 6.0 or less) within the hotel and student and faculty housing uses.

- Prohibition of the use of single-passing cooling equipment. Prohibition of such equipment will be indicated on the building plans and incorporated into tenant lease agreements. Operation of cooling towers would be at a minimum of 5.5 cycles of concentration.

- Demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwellings. Such units will be located in close proximity

to points of use, as feasible. Showerheads within the housing and hotel uses that have a flow rate no greater than 2 gallons per minute.

- Leak detection system for any swimming pool, jacuzzi, or other comparable spa equipment.
- Smart Irrigation Controllers (e.g., weather-based, drip/microspray/bubblers).
- Proper hydro-zoning and turf minimization.
- Use of native/drought tolerant plant materials.
- Use of landscape contouring to minimize precipitation runoff.
- Installation of purple piping (i.e., reclaimed water infrastructure) for the campus provided that LADWP is able to provide the reclaimed water supply and associated connections.

d. Energy

- Green/cool roofs with ratings in accordance with LEED certification standards, including a sports field on the rooftop of the eastern parking garage in Subarea 3.
- Low-energy lighting.
- Incorporation of energy saving features into building design (e.g. use of passive controls, shading, solar energy, ventilation, and appropriate building materials, etc.).

e. Waste/Recycling/Hazardous Waste

- At least 75 percent of construction and demolition debris from Project construction would be diverted from landfills.
- On-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.
- Use of building materials with 10 percent as recycled-content building materials for the construction of the proposed Project.[21]

[21] *This LEED 4.1 credit requires the use of building materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer recycled content constitutes at least 10 percent of the total value of the total building materials in the project.*

- During operation of the proposed Project, the University would continue to implement waste management practices on the University Park Campus (the Campus) and throughout the Project site. These practices include those listed in Section IV.L(3), Solid Waste, of this Draft EIR such as the provision of recycling containers, the purchasing of supplies/items made of recycled content, and the composting of green waste.

f. Water Quality

- During Project construction, the Project Applicant would prepare and implement site-specific Stormwater Pollution Prevention Plans (SWPPPs). The SWPPPs would specify BMPs to be used during construction. BMPs would include but not be limited to: erosion control, sediment control, and non-stormwater management and material management.

- Throughout the operational life of the proposed Project, the Project Applicant would prepare and implement a SUSMP. The SUSMP would specify site-specific operational BMPs to be implemented for each new development project within the Project site. At minimum, the SUSMP would include the following:

  - Consistent with the Los Angeles County Municipal National Pollutant Discharge Elimination System (NPDES) Permit requirements as well as the City Bureau of Engineering's water quality regulations, the SUSMP would specify measures to detain storm water runoff on-site so that peak stormwater discharge from the site would be maintained at or below existing conditions. Operational BMPs would reduce the peak discharge rate (detention) and/or reduce the amount of stormwater that enters the existing storm drain systems by introducing runoff into the ground (infiltration). Detention BMPs would not result in a net increase to the rate of stormwater runoff entering the storm drainage system as compared to existing flow rates and thus would not increase the likelihood for flooding during a 50-year storm event. Infiltration BMPs would decrease the amount of stormwater runoff that enters the storm drain system and Ballona Creek.

  - Stormwater BMPs to address water quality in stormwater runoff would be incorporated into the design of the proposed Project and outlined in the SUSMP. BMPs would include source control and treatment control BMPs. Source control BMPs would be used to remove pollutants from entering into stormwater discharges while treatment BMPs would remove pollutant from stormwater discharge. Moreover, single or a combination of treatment BMPs would be implemented and designed to treat the first 0.75-inch rainfall in compliance with SUSMP requirements.

g. Building Design

As previously discussed, new buildings within the Project site would be designed and constructed to achieve the equivalent of LEED certification, at minimum.

10. Tree Replacement

The Project site includes City-protected tree species as set forth in the Tree Ordinance described in the regulatory framework subsection, above. However, based on the Tree Ordinance, the existing on-site trees are not themselves protected specimens as they were planted as part of past planting and landscape programs. Nonetheless, as part of the proposed Project, the Applicant would replace protected trees as set forth in the Tree Ordinance. Specifically, any coast live oak or California sycamore trees to be removed, would be replaced within the Project site with trees of the same species by at least a 2:1 ratio. Each replacement tree would be a 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base and not less than seven feet in height measured from the base. Furthermore, additional trees would be planted as part of the comprehensive landscape plans to be introduced on-site, including implementation of the proposed Streetscape Guidelines, described above. In addition, any street trees to be removed would be replaced on a 2:1 basis in accordance with the requirements of the Urban Forestry Division. The replacement tree species and location of these new street trees would be determined by the inspector from the Urban Forestry Division.11.

11. Construction Details

The proposed Project would comply with the Los Angeles Municipal Code, which provides that construction activities are limited to the hours from 7:00 A.M. to 9:00 P.M. on weekdays and from 8:00 A.M. to 6:00 P.M. on Saturdays and holidays. No construction is permitted on Sundays.

Construction of the proposed Project would be implemented in phases over a number of years extending to 2030. Specifically, construction in Subareas 1 and 2 could occur as early as 2011 with buildout of the proposed uses occurring through 2030. Construction for the proposed uses in Subarea 3 would occur in two phases. Each phase of Subarea 3 construction would take approximately 24 months each with some possible overlap period.

As part of the proposed Project, a Construction Traffic Management Plan would be implemented during construction to ensure that adequate and safe access remains available within the Project site during construction activities. Refer to Section IV.K.1, Transportation and Circulation for a detailed description of the Construction Traffic Management Plan. Construction activities for the proposed Project would require

earthwork, including grading. It is anticipated that up to approximately 233,100 cubic yards and 88,800 cubic yards of export would be required for construction in Subarea 1 and Subarea 2, respectively. For Subarea 3, up to approximately 580,000 cubic yards of earthwork could be exported.[22] In total, it is anticipated that up to approximately 901,900 cubic yards of soil export could be necessary for the proposed Project.

The construction route for construction vehicles traveling to and from the western portion of Subarea 1 and Subarea 3 would consist of travel along Vermont Avenue (via Jefferson Boulevard or Exposition Boulevard) to/from the I-10 Freeway. For the eastern portion of Subarea 1 and Subarea 2, construction trucks would travel eastbound along Jefferson Boulevard to/from the I-110 Freeway or northbound along Figueroa Street to the I-10 freeway.

Project construction could result in the removal of up to approximately 300,000 square feet of existing uses in Subarea 1, up to approximately 120,289 square feet of existing uses in Subarea 2, and approximately 581,878 square feet of existing uses (all uses except the Jessie L. Terry Manor senior housing) in Subarea 3.[23]

G. Required Approvals

Approvals required for development of the proposed Project may include, but are not limited to, the following:

- USC Specific Plan to establish the land use and regulatory framework for the physical development of the Project site. The USC Specific Plan would provide detailed standards for the development of the Project site, and would eliminate the need to obtain separate entitlements where such would otherwise be required under the current applicable zoning regulations;
- General Plan Amendments as indicated in Table II-9 on page II-67;
- Zone and Height Changes from [Q]R4-1, C2-1L, [T][Q]C2-2D, MR1-2 and M2-2, [Q]C2-1-O, PF-1-O, and R4-1-O to reflect the proposed Specific Plan zone;

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[22] *Earthwork could be less than that indicated if the Project provides less or no subterranean parking.*

[23] *Numbers represent maximum floor area that would be removed. At this time it is unknown as to which particular uses in Subarea 1 would be removed. The approximately 120,289 square feet of uses that could be potentially removed in Subarea 2 consists of approximately 72,657 square feet for the building at 3440 S. Hope Street and approximately 47,632 square feet for the building at 3500 S. Hope Street. For Subarea 3, existing uses to be removed consists of approximately 150,780 square feet for the Century Apartments, approximately 183,389 square feet for the Cardinal Gardens, approximately 23,924 square feet for the La Sorbone Apartments, and approximately 223,785 square feet for the University Village.*

Table II-9
Potential General Plan Amendments for the Proposed Project

South Los Angeles and Southeast Los Angeles Community Plan Designation	Amendment Requested
Subarea 1A	
High Medium Residential	• Plan Amendment to show Specific Plan designation.
Subarea 1B	
Community Commercial	• Plan Amendment to show Specific Plan designation.
Subarea 2	
Limited Industrial; Open Space	• Plan Amendment to show Specific Plan designation; and • Plan Amendment to correct the land use designation by changing the Open Space designation on east side of Hope Street between 35th and railroad right of way to Limited Industrial.
Subarea 3	
East of McClintock Avenue – Community Commercial; Public Facilities	• Plan Amendment to show Specific Plan designation; • Plan Amendment to remove Public Facilities designation; • Plan Amendment of footnote 1 for community commercial uses in this area to exceed height district 1 FAR limit of 1.5:1; and • Plan Amendment to change the General Plan Framework land use designation from Neighborhood District to Community Center or Regional Center.
West of McClintock Avenue – High Medium Residential	• Plan Amendment to show Specific Plan designation; and • Plan Amendment of footnote 1 for high medium residential uses in this area to exceed height district 1 FAR limit of 3:1.
Subarea 3B	• Plan Amendment to show Specific Plan designation.
Streets and Highways	
Jefferson Boulevard	• Plan Amendment to modify standards for Secondary Street designation (existing) between Vermont and Royal.
McClintock Avenue	• Plan amendment to redesignate from secondary highway to local street from Jefferson Boulevard to 30th Street in order to vacate street.

- Zone Text Amendment to add USC Specific Plan zone to Zoning Code.
- Development Agreement to allow for development consistent with the Specific Plan zone through the 2030 buildout year;
- Vesting Tentative Tract Map(s) to create ground and airspace lots, including potential street vacation and haul routes;
- Alcohol approvals (to be included as part of the Specific Plan);

- Plan Approvals;
- Site Plan Review findings;
- Conditional Use Permits, as applicable;
- Director's Approval/Project Permit Compliance Review;
- Financings such as bond financing;
- Approvals under the Exposition/University Park Redevelopment Project Area;
- Approvals under the Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area;
- Grading, excavation, and building permits;
- Certification of an Environmental Impact Report;
- Approval from the Cultural Heritage Commission;
- Haul Route Approval, as necessary;
- Street Tree Removal Permits;
- Possible variances from the Los Angeles Municipal Code; and
- Any additional actions as may be deemed necessary or desirable.

In order to implement the proposed Project, various other approvals, permits and actions will be required by the City of Los Angeles and other responsible agencies. City departments, commissions, and councils that may use this EIR in their decision-making process include the Department of Building and Safety, the Planning Department, the Department of Public Works, the Planning Commission, the City Council, and the Community Redevelopment Agency. Other agencies may include the Regional Water Quality Control Board and the South Coast Air Quality Management District.

USC may seek approval of entitlements for portions of the Project in advance of the City's action on the proposed Specific Plan, pursuant to the existing requirements of the Los Angeles Municipal Code and the detailed urban design guidelines and standards discussed in the Project Design Features section that are intended to mirror those same guidelines and standards in the Specific Plan. Any such development would be required to obtain approval of separate entitlements, including but not limited to amendments to the General Plan, zoning and height district changes, conditional use permits, variances, tract maps, and other actions necessary to allow that portion of the Project to be constructed. In this event, it is anticipated that the Specific Plan would be subsequently adopted, and regulate the future use and development of any property where separate entitlements have been obtained.