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January 30, 2009

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING ENVIRONMENTAL IMPACT REPORT

ENV NO.: ENV-2009-271-EIR

PROJECT NAME: University of Southern California Specific Plan
(USC Specific Plan)

PROJECT ADDRESS: Approximately 207 net acres 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, the USC Specific Plan 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.

COMMUNITY PLAN AREA: South Los Angeles and Southeast Los Angeles

COUNCIL DISTRICT: 8 (Bernard Parks) and 9 (Jan Perry)

COMMENT DUE DATE: March 2, 2009

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (EIR) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project Description and potential environmental effects are included below. Also included below are the date, time and location of the scoping meeting that will be held in order to solicit input regarding the content of the Draft EIR. A copy of the Initial Study prepared for the project is not attached, but is available for review at the Department of City Planning, 200 North Spring Street, Room 667, Los Angeles, California, 90012.

PROJECT DESCRIPTION: The University of Southern California Specific Plan (USC Specific Plan or proposed project) has been proposed to guide a portion of the development and entitlement framework identified in the UPC Master Plan. The UPC Master Plan is a framework plan that addresses the future physical development of the University Park 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 the University of Southern California and in support of USC's Plan for Increasing Academic Excellence.

The proposed USC Specific Plan would set forth regulations for future development occurring within three of the planning Subareas that are identified in the UPC Master Plan. These three Subareas comprise approximately 207 net acres located approximately 1.5 miles southwest of downtown Los Angeles within the South Los Angeles and Southeast Community Plan areas of the City of Los

Angeles, as shown in Figure 1. Of this area, approximately 201 net acres are owned by the University.

As shown in Table 1, the proposed project would provide up to approximately 2,500,000 square feet of academic and University-serving uses; up to approximately 350,000 square feet of retail/commercial uses; and up to 2,135,000 square feet of residential uses that would provide 5,400 student beds in a variety of housing types and configurations and up to approximately 250 faculty housing units. The proposed project would also provide for a 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 approximately 80,000 square feet University-affiliated K-8 laboratory school and community educational academy may also be developed. New landscaped open space areas and associated facilities available for community use would also be provided to enhance the campus and surrounding area. Furthermore, the project also provides for improved pedestrian, bicycle and vehicle circulation and increased pedestrian safety. In some cases, new development would replace existing structures and their related activities. In order to respond to changes in project requirements resulting from future economic needs and demands, the USC Specific Plan will include an equivalency program to provide flexibility for modifications to land uses and square footages within the Specific Plan so long as no additional environmental impacts would result. Further, the USC Specific Plan will include a density transfer provision across the three Subareas of the USC Specific Plan.

TABLE 1
MAXIMUM NEW DEVELOPMENT FOR THE PROPOSED USC SPECIFIC PLAN^A

Use	Subarea 1: University Park Academic Core	Subarea 2: University Park East	Subarea 3: University Village Cardinal/ Century	Total Permitted by USC Specific Plan
Academic/University Serving	1,500,000 sf	500,000 sf	500,000 sf	2,500,000 sf
Retail/Commercial			350,000 sf	350,000 sf
Housing				
Amount	70,000 sf		2,065,000 sf	2,135,000 sf
Estimated No. of Student Beds	200 beds		5,200 beds	5,400 beds
Estimated No. of Faculty Units	0		250 units	250 units
Hotel/Conference Areas			165,000 sf ^b (150 keys)	165,000 sf
Lab School & Community Educational Academy			80,000 sf	80,000 sf
Maximum Subarea Total	1,570,000 sf^c	500,000 sf^c	3,160,000 sf^c	5,230,000 sf

^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 1,150 beds in the Subarea.

^b Includes 50,000 sf of conference areas.

^c Each Subarea could exceed the "maximum Subarea total" through a transfer/equivalency process set forth in the USC Specific Plan, but in no case would the Specific Plan entitlement exceed the 5,230,000 square feet maximum total.

Source: University of Southern California, 2009.

Parking would be provided to meet project needs based on parking demand studies that identify parking rates for the University population and various uses proposed under the Specific Plan. For Subarea 1 in particular, the University would continue to rely on a parking demand model that assesses parking demand based on parking studies and tracks the parking available within the Campus parking facilities. Under this model, adequate parking would be provided through a "pool"

approach. As a substantial increase in enrollment is not proposed, many of the new academic and University-serving buildings in Subareas 1 and 2 are anticipated to be accommodated through this pool parking approach. In addition, based on demand studies, the requirements for parking would be reflected as development criteria established in the USC Specific Plan. These parking requirements would differ from current LAMC requirements.

The City of Los Angeles has the principal responsibility for approving the proposed project. Approvals required for development of the proposed project may include, but are not limited to, the following: General Plan Amendments; a Specific Plan including alcohol approvals; Zone Changes; Development Agreement; Vesting Tentative Tract Map(s) including potential street vacation; Director's Approval/Project Permit Compliance Review; Financings such as bond financing; Approvals under the Exposition/University Park Redevelopment Project Area; grading, excavation, and building permits; Haul Route Approval, as necessary; and any additional actions as may be deemed necessary or desirable.

In addition, separately from but concurrently with the environmental review process, a nexus study for the area surrounding the project site, generally bounded by Washington Boulevard to the north, Grand Avenue to the east, Normandie Avenue to the west, and Vernon Avenue to the south, will be prepared. The nexus study will assess the impacts of Specific Plan development on affordable housing, green space, parking, car-sharing opportunities and infrastructure needs for the surrounding community area.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services (i.e., Police, Fire, Schools, Parks/Recreation, and Libraries), Recreation, Transportation/Traffic/Parking, and Utilities/Service Systems (i.e., Solid Waste, Water Supply, Wastewater, Electricity, and Natural Gas).

PUBLIC SCOPING MEETING DATE AND LOCATION: The public scoping meeting will be held as follows:

Date: February 18, 2009
Time: 6:00 P.M. to 8:00 P.M.
Location: EXPO Center, Community Hall
3980 S. Menlo Avenue
Los Angeles, California 90037

The purpose of the scoping meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The scoping meeting will provide information regarding the proposed project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the Draft EIR. **Written comments must be submitted to this office by March 2, 2009.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Arthi Varma, City Planner
City of Los Angeles Planning Department
Community Planning Bureau
200 N. Spring Street, Room 667
Los Angeles, California 90012
arthi.varma@lacity.org (e-mail)

Gail Goldberg, AICP
Director of Planning



Faisal Roble
Senior City Planner
Community Planning Bureau

Enclosures

Project Location and Boundaries Map
Project Vicinity Aerial Photograph
500-foot Radius Map
Scoping Meeting Location Map