

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF  
CITY PLANNING  
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LOS ANGELES, CA 90012-4801

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ANTONIO R. VILLARAIGOSA  
MAYOR

February 26, 2007

Loyola Marymount University (A) (O)  
Attn: Lynn B. Scarboro  
Senior Vice President for Administration  
1 LMU Drive, Suite 4800  
Los Angeles, CA 90045-2659

Latham and Watkins, LLP, (R)  
Attn: Estela de Llanos, Esq.  
633 West Fifth Street, Suite 4000  
Los Angeles, CA 90071

Department of Building and Safety

CASE NO. CPC 1992-0088-CU-PA1  
APPROVAL OF PLANS  
CEQA: EIR SCH No. 87022527  
(Certified by City Council August 1992)  
and Addendum dated January 2007

Location: 1 LMU Drive  
Council District: 11  
Plan Area: Westchester-Playa del Rey  
Neighborhood Council: Westchester-  
Playa del Rey  
Plan Land Use: Low Residential  
Zone: [Q]R4-1  
District Map No. 099B161, 102B161

Pursuant to Los Angeles Municipal Code Section 12.24.M on behalf of the City Planning Commission I hereby:

**Conditionally Approve** the construction of a maximum 88,000 square foot library facility (William H. Hannon Library), with an additional 34,000 square feet of basement storage area, landscaping improvements, and the realignment of a portion of LMU Drive west of Ignatius Circle. The library shall be limited to a maximum height of 55-feet from the existing grade, with an additional five feet for skylights, with a minimum setback of 125-feet from the northwestern property line. The new library will replace the older 88,500 square foot Von der Ahe Library.

The approval is subject to the following terms and conditions:



1. Use of the site shall be limited to Loyola University, or residential uses permitted in the R1 Zone.
2. The library shall be developed substantially in accordance with the development plans submitted with the application, labeled as Exhibit "A" stamp-dated February 6, 2007, and attached to Case No. CPC 1992-0088-CU-PA1, on file in the Los Angeles City Planning Department.
3. All prior Conditions of Approval per CPC 1992-0088-CU, approved on August 11, 1992 by the Los Angeles City Council, are herein incorporated unless otherwise clarified or modified by this approval.
4. Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
5. Any development exceeding the enrollment capacity of 7,800 full time students shall require the preparation of a Master Plan, and approval of necessary, discretionary entitlements, as determined by the Director of Planning.
6. Any additional development, expansion, or modification of the University use must be consistent with the existing conditional use permits on the site, until a Master Plan is developed and approved by the Director of Planning.
7. Prior to issuance of any building permits relative to this matter, a Covenant and Agreement with the Department of City Planning, concerning all the information contained in these terms and conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the City Planning Department's Plan Approvals Unit for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the subject file.

### Findings

Pursuant to Los Angeles Municipal Code Sections 12.24.M and 12.24.E, this determination is based on the following findings.

1. **The proposed location will be desirable to the public convenience or welfare.**

Loyola Marymount University (LMU) is comprised of three campuses occupying approximately 150 acres in the Westchester-Playa del Rey community. The proposed library is part of the 27.5 acre Leavey Campus, other campuses of LMU include the approximately 94-acre Fritz B. Burns Campus, and the 20 acre Hughes Campus. The Leavey Campus Master Plan, which governs development of the Leavey Campus, was adopted in August of 1992 with approval of a conditional use permit (CPC 1992-0088-CU). The conditional use permit allowed for phased expansion of the university onto the then vacant Leavey Campus, and contained conditions related to allowable floor area, allowable uses, enrollment limits, allowable height, required building setbacks, and required bluff setbacks. The proposed library does not require any amendments to these existing conditions from 1992. The proposed location, use, height, and square footage are consistent with existing approvals for the Leavey Campus. The University is requesting approval of the design and landscaping elements of the library plans.

The previously approved conditional use permit allows 115,000 square feet of "non-residential buildings" to be built on the Leavey Campus by the year 2010. To date, no non-residential buildings have been constructed. The proposed library will fulfill the University's long range plan approved by the City to dedicate a portion of the otherwise residential Leavey Campus to non-residential uses.

The library will replace the existing Von der Ahe Library with a new state of the art library. The new library will directly enrich and enhance the University's learning environment and help students and faculty carry out the University's educational mission. The library will continue to be open for use by neighboring residents, who will have access to the university caliber library, and meeting space within the university will also be made available to community organizations on a similar basis to what it is now.

Construction of the library will take place entirely within the bounds of the Leavey Campus. The landscaping improvements and realignment of LMU Drive will occur at the eastern edge of the Leavey Campus and extend onto a portion of the Burns Campus. The library site does not border Westchester residential neighborhoods, and accordingly, no construction impacts should occur. To minimize any impacts on the neighboring community, construction of the library

will be consistent with the conditions and mitigation measures imposed by the prior approval.

**2. The location is proper in relation to adjacent uses or the development of the community.**

The proposed William H. Hannon Library is located within the bounds of the Leavey Campus, which is located within the broader Loyola Marymount University site. The buildings adjacent to the library are all University owned, and university serving buildings. Beyond the boundary of the campus, the proposed library is located at the northern end of the campus and not immediately adjacent to residential areas. Existing campus buildings will serve as a buffer between the construction site and single family residential uses. The library building has been moved closer towards the campus and away the bluffs as compared to the originally approved building.

During the original conditional use approval process, the City Planning Commission found that the University's plan for campus development "provides a compatible arrangement of uses, building, structures, and improvements in relation to neighboring properties..." The landscaping and design of the library will comply with all of the conditions of the existing conditional use permit and using this area for the construction of the library is in substantial compliance with the plot plan originally approved in 1992. The library is in the same general location and has a substantially similar footprint as the non-residential buildings depicted in the plot plan.

**3. The location will not be materially detrimental to the character of the development in the immediate neighborhood.**

The University is not expanding the boundaries of the campus or increasing the number of student enrollment. The purpose of this Plan Approval is to proceed with previously approved master plan construction on campus with the terms and conditions of the prior approval.

\* The construction of the library will have no materially detrimental effects on the character of the neighborhood. The library will not result in an increase in congestion or noise to the immediate Westchester neighborhood since it is not adjacent to single family residences or adjacent to local neighborhood streets. The William H. Hannon Library will replace the existing Von der Ahe Library use.

Part of the University's goal is to include the library into a campus center where students can socialize and study. The library will include a café, a computer center, meeting rooms and other spaces where students can gather.

**4. The location will be in harmony with the various elements and objectives of the General Plan.**

The proposed library is consistent with the elements and objectives of the General Plan and the Westchester-Playa del Rey Community Plan.

One objective of the Community Plan is to promote land use compatibility between University facilities and adjacent land uses, with particular attention to preventing adverse impacts to adjacent residential neighborhoods. The library will be constructed on the northern boundary of campus, separated by campus buildings, distance and landforms (the bluffs) from neighboring residences.

The Community Plan encourages maximizing the accessibility of school facilities to neighborhood organizations. The University is fulfilling this goal by making the library available to the neighborhood, consistent with the current University policy. Under the Community Plan, the University is prohibited from increasing the population density on campus without a determination that the transportation infrastructure on campus can accommodate any potential increase in traffic. The construction of the library will neither affect enrollment at the University nor increase the population density on campus.

The Community Plan also encourages maintenance and expansion of library services to satisfy service demands to the year 2025. The proposed library will replace the current outmoded library with a modern, multi-purpose facility that will meet the demands of current technological and space needs.

5. **Environmental.** On August 11, 1992, the Los Angeles City Council certified the final environmental impact report (EIR 86-0842, State Clearinghouse No. 87022527), and adopted Statement of Overriding Considerations for the expansion of the campus (Leavey Campus Master Plan). The City Council determined that the EIR was in compliance with the California Environmental Quality Act (CEQA) and City CEQA Guidelines. An Addendum to the certified EIR has been submitted dated January 2007.

The Addendum has been determined to be the appropriate environmental documentation for the proposed William H. Hannon Library. The proposed library will not result in new significant impacts or substantial increase in the severity of impacts previously identified in the Leavey Campus Master Plan Final EIR certified by the city in 1992. Neither the proposed changes to the project, changed circumstances, nor new information results in the identification of new significant impacts, or the substantial increase in the severity of significant impacts identified in the previously certified EIR.

Although the certified EIR analyzed the proposed library location as a potential student activity center and a theater/amphitheatre, the Conditional Use Permit allowed up to 115,000 square feet to be used for "educational institution and accessory uses." The William H. Hannon Library is consistent with the educational use as allowed by the existing Conditional Use Permit. In addition,

the library will serve the same existing student population on campus that is served by the existing library that it is replacing.

6. **Fish and Game.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

### Relevant Cases

*Case No. CPC 1992-0088-CU:* On August 11, 1992 the City Council approved a Conditional Use permit for an educational institution and a Major Project Review for a 27.5 acre expansion of Loyola Marymount University onto what is now the area under the Leavey Campus Master Plan. Conditions 3.a and b. of the Conditional Use approved 425,000 square feet of residential development and 115,000 square feet of "total non-residential buildings" within the Leavey Campus. Although residential buildings have been built in the Leavey Campus as permitted by the Conditional Use Permit, no non-residential buildings have been constructed.

### OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval(s) shall be fulfilled before the use may be established. The instant authorization(s) is further conditional upon the privileges being utilized within **two years** after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. The Director may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee, is filed in a Public Office of the Department of City Planning setting forth the reasons for said request and the Director, or his/her designee, determines that good and reasonable cause exists.

### TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented, or occupied by a person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

### VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides that if any portion of a privilege authorized by this entitlement is utilized, the conditions of such approval or authorization become effective immediately and must be strictly complied with. The violation of any valid condition imposed by this determination shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

**The Determination in this matter will become effective after March 13, 2007, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).** Planning Department public offices are located at:

Figueroa Plaza  
201 North Figueroa Street, Fourth  
Floor  
Los Angeles, CA 90012-601  
Phone: (213) 482-7077

Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
Phone: (818) 374-5050

If you have any questions regarding this case, please contact Jim Tokunaga at (213) 978-1309.

*John Farnan*

**S. GAIL GOLDBERG, AICP**  
Director of Planning

  
**JIM TOKUNAGA**  
Acting Senior City Planner

Attachments:  
Exhibit "A" Campus Plan,  
Exhibit "B" Site Plan  
Exhibit "C" Elevations  
cc: Bill Rosendahl, Council District 11

# EXHIBIT "A" CAMPUS PLAN

**LMU**  
Loyola Marymount  
University  
WILLIAM H. MANNING LIBRARY  
1001 WASHINGTON BLVD  
LOS ANGELES, CA 90045

**DMJM DESIGN | AECOM**  
515 SOUTH DUMPER ST., 8TH FLOOR  
LOS ANGELES, CA 90071  
P: 213.593.8608  
WWW.DMJMDESIGN.COM

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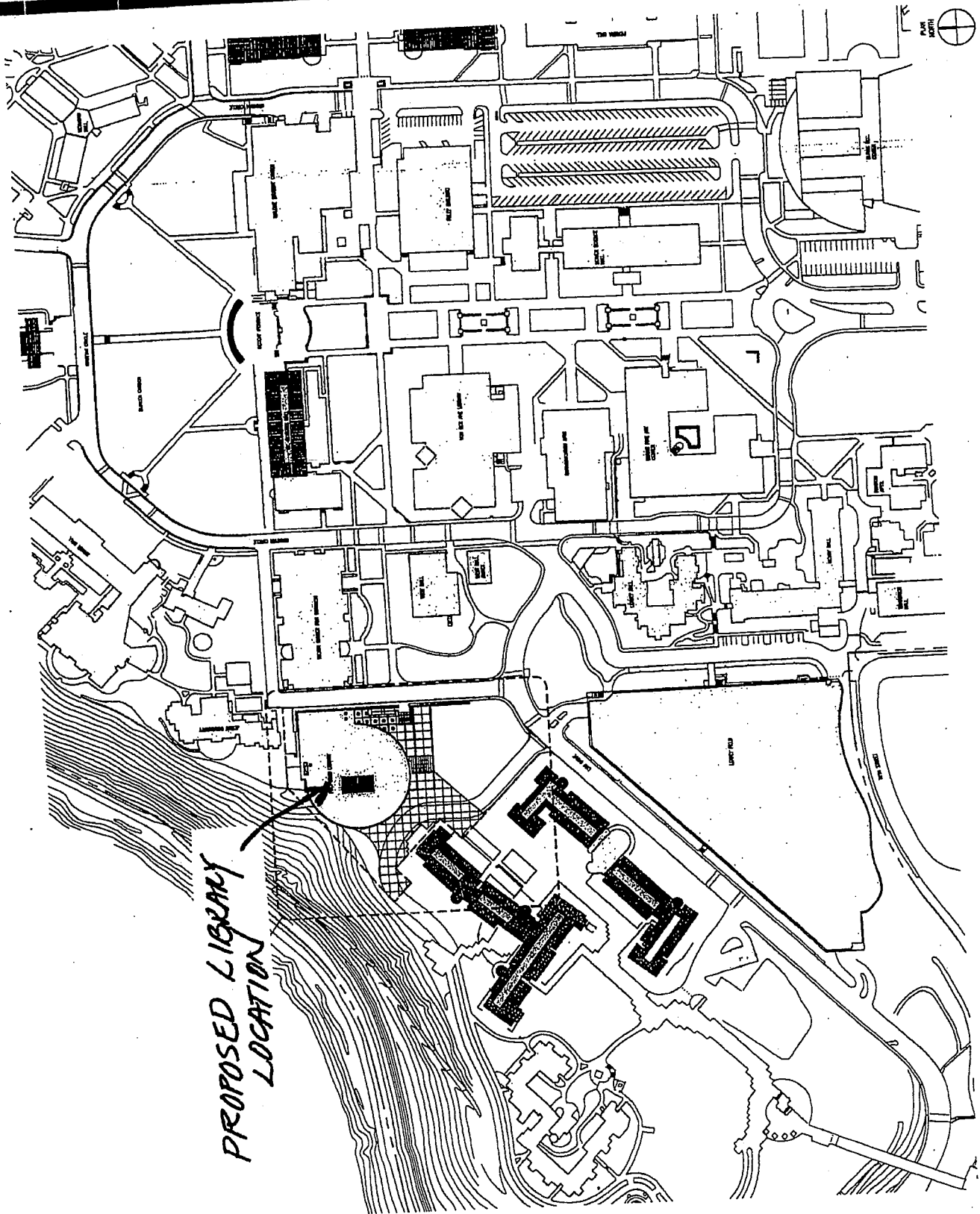
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WWW.JFMARTIN.COM

NOT FOR  
CONSTRUCTION  
OR  
RECORDING

SCALE	
DATE	
BY	
CHECKED BY	
PROJECT NO.	
PROJECT NAME	
OWNER	
DESIGNED BY	
DATE	

SHEET TITLE  
CAMPUS PLAN

A1-101



PROPOSED LIBRARY  
LOCATION



DMJM DESIGN

**LMULA**  
Loyola Marymount  
University

WILLIAM H. BISHOP LIBRARY  
100 UNIVERSITY CITY CENTER  
LOS ANGELES, CA 90032

DMJM DESIGN AECOM

315 SOUTH FLOWER ST. 8TH FLOOR  
LOS ANGELES, CA 90011  
P: 313.353.8100  
www.dmjmdesign.com

CONTRACT

DATE: 08/11/11  
BY: [Signature]

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DMJM DESIGN AECOM

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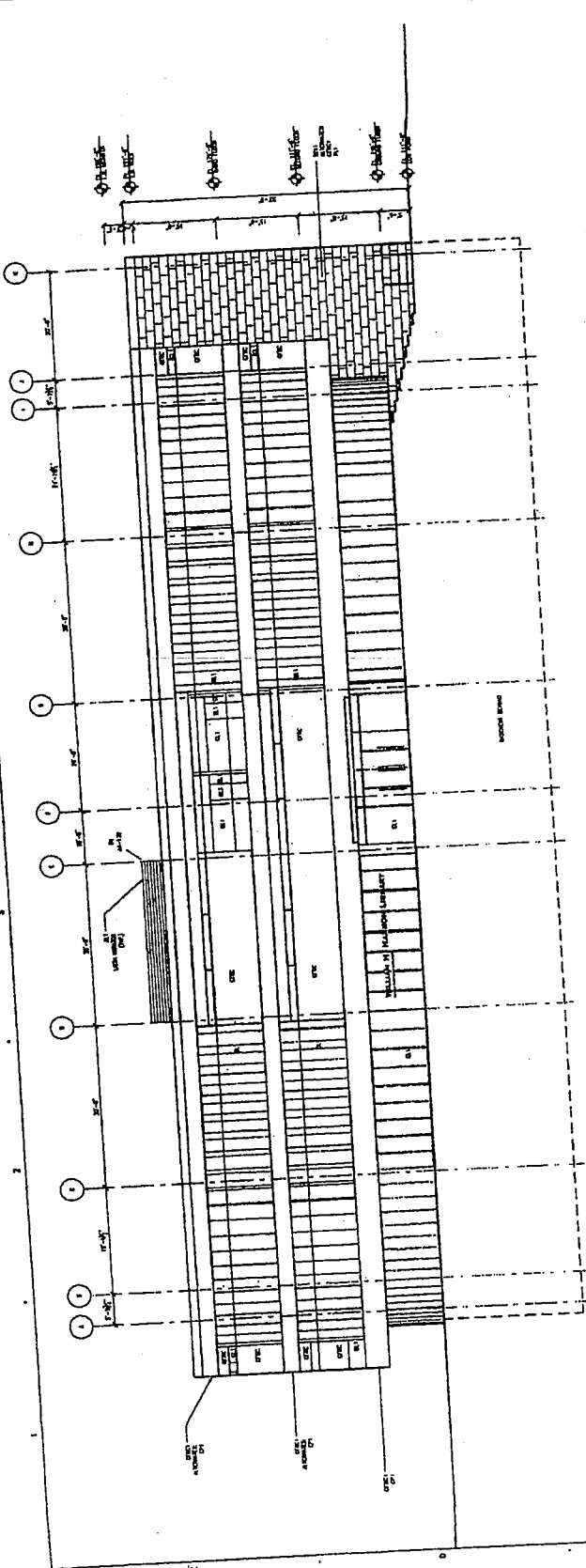
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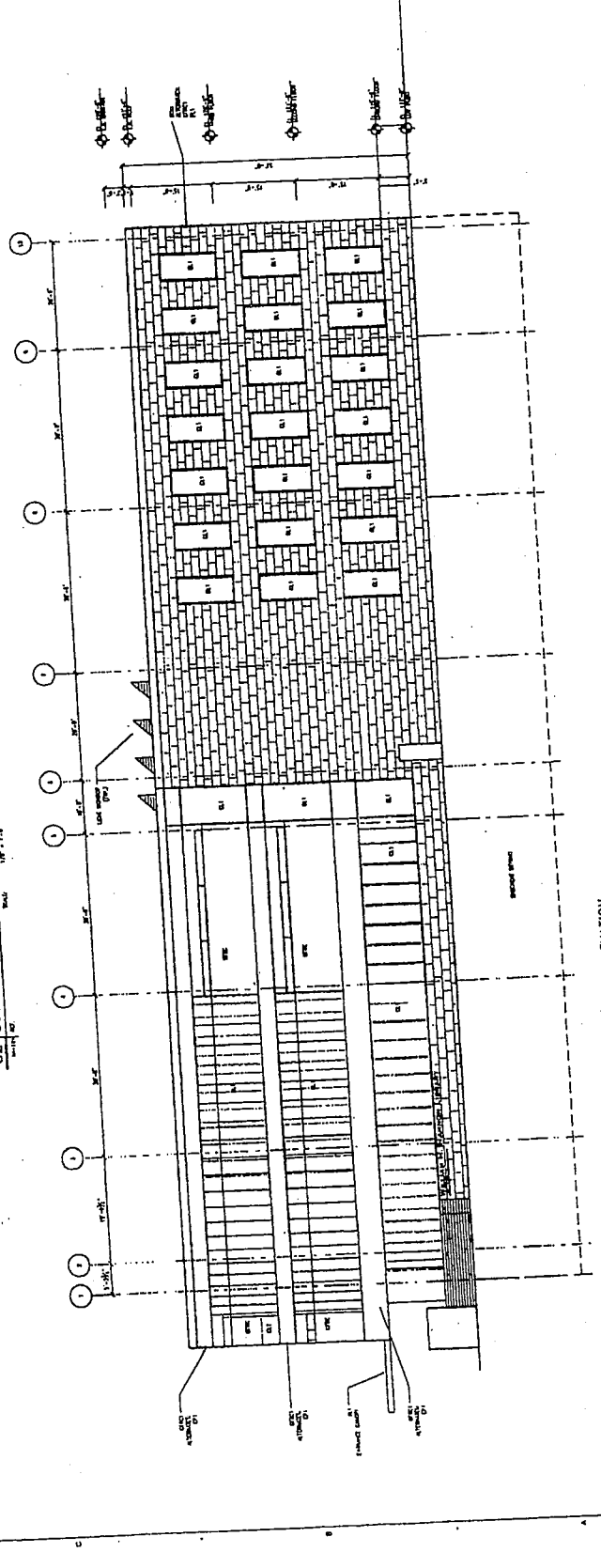
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OR  
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DATE	08/11/11
BY	[Signature]
PROJECT NO.	1000117
DATE	08/11/11
BY	[Signature]
PROJECT NO.	1000117

EXHIBIT "C"  
SOUTH / EAST  
ELEVATION



C2 | SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



A2 | EAST ELEVATION  
SCALE: 1/8" = 1'-0"

