



May 24, 2024

Mr. Vincent P. Bertoni  
Director, Department of City Planning  
200 North Spring Street, Room 525  
Los Angeles, California 90012

Re: Annual Review of Loyola Marymount University's Development Agreement with the City of Los Angeles

Dear Mr. Bertoni:

Loyola Marymount University ("LMU") is pleased to inform the City that LMU is in full compliance with its obligations under the Development Agreement (Ordinance No. 181604) effective May 12, 2011, by and between LMU and the City of Los Angeles (the "City"). This report is being submitted in advance of the anniversary of the Development Agreement's effective date to detail our good faith compliance with the terms and conditions of the Development Agreement, in accordance with Section 4 of the Development Agreement.

As a reminder, LMU's Development Agreement with the City approved the Loyola Marymount University Master Plan Project, which will improve the academic, administrative, residential, athletic, and recreational facilities on LMU's Westchester campus, while maintaining the existing approved enrollment cap of 7,800 full-time enrolled students. In June 2023, the Site Specific Plan was amended to permit the following new floor areas: 869,500 in academic/administrative, 709,500 in residential, and athletic indoor. In total LMU is permitted (combined (Existing and New) to have the following total floor area (sq): Academic/administrative 1,847,000, residential 1,198,000, and athletic indoor 366,000.

In August 2011, LMU completed the campus' first project under the Master Plan, the relocation of the Recycling/Waste Management area from the east side of the campus to the lower level of the Drollinger Parking Plaza. In July 2016, LMU completed construction of a new Life Sciences building, the second project under the Master Plan. In August 2021, LMU opened two new residential facilities (Palm North and Palm South), adding 474 beds, and opened the Howard B. Fitzpatrick Pavilion.

During the thirteenth year of the term of the Development Agreement, LMU has continued to provide a number of public benefits to the community, as described below:

- A. In compliance with Section 3.1.3.1, LMU has formed the Neighborhood Advisory Committee, which includes an LMU community liaison. Neighborhood Advisory Committee meetings have been noticed and advertised to the community as required by the Development Agreement, through the local press as well as direct email communication to members of the community. Information about the Neighborhood Advisory Committee is posted on the website <http://community.lmu.edu/forourneighbors/nac/>. This past year, committee meetings were held on, May 31, 2023, August 9, 2023, November 29, 2023 and February 21, 2024.
- B. In compliance with Section 3.1.3.2, LMU has kept its campus open to the general public during daytime hours, except during certain limited special events. The William H. Hannon Library is open to the public and is free to access.

- C. In compliance with Section 3.1.3.3, LMU has allowed numerous nonprofit community benefits organizations to hold meetings and other events at campus rooms and facilities, waiving normal rental fees and only charging costs incurred for meetings or events outside of LMU's normal operations or hours. Included as Exhibit A, is a non-exhaustive list of community organizations which have been provided community space on campus, without paying normal rental fees. Exhibit B of this letter includes a schedule of the non-rental costs associated with use of LMU's facilities.
- D. In compliance with Section 3.1.3.4, LMU agrees to support permit parking in the event a permit parking district is requested by the community. In the summer of 2014, LMU developed a process for local residents to obtain reimbursement for the costs of up to three (3) annual permits and two (2) visitor permits annually. This process continues to be utilized as permit parking districts are created in the neighbor blocks surrounding the university.
- E. In compliance with Section 3.1.3.6, LMU will construct future buildings to meet the standards of Silver LEED Certification. The Life Sciences Building, which was the first new building constructed under the Master Plan, received LEED Gold Certification from the Green Building Rating System. The Howard B. Fitzpatrick Pavilion, Palm North, and Palm South all received LEED Silver Certification.
- F. In compliance with Section 3.1.3.7, LMU has kept its collections and exhibits open to the public. A list of the extensive and diverse exhibits LMU has displayed for the public are included as Exhibit C of this letter.
- G. In compliance with Section 8.2, LMU has investigated further solutions involving pedestrian traffic at the Loyola Boulevard gate and provided a report on this process to the Westchester/Playa Neighborhood Council and the Neighborhood Advisory Committee. Actions taken include installing an additional lane for campus access to LMU onecard holders, upgrading the perimeter fencing at Loyola Boulevard, launching a "be a good neighbor" campaign for students, and posting officers at the Loyola entrance. Exhibit D contains the full update on steps taken.
- H. In compliance with Section 8.2, LMU has provided a communications report to the Neighborhood Council and Neighborhood Advisory Committee every six months (December and June). Exhibit E contains this summary report.

In light of the above-described actions, we have amply demonstrated LMU's good faith compliance with the terms and conditions of its Development Agreement with the City. We respectfully request the concurrence of the Director of Planning pursuant to Section 4.3 of the Agreement.

Respectfully submitted,



Dr. Trevor Wiseman  
Vice President for Operations  
Loyola Marymount University

cc: Juliet Oh, Department of City Planning

Exhibit A  
Community Group Meeting Space Summary

These are the community events that occurred between May 12, 2023, and May 11, 2024:

<b>Date</b>	<b>Event Name</b>	<b>Guest Count</b>	<b>Notes</b>
Saturday, June 24, 2023	Salsa Fest	1,500	A daylong celebration of Latin music and dancing hosted by LMU Radio's KXLU-FM and LMU Marketing, Communications, and External Relations inviting LMU Staff, Faculty, Students, and local community members.
Wednesday, October 11, 2023	Blood Drive	200	Blood Drive hosted by UCLA Medical Center and LMU Pam Rector Center for Service and Action inviting LMU Staff, Faculty, Students, and local community members to donate blood.
Thursday, October 12, 2023	Blood Drive	200	Blood Drive hosted by UCLA Medical Center and LMU Pam Rector Center for Service and Action inviting LMU Staff, Faculty, Students, and local community members to donate blood.
Wednesday, February 21, 2024	Blood Drive	200	Blood Drive hosted by UCLA Medical Center and LMU Pam Rector Center for Service and Action inviting LMU Staff, Faculty, Students, and local community members to donate blood.
Thursday, February 22, 2024	Blood Drive	200	Blood Drive hosted by UCLA Medical Center and LMU Pam Rector Center for Service and Action inviting LMU Staff, Faculty, Students, and local community members to donate blood.
Saturday, March 2, 2024	Westchester 5K: Rock, Roll, and Run for Education	1,500	The LAX Coastal Education Foundation is brings the entire community together to raise money for local schools, while promoting health and wellness!

Exhibit B  
Meeting Room Costs Associated with Section 3.1.3.3

This list includes the typical, non-rental costs associated with use of Property Owner's facilities, comparable to the rates allocated to internal users for these facilities. This is not an exclusive list and other costs may also apply. Rates may be adjusted periodically by Property Owner.

Event Setup: \$25/hr

Normal university business hours are Monday –Friday, 8:00 am to 5:00 pm. If the setup for an event or the event itself occurs outside of normal business hours, Property Owner will charge to cover labor costs. If Property Owner is able to complete setups during the business day (Monday – Friday, 8:00 am to 5:00 pm) then there will be no charge for setup. Property Owner will only charge for the portion of setup that takes place outside of business hours. Property Owner shall make good faith efforts to complete setups during business hours when feasible, for instance when there are no intervening uses of a facility between the close of business hours and the time of the meeting which requires setup.

Audio-Visual (AV) Attendant: \$100/hr (min. 2 hours)

If the event organizer requests an AV technician to be present or on-call for the event, there will be an hourly charge regardless of business hours.

Facilities Support: \$25-\$30/hr

If the event requires or results in the need to schedule additional Custodial, Grounds, or Recycling staff, an hourly fee will apply. Events with catered food and guest counts of 100 or more require a minimum of two Custodial and Recycling staff to support restrooms and provide trash service.

Insurance: Flat Fee, Varies by type of event and number of guests attending All organizations must provide a Certificate of Insurance naming Loyola Marymount University as additional insured on both Public and General Liability and Property Damage coverage. If the organization does not have insurance, Property Owner can assist with obtaining an insurance policy for the event.

Parking & Security: \$30-\$40/hr, Varies by type of event and number of guests attending

Events during normal business hours with a guest count of 50 or greater will require additional parking and security resources, with specified charges. This may include, but is not limited to security or crowd control personnel, shuttles, valet parking personnel, traffic control personnel, or the rental of an off-site parking facility.

Exhibit C  
William H. Hannon Library  
Historic Exhibits and Collections

*LMU Development Agreement*

*Section 3.1.3.7*

***Historic Exhibits and Collections.*** *Property Owner agrees to maintain its current and all future collections and exhibits on the history of the local area and other subjects of general interest to the public, and to make such exhibits or collections open to the public periodically and at reasonable times. A list of the historic collections and exhibits made open the public during the course of the year shall be included in the annual report required as part of Section 4.2 of this Agreement.*

**William H. Hannon Library / Loyola Marymount University**  
Public Exhibits and Collections / May 12, 2023, and May 11, 2024  
Prepared May 2, 2024

**Access:**

Non-LMU visitors may access the library from 8 a.m. to 10 p.m. Monday through Friday, and 11 a.m. to 10 p.m. on Saturday and Sunday.<sup>1</sup> Access hours may be limited during University breaks and holidays.

Any visitor can purchase an annual library card that includes borrowing privileges. LMU alumni and members of the local community (from zip codes 90045, 90094, or 90293) will be offered a reduced rate.<sup>2</sup>

**Library Resources and Collections:**

Visitors to the William H. Hannon Library (classified as any guest without a current LMU OneCard) may use all of the library's resources once inside the building.<sup>3</sup> These resources include a print collection of over 700,000 volumes, 90 computers,<sup>4</sup> access to the campus wireless network, over 400 online subscription databases, research assistance, access to the library's Department of Archives and Special Collections (by appointment), and admittance to all library exhibitions and public programs.

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<sup>1</sup> <http://library.lmu.edu/hours>

<sup>2</sup> <http://library.lmu.edu/visitorservices/>

<sup>3</sup> Group study rooms are for current LMU students/staff/faculty only. (With rooms made available to LLS and Alumni on an as-available basis) During midterms and finals, priority for computers and research help are given to current LMU students.

<sup>4</sup> See Guest Computer Access Policy <https://library.lmu.edu/media/lmulibrary/forms-documents/112-Guest%20Computer%20Access.pdf>

### **Library-Created Exhibits**

Over the past year, the William H. Hannon Library created and hosted 3 exhibits featuring items from our collections. All exhibits are free and open to the public. A list of these exhibits, with brief descriptions, follows:

May 2023 – August 2023

#### **From Their Perspective VIII: Los Angeles: Changing Landscapes**

A student-curated exhibition featuring historic postcards from the Werner von Boltensern Postcard Collection along with student reflections on the city of Los Angeles.

August 2023 – December 2023

#### **Connections**

This exhibition showcased student curated objects from across the library's various collections that had unique "connections" between them. Including photographs, illustrations, correspondences, and artifacts.

October 2023

#### **AfroLatines in Los Angeles: Unveiling Voices, Empowering Communities**

The exhibit focused on Afro-Mexicans in Los Angeles and the United States and Mexico. At its core, through the Afro-Mexican experiences, the exhibit will touch on broader themes of the AfroLatine experiences, achievements, and struggles not only in Los Angeles but in the United States and its relationship to Central and South America and the Caribbean.

January 2024 – May 2024

#### **Resonances of Curation: Asian Art, History, and Culture in Los Angeles**

The objects in the exhibition, all from the Hannon Library's various collection, brought to light the visual and material culture of Buddhism as a dynamic, living tradition that developed across Asia and beyond.

### **Guest-Curated Exhibitions**

September 2023 - December 2023

#### **Discovering Persian Pride**

This exhibit featured selections from the private collection of an LMU faculty member of silver objects from Iran, including cups, flower vases, and other items.

January 2024 – February 2024

#### **Ukrainian Children's Art Exhibition**

This exhibition featured Ukrainian children's illustrations of war. In addition to the children's art presented in the lobby of the Hannon Library, there was a 30 foot collaborative installation piece in the stairwell of the library that includes reproductions of the children's art integrated with art therapy graduate and undergraduate art students' response art

January 2024-May 2024

**Ugarit During the Late Bronze Age**

This exhibit showcased a small collection of archaeological objects from the Late Bronze Age period loaned to the LMU archaeological museum. These objects were excavated by C.F.A. Schaeffer in Ugarit (Syria) between 1929 and 1970

The library also hosted a number of smaller guest-curated and created exhibitions from student, faculty, and staff groups including “Carnival in Color” (the works of a faculty member), a Dia de Los Muertos altar, an exhibition about the 50<sup>th</sup> anniversary of the student Hawaiian club, “Na Kolea”, and an exhibition for Immigration Awareness Week created by the student group, Resilience.

Exhibit D

LMU Addendum Report Requirement December 2023

The follow pages show the update letter sent on December 20, 2023 regarding pedestrian traffic at the Loyola Boulevard gate.

Please continue to the next page.



December 20, 2023

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[www.lmu.edu](http://www.lmu.edu)

Vincent Bertoni  
Director of Planning  
Los Angeles Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012

Dear Mr. Bertoni,

Pursuant to the Loyola Marymount University Specific plan, section 8.2, "Further, LMU will investigate further solutions involving pedestrian traffic at the Loyola Boulevard gate and will provide a report of this investigation to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee within six months of the effective date of the Amended Specific Plan, (pg.47-48)" please see the below information.

LMU contracted an outside vendor to conduct a seven-day 24-hour pedestrian count study. The count was conducted using video cameras installed on LMU property ahead of the vehicle entry gate, and seven 24-hour periods of video were recorded. A data collection vendor collected the video and counted pedestrians entering and exiting at the Loyola Boulevard gate from the video. Both pedestrians walking on the sidewalk, as well as those walking in the street were counted.

Summary of Data	
Average (per day) Pedestrian Traffic Over a 7-Day Period (in and out)	2419.42
Average (10pm-2:30am) Pedestrian Traffic Over a 7-Day Period (in and out)	184.42

Over the past six months LMU has taken the following actions:

- LMU installed an additional lane to access campus for LMU onecard holders. This has resulted in reduced traffic at the Loyola entrance.
- LMU upgraded our perimeter fencing at Loyola Boulevard, including the installation of pedestrian gates. By Fall 2024, the pedestrian gates will require a onecard for pedestrian access between 11pm and 6am, when the vehicle gates are closed.
- "Be a good neighbor" campaigns were implemented, where students were reminded as they leave campus to be mindful of their noise and to be a good neighbor.
- Officers are posted at the Loyola entrance and monitor pedestrian activity 24/7/365.

LMU will continue to monitor the pedestrian activity at the Loyola entrance and partner closely with the Neighborhood Council and Neighborhood Advisory Committee.

Please contact me if you have any questions or require additional information regarding this report.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Wiseman". The signature is fluid and cursive, with the first name "Trevor" and last name "Wiseman" clearly distinguishable.

Trevor Wiseman  
Associate Vice President for Operations and Strategy  
Loyola Marymount University

Exhibit E  
Communication Compliance Summary Report  
Section 8.2

Below is a list of all the communication and the in-person meetings that LMU conducted from June 15 – Dec. 15, 2023. The university is required to submit this information to NCWPDR on a bi-annual basis and the next report will be sent to in June 2024.

This information was originally submitted to the NCWPDR E-Board on December 18, 2023, by Fred Puza.

Folder Link: <https://lmu.app.box.com/s/sh3e7s4ni2khnXH23vdfesqp5rqhgmVq>

1. Advertising
  - a. December Ad 2023.jpg
  - b. HTN August 2023.pdf
  - c. HTN July 2023.pdf
  - d. HTN November 2023.pdf
  - e. HTN October 2023.pdf
  - f. HTN Sept 2023.pdf
2. Community Communications
  - a. Annual Letter to Neighbors.pdf
  - b. Asphalt Postcard.pdf
  - c. Authorized Vehicles Sign for Altavan Greenbelt.pdf
  - d. Basin Upgrade Postcard 042123[10].pdf
  - e. Come Summer With Us Postcard.pdf
  - f. Fencing Postcard Addressed 120923[27].pdf
  - g. Net Replacement Postcard Addressed[84].pdf
  - h. Tree Trimming Postcard 2 230823[12].pdf
  - i. Tree Trimming Postcard 041223[18].pdf
3. Community E-Newsletters
  - a. LMU Community Newsletter - August 2023.pdf
  - b. LMU Community Newsletter - December 2023.pdf
  - c. LMU Community Newsletter - July 2023.pdf
  - d. LMU Community Newsletter - June 2023.pdf
  - e. LMU Community Newsletter - November 2023.pdf
  - f. LMU Community Newsletter - October 2023.pdf
  - g. LMU Community Newsletter - September 2023.pdf
4. Community Emails
  - a. LMU Community Notice. Reduced Campus Access via Loyola Blvd. Gate, Aug. 16 – 18.eml
  - b. LMU Master Plan amendment – Los Angeles City Council Meeting, June 20.eml
  - c. LMU Master Plan amendment – Los Angeles City Council Meeting, June 27.eml
  - d. LMU NAC Agenda and Meeting Materials for 11/29/23.pdf
  - e. LMU NOTIFICATION- Upcoming Events with Amplified Noise on 9/23.pdf
  - f. LMU NOTIFICATION- Upcoming Events with Amplified Noise on 9/30.pdf

- g. LMU NOTIFICATION- Upcoming Events with Amplified Noise on 10/2.pdf
  - h. LMU NOTIFICATION- Upcoming Events with Amplified Noise on 11/3.pdf
  - i. NAC meeting on Nov. 29.pdf
- 5. In Person Meetings
  - a. LMU In-Person Meetings 61523-121523.docx