

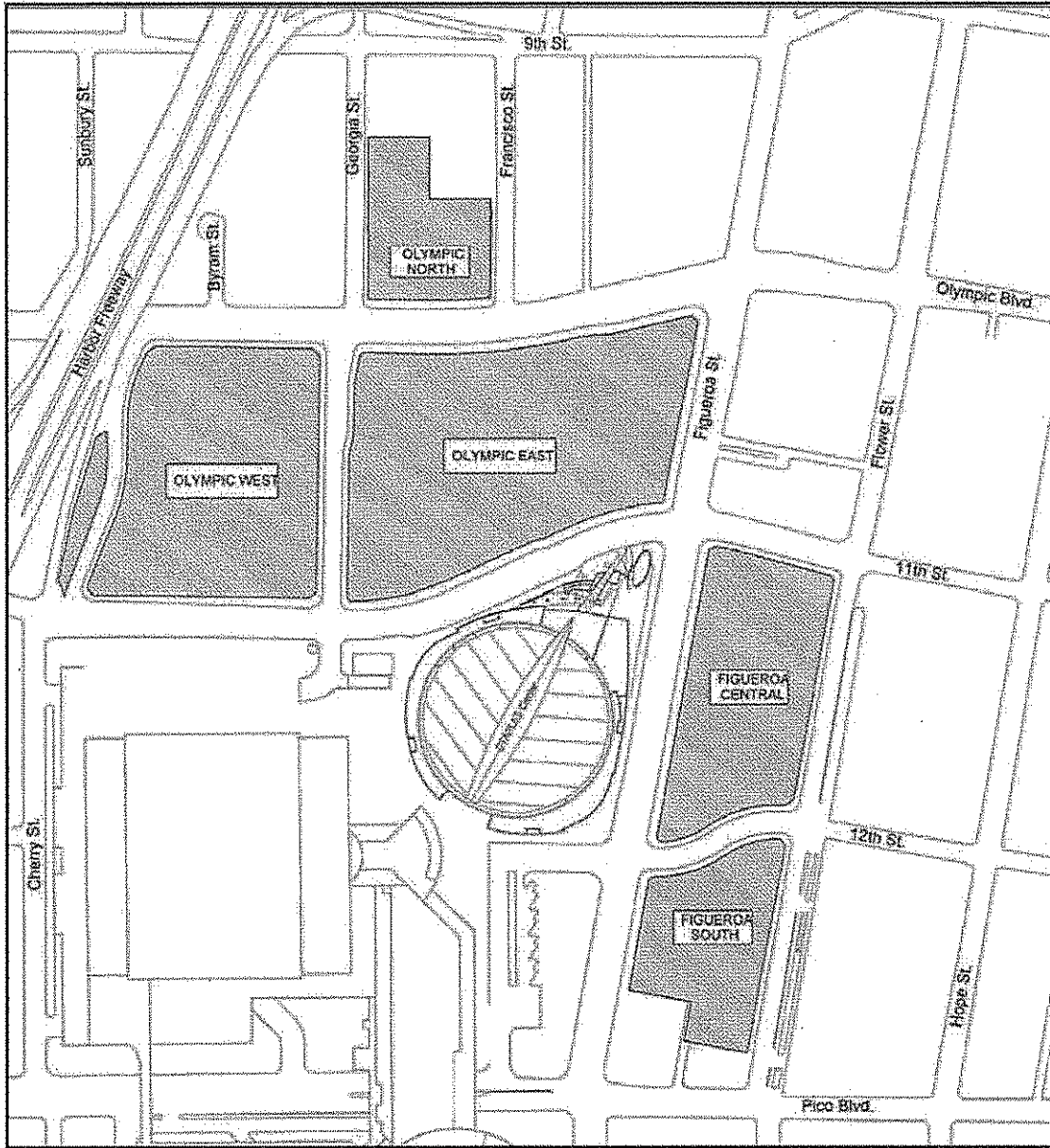
**ORDINANCE NO. 181336**

An ordinance amending the Los Angeles Sports and Entertainment District Specific Plan, Ordinance Nos. 174,222, 178,134, and 179,413 for a portion of the Central City Community Plan area.

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

Section 1. Map 1 of Section 1 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174224, as amended by Ordinance Nos. 178134 and 179,413, is amended to read:

**MAP 1  
BOUNDARIES OF SPECIFIC PLAN AREA**



Sec. 2. The definitions for the terms "Development Agreement" and "Olympic North Subarea" contained in Section 4 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,244, as amended by Ordinance Nos. 178, 134 and 179, 413, are amended to read:

**Development Agreement.** A development agreement, authorized pursuant to California Government Code Section 65864, et seq., entered into by the City of Los Angeles, the LA Arena Land Company, Inc, and Flower Holdings, LLC., in September of 2001, as amended in December 2003, September 2005, December 2006, November 2007, and in September 2010 relating to, among other things, the Specific Plan area.

**Olympic North Subarea.** That area bounded by Georgia Street on the west, Francisco Street on the east, Olympic Boulevard on the south, and extending approximately 2/3 of the length of the block to James M. Wood Boulevard on the north, as shown on Map 1.

Sec. 3. Subsections B and C of Section 5 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,244, as amended by Ordinance Nos. 178, 134 and 179,413, are amended to read:

**B. Maximum Permitted Floor Area.** The maximum total permitted Floor Area within the Specific Plan shall not exceed 5,827,313 square feet.

**C. Project Land Use.** The Specific Plan shall be developed with the following land uses. These land uses shall be developed in those locations, as shown on Map 2, the Specific Plan Land Use Map; provided, however, that the amount of square footage permitted for the individual uses listed below may be modified, and the locations of these land uses may be modified, pursuant to Equivalency Transfers as set forth in Section 9 of this Specific Plan.

Land Use Category	<u>Square Footage</u>
Hotel and Ballroom	1,389,106
Retail/Entertainment/Restaurant	789,486
Convention Center Expansion	250,000
Office	847,600
Residential	2,423,794
Cinema	127,327
 Total Square Footage	 5,827,313

Sec. 4. Subdivision 1 of Subsection B of Section 6 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179413, is amended to read:

1. The land use designated on all portions of the Development Site may be exchanged for another land use, so long as the new use is otherwise permitted

by this Specific Plan and the Floor Area of the new use is in conformance with the Land Use Equivalency Matrix. In no event shall the maximum permitted Floor Area exceed 5,827,313 square feet.

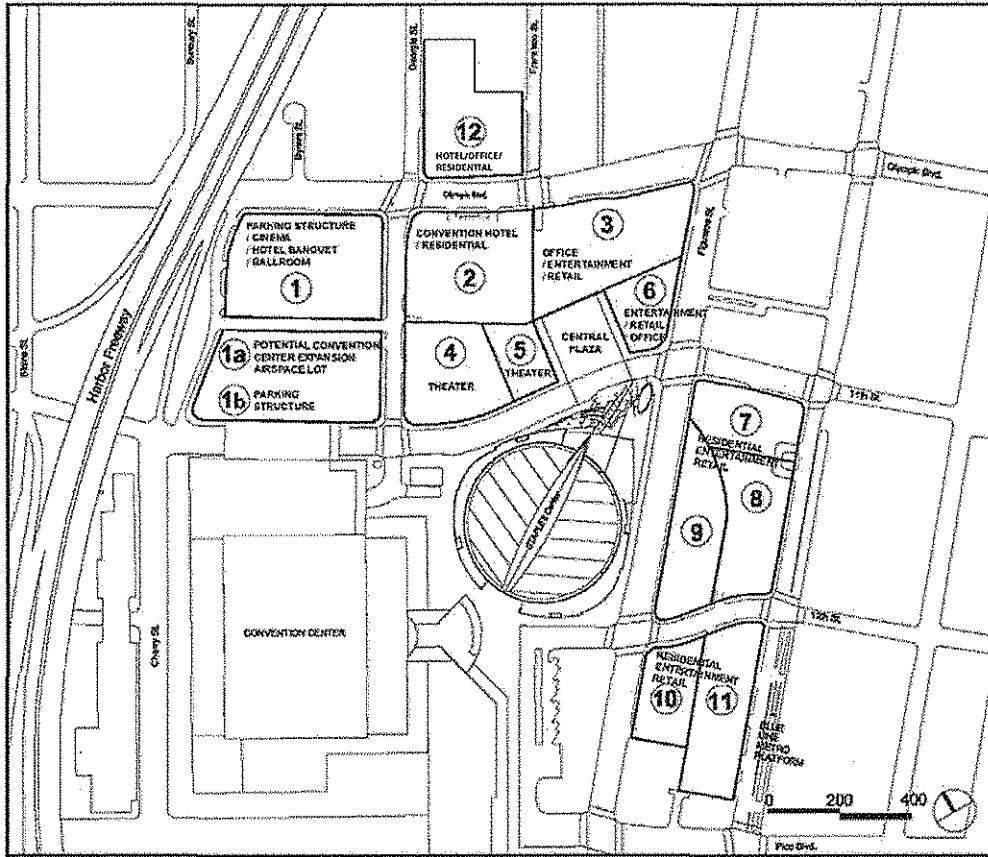
Sec. 5. The table entitled "Equivalency Matrix – Land Use Square Footage Conversion Factors" contained in Section 6 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179, 413, is amended to read:

**EQUIVALENCY MATRIX  
LAND USE SQUARE FOOTAGE CONVERSION FACTORS**

From this land use ↓	To this land use →	Hotel	Live Theater	Entertainment	Museum	Restaurant	Retail	General Office	Residential	Sports Broadcast Office	Cinemas	Convention Center Expansion	Production/Tech. Office/Studio
Hotel		NA	17.111 <sup>1</sup>	0.417 <sup>2</sup>	0.349	0.093	0.169	0.272	1.203 <sup>3</sup>	0.800	4.968	0.376	0.646
Live Theater		0.058 <sup>4</sup>	NA	0.024 <sup>5</sup>	0.020	0.005	0.010	0.016	0.070 <sup>6</sup>	0.047	0.290	0.022	0.083
Entertainment		2.399 <sup>7</sup>	41.056 <sup>8</sup>	NA	0.838	0.224	0.404	0.653	2.887 <sup>9</sup>	1.919	11.919	0.901	1.549
Museum		2.864	49.000	1.193	NA	0.267	0.483	0.779	3.445	2.291	14.226	1.076	1.849
Restaurant		10.714	183.333	4.465	3.741	NA	1.806	2.915	12.891	8.571	53.226	4.024	6.918
Retail		5.932	101.500	2.472	2.071	0.554	NA	1.614	7.137	4.745	29.468	2.228	3.830
General Office		3.675	62.889	1.532	1.283	0.343	0.620	NA	4.422	2.941	18.258	1.381	2.373
Residential		0.831 <sup>10</sup>	14.222 <sup>11</sup>	0.346 <sup>12</sup>	0.290	0.078	0.140	0.226	NA	0.665	4.129	0.312	0.537
Sports Broadcast Office		1.250	21.389	0.521	0.436	0.117	0.211	0.340	1.504	NA	6.210	0.470	0.807
Cinemas		0.201	3.444	0.084	0.070	0.019	0.034	0.055	0.242	0.161	NA	0.076	0.130
Convention Center Expansion		2.662	45.556	1.110	0.930	0.248	0.449	0.724	3.203	2.130	13.226	NA	1.719
Production/Tech Office/Studio		1.549	26.500	0.646	0.541	0.145	0.261	0.421	1.863	1.239	7.694	0.582	NA

Sec. 6. Map 2, and its corresponding table, of Section 6, of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, is amended to read:

## MAP 2 SPECIFIC PLAN LAND USE MAP

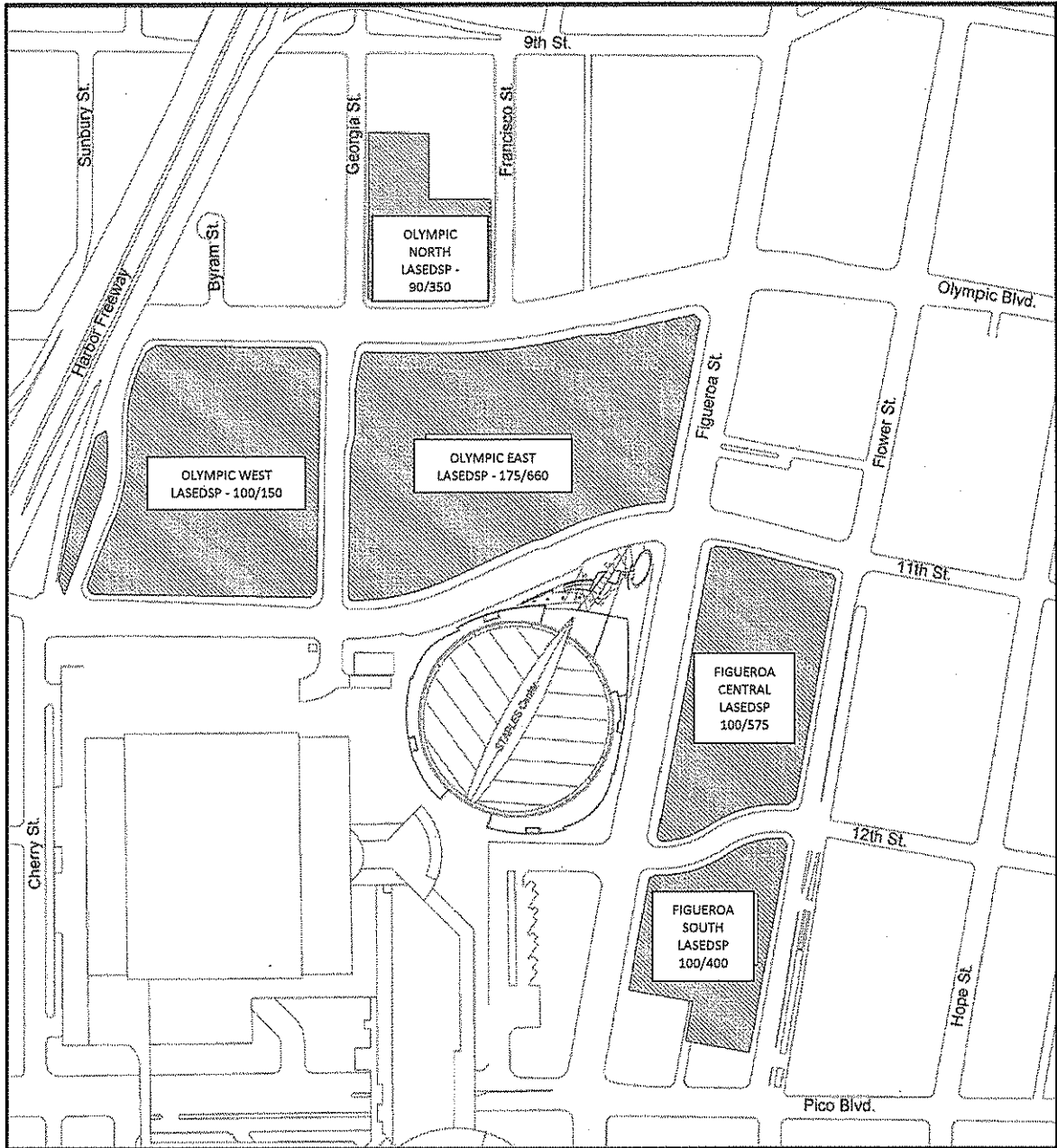


DEVELOPMENT SITE	USE						TOTAL (SF)
	Convention Ct. Exp (SF)	Cinema (SF)	Hotel and Ballroom (SF)	Office (SF)	Residential (SF)	Retail/Ent./ Restaurant (SF)	
1		127,327	170,165				297,492
1a	250,000						250,000
1b*							0
2			805,065 (1,001 rooms)		503,105 (224 DU)		1,308,170
3				170,500		237,700	408,200
4 & 5						195,500	195,500
6				75,300		37,000	112,300
7-9			207,376 (222 rooms)		1,009,439 (660 DU)	271,286	1,488,101
10 & 11					822,000 (648 DU)	48,000	870,000
12			206,500 (275 rooms)	601,800	89,250 (65 DU)		897,550
<b>Total (SF) Total Specific Plan</b>	<b>250,000</b>	<b>127,327</b>	<b>1,389,106 (1,498 rooms)</b>	<b>847,600</b>	<b>2,423,794 (1,797 DU)</b>	<b>789,486</b>	<b>5,827,313</b>

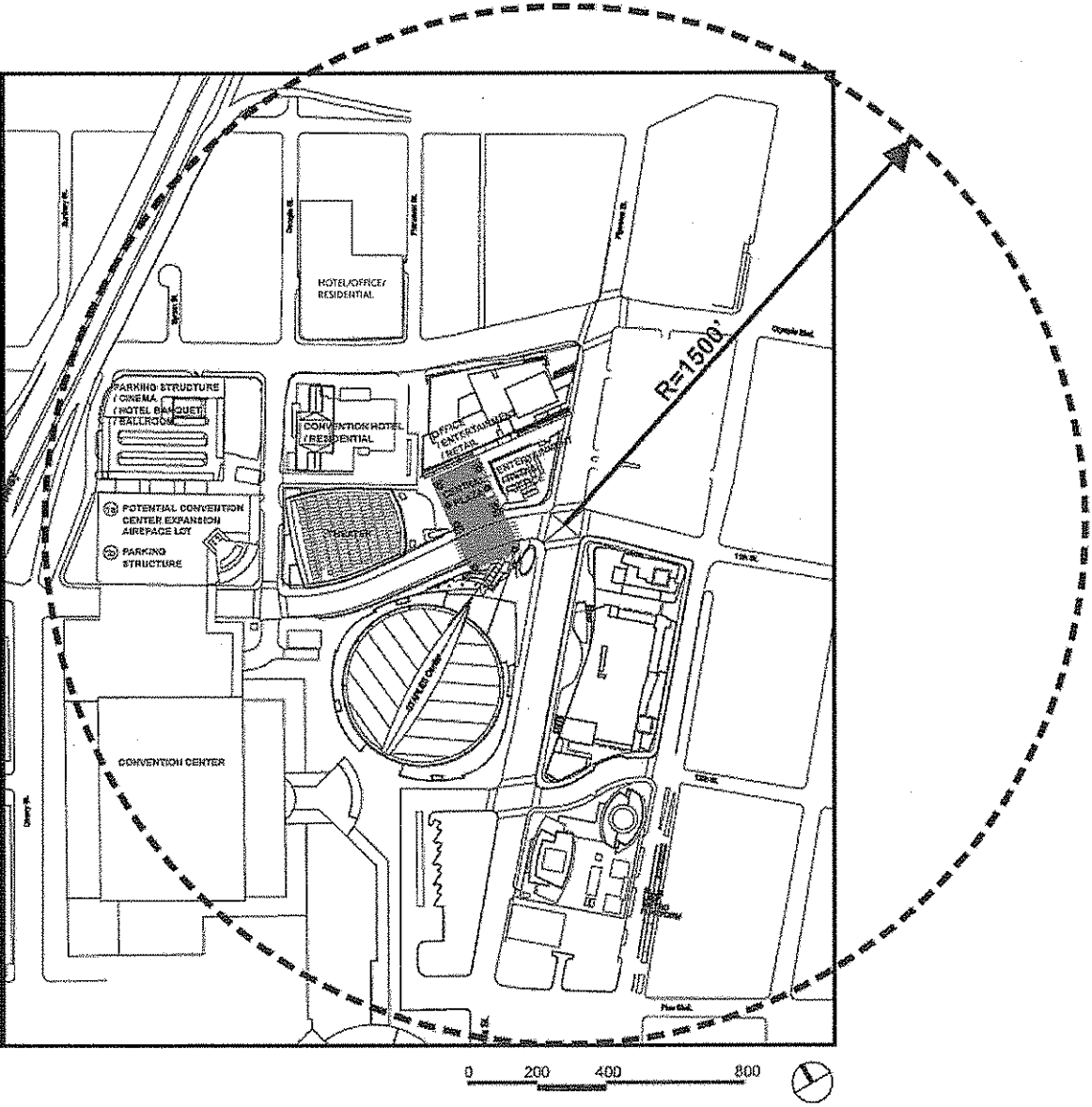
Sec. 7. Map Nos. 3, 4, and 5 of Section 9 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, are amended to read:



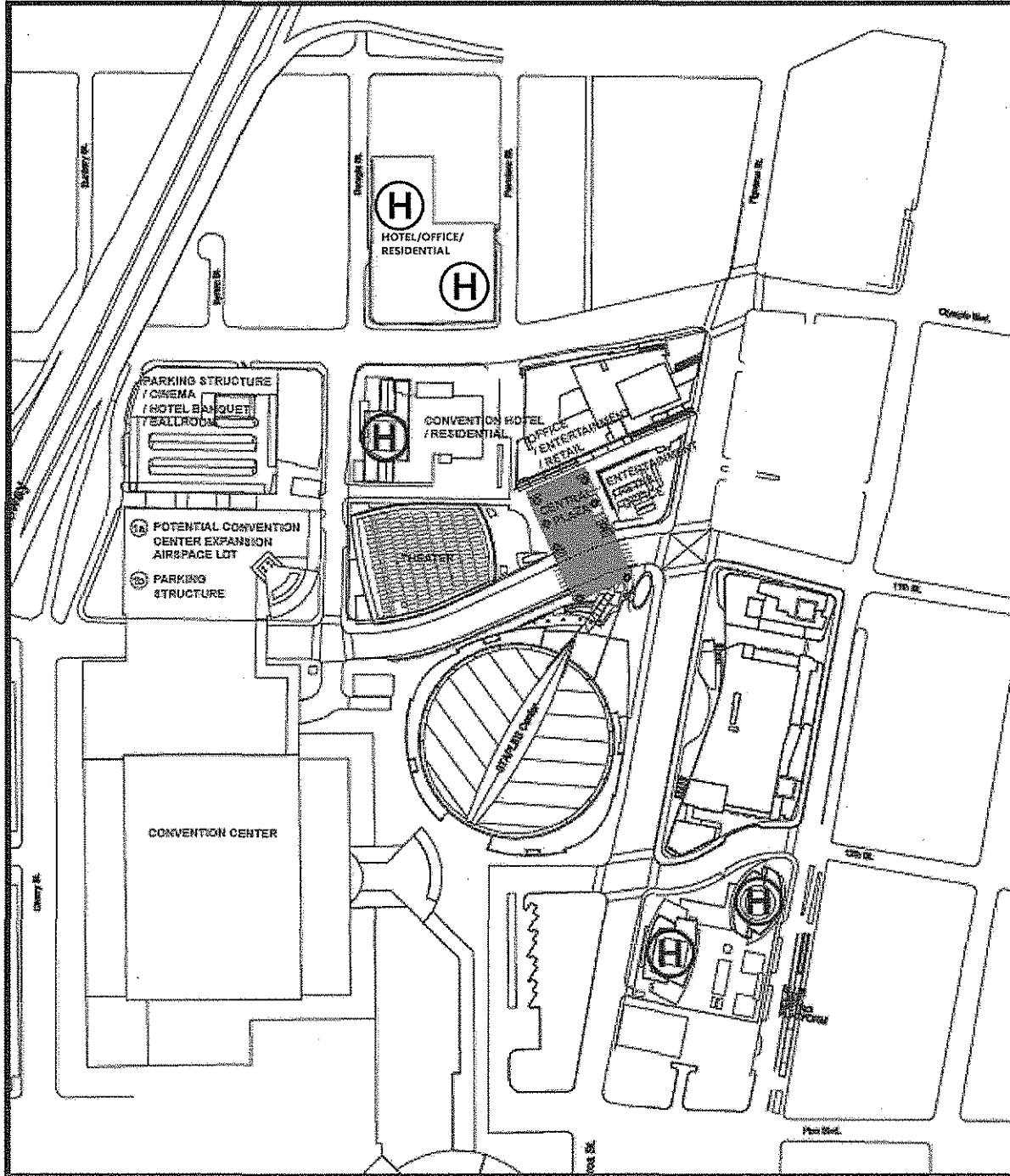
# MAP 3 SUBAREAS



# MAP 4 PROHIBITED USE AREA



# MAP 5 CONCEPTUAL HELISTOP LOCATIONS



Sec. 8. Subsection A of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance No. 178,134, is amended by changing all references to the word "Diagram" to "Exhibit."

Sec. 9. Subdivision 3 of Subsection A of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance No. 178,134, are amended to read:

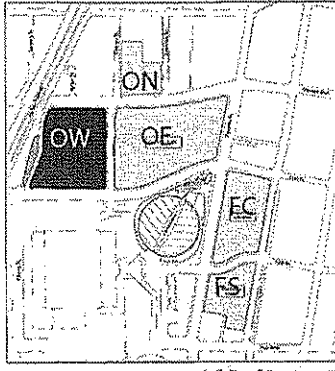
**3. Olympic North Subarea.** The maximum permitted height and setback of any Project on a lot within the Olympic North Subarea, as shown on Map 3 and Exhibit 4a, shall be limited as follows:

Podium Height: Podiums shall not exceed 90 feet in height.

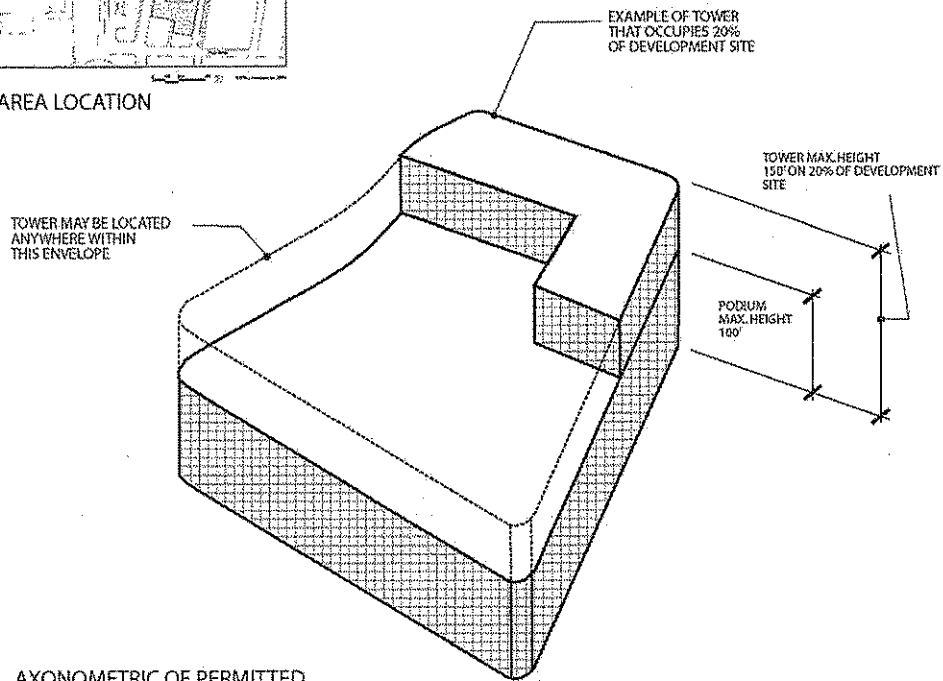
Tower Height: Towers shall not exceed 350 feet in height; however the footprint of all Towers in this Subarea combined shall not exceed 60% of the total land within this Subarea.

Sec. 10. Exhibits 1, 2, 3, 4, and 4a of Subsection B of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance No. 178,134, are amended to read:

**EXHIBIT1  
ALLOWABLE BUILDING HEIGHT & MASSING  
OLYMPIC WEST SUBAREA**

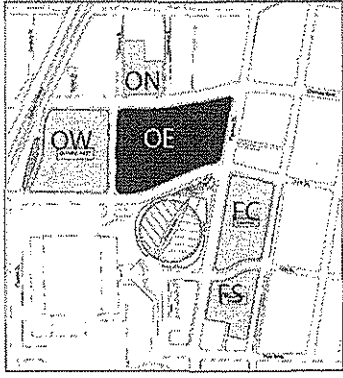


SUB-AREA LOCATION

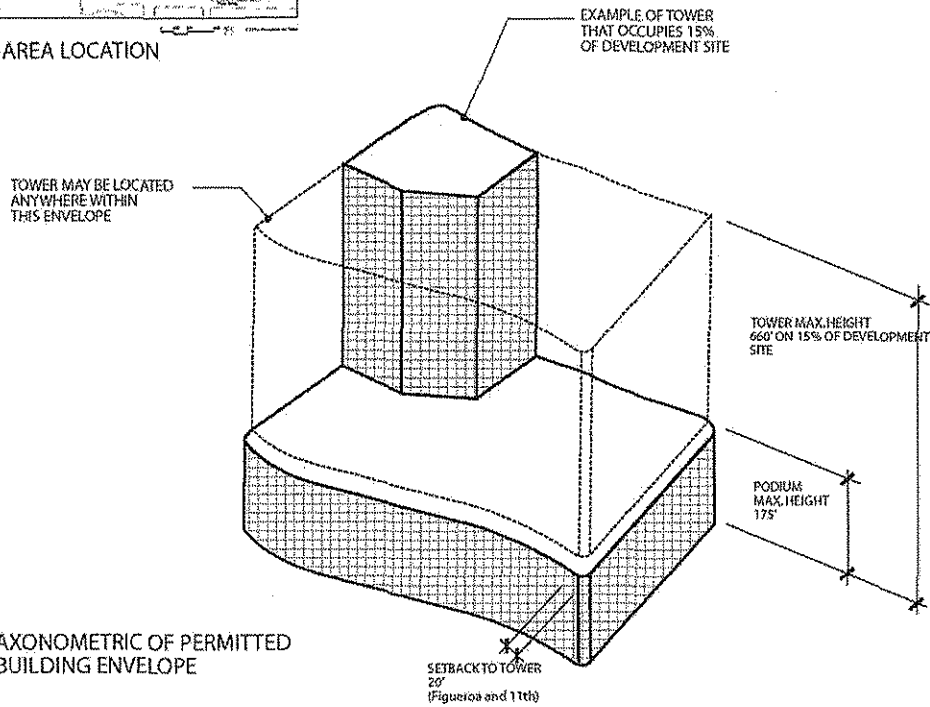


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXHIBIT 2  
ALLOWABLE BUILDING HEIGHT & MASSING  
OLYMPIC EAST SUBAREA

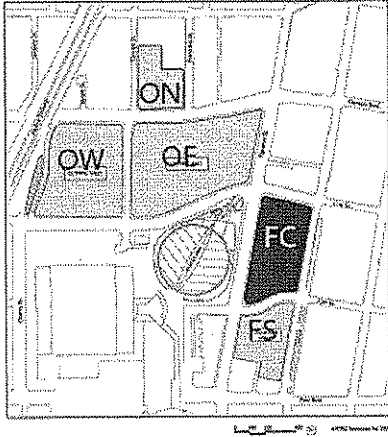


SUB-AREA LOCATION

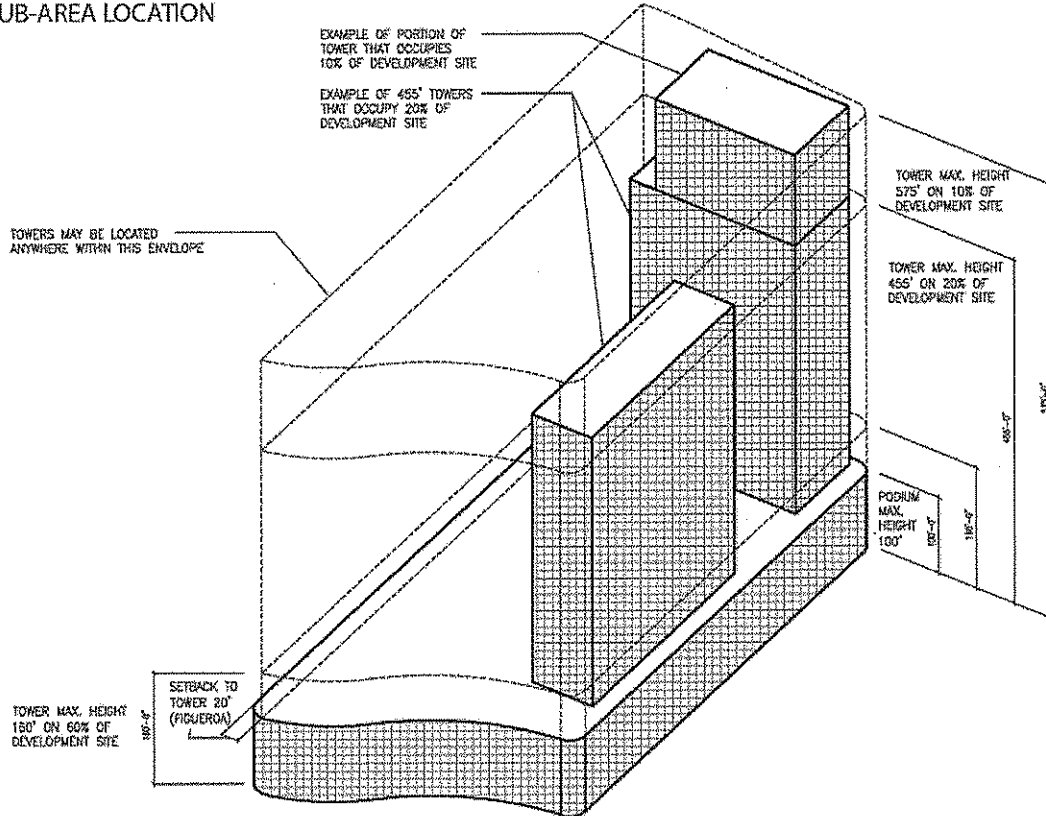


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

### EXHIBIT3 ALLOWABLE BUILDING HEIGHT & MASSING FIGUEROA CENTRAL SUBAREA

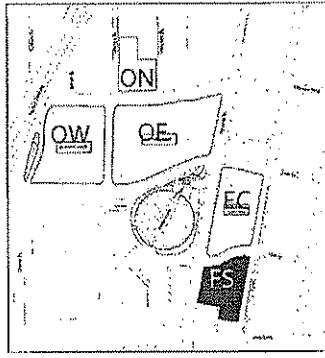


SUB-AREA LOCATION



AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXHIBIT4  
ALLOWABLE BUILDING HEIGHT & MASSING  
FIGUEROA SOUTH SUBAREA



SUB-AREA LOCATION

TOWER MAY BE LOCATED ANYWHERE WITHIN THIS ENVELOPE

SETBACK TO TOWER 20' (Figure 2)

AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

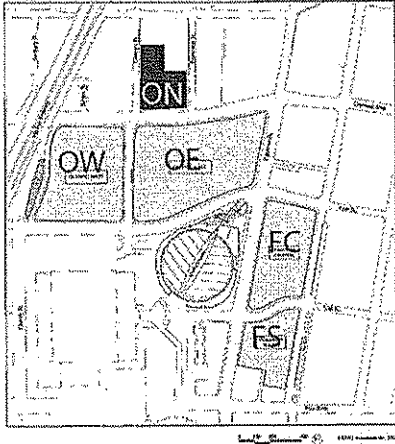
EXAMPLE OF TOWER THAT OCCUPIES 34% OF DEVELOPMENT SITE

TOWER MAX HEIGHT 400' ON 34% OF DEVELOPMENT SITE

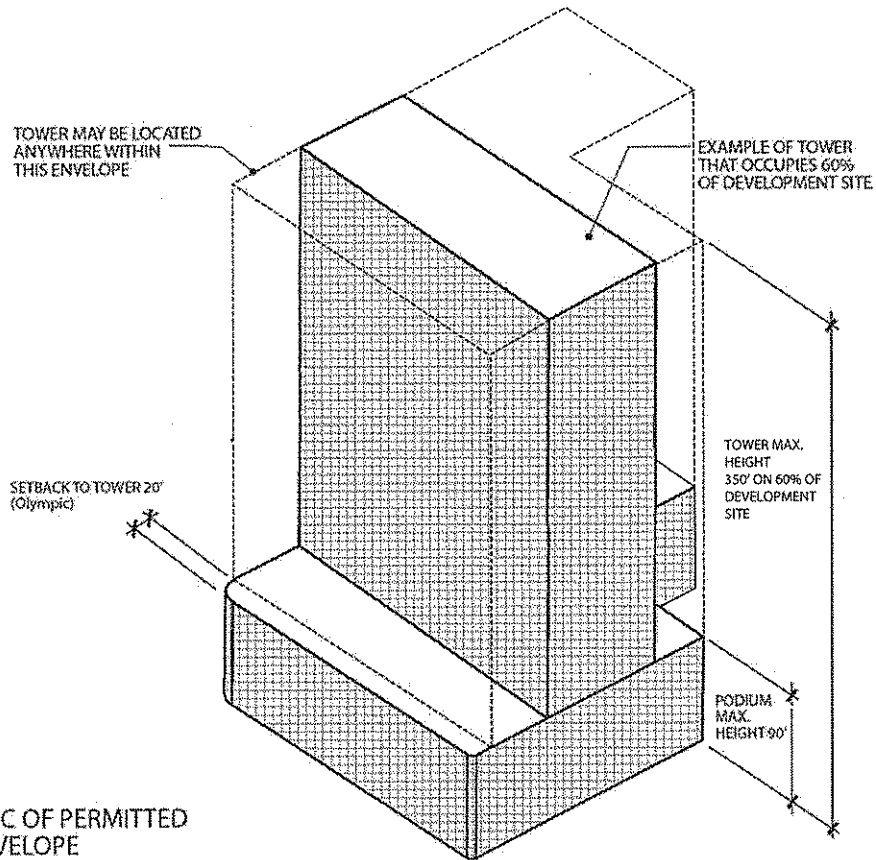
POORUM MAX HEIGHT 100'



EXHIBIT4A  
ALLOWABLE BUILDING HEIGHT & MASSING  
OLYMPIC NORTH SUBAREA



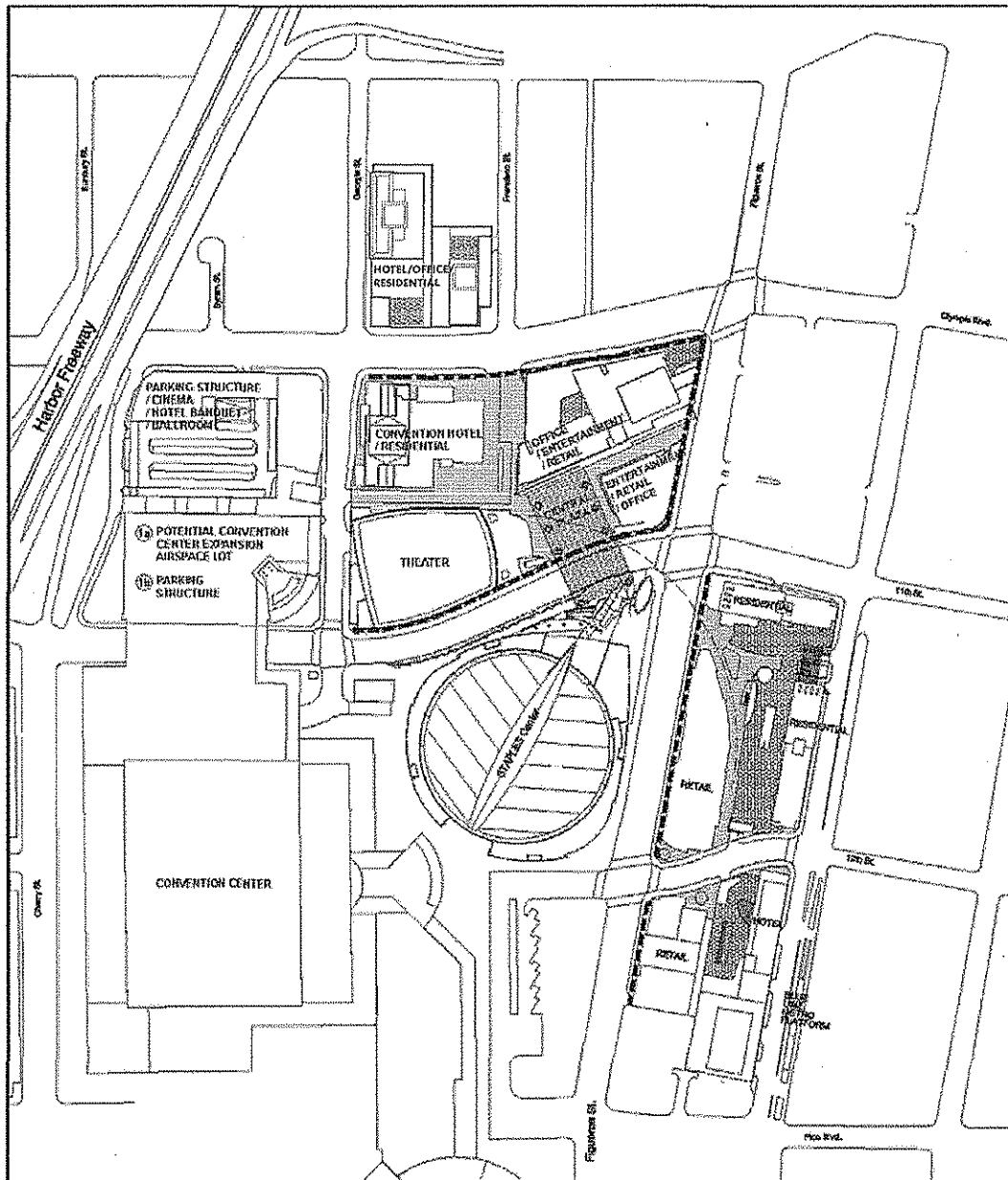
SUB-AREA LOCATION



AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

Sec. 11. Map 6 of Subsection F of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, is amended to read:

# MAP 6 GENERAL OPEN SPACE COMPONENTS



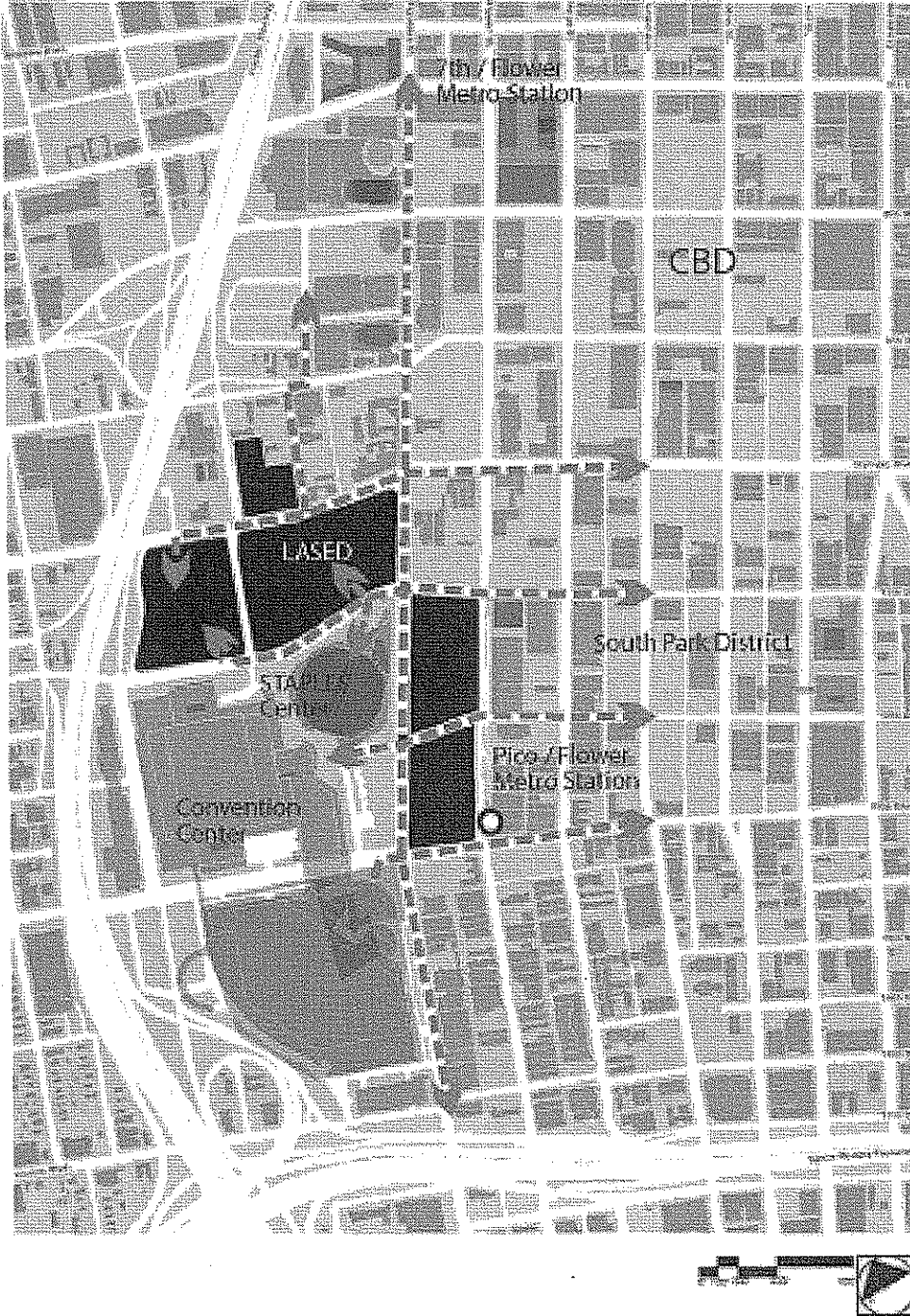
### OPEN SPACE COMPONENTS

- PLAZA / PASEO (94.9 KSF / 2.18 AC)
- TERRACE (141.1 KSF / 3.23 AC)
- PRIVATE SETBACK (25.8 KSF / 0.59 AC)
- CENTRAL PLAZA (30.3 KSF / 0.70 AC)



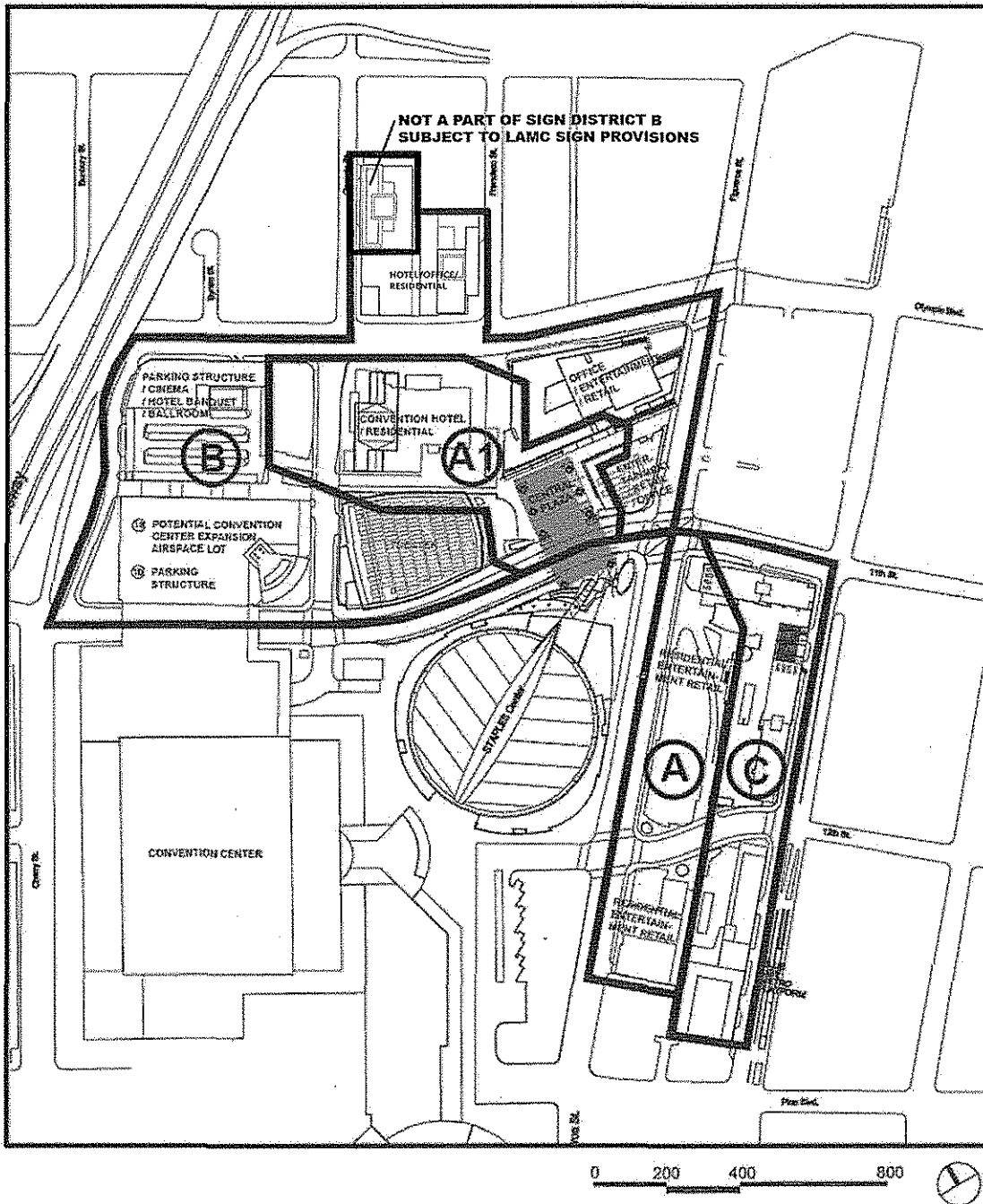
Sec. 12. Exhibit 5 of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, is amended to read:

**EXHIBIT 5  
PEDESTRIAN LINKAGES**



Sec. 13. Map 8 of Section 16 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, is amended to read:

## MAP 8 SIGN DISTRICTS



\* Section 16, Signage, shall not apply to the four parcels described as Lots 20, 21, 22 and 23 as shown on F.J. Nettleton's Subdivision of the Ellis Tract. Thus, all applicable signage-related provisions of the Los Angeles Municipal Code shall apply to those four parcels, including but not limited to, Chapter I, Article 4.4; Chapter II, Article 8, Section 28.00, et seq.; Chapter VI, Article 7, Section 67.00, et seq.; and Chapter IX, Article 1, Division 62.

Sec. 14. Appendix B of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, is amended to read:




**APPENDIX B  
TRIP GENERATION TABLE**

Land Use Type	Units	Inbound	Outbound	Total <sup>1</sup>
Hotel	Rooms	0.163	0.145	0.308
Live Theater	Seats	0.009	0.009	0.018
Entertainment	GSF	0.482	0.257	0.739
Museum	GSF	0.294	0.588	0.882
Restaurants	GSF	2.209	1.091	3.300
Retail	LSF	0.877	0.949	1.827
General Office	GSF	0.194	0.938	1.132
Residential	DU	0.156	0.100	0.256
Sports Broadcast Office	GSF	0.239	0.146	0.385
Cinemas	Seats	0.022	0.039	0.062
Convention Center Expansion	GSF	0.124	0.696	0.820
Production/Technical Office/Studio	GSF	0.142	0.355	0.477

Sec. 15. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of SEP 21 2010.

JUNE LAGMAY, City Clerk

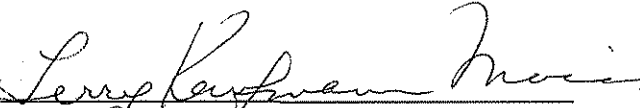
By   
Deputy

Approved OCT 01 2010

  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By   
TERRY KAUFMANN-MACIAS  
Assistant City Attorney

Date SEP 07 2010

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

September 1, 2010

See attached report.

  
Michael J LoGrande  
Director of Planning

File No(s). Council File No. 09-3070

## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 181336 – Amending the Los Angeles Sports and Entertainment District Specific Plan, Ordinance Nos. 174222, 178134, and 179413 for a portion of the Central City Community Plan Area** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **September 21, 2010**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **October 7, 2010** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **October 7, 2010** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **7th** day of **October 2010** at Los Angeles, California.

  
\_\_\_\_\_  
Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **November 16, 2010**

Council File No. **09-3070**