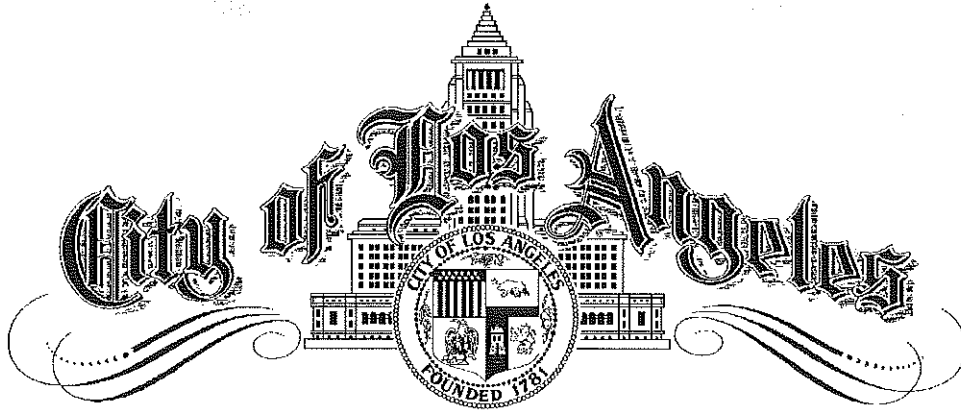


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CARMEN A. TRUTANICH
City Attorney

REPORT NO. R 10 - 0 3 1 1
SEP 0 7 2010

REPORT RE:

**REVISED DRAFT OF ORDINANCE AMENDING THE LOS ANGELES
SPORTS AND ENTERTAINMENT DISTRICT SPECIFIC PLAN**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 09-3070
CPC File No. 2009-2667-SPA-ZC-DA

Honorable Members:

We are transmitting to you for your consideration, approved as to form and legality, a revised draft ordinance that would amend the Los Angeles Sports and Entertainment District Specific Plan (LASED).

Background and Summary of Ordinance Provisions

This office previously submitted a draft ordinance that would amend the LASED to increase the maximum permitted floor area within the Specific Plan from 5,515,101 square feet to 5,827,313 square feet, which is an increase of 312,212 square feet. The increase in floor area would be allocated to Development Site 12 on the Olympic North Subarea of the Plan. The amendment would also transfer 27,508 square feet of unused floor area from Development Site 1 (currently developed with a cinema and conference center); and would transfer 57,830 square feet from Development Site 2 (currently developed with a convention hotel and residences) to Development Site 12. The transfers of floor area (85,338 square feet total), and allocation of new floor area

(312,212 square feet), to Development Site 12 result in 397,550 new square feet of floor area being assigned to that Site. The draft ordinance has both a maximum square footage as well as a trip cap, which is contained within a Specific Plan Equivalency Matrix. The amendment would introduce new uses to Development Site 12 at the Olympic North Subarea to allow for broadcasting and production studio uses along with general office uses and would also increase the currently existing height limit at the Olympic North subarea from 200 feet to 350 feet. The revised draft ordinance corrects typographical errors and inadvertent deletions, including but not limited to, adding the square foot table, located under Map 2; deleting the reference to "Expanded Specific Plan Area" from the key under Map 2; correcting the maximum permissible height for the Figueroa Central Subarea to 575 feet, rather than 494 feet; and adding and revising Exhibit 5, showing pedestrian linkages to include the expanded Olympic North Subarea.

Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved this draft ordinance on behalf of the City Planning Commission and recommended that the City Council adopt it. Should the City Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his report dated August 13, 2010, or by making its own findings.

CEQA Findings

The development encompassed by the LASED was evaluated for environmental impacts under Environmental Impact Report (EIR) Number 2000-3577 (State Clearinghouse No. 2000091046), and certified by the City Council on September 4, 2001. On December 1, 2006, the City Council adopted an addendum in connection with its approval of Ordinance No. 178,134, which amended the LASED. A second addendum was prepared to discuss the potential impacts of additional changes to development permitted by the LASED. On November 30, 2007, the City Council adopted Ordinance No. 179,413, again amending the LASED. On December 21, 2009, the Planning Commission recommended adoption of another LASED amendment, adopted related California Environmental Quality Act (CEQA) findings approving the use of the addendum and concluding that the revised project will not create any new impacts or result in any substantial increase in the severity of previously identified potentially significant impacts, and therefore no additional environmental clearance is required under State CEQA Guidelines 15162, that the previously adopted mitigation monitoring program is adequate for the revised project and that the addendum was prepared in compliance with CEQA. If, after reviewing and considering the EIR and addendum, you agree, you may comply with CEQA by adopting the December 21, 2009, CEQA findings of the City Planning Commission concluding that no additional environmental clearance is required under State CEQA Guidelines Section 15162.

Council Rule 38 Referral

A copy of the final draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety. The Department will report any comments it may have directly to you.

If you have any questions regarding this matter, please contact Deputy City Attorney Terry P. Kaufmann Macias at (213) 978-8233. She or another member of this Office will be present to answer any questions you may have when you consider this matter.

Very truly yours,

CARMEN A. TRUTANICH, City Attorney

By 

DAVID MICHAELSON
Chief Assistant City Attorney

DM/TPKM:pj
Transmittal

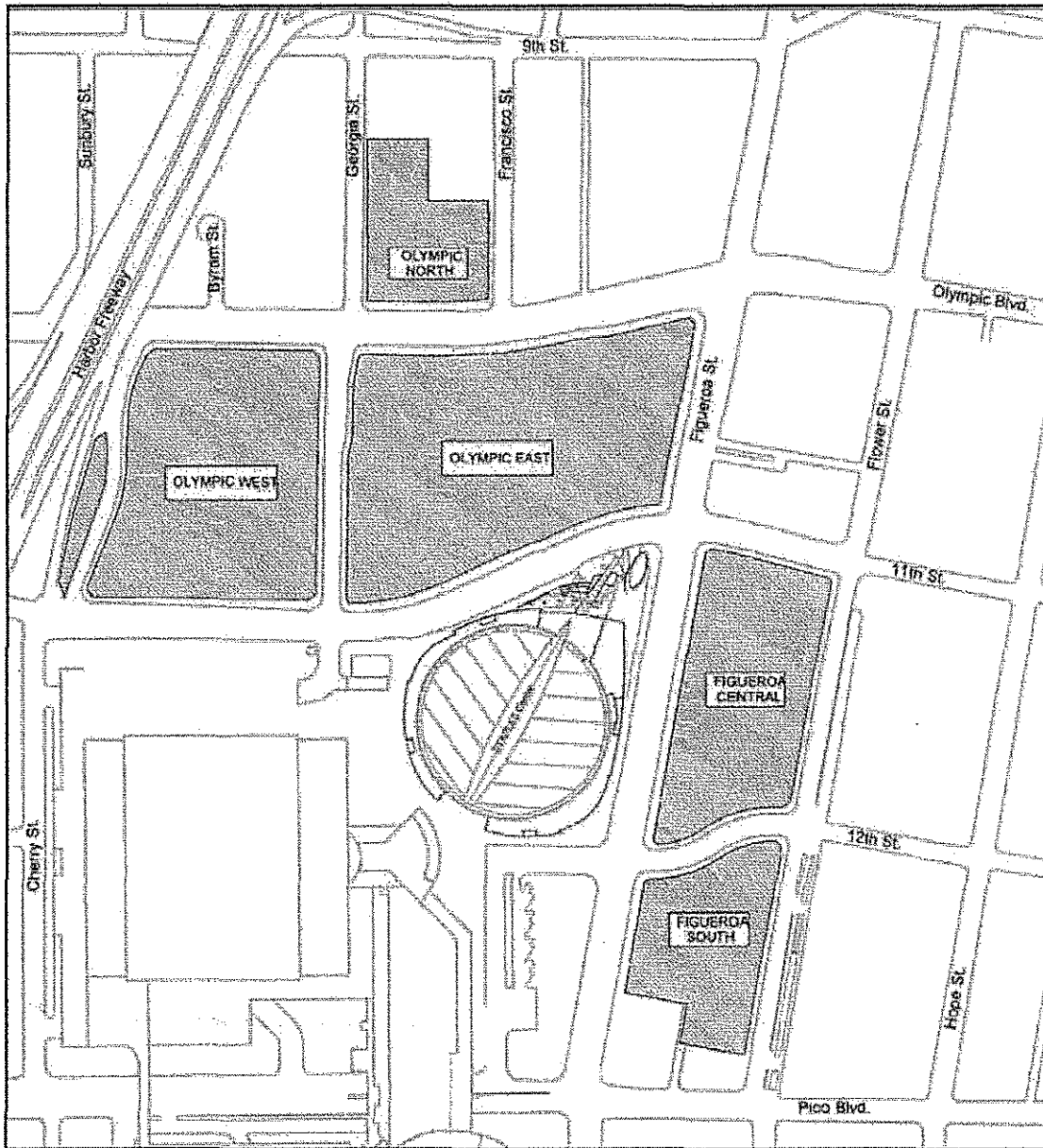
ORDINANCE NO. _____

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.

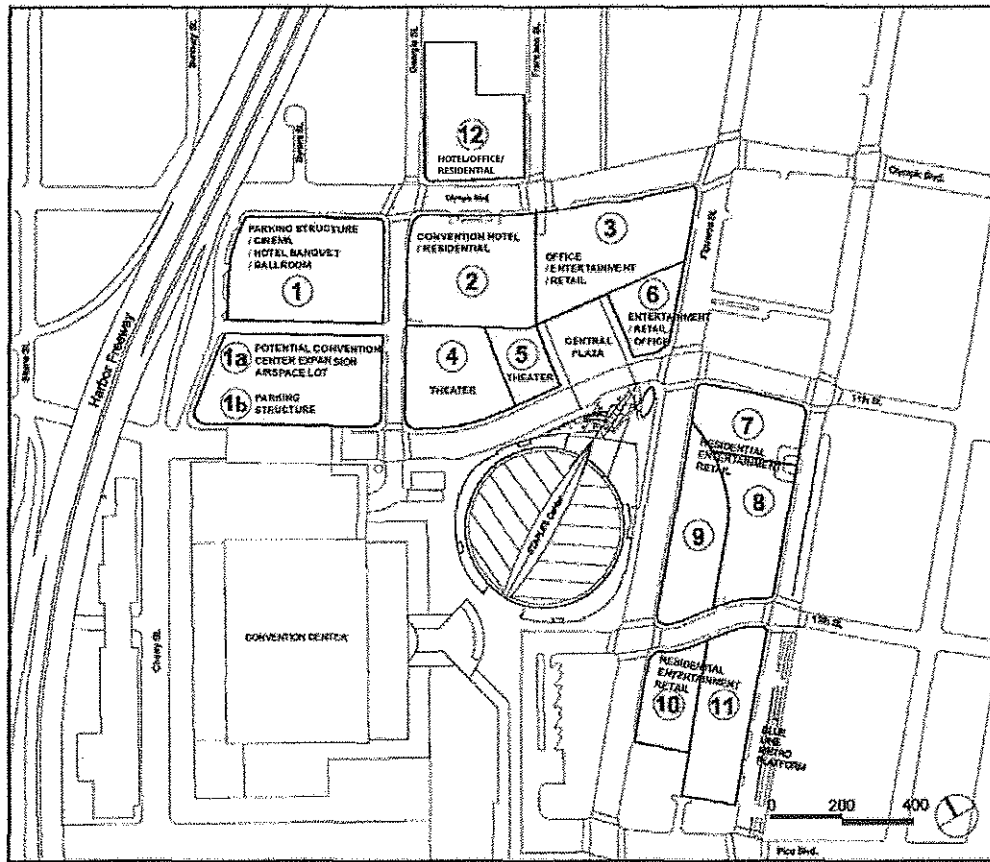
Sec. 5. The table entitled "Equivalency Matrix – Land Use Square Footage Conversion Factors" contained in Section 6 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179, 413, is amended to read:

**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 ¹	0.417 ²	0.349	0.093	0.169	0.272	1.203 ³	0.800	4.968	0.376	0.646	
Live Theater	0.058 ⁴	NA	0.024 ⁵	0.020	0.005	0.010	0.016	0.070 ⁶	0.047	0.290	0.022	0.083	
Entertainment	2.399 ⁷	41.056 ⁸	NA	0.838	0.224	0.404	0.653	2.887 ⁹	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 ¹⁰	14.222 ¹¹	0.346 ¹²	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:

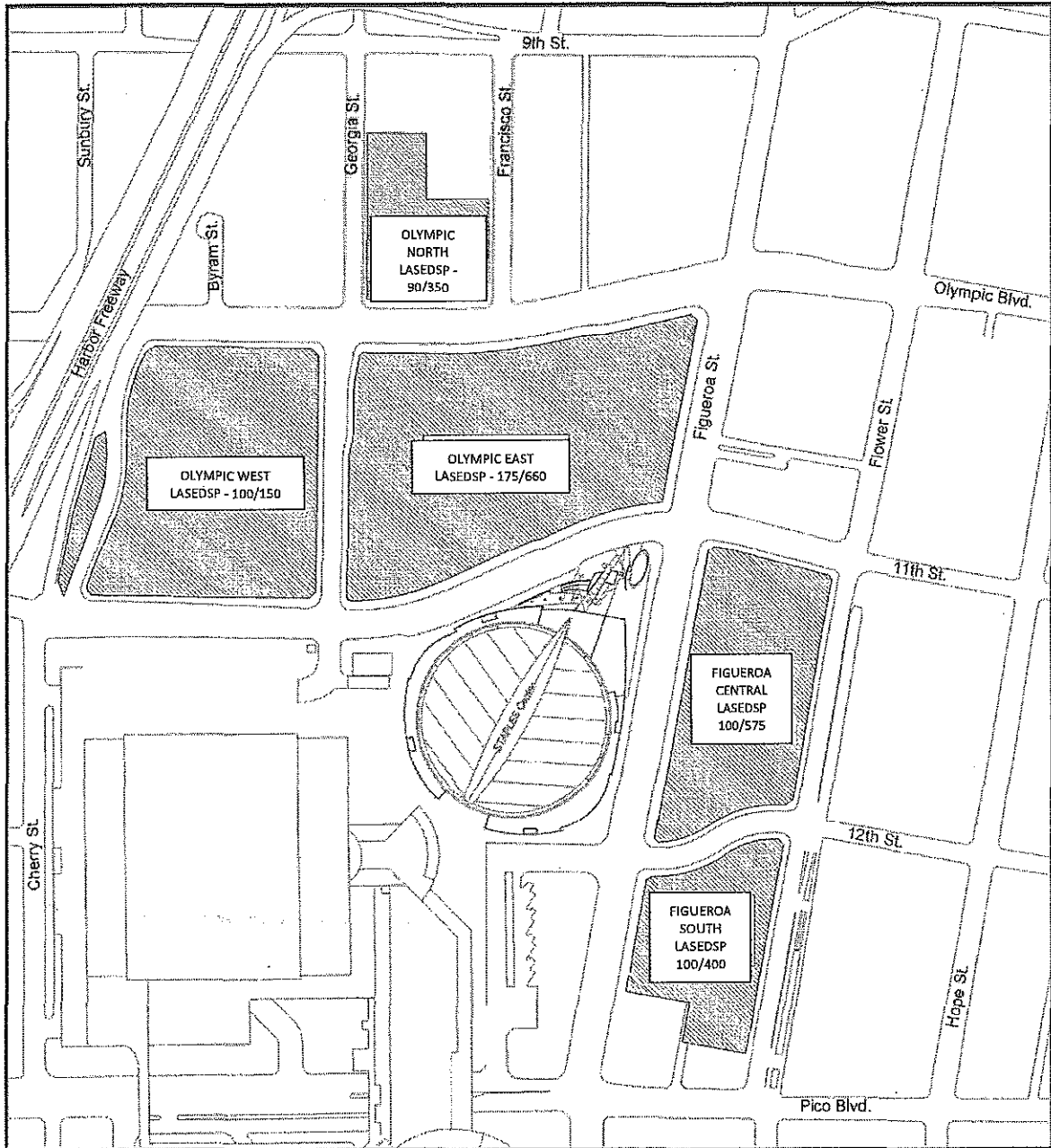
MAP 2 SPECIFIC PLAN LAND USE MAP



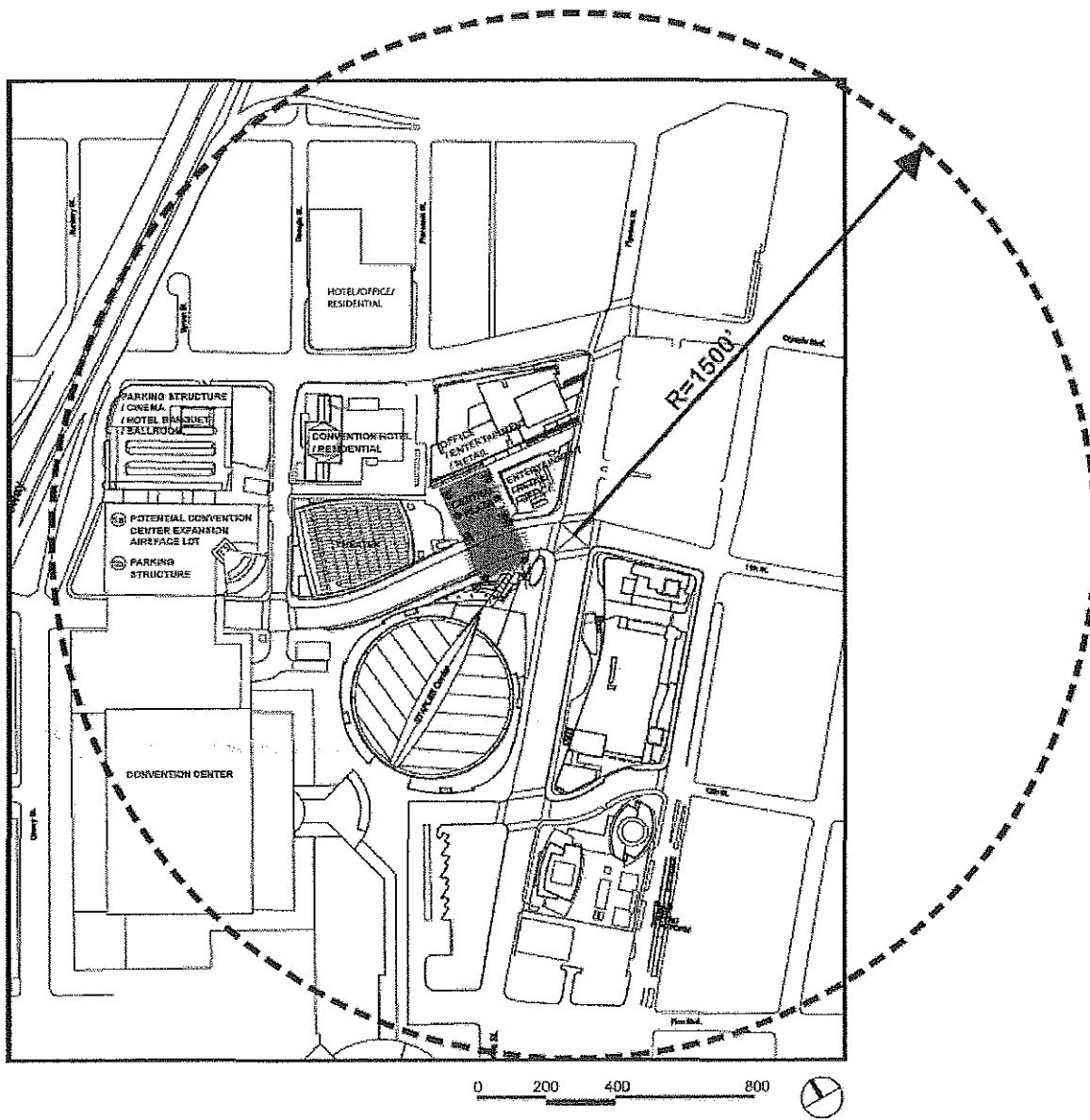
DEVELOPMENT SITE	USE						TOTAL (SF)
	Convention Ct. Exp (SF)	Cinema (SF)	Hotel and Ballroom (SF)	Office (SF)	Residential (SF)	Retail/Ent./Restaurant (SF)	
1		127,327	170,165				297,492
1a	250,000						250,000
1b*							0
2			805,065 (1,001 rooms)		503,105 (224 DU)		1,308,170
3				170,500		237,700	408,200
4 & 5						195,500	195,500
6				75,300		37,000	112,300
7-9			207,376 (222 rooms)		1,009,439 (860 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
Total (SF)	250,000	127,327	1,389,106 (1,498 rooms)	847,600	2,423,794 (1,797 DU)	789,486	5,827,313
Total Specific Plan							

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:

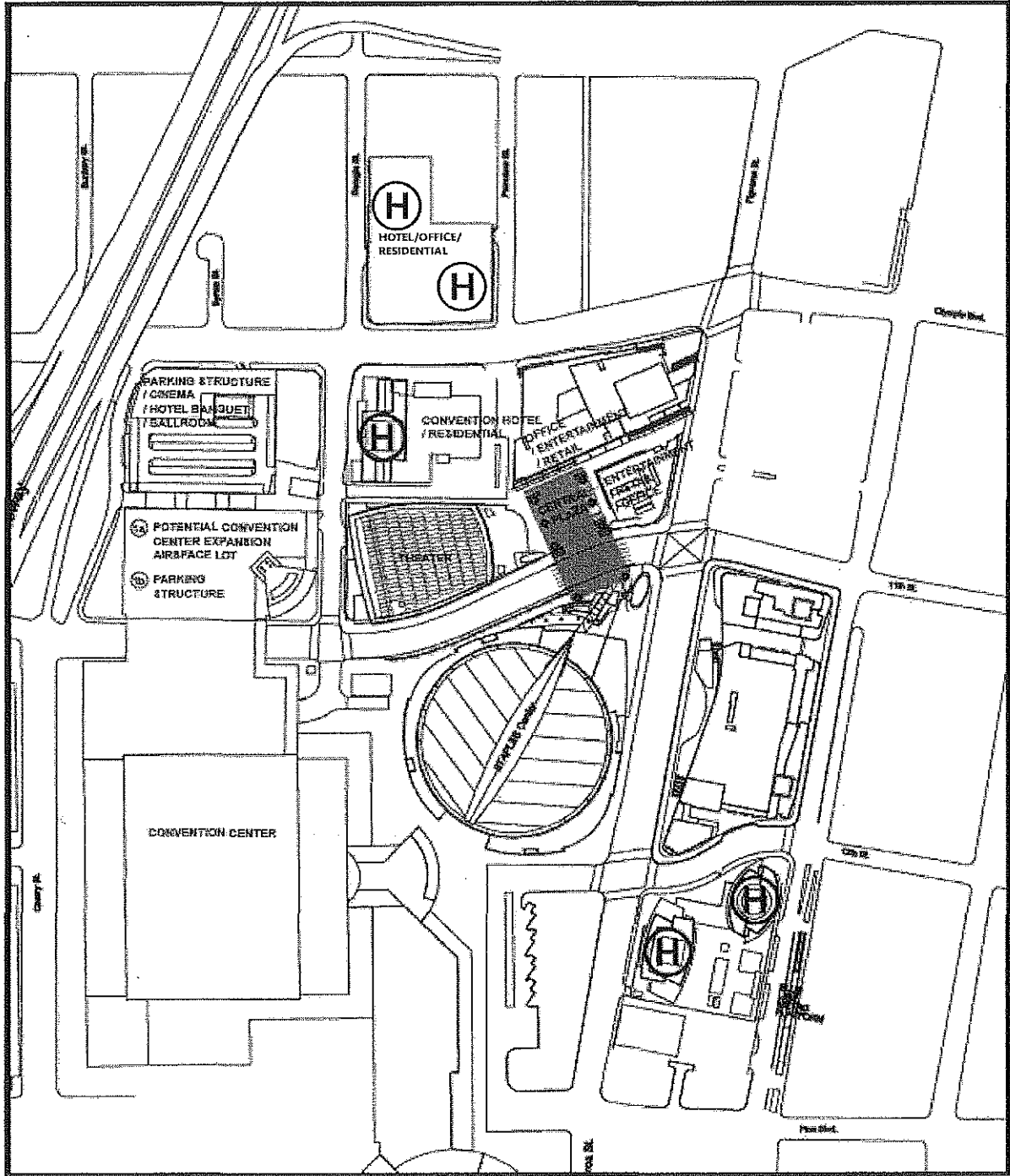
MAP 3 SUBAREAS



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:

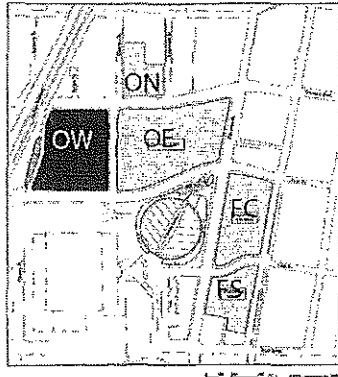
3. Olympic North Subarea. The maximum permitted height and setback of any Project on a lot within the Olympic North Subarea, as shown on Map 3 and Exhibit 4a, shall be limited as follows:

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.

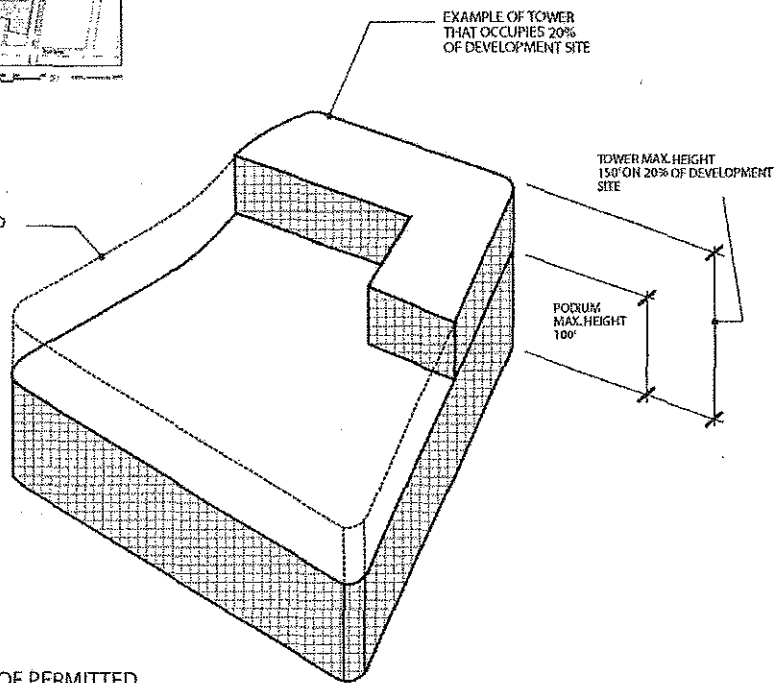
Sec. 10. Exhibits 1, 2, 3, 4, and 4a of Subsection B of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance No. 178,134, are amended to read:

EXHIBIT1
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC WEST SUBAREA



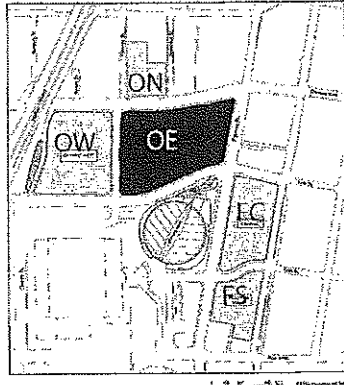
SUB-AREA LOCATION

TOWER MAY BE LOCATED ANYWHERE WITHIN THIS ENVELOPE

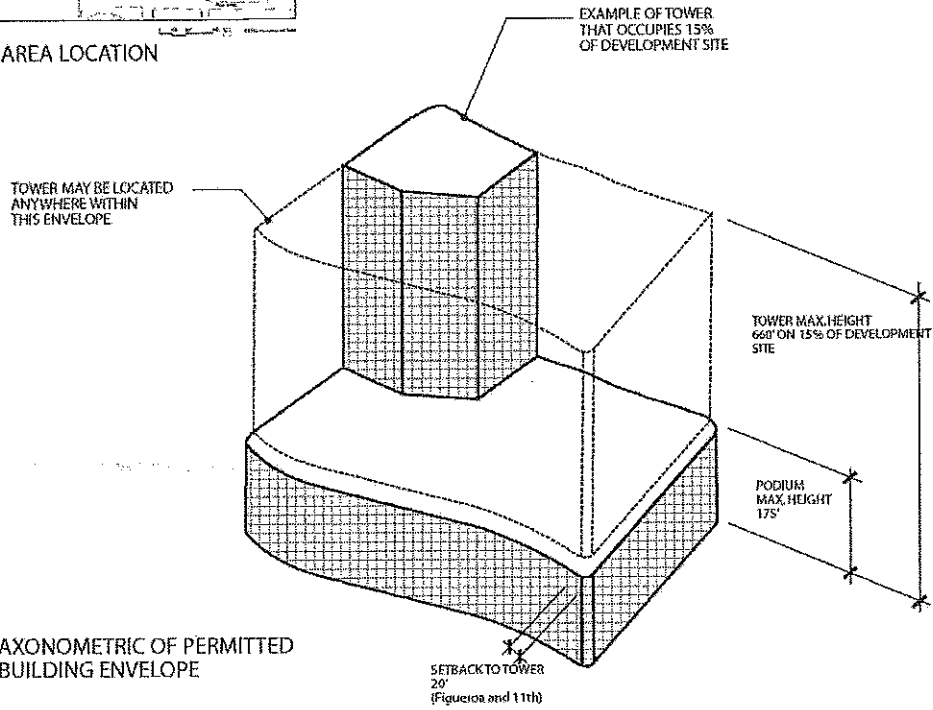


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXHIBIT2
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC EAST SUBAERA

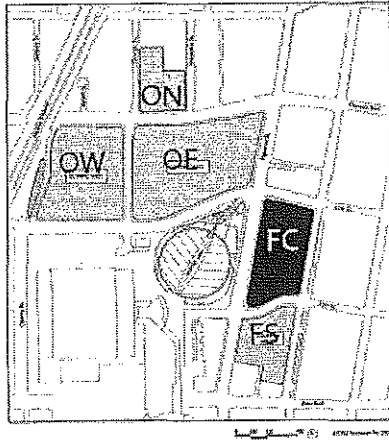


SUB-AREA LOCATION

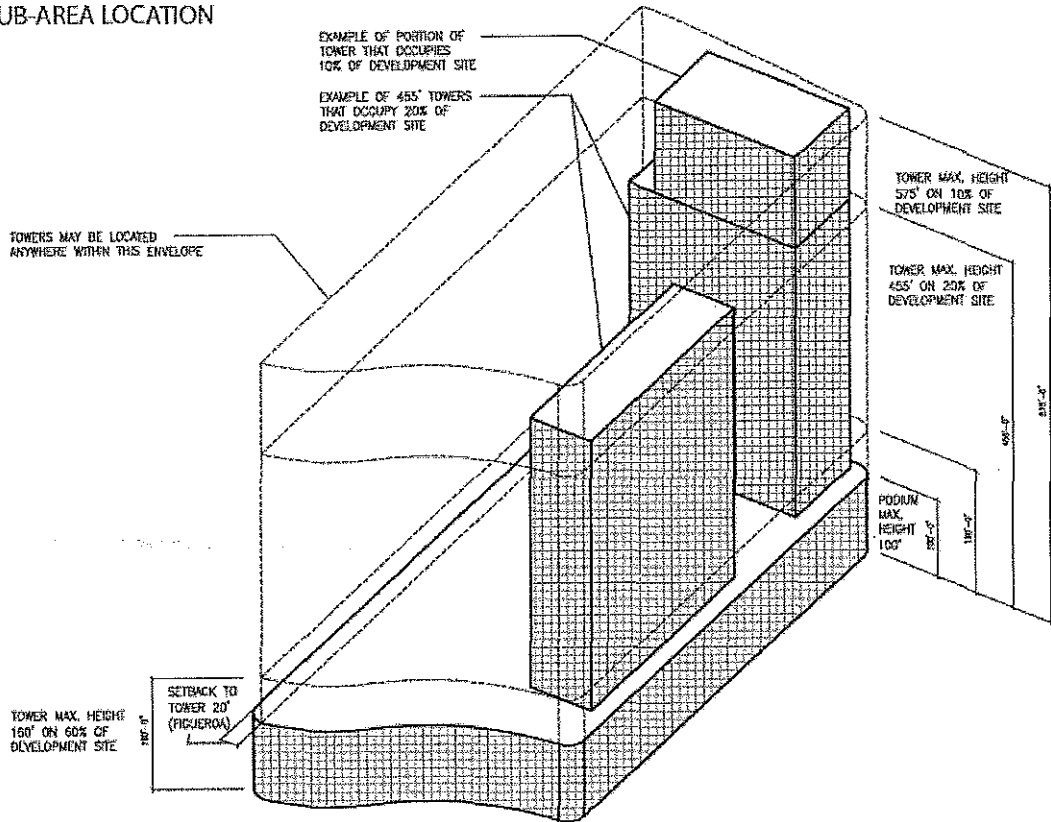


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXHIBIT 3 ALLOWABLE BUILDING HEIGHT & MASSING FIGUEROA CENTRAL SUBAREA

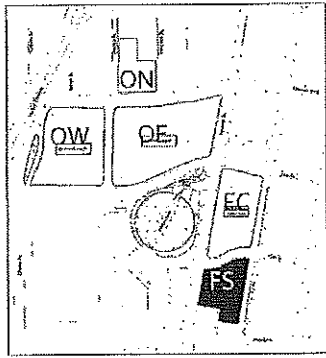


SUB-AREA LOCATION



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

EXHIBIT 4
ALLOWABLE BUILDING HEIGHT & MASSING
FIGUEROA SOUTH SUBAREA



SUB-AREA LOCATION

TOWER MAY BE LOCATED ANYWHERE WITHIN THIS ENVELOPE

SETBACK TO TOWER 20' (Figueroa)

AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

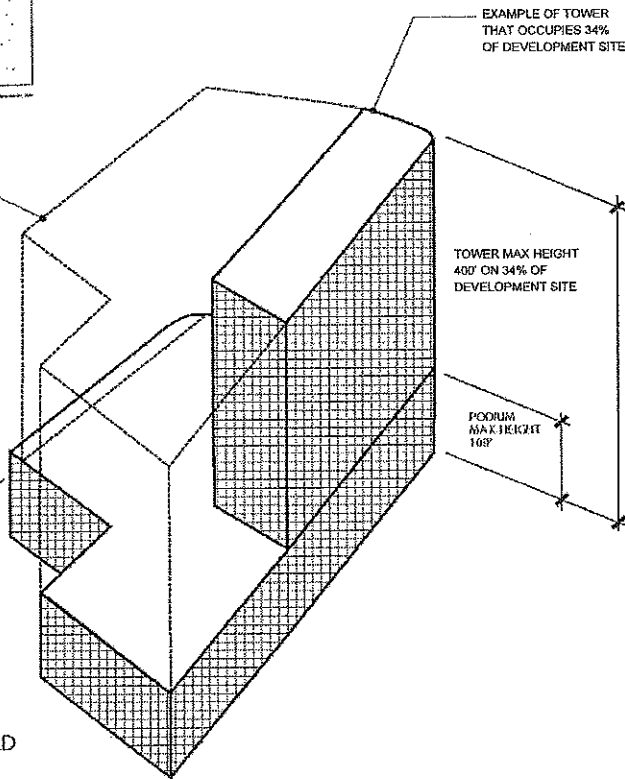
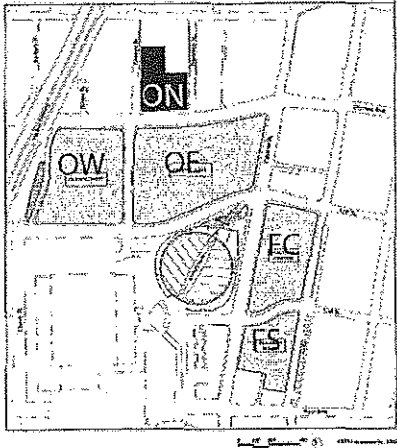
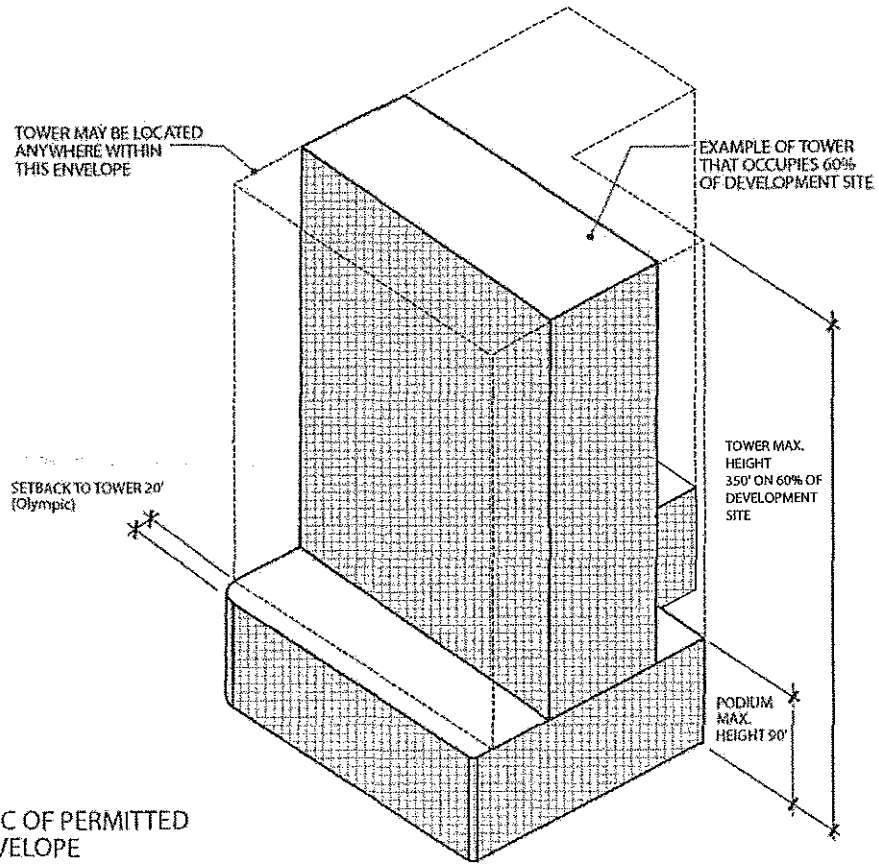


EXHIBIT4A
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC NORTH SUBAREA



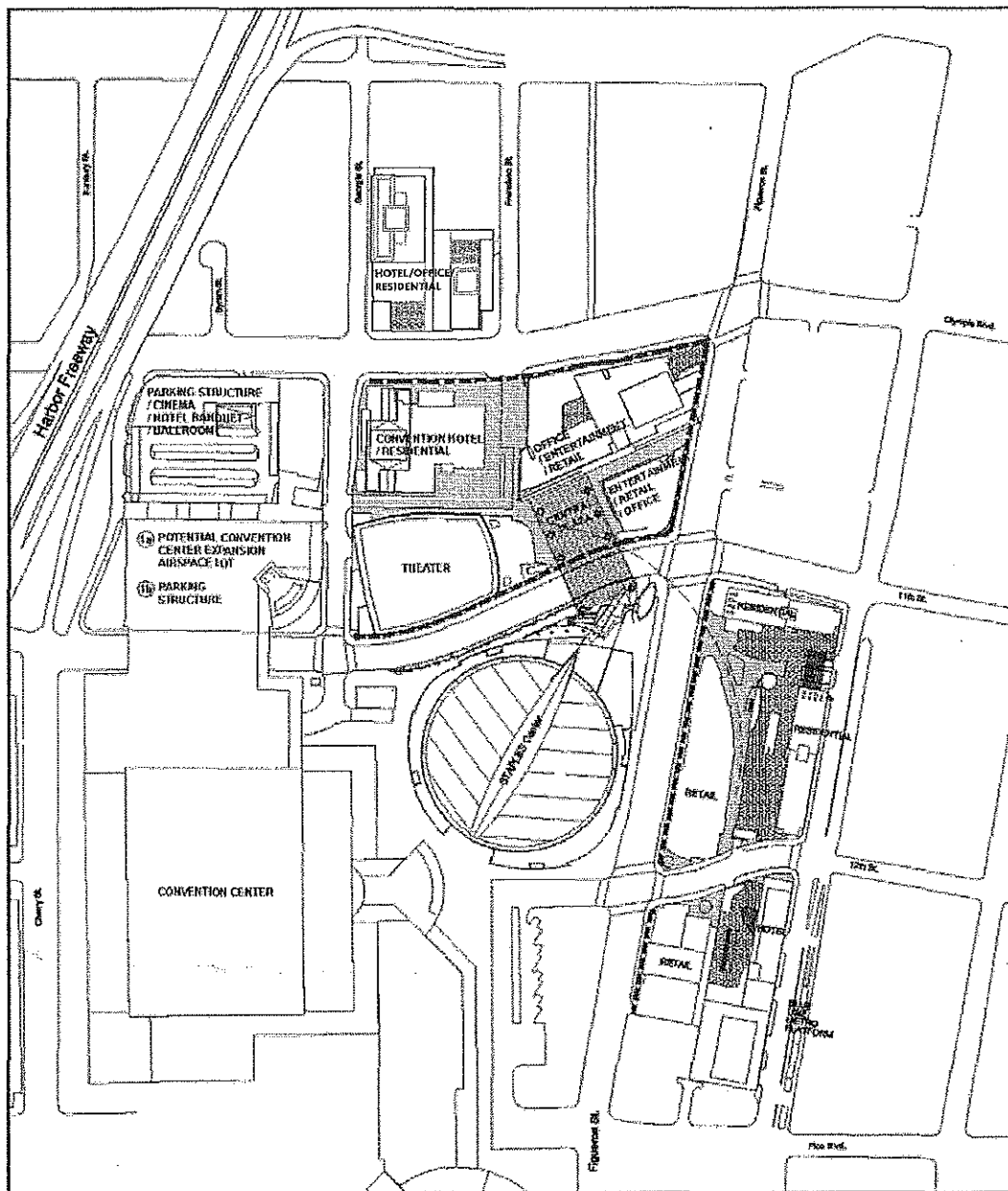
SUB-AREA LOCATION



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

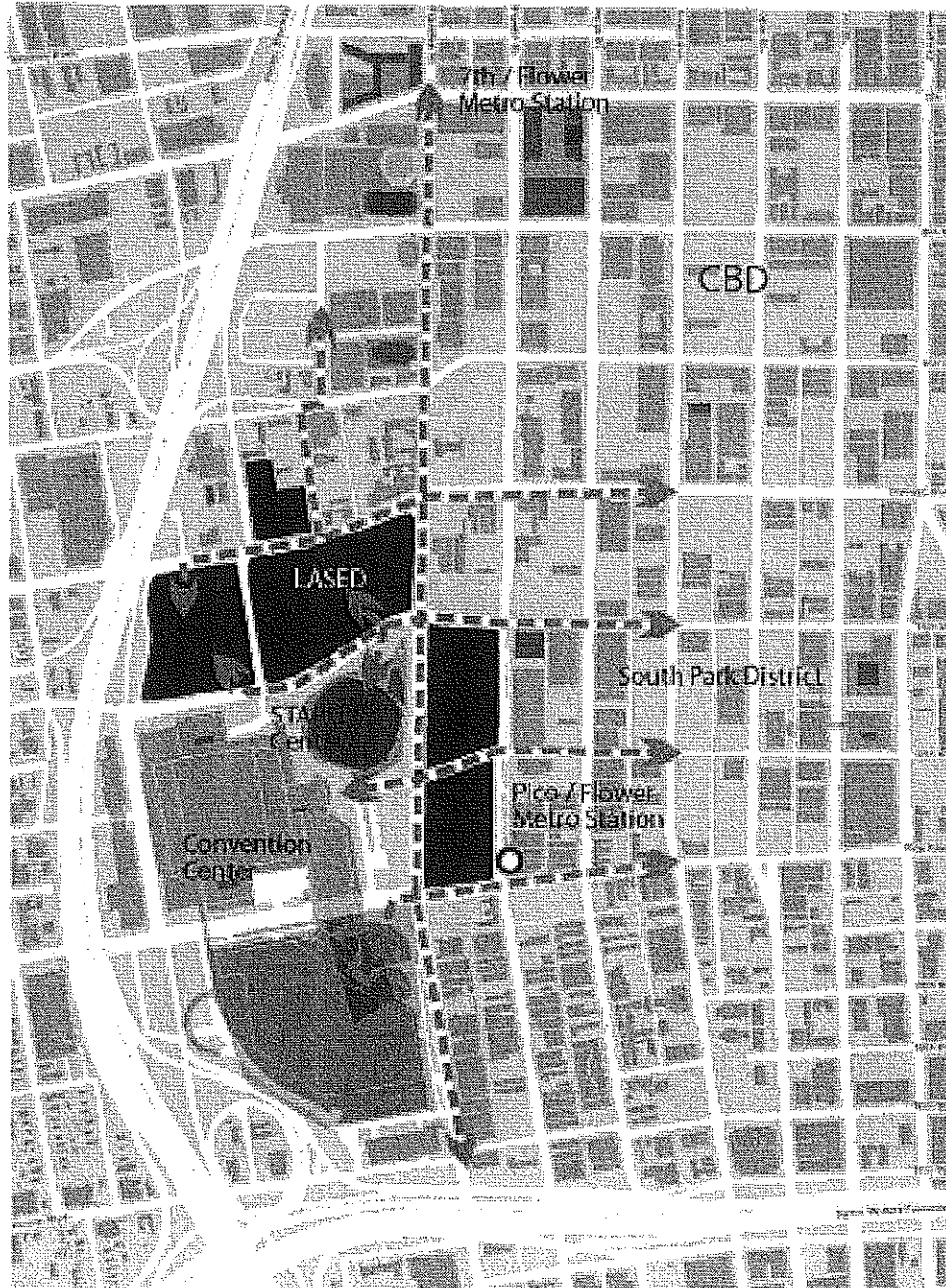
- PLAZA / PASEO (94.9 KSF / 2.18 AC)
- TERRACE (141.1 KSF / 3.23 AC)
- PRIVATE SETBACK (25.8 KSF / 0.59 AC)
- CENTRAL PLAZA (30.3 KSF / 0.70 AC)

0 200 400 800



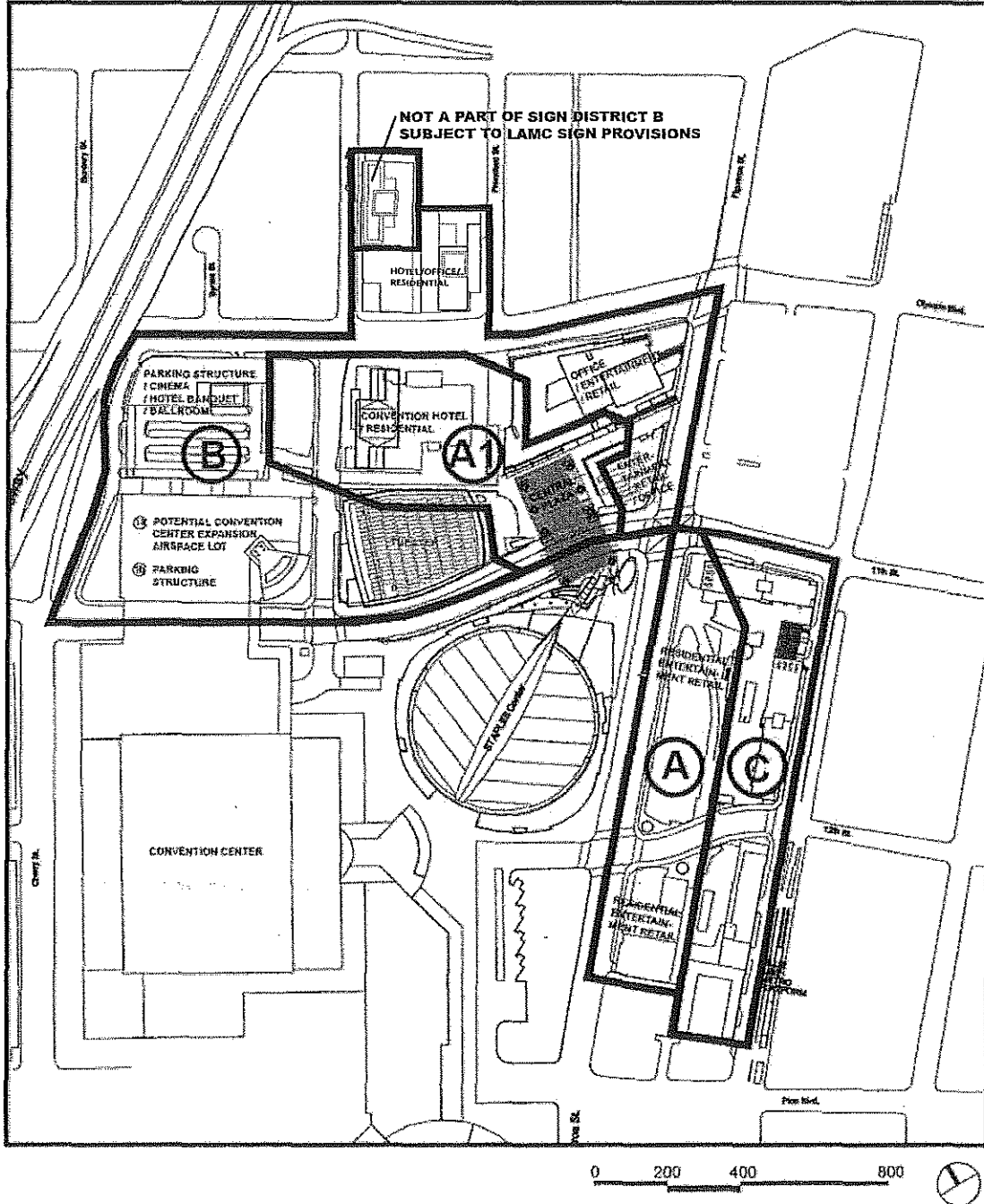
Sec. 12. Exhibit 5 of Section 10 of the Los Angeles Sports and Entertainment District Specific Plan, Ordinance No. 174,224, as amended by Ordinance Nos. 178,134 and 179,413, is amended to read:

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 ¹
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 _____.

JUNE LAGMAY, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By *Terry Kaufmann Macias*
TERRY KAUFMANN-MACIAS
Assistant City Attorney

Date SEP 07 2010

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

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.

Ken J. Kell (fa)
Michael J LoGrande
Director of Planning