



Patrice Lattimore <patrice.lattimore@lacity.org>

Comments to 9.28.2012 Council Agenda No. 6-CF11-0023 Environmental Impact Report, GPA. Specific Plan and Related Actions to the Convention and Event Center

1 message

Joyce Dillard <dillardjoyce@yahoo.com>

Fri, Sep 28, 2012 at 10:12 AM

Reply-To: Joyce Dillard <dillardjoyce@yahoo.com>

To: Alan Alietti <alan.alietti@lacity.org>, Patrice Lattimore <patrice.lattimore@lacity.org>, The Honorable Eric Garcetti <Councilmember.Garcetti@lacity.org>, "The Honorable Dennis P. Zine" <councilmember.zine@lacity.org>, The Honorable Tom LaBonge <councilmember.labonge@lacity.org>, The Honorable Tony Cardenas <councilmember.cardenas@lacity.org>, "The Honorable Bernard C. Parks" <councilmember.parks@lacity.org>, The Honorable Ed Reyes <councilmember.reyes@lacity.org>, The Honorable Richard Alarcón <councilmember.alarcon@lacity.org>, The Honorable Jan Perry <councilmember.perry@lacity.org>, "The Honorable Herb J. Wesson Jr." <councilmember.wesson@lacity.org>, The Honorable Bill Rosendahl <councilmember.rosendahl@lacity.org>, The Honorable Jose Huizar <councilmember.huizar@lacity.org>, The Honorable Paul Koretz <Paul.Koretz@lacity.org>, The Honorable Carmen Trutanich <CTrutanich@lacity.org>, The Honorable Paul Krekorian <Councilmember.Krekorian@lacity.org>, The Honorable Mitchell Englander <councilmember.englander@lacity.org>, The Honorable Joe Buscaino <councilmember.buscaino@lacity.org>

The City Attorney Report dated September 14, 2012 shows this file under Case No. CPC-2012-849-GPA-VZC-SP-SN-DA in one file and but is a new case under CPC-2012-2311-DA. The Case File in the City Planning Department shows that this file relates to Master Land Use Permit Application CPC-2012-0851-SP-DA.

There has been no consideration for this case, under CPC CPC-2012-2311-DA. in the September 14, 2012 City Planning Commission Hearing.

Master Land Use Permit Application CPC-2012-849-GPA-VZC-SP-SN-DA is for the addresses:

1111, 1191, 1201, 1269, 1301 S. FIGUEROA STREET,
1000 W. OLYMPIC BOULEVARD
1206 PICO BOULEVARD

You have not reviewed the legality of the Master Land Use Permit Application CPC-2012-849-GPA-VZC-SP-SN-DA for Parcel No. 5138-016-914. The Applicant is:

LA CONVENTION HALL LLC
LA EVENT CENTER LLC

for:

General Plan Amendment
Vesting Zone Change
Specific Plan
Sign District
Development Agreement

Development Agreement Amendment

for Parcel Number

5138016914 (Gilbert Lindsay Plaza)

The APPLICANT has no legal authority to even make this request. They are NOT lessees of:

5138-016-908 (Parking Lot)

5138-016-909 (Parking Lot)

5138-016-912 (Convention Center)

5138-016-914 (Gilbert Lindsay Plaza)

You are deliberately allowing a false application to proceed without the legal authority to approve changes to the property under the LOS ANGELES CONVENTION AND EXHIBITION CENTER AUTHORITY (AUTHORITY).

You have debt remaining on the construction of the CONVENTION CENTER, which is the responsibility of the AUTHORITY.

The CITY OF LOS ANGELES is a lessee.

The Convention Center certificates of participation and lease revenue bonds outstanding at June 30, 2011, were \$450,965,000. Annual debt service requirements to maturity for the Convention Center lease revenue bonds through 2025 are \$576,468,000.

You have not received the approval from the AUTHORITY to proceed.

This request has been erroneously presented as a Transit-Oriented District TOD. The Mitigation Measures clearly show that any TOD is minimized to the needs of Roads and Circulation Infrastructure. The Public has been limited due to SB292 to review this project under the rights of appeal and due process.

The Development Agreement is for:

LA EVENT CENTER LLC

LA PARKING STRUCTURES LLC

LA PARKING STRUCTURES LLC was incorporated in the State of Delaware on August 27, 2012 and does not appear on the website of the California Secretary of State.

The General Plan Amendment was initiated September 13, 2012 and did not go through due process for the public. There also appears another entity that has not had due process for the public:

LA NEW HALL, LLC

This transaction does not protect the PUBLIC TRUST and jeopardizes the City of Los Angeles financially, its Citizens and Taxpayers.

Deny this Ordinance and related Reports.

Joyce Dillard
P.O Box 31377
Los Angeles, CA 90031


Attachments:


Master Land Use Permit Application CPC-2012-0849-GPA-VZC-SP-SN-DA
5138016

Initiation Request for Amendment to GP Zoning 9.13.2012

3 attachments

 **Master Land Use Permit Application CPC-2012-0849-GPA-VZC-SP-SN-DA.pdf**
1581K

 **5138016.pdf**
40K

 **Initiation Request for Amendment to GP Zoning 9.13.2012.pdf**
458K



Patrice Lattimore <patrice.lattimore@lacity.org>

Comments to 9.28.2012 Council Agenda No. 4-CF 11-0023 City of Los Angeles and L.A. Arena Land Company, LLC, Flower Holding, LLC, ETAL Amendment to

1 message

Joyce Dillard <dillardjoyce@yahoo.com>

Fri, Sep 28, 2012 at 10:07 AM

Reply-To: Joyce Dillard <dillardjoyce@yahoo.com>

To: Alan Alietti <alan.alietti@lacity.org>, Patrice Lattimore <patrice.lattimore@lacity.org>, The Honorable Eric Garcetti <Councilmember.Garcetti@lacity.org>, "The Honorable Dennis P. Zine" <councilmember.zine@lacity.org>, The Honorable Tom LaBonge <councilmember.labonge@lacity.org>, The Honorable Tony Cardenas <councilmember.cardenas@lacity.org>, "The Honorable Bernard C. Parks" <councilmember.parks@lacity.org>, The Honorable Ed Reyes <councilmember.reyes@lacity.org>, The Honorable Richard Alarcón <councilmember.alarcon@lacity.org>, The Honorable Jan Perry <councilmember.perry@lacity.org>, "The Honorable Herb J. Wesson Jr." <councilmember.wesson@lacity.org>, The Honorable Bill Rosendahl <councilmember.rosendahl@lacity.org>, The Honorable Jose Huizar <councilmember.huizar@lacity.org>, The Honorable Paul Koretz <Paul.Koretz@lacity.org>, The Honorable Carmen Trutanich <CTrutanich@lacity.org>, The Honorable Paul Krekorian <Councilmember.Krekorian@lacity.org>, The Honorable Mitchell Englander <councilmember.englender@lacity.org>, The Honorable Joe Buscaino <councilmember.buscaino@lacity.org>

The City Attorney Report dated September 14, 2012 shows this file under Case No. CPC-2012-849-GPA-VZC-SP-SN-DA but is a new case under CPC-2012-2322-DA. The Case File in the City Planning Department shows that this file relates to Master Land Use Permit Application CPC-2012-0851-SP-DA.

There has been no consideration for this case, under CPC-2012-2322-DA in the September 14, 2012 City Planning Commission Hearing

Master Land Use Permit Application CPC-2012-849-GPA-VZC-SP-SN-DA is for the addresses:

1111, 1191, 1201, 1269, 1301 S. FIGUEROA STREET,
1000 W. OLYMPIC BOULEVARD
1206 PICO BOULEVARD

You have not reviewed the legality of the Master Land Use Permit Application CPC-2012-849-GPA-VZC-SP-SN-DA for Parcel No. 5138-016-914. The Applicant is:

LA CONVENTION HALL LLC
LA EVENT CENTER LLC

for:

General Plan Amendment
Vesting Zone Change
Specific Plan
Sign District
Development Agreement

Development Agreement Amendment

for Parcel Number

5138016914 (Gilbert Lindsay Plaza)

Draft Ordinance is for:

Second Amendment to Development Agreement (Second Amendment) by and among the City of Los Angeles (City), L.A. Arena Land Company, LLC, successor in interest to L.A. Arena Land Company, Inc. and L.A. Arena Funding, LLC, as partial successor in interest to L.A. Arena Land Company, Inc., relating to real property in the Central City Community Plan and the Convention and Event Center Specific Plan areas, which is hereby incorporated by reference.

to:

- (1) amend the legal description of the Property to remove therefrom those portions of the Property that have been released from the Arena Ground Lease pursuant to the First Amendment to Arena Ground Lease; and
- (2) amend the definition of "Project Approvals" to be consistent with the Convention and Event Center Approval.

The APPLICANT has no legal authority to even make this request. They are NOT lessees of:

5138-016-908 (Parking Lot)

5138-016-909 (Parking Lot)

5138-016-912 (Convention Center)

5138-016-914 (Gilbert Lindsay Plaza)

You are deliberately allowing a false application to proceed without the legal authority to approve changes to the property under the LOS ANGELES CONVENTION AND EXHIBITION CENTER AUTHORITY (AUTHORITY).

You have debt remaining on the construction of the CONVENTION CENTER, which is the responsibility of the AUTHORITY.

The CITY OF LOS ANGELES is a lessee.

The Convention Center certificates of participation and lease revenue bonds outstanding at June 30, 2011, were \$450,965,000. Annual debt service requirements to maturity for the Convention Center lease revenue bonds through 2025 are \$576,468,000.

You have not received the approval from the AUTHORITY to proceed.

The Applicant has no authority to request an Amendment to Los Angeles Sports and Entertainment District Specific Plan LASED for the Convention Center property.

This Amendment releases 250,000 square feet of LASED restricted for Convention Center Expansion (Olympic West Properties) in Olympic West Sub-Area. There is not a request from the AUTHORITY to release this restriction as they have not approved a Convention Center

Expansion.

The original intent of this property was a CENTRAL LIBRARY replacement as well as a CONVENTION CENTER EXPANSION.

Federal taxpayer dollars, in the form of Community Development Block Grants were involved in a very complex transaction involving the Community Redevelopment Agency CRALA for over \$40,000,000.

COMMUNITY REDEVELOPMENT AGENCY OF LOS ANGELES CRALA is an original party with jurisdiction over the CONVENTION CENTER EXPANSION airspace for Total Floor to Area Ration TFAR.

There are has been no accounting to the Public of the results of that complex deal.

This transaction does not protect the PUBLIC TRUST and jeopardizes the City of Los Angeles financially, its Citizens and Taxpayers.

Deny this Ordinance and related Reports.


Joyce Dillard
P.O Box 31377
Los Angeles, CA 90031

Attachments:

Master Land Use Permit Application CPC-2012-0849-GPA-VZC-SP-SN-DA
5138016

2 attachments

 **Master Land Use Permit Application CPC-2012-0849-GPA-VZC-SP-SN-DA.pdf**
1581K

 **5138016.pdf**
40K



Patrice Lattimore <patrice.lattimore@lacity.org>

Comments to 9.28.2012 Council Agenda No. 3-CF 11-0023 STAPLES Center Development Agreement & LA Land Arena Company Inc.

1 message

Joyce Dillard <dillardjoyce@yahoo.com>

Fri, Sep 28, 2012 at 10:05 AM

Reply-To: Joyce Dillard <dillardjoyce@yahoo.com>

To: Alan Alietti <alan.alietti@lacity.org>, Patrice Lattimore <patrice.lattimore@lacity.org>, The Honorable Eric Garcetti <Councilmember.Garcetti@lacity.org>, "The Honorable Dennis P. Zine" <councilmember.zine@lacity.org>, The Honorable Tom LaBonge <councilmember.labonge@lacity.org>, The Honorable Tony Cardenas <councilmember.cardenas@lacity.org>, "The Honorable Bernard C. Parks" <councilmember.parks@lacity.org>, The Honorable Ed Reyes <councilmember.reyes@lacity.org>, The Honorable Richard Alarcón <councilmember.alarcon@lacity.org>, The Honorable Jan Perry <councilmember.perry@lacity.org>, "The Honorable Herb J. Wesson Jr." <councilmember.wesson@lacity.org>, The Honorable Bill Rosendahl <councilmember.rosendahl@lacity.org>, The Honorable Jose Huizar <councilmember.huizar@lacity.org>, The Honorable Paul Koretz <Paul.Koretz@lacity.org>, The Honorable Carmen Trutanich <CTrutanich@lacity.org>, The Honorable Paul Krekorian <Councilmember.Krekorian@lacity.org>, The Honorable Mitchell Englander <councilmember.englander@lacity.org>, The Honorable Joe Buscaino <councilmember.buscaino@lacity.org>

The City Attorney Report dated September 14, 2012 shows this file under Case No. CPC-2012-0851-SP-DA in one report and CPC-2012-849-GPA-VZC-SP-SN-DA in another but it is a new case under CPC-2012-2398-DA.

There has been no consideration for this case, under CPC-2012-2398-DA in the September 14, 2012 City Planning Commission Hearing.

Master Land Use Permit Application CPC-2012-0851-SP-DA is for the addresses:

1000 W. OLYMPIC BOULEVARD
1015 S. GEORGIA STREET
1005 W. CHICK HEARN COURT

You have not reviewed the legality of the Master Land Use Permit Application CPC-2012-0851-SP-DA for Parcel No. 5138-007-BRK. The Applicant is:

LA ARENA LAND COMPANY LLC

for:

Specific Plan Amendment
Development Agreement Amendment

The Development Agreement Amendment in this Draft Ordinance is for:

Second Amendment to Third Amended and Restated Development Agreement with the CITY OF LOS ANGELES, L.A. ARENA LAND COMPANY, LLC, FLOWER HOLDINGS, LLC, OLYMPIC AND GEORGIA PARTNERS, LLC, LA LIVE THEATRE, LLC, LA LIVE PROPERTIES, LLC, FIDM RESIDENTIAL, INC., AND FIG CENTRAL FEE OWNER, LLC

COMMUNITY REDEVELOPMENT AGENCY OF LOS ANGELES CRALA is an original party with jurisdiction over the CONVENTION CENTER EXPANSION airspace for Total Floor to Area Ration TFAR. CRALA is now under the authority of the CRALA, Designated Local Authority and the State of California.

The property in the Draft Ordinance is:

5138-016-912 (Convention Center)

5138-016-913 (Staples Center)

5138-007-BRK

Convention Center Expansion Airspace Olympic West Properties

There is no legal justification to approve the CONVENTION AND EVENT CENTER as there has been no approval from the Governing Body LOS ANGELES CONVENTION AND EXHIBITION CENTER AUTHORITY (AUTHORITY).

CONVENTION CENTER property CANNOT be transferred to the STAPLES CENTER, as requested. The AUTHORITY is the governing body and has not approved this transaction.

There are has been no accounting to the Public of the results of that complex deal.

This transaction does not protect the PUBLIC TRUST and jeopardizes the City of Los Angeles financially, its Citizens and Taxpayers.

Deny this Ordinance and related Reports.


Joyce Dillard
P.O Box 31377
Los Angeles, CA 90031


Attachments

Master Land Use Permit Application CPC-2012-0851-SP-DA
5138007
5138016

3 attachments

 Master Land Use Permit Application CPC-2012-0851-SP-DA.pdf
723K

 5138007.pdf
62K

 5138016.pdf
40K



Patrice Lattimore <patrice.lattimore@lacity.org>

Comments to 9.28.2012 Council Agenda No. 2-CF 11-0023 L.A. Event Center, LLC and L.A. Parking Structures, LLC Development Agreement

1 message

Joyce Dillard <dillardjoyce@yahoo.com>

Fri, Sep 28, 2012 at 9:57 AM

Reply-To: Joyce Dillard <dillardjoyce@yahoo.com>

To: Alan Alietti <alan.alietti@lacity.org>, Patrice Lattimore <patrice.lattimore@lacity.org>, The Honorable Eric Garcetti <Councilmember.Garcetti@lacity.org>, "The Honorable Dennis P. Zine" <councilmember.zine@lacity.org>, The Honorable Tom LaBonge <councilmember.labonge@lacity.org>, The Honorable Tony Cardenas <councilmember.cardenas@lacity.org>, "The Honorable Bernard C. Parks" <councilmember.parks@lacity.org>, The Honorable Ed Reyes <councilmember.reyes@lacity.org>, The Honorable Richard Alarcón <councilmember.alarcon@lacity.org>, The Honorable Jan Perry <councilmember.perry@lacity.org>, "The Honorable Herb J. Wesson Jr." <councilmember.wesson@lacity.org>, The Honorable Bill Rosendahl <councilmember.rosendahl@lacity.org>, The Honorable Jose Huizar <councilmember.huizar@lacity.org>, The Honorable Paul Koretz <Paul.Koretz@lacity.org>, The Honorable Carmen Trutanich <CTrutanich@lacity.org>, The Honorable Paul Krekorian <Councilmember.Krekorian@lacity.org>, The Honorable Mitchell Englander <councilmember.englender@lacity.org>, The Honorable Joe Buscaino <councilmember.buscaino@lacity.org>

The City Attorney Report dated September 27, 2012 shows this file under Case No. CPC-2012-0851-SP-DA. The City Attorney Report dated September 14, 2012 shows this file under Case No. CPC-2012-0849-GPA-VZC-SP-SN-DA.

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1000 W. OLYMPIC BOULEVARD
1015 S. GEORGIA STREET
1005 W. CHICK HEARN COURT

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LA ARENA LAND COMPANY LLC

for:

Specific Plan Amendment
Development Agreement Amendment

Master Land Use Permit Application CPC-2012-849-GPA-VZC-SP-SN-DA is for the addresses:

1111, 1191, 1201, 1269, 1301 S. FIGUEROA STREET,
1000 W. OLYMPIC BOULEVARD
1206 PICO BOULEVARD

The APPLICANT has no legal authority to even make this request. They are NOT lessees of:

5138-016-908 (Parking Lot)
5138-016-909 (Parking Lot)
5138-016-912 (Convention Center)
5138-016-914 (Gilbert Lindsay Plaza)

This Draft Ordinance proposes:

Convention and Event Center Specific Plan
Convention and Event Center Signage Supplemental Use District
Los Angeles Sports and Entertainment District Specific Plan (L.A. LIVE Specific Plan)
Amendment

Also,

You have not reviewed the legality of the Master Land Use Permit Application CPC-2012-849-GPA-VZC-SP-SN-DA for Parcel No. 5138-016-914. The Applicant is:

LA CONVENTION HALL LLC
LA EVENT CENTER LLC

for:

General Plan Amendment
Vesting Zone Change
Specific Plan
Sign District
Development Agreement
Development Agreement Amendment

for Parcel Number

5138016914 (Gilbert Lindsay Plaza)

The APPLICANT has no legal authority to even make this request. They are NOT lessees of:

5138-016-908 (Parking Lot)
5138-016-909 (Parking Lot)
5138-016-912 (Convention Center)
5138-016-914 (Gilbert Lindsay Plaza)

You are deliberately allowing a false application to proceed without the legal authority to approve changes to the property under the LOS ANGELES CONVENTION AND EXHIBITION CENTER AUTHORITY (AUTHORITY).

You are interchanging Applicants with the other Master Land Use Permit Application and allowing Applicants who were not even incorporated during the circulation of the environmental documents ENV-2011-585-EIR.

You need to review the consent of the Voters on April 3, 1951 and comply with their direction to bond for construction of any municipal auditorium, arena, or sports center, and the facilities in connection therewith, now or hereafter owned or controlled by the City

and that the Governing Body lease not exceed 35 years.

So, in today's terms, the AUTHORITY can only lease to the CITY OF LOS ANGELES the Convention Center for the period of 35 years.

Convention Center General Manager Pouria Abbassi submitted a letter on March 28, 2012 indicating he would sign the application. He did not.

In this Development Agreement, you want to (sub) lease, for a term of 55 years, property controlled by the AUTHORITY to:

LA EVENT CENTER LLC
LA PARKING STRUCTURES LLC

LA PARKING STRUCTURES LLC was not incorporated in the State of Delaware until August 27, 2012 and is not in the California Secretary of State database.

The parcels involved in this transaction are:

5138-016-908 (Parking Lot)
5138-016-909 (Parking Lot)
5138-016-912 (Convention Center)
5138-016-914 (Gilbert Lindsay Plaza)
Convention Center Expansion Airspace Olympic West Properties

You have debt remaining on the construction of the CONVENTION CENTER, which is the responsibility of the AUTHORITY.

The CITY OF LOS ANGELES is a lessee.

The Convention Center certificates of participation and lease revenue bonds outstanding at June 30, 2011, were \$450,965,000. Annual debt service requirements to maturity for the Convention Center lease revenue bonds through 2025 are \$576,468,000.

You have not received the approval from the AUTHORITY to proceed.

The Applicant has no authority to request an Amendment to Los Angeles Sports and Entertainment District Specific Plan LASED for the Convention Center property.

This Amendment releases 250,000 square feet of LASED restricted for Convention Center Expansion (Olympic West Properties) in Olympic West Sub-Area. There is not a request from the AUTHORITY to release this restriction as they have not approved a Convention Center Expansion.

The original intent of this property was a CENTRAL LIBRARY replacement as well as a CONVENTION CENTER EXPANSION.

Federal taxpayer dollars, in the form of Community Development Block Grants were involved in a very complex transaction involving the Community Redevelopment Agency CRALA for over \$40,000,000.

COMMUNITY REDEVELOPMENT AGENCY OF LOS ANGELES CRALA is an original party with jurisdiction over the CONVENTION CENTER EXPANSION airspace for Total Floor to Area Ration TFAR. It appeared on their agenda last week.

There are has been no accounting to the Public of the results of that complex deal.

This transaction does not protect the PUBLIC TRUST and jeopardizes the City of Los Angeles financially, its Citizens and Taxpayers.

Deny this Ordinance and related Reports.

Joyce Dillard
P.O Box 31377
Los Angeles, CA 90031

Attachments:


Master Land Use Permit Application CPC-2012-0851-SP-DA
Master Land Use Permit Application CPC-2012-0849-GPA-VZC-SP-SN-DA
LA Convention Center Pouria Abbassi 3.28.2012 CPC-2012-0849
5138007
5138016


5 attachments

 **Master Land Use Permit Application CPC-2012-0851-SP-DA.pdf**
723K

 **Master Land Use Permit Application CPC-2012-0849-GPA-VZC-SP-SN-DA.pdf**
1581K

 **LA Convention Center Pouria Abbassi 3.28.2012 CPC-2012-0849.pdf**
312K

 **5138007.pdf**
62K

 5138016.pdf
40K

5138

7

P.A.
5138-7 to 11

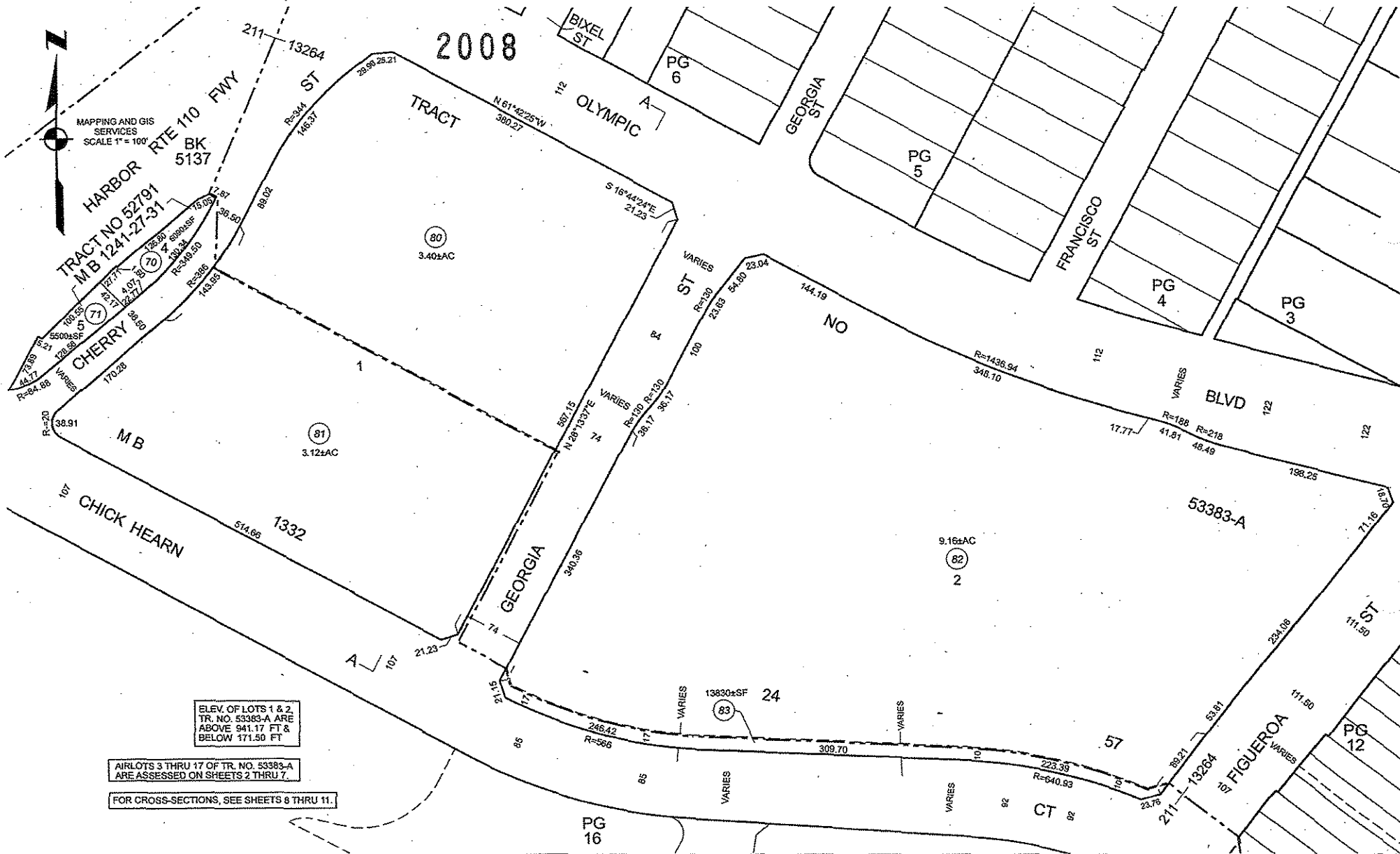
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2006112702015007-28
2007061802-28

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002



ELEV. OF LOTS 1 & 2,
TR. NO. 53383-A ARE
ABOVE 941.17 FT &
BELOW 171.50 FT

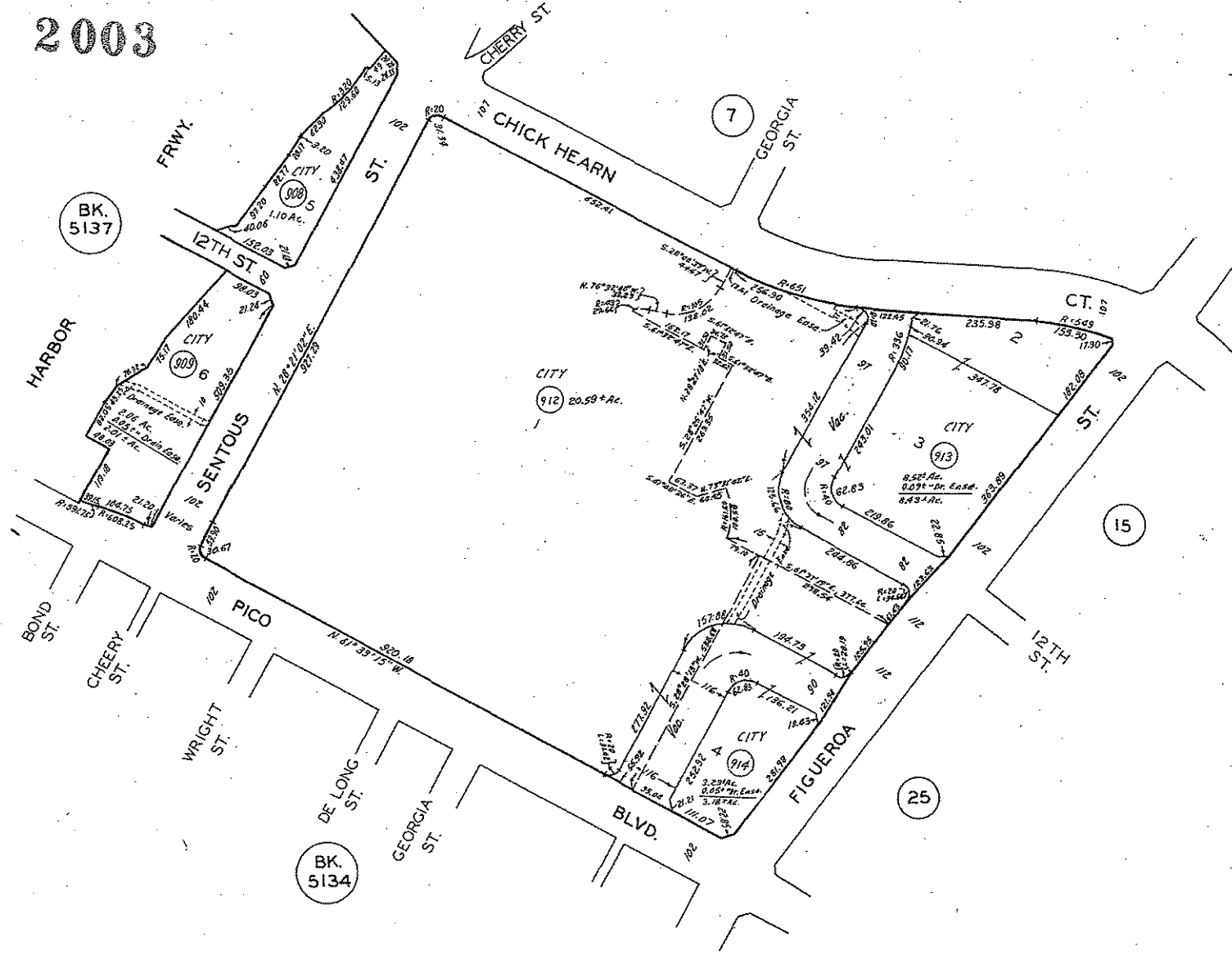
AIRLOTS 3 THRU 17 OF TR. NO. 53383-A
ARE ASSESSED ON SHEETS 2 THRU 7.

FOR CROSS-SECTIONS, SEE SHEETS 8 THRU 11.

5138 16
SCALE 1" = 200'

2003

7A0331001
730502
751226
880324-88
#0061802011001-22
30124208000001-22,23
28252000000001-22,23
020809
20030121
030123



CODE
211

TRACT NO. 28165 M.B. 814 - 66 - 69

FOR PREV. ASSM'T SEE:
1043-18
5138-11,17 TO 24

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CITY OF LOS ANGELES
CALIFORNIA

LOS ANGELES
CONVENTION CENTER
COMMISSION

ARCHIE PURVIS
PRESIDENT

HECTOR GALLEGOS
VICE PRESIDENT

NICOLE DUCKETT
NEAL MORITZ
DIANA TORRES



ANTONIO R. VILLARAIGOSA
MAYOR

LOS ANGELES
CONVENTION CENTER

POURIA ABBASSI, P.E.
GENERAL MANAGER & CEO

1201 S. FIGUEROA STREET
LOS ANGELES, CA 90015
(213) 741-1151
FAX (213) 765-4441
TTY (213) 763-5077

March 28, 2012

Mr. David Weintraub
Department of City Planning
Development Services Center
City of Los Angeles
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

Dear Mr. Weintraub:

**SUBJECT: MASTER LAND USE APPLICATION FOR THE CONVENTION CENTER
MODERNIZATION AND FARMERS FIELD PROJECT**


In connection with the Convention Center Modernization and Farmers Field Project proposed by AEG, AEG's affiliates are submitting a Master Land Use Application to the Department of City Planning for various entitlements necessary to develop the Project.

The City of Los Angeles is the owner of the underlying fee for all property within the Project area. This correspondence is to confirm that in accordance with the City of Los Angeles Charter and Administrative Code, I am authorized, as the General Manager and Chief Executive Officer of the Los Angeles Convention and Exhibition Center, to represent the Los Angeles Convention and Exhibition Center in all matters pertaining to the operations and business of the Convention Center.

In that capacity, I hereby authorize the submittal of the Master Land Use Application for the Los Angeles Convention Center Modernization and Farmers Field Project by the following entities: L.A. Convention Hall, LLC, L.A. Event Center, LLC, L.A. Arena Land Company, LLC and L.A. Arena Company, LLC. I will be signing the Master Land Use Application on behalf of the City of Los Angeles.

Please feel free to contact me if you have any questions.

Sincerely,


Pouria Abbassi, P.E.
General Manager & CEO

PA:rg
Ref. EXEC 12-093

CPC 2012-0849

Cc: Phillip C. Hill, LACC

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9150-STAR 910

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2011-0585-EIR</u>	Existing Zone <u>PF-4D-0</u>	District Map <u>127-5A205/5A207</u>
APC <u>CENTRAL</u>	Community Plan <u>CENTRAL CITY</u>	Council District <u>9</u>
Census Tract <u>2077-10</u>	APN <u>5138016914</u>	Case Filed With [DSC Staff] <u>Steve Kim</u>
		Date <u>4/2/12</u>

CASE No. CPC 2012-0849-GPA-VZC-SP-SNI-DA

APPLICATION TYPE General Plan Amendment, Vesting Zone Change, Specific Plan, Sign District, Development Agreement, Development Agreement Amendment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1111, 1191, 1201, 1269, 1301 Figueroa St. and 1206 Pico Blvd. Zip Code 90015

Legal Description: Lot See Exhibit 'A' Block See Exhibit 'A' Tract See Exhibit 'A'

Lot Dimensions Irregular Lot Area (sq. ft.) 68 acres Total Project Size (sq. ft.) 1,787,799 (net new floor area)

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant proposes the modernization of the Convention Center and the construction of a multi-purpose Event Center. The Project would include the demolition of the existing West Hall building and construction of a replacement hall (New Hall); construction of a multi-purpose Event Center on the former West Hall site, and construction of parking garages. See Exhibit 'B' for project details.

Present Use: Convention uses, arena, and parking garages Proposed Use: Convention uses, stadium, arena, parking garages

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 11.5.6.A
General Plan Amendment to: (a) change the Regional Commercial designation of portions of STAPLES Center to Public Facilities; (b) amend the General Plan Land Use Map for the Central City Community Plan to add a footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and provide for correspondence of Public Facilities designation with the Specific Plan zoning designation (CEC); (c) reclassify a segment of 12th Street as a Local Street. (Refer to Exhibit 'B and C' for details).

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32.Q.3
Vesting Zone Change from PF-4D-0 and C2-4D-0 to CEC. The CEC zone would be created in conjunction with establishment of the Convention and Event Center Specific Plan. (Refer to Exhibit 'B and C' for details)

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32.A
Establishment of the Convention and Event Center Specific Plan (CECSP). The new CECSP would contain regulations and procedures which would satisfy, supersede, and/or serve as a substitute ordinance for applicable provisions of the LAMC. (Refer to Exhibit 'B and C' for details)

See next page for additional entitlement requests.

List related or pending case numbers relating to this site:

ZA-80-144, ZA-85-0246, CPC 87-595-CU, ZA 89-0550-ZV, ZA 95-0062-ZV, CPC 97-105-CU, CPC 91-0120-CUB, CPC 97-0185-CUZA-98-0524-ZAI, ZA-2001-4453-ZAI, CPC-1987-0595-CU-PA1, VTTM No. 70661, CPC-2008-3374-MS, Ordinance No. 172465

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV. No. <u>2011-0585-EIR</u>	Existing Zone <u>FF-4D-0</u>	District Map <u>27-5A205/SA207</u>
APC <u>CENTRAL</u>	Community Plan <u>CENTRAL CITY</u>	Council District <u>4</u>
Census Tract <u>2077.10</u>	APN <u>5138016114</u>	Case Filed With [DSC Staff] <u>Steve Kim</u>
		Date <u>4/2/12</u>

CPC 2012-0849 - GPA-VZC-SP-SN-DA

CASE NO. _____

APPLICATION TYPE General Plan Amendment, Vesting Zone Change, Specific Plan, Sign District, Development Agreement, Development Agreement Amendment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1111, 1191, 1201, 1269, 1301 Figueroa St. and 1206 Pico Blvd. Zip Code 90015

Legal Description: Lot See Exhibit 'A' Block See Exhibit 'A' Tract See Exhibit 'A'

Lot Dimensions Irregular Lot Area (sq. ft.) 68 acres Total Project Size (sq. ft.) 1,787,799 (net new floor area)

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant proposes the expansion of the Convention Center and the creation of a multi-purpose Event Center.

The Project would include the demolition of the existing West Hall building and construction of a replacement hall (New Hall); construction of a multi-purpose Event Center on the former West Hall site, and construction of parking garages. See Exhibit 'B' for project details.

Present Use: Convention uses, arena, and parking garages Proposed Use: Convention uses, stadium, arena, parking garages

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 13.11

Establishment of a Sign Supplemental Use District (Refer to Exhibit 'B and C' for details)

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Development Agreement for the Convention and Event Center Specific Plan area (Refer to Exhibit 'B and C' for details)

(California Government Code Sections 65864-65869.5)

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Amendment of the STAPLES Center Development Agreement (Refer to Exhibit 'B and C' for details)

(California Government Code Sections 65864-65869.5)

List related or pending case numbers relating to this site: _____

4. OWNER/APPLICANT INFORMATION

Applicant's name Ted Fikre Company L.A. Convention Hall, LLC / L.A. Event Center, LLC
 Address: 800 West Olympic Boulevard, Suite 305 Telephone: (213) 763-7700 Fax: ()
Los Angeles, CA Zip: 90015 E-mail: tfikre@aegworldwide.com

Property owner's name (if different from applicant) City of Los Angeles, Contact: Pouria Abbassi
 Address: 1201 South Figueroa Street Telephone: (213) 741-1151 Fax: (213) 763-7700
Los Angeles, CA Zip: 90015 E-mail:

Contact person for project information William Delvac Company Armbruster Goldsmith & Delvac LLP
 Address: 11611 San Vicente Boulevard, Suite 900 Telephone: (310) 209-8800 Fax: (310) 209-8801
Los Angeles, CA Zip: 90049 E-mail: bill@agd-landuse.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: Ted Fikre

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

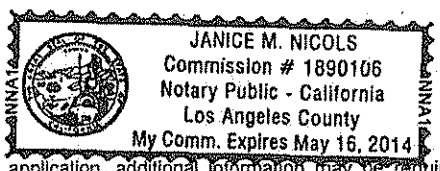
On March 29, 2012 before me, Janice M. Nicols Notary Public
(Insert Name of Notary Public and Title)

personally appeared Ted Fikre, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hér/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Janice M. Nicols (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>192,607-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>6519</u>	Deemed Complete by [Project Planner]	Date

4. OWNER/APPLICANT INFORMATION

Applicant's name Ted Fikre Company L.A. Arena Land Company, LLC / L.A. Arena Company, LLC
 Address: 800 West Olympic Boulevard, Suite 305 Telephone: (213) 763-7700 Fax: () _____
Los Angeles, CA Zip: 90015 E-mail: tfikre@aegworldwide.com

Property owner's name (if different from applicant) City of Los Angeles, Contact: Pouria Abbassi
 Address: 1201 South Figueroa Street Telephone: (213) 741-1151 Fax: (213) 763-7700
Los Angeles, CA Zip: 90015 E-mail: _____

Contact person for project information William Delvac Company Armbruster Goldsmith & Delvac LLP
 Address: 11611 San Vicente Boulevard, Suite 900 Telephone: (310) 209-8800 Fax: (310) 209-8801
Los Angeles, CA Zip: 90049 E-mail: bill@agd-landuse.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: Ted Fikre

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 27, 2012 before me, Janice M. Nicols, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Ted Fikre, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janice M. Nicols (Seal)
 Signature



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In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

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Planning Staff Use Only

Base Fee <u>192,607-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>6519</u>	Deemed Complete by [Project Planner]	Date

Office: Downtown
 Applicant Copy
 Application Invoice No: 6519

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: L.A. CONVENTION HALL, LLC/L.A. EVENT CENTER, LLC - FIKRE, TED (B:213-7637700)
Representative: ARMBRUSTER GOLDSMITH & DELVAC LLP - DELVAC, WILLIAM (B:310-2098800)
Project Address: 1201 S FIGUEROA ST , 90015

NOTES:

CPC-2012-849-GPA-VZC-SP-SN-DA			
Item	Fee	%	Charged Fee
DEVELOPMENT AGREEMENT APPLICATION - INITIAL (each) *	\$29,690.00	100%	\$29,690.00
SUPPLEMENTAL USER DISTRICT: (Establishment including, but not limited to O, S, G, RPD, K, CA, POD, CDO, MU, FH, RFA, SMA, SN, RIO, and NSO) *	\$134,608.00	100%	\$134,608.00
SPECIFIC PLAN AMENDMENT (each) *	\$40,560.00	50%	\$20,280.00
GENERAL PLAN AMENDMENT AND ZONE CHANGE (400 d.u., 500K s.f. (comm/ind), 250k s.f. (mixed use) or more) *	\$32,116.00	25%	\$8,029.00
Case Total			\$192,607.00
*Plan & Land Use Total Subject to Surcharges			\$192,607.00
Plan & Land Use Total Not Subject to Surcharges			\$0.00
Expediting Fee			\$0.00
OSS Surcharge (2%)			\$3,852.14
Development Surcharge (6%)			\$11,556.42
Operating Surcharge (7%)			\$13,482.49
General Plan Maintenance Surcharge (3%)			\$5,778.21
Grand Total			\$227,276.26
Total Credit			\$0.00
Total Invoice			\$227,276.26
Total Overpayment Amount			\$0.00
Total Paid (this amount must equal the sum of all checks)			\$227,276.26

Council District:
 Plan Area:
 Processed by KIM, STEVE on 04/02/2012
 Signature: _____

City of Los Angeles
 Department of City Planning
 1200 N. Hollywood Blvd., 12th Floor
 Los Angeles, CA 90028
 Phone: (213) 475-3100
 Fax: (213) 475-3101
 Website: www.cityoflosangeles.org
 Planning Department
 1200 N. Hollywood Blvd., 12th Floor
 Los Angeles, CA 90028
 Phone: (213) 475-3100
 Fax: (213) 475-3101
 Website: www.cityoflosangeles.org

CPC 2012-0849



City of Los Angeles
Department of Public Works
BUREAU OF ENGINEERING

PLANNING CASE REFERRAL FORM (PCRF)
City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201200026

Date:			
Applicant	WILLIAM DELVAC	address	1111 FIGUEROA ST LOS ANGELES, CA 90015
Phone	310-209-8800	email	BILL@AGD-LANDUSE.COM
Owner	TED FIKRE	address	1111 FIGUEROA ST LOS ANGELES, CA 90015
Project Address	1111, 1191, 1201, 1269, 1301, FIGUEROA ST/1206 PICO BLVD	APN	5138016913
Fee Amount	(W 52/QC 324)	\$125.00	
2.00% Surcharge		\$2.50	
7.00% Surcharge		\$8.75	
Total Fee		<hr/>	\$136.25
Date Payment Received:			

Validate in Cash Register or Attach Register Receipt.

CPC 2012-0849

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2011-0505-EIR</u>	Existing Zone <u>LASED</u>	District Map <u>127-5A205/129A205/207</u>
APC <u>CENTRAL</u>	Community Plan <u>CENTRAL CITY</u>	Council District <u>9</u>
Census Tract <u>2077.10</u>	APN <u>5138007BRK</u>	Case Filed With [DSC Staff] <u>Stee Kim</u>
		Date <u>4/2/12</u>

CASE NO. CPC 2012-0851-SP-DA

APPLICATION TYPE Specific Plan Amendment, Development Agreement Amendment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1000 W. Olympic Boulevard, 1015 S. Georgia St. 1005 W. Chick Hearn Court Zip Code 90015

Legal Description: Lot See Exhibit 'A' Block See Exhibit 'A' Tract See Exhibit 'A'

Lot Dimensions Irregular Lot Area (sq. ft.) approximately 27 acres Total Project Size (sq. ft.) 5,147,00 (SP area)
5,609,705 (DA area)

No new development

2. PROJECT DESCRIPTION

Describe what is to be done: In conjunction with the Convention and Event Center Project, an Amendment to Section 6.B.4 of the LASED Specific Plan (LASED) and Section 3.1.3(a) of the LASED Development Agreement to allow development of the Convention Center Expansion with any use permitted in the LASED upon the earlier of issuance of a Temporary Certificate of Occupancy for the New Hall of the Convention Center or October 21, 2021. See Exhibit 'B' for details.

Present Use: _____ Proposed Use: _____

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing N/A To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 11.5.7.G
Amendments to the LASED Specific Plan (LASED) to remove the land use restriction for the Convention Center Expansion Parcel Development Site 1a in the Olympic West Subarea Area. See Exhibit 'C' for details.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
Amended of the LASED Development Agreement and Disposition and Development Agreements to modify the land use restriction for Development Site 1a in the Olympic West Subarea Area. See Exhibit 'C' for details.
 (California Government Code Sections 65864-65869.5)

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

See next page for additional entitlement requests.

List related or pending case numbers relating to this site:
CPC-2000-5433-DA-GPA-SP-SUB-ZC-M1; CPC-2006-7109-DA-SP-ZC; CPC-2007-1238-SP-DA; CPC-2009-2677-SPA-ZC-DA

4. OWNER/APPLICANT INFORMATION

Applicant's name Ted Fikre Company L.A. Arena Land Company, LLC
 Address: 800 West Olympic Boulevard, Suite 305 Telephone: (213) 763-7700 Fax: ()
Los Angeles, CA Zip: 90015 E-mail: tfikre@aegworldwide.com

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information William Delvac Company Armbruster Goldsmith & Delvac LLP
 Address: 11611 San Vicente Boulevard, Suite 90 Telephone: (310) 209-8800 Fax: (310) 209-8801
Los Angeles, CA Zip: 90049 E-mail: bill@agd-landuse.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: Ted Fikre

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

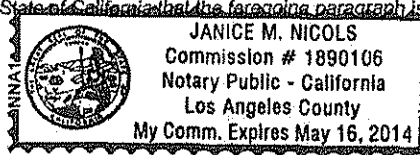
On March 27th, 2012 before me, Janice M. Nicols, Notary Public
 (Insert Name of Notary Public and Title)

personally appeared Ted Fikre, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janice M. Nicols (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>70,250-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>6523</u>	Deemed Complete by [Project Planner]	Date

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2011-0585-EIR</u>	Existing Zone <u>PF-4D-0</u>	District Map <u>127-5A205/5A207</u>
APC <u>CENTRAL</u>	Community Plan <u>CENTRAL CITY</u>	Council District <u>9</u>
Census Tract <u>2077-10</u>	APN <u>5138016914</u>	Case Filed With [DSC Staff] <u>Steve Kim</u>
		Date <u>4/2/12</u>

CASE NO. CPC 2012-0849-GPA-VZC-SP-SNI-DA

APPLICATION TYPE General Plan Amendment, Vesting Zone Change, Specific Plan, Sign District, Development Agreement, Development Agreement Amendment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1111, 1191, 1201, 1269, 1301 Figueroa St. and 1206 Pico Blvd. Zip Code 90015

Legal Description: Lot See Exhibit 'A' Block See Exhibit 'A' Tract See Exhibit 'A'

Lot Dimensions Irregular Lot Area (sq. ft.) 68 acres Total Project Size (sq. ft.) 1,787,799 (net new floor area)

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant proposes the modernization of the Convention Center and the construction of a multi-purpose Event Center. The Project would include the demolition of the existing West Hall building and construction of a replacement hall (New Hall); construction of a multi-purpose Event Center on the former West Hall site, and construction of parking garages. See Exhibit 'B' for project details.

Present Use: Convention uses, arena, and parking garages Proposed Use: Convention uses, stadium, arena, parking garages

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
	<input type="checkbox"/> Side Yard		

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 11.5.6.A
General Plan Amendment to: (a) change the Regional Commercial designation of portions of STAPLES Center to Public Facilities; (b) amend the General Plan Land Use Map for the Central City Community Plan to add a footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and provide for correspondence of Public Facilities designation with the Specific Plan zoning designation (CEC); (c) reclassify a segment of 12th Street as a Local Street. (Refer to Exhibit 'B and C' for details)

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32.Q.3
Vesting Zone Change from PF-4D-0 and C2-4D-0 to CEC. The CEC zone would be created in conjunction with establishment of the Convention and Event Center Specific Plan. (Refer to Exhibit 'B and C' for details)

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32.A
Establishment of the Convention and Event Center Specific Plan (CECSP). The new CECSP would contain regulations and procedures which would satisfy, supersede, and/or serve as a substitute ordinance for applicable provisions of the LAMC. (Refer to Exhibit 'B and C' for details)

See next page for additional entitlement requests.

List related or pending case numbers relating to this site:

ZA-80-144, ZA-85-0246, CPC 87-595-CU, ZA 89-0550-ZV, ZA 95-0062-ZV, CPC 97-105-CU, CPC 91-0120-CUB, CPC 97-0185-CUZA-98-0524-ZAI, ZA-2001-4453-ZAI, CPC-1987-0595-CU-PA1, VTTM No. 70661, CPC-2008-3374-MS, Ordinance No. 172465

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2011-0585-EIR</u>	Existing Zone <u>PF-4D-0</u>	District Map <u>127-5A205/SA209</u>
APC <u>CENTRAL</u>	Community Plan <u>CENTRAL CITY</u>	Council District <u>9</u>
Census Tract <u>2077.10</u>	APN <u>513801614</u>	Case Filed With [DSC Staff] <u>Steve Kim</u>
		Date <u>4/2/12</u>

CPC 2012-0849 - GPA-VZC-SP-SN-DA

CASE NO. _____

APPLICATION TYPE General Plan Amendment, Vesting Zone Change, Specific Plan, Sign District, Development Agreement, Development Agreement Amendment
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1111, 1191, 1201, 1269, 1301 Figueroa St. and 1206 Pico Blvd. Zip Code 90015

Legal Description: Lot See Exhibit 'A' Block See Exhibit 'A' Tract See Exhibit 'A'

Lot Dimensions Irregular Lot Area (sq. ft.) 68 acres Total Project Size (sq. ft.) 1,787,799 (net new floor area)

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant proposes the expansion of the Convention Center and the creation of a multi-purpose Event Center.
The Project would include the demolition of the existing West Hall building and construction of a replacement hall (New Hall); construction of a multi-purpose Event Center on the former West Hall site, and construction of parking garages. See Exhibit 'B' for project details.

Present Use: Convention uses, arena, and parking garages Proposed Use: Convention uses, stadium, arena, parking garages

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
	<input type="checkbox"/> Side Yard		

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 13.11
Establishment of a Sign Supplemental Use District (Refer to Exhibit 'B and C' for details)

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
Development Agreement for the Convention and Event Center Specific Plan area (Refer to Exhibit 'B and C' for details)
(California Government Code Sections 65864-65869.5)

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
Amendment of the STAPLES Center Development Agreement (Refer to Exhibit 'B and C' for details)
(California Government Code Sections 65864-65869.5)

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Ted Fikre Company L.A. Convention Hall, LLC / L.A. Event Center, LLC
 Address: 800 West Olympic Boulevard, Suite 305 Telephone: (213) 763-7700 Fax: ()
Los Angeles, CA Zip: 90015 E-mail: tfikre@aegworldwide.com

Property owner's name (if different from applicant) City of Los Angeles, Contact: Pouria Abbassi
 Address: 1201 South Figueroa Street Telephone: (213) 741-1151 Fax: (213) 763-7700
Los Angeles, CA Zip: 90015 E-mail:

Contact person for project information William Delvac Company Arnbruster Goldsmith & Delvac LLP
 Address: 11611 San Vicente Boulevard, Suite 900 Telephone: (310) 209-8800 Fax: (310) 209-8801
Los Angeles, CA Zip: 90049 E-mail: bill@agd-landuse.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: Ted Fikre

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

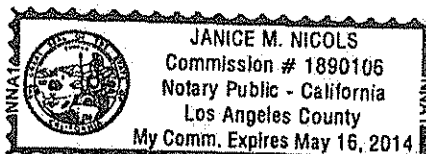
On March 27, 2012 before me, Janice M. Nicols Notary Public
 (Insert Name of Notary Public and Title)

personally appeared Ted Fikre, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Janice M. Nicols (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee <u>192,607-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>6519</u>	Deemed Complete by [Project Planner]	Date

4. OWNER/APPLICANT INFORMATION

Applicant's name Ted Fikre Company L.A. Arena Land Company, LLC / L.A. Arena Company, LLC
 Address: 800 West Olympic Boulevard, Suite 305 Telephone: (213) 763-7700 Fax: ()
Los Angeles, CA Zip: 90015 E-mail: tfikre@aegworldwide.com

Property owner's name (if different from applicant) City of Los Angeles, Contact: Pouria Abbassi
 Address: 1201 South Figueroa Street Telephone: (213) 741-1151 Fax: (213) 763-7700
Los Angeles, CA Zip: 90015 E-mail:

Contact person for project information William Delvac Company Armbruster Goldsmith & Delvac LLP
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Signature: [Handwritten Signature] Print: Ted Fikre

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 27, 2012 before me, Janice M. Nicols, Notary Public
 (Insert Name of Notary Public and Title)

personally appeared Ted Fikre who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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Janice M. Nicols (Seal)
 Signature



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Planning Staff Use Only

Base Fee <u>192,607-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>6519</u>	Deemed Complete by [Project Planner]	Date

Office: Downtown
 Applicant Copy
 Application Invoice No: 6519

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: L.A. CONVENTION HALL, LLC/L.A. EVENT CENTER, LLC - FIKRE, TED (B:213-7637700)
Representative: ARMBRUSTER GOLDSMITH & DELVAC LLP - DELVAC, WILLIAM (B:310-2098800)
Project Address: 1201 S FIGUEROA ST , 90015

NOTES:

CPC-2012-849-GPA-VZC-SP-SN-DA

Item	Fee	%	Charged Fee
DEVELOPMENT AGREEMENT APPLICATION - INITIAL (each) *	\$29,690.00	100%	\$29,690.00
SUPPLEMENTAL USER DISTRICT: (Establishment including, but not limited to O, S, G, RPD, K, CA, POD, CDO, MU, FH, RFA, SMA, SN, RIO, and NSO) *	\$134,608.00	100%	\$134,608.00
SPECIFIC PLAN AMENDMENT (each) *	\$40,560.00	50%	\$20,280.00
GENERAL PLAN AMENDMENT AND ZONE CHANGE (400 d.u., 500K s.f. (comm/ind), 250k s.f. (mixed use) or more) *	\$32,116.00	25%	\$8,029.00
Case Total			\$192,607.00
*Plan & Land Use Total Subject to Surcharges			\$192,607.00
Plan & Land Use Total Not Subject to Surcharges			\$0.00
Expediting Fee			\$0.00
OSS Surcharge (2%)			\$3,852.14
Development Surcharge (6%)			\$11,556.42
Operating Surcharge (7%)			\$13,482.49
General Plan Maintenance Surcharge (3%)			\$5,778.21
Grand Total			\$227,276.26
Total Credit			\$0.00
Total Invoice			\$227,276.26
Total Overpayment Amount			\$0.00
Total Paid (this amount must equal the sum of all checks)			\$227,276.26

Council District:
 Plan Area:
 Processed by KIM, STEVE on 04/02/2012
 Signature: _____

APPROVED: _____
 DATE: 04/02/12 11:01 AM
 DEPARTMENT OF CITY PLANNING
 OPERATING BUDGET
 GEN PLAN MAINT SURCHARGE
 \$227,276.26
 \$227,276.26

CPC 2012-0849



City of Los Angeles
Department of Public Works
BUREAU OF ENGINEERING

PLANNING CASE REFERRAL FORM (PCRF)
City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201200026

Date:			
Applicant	WILLIAM DELVAC	address	1111 FIGUEROA ST LOS ANGELES, CA 90015
Phone	310-209-8800	email	BILL@AGD-LANDUSE.COM
Owner	TED FIKRE	address	1111 FIGUEROA ST LOS ANGELES, CA 90015
Project Address	1111, 1191, 1201, 1269, 1301, FIGUEROA ST/1206 PICO BLVD	APN	5138016913
Fee Amount	(W 52/QC 324)	\$125.00	
2.00% Surcharge		\$2.50	
7.00% Surcharge		\$8.75	
Total Fee		<hr/>	\$136.25
Date Payment Received:			

Validate in Cash Register or Attach Register Receipt.

CPC 2012-0849



Executive Office



City Hall • 200 N. Spring Street, Room 525 • Los Angeles, CA 90012

INITIATION REQUEST FOR AN AMENDMENT TO THE CITY'S GENERAL PLAN & ZONING

I hereby request that the Director of Planning initiate a General Plan Amendment from:

Regional Center Commercial to Public Facilities (See Exhibit A for details)

and Zone Change from: PF-4D-O and C2-4D-O to: CEC

for property located at: 1111, 1191, 1201, 1269, 1301 South Figueroa Street, 1000 West Olympic Boulevard, and 1206 Pico Boulevard.

within the Central City Community Plan.

(Signed) Applicant/Representative [Signature]

Date 9/13/12

STAFF USE ONLY: WINDOW NO. N/A CPC CASE NO.

To insure a comprehensive review of the request and to avoid the introduction of any "spot" planned land use and zoning, staff recommends that the Director of Planning consider initiating additional properties (ADDED AREAS) within the immediate area for a similar change of the plan from:

REGIONAL CENTER COMMERCIAL to: PUBLIC FACILITIES

and Zone Change from: PF-4D-O AND C2-4D-O to: CONVENTION AND EVENT CENTER

for property located at: 1111 - 1301 S. FIGUEROA ST., 1000 W. OLYMPIC BLVD. AND 1206 PICO BLVD.

Pursuant to the City Charter and the Los Angeles Municipal Code, I hereby initiate the plan amendment(s) and zone change(s) as requested by the Applicant/Representative and the "Added Areas" as recommended by staff.

Michael J. LoGrande DIRECTOR OF PLANNING

[Signature]

Date 9-13-2012

Exhibit 'A'
General Plan Amendment and Zone Change Initiation

1. **General Plan Amendment to: (a) change the Regional Center Commercial land use designation of portions of Staples Center to Public Facilities; (b) amend the General Plan Land Use Map for the Central City Community Plan to add a footnote establishing the proposed Convention and Event Center (CEC) Specific Plan as the land use regulatory document for the project, to designate the Convention and Event Center Specific Plan area on the Community Plan Specific Plan area maps and to provide correspondence of the Public Facilities designation with CEC zoning designation, and (c) reclassify a segment of 12th Street as a Local Street.**

2. **A Vesting Zone Change, including text and map amendments, from PF-4D-O and C2-4D-O to CEC (Convention and Event Center Specific Plan).**

Initiation of an Amendment to the City's General Plan
(Central City Community Plan) and Specific Plan

The City of Los Angeles, through the Convention Center Department and L.A. Event Center, LLC, and L.A. New Hall, LLC, affiliates of AEG, are proposing to modernize the existing Los Angeles Convention Center and create a multi-purpose Event Center on approximately 68 acres of land owned by the City in downtown Los Angeles and comprising the current Convention Center and STAPLES Center property (the "Project Site").

The proposal includes the construction and operation on the Project Site of a new convention and exhibition structure over Pico Boulevard to replace the existing West Hall and the subsequent construction of the Event Center (the "Project"). Collectively, these improvements would expand and modernize the Convention Center facilities and add a major multi-purpose sports and entertainment venue in downtown Los Angeles. The Event Center would primarily function as the home venue for one or possibly two National Football League teams, as well as a venue to host a variety of other events. Two parking garages are also proposed to be constructed on the Project Site immediately west of L.A. Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Street Garage and the parking area currently located beneath the existing West Hall, and to provide additional parking to support the Project.

In order to carry out the Project, the Applicants and the lessee under the STAPLES Center ground lease have requested that the City adopt a Specific Plan to govern the land use and zoning for the Project Site. Discretionary approvals required for these purposes would include, without limitation, a General Plan Amendment to the Central City Community Plan, adoption of a Zone Text Amendment and adoption of a new Specific Plan.

The Central City Community Plan recognizes the critical role that tourism and entertainment play in the commercial activity of Los Angeles and the Central City area in particular. The Convention Center and STAPLES Center are specifically cited as "add[ing] significantly to the draw of downtown for visitors." The proposed General Plan Amendment and Zone Text Amendment would allow the Project Site to be planned on a broader scale by making the land use designations on the Project Site consistent among its parcels and permitting the adoption of a Specific Plan to govern future development, including of the Project, on the Project Site.

Pursuant to Charter Section 555 and Los Angeles Municipal Code Section 11.5.6.B, the Director of Planning may initiate a General Plan Amendment and, pursuant to Los Angeles Municipal Code Section 12.32.A, the Director of Planning may initiate the consideration of proposed land use ordinance, including Specific Plans.

I hereby initiate the following General Plan Amendment and Specific Plan in conjunction with the proposed Project:

1. General Plan Amendment to (a) change the land use designation of portions of the Project Site upon which STAPLES Center is located from Regional Commercial to Public Facilities; (b) amend the General Plan Land Use Map for the Central City Community Plan area to designate the proposed Specific Plan as the land use regulatory document for the Project Site and provide for correspondence of the Public Facilities designation with the CEC (Convention and Event Center Specific Plan) zoning designation; (c) reclassify a segment of 12th Street from a "collector street" to a "local" street"; and (d) confirm the FAR, height and other development standards within the Project Site shall be as set forth in the proposed Specific Plan, and for such other purposes as the City may determine.

2. A Specific Plan to provide the regulatory framework for the development of the Project and including, without limitation, development standards, open space, pedestrian linkages and streetscape improvements, public art requirements, use regulations, alcohol regulations, signage regulations, transportation, circulation and parking regulations and implementation procedures.

Michael Logrande