



Patrice Lattimore <patrice.lattimore@lacity.org>

Comments to 9.28.2012 Council Agenda No. 7-CF11-0023-LASED Specific Plan Amendment

1 message

Joyce Dillard <dillardjoyce@yahoo.com>

Fri, Sep 28, 2012 at 10:14 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>

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.

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 Ratio 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

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>27-5A205/5A207</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-SN-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: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code

Additions to the building: Rear Front Height 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-O and C2-4D-O 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-40-0</u>	District Map <u>127-5A205/SA207</u>
APC <u>CENTRAL</u>	Community Plan <u>CENTRAL CITY</u>	Council District <u>9</u>
Census Tract <u>2077.10</u>	APN <u>5198016914</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. _____

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(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

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

2. PROJECT DESCRIPTION

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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 Abbasi
 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/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of 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

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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.

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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:

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			\$227,276.26
(this amount must equal the sum of all checks)			

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

City of Los Angeles
 Department of City Planning
 Development Services
 OPERATING SURCHARGE
 GEN PLAN MAINTENANCE SURCHARGE
 \$227,276.26
 \$0.00
 \$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:			

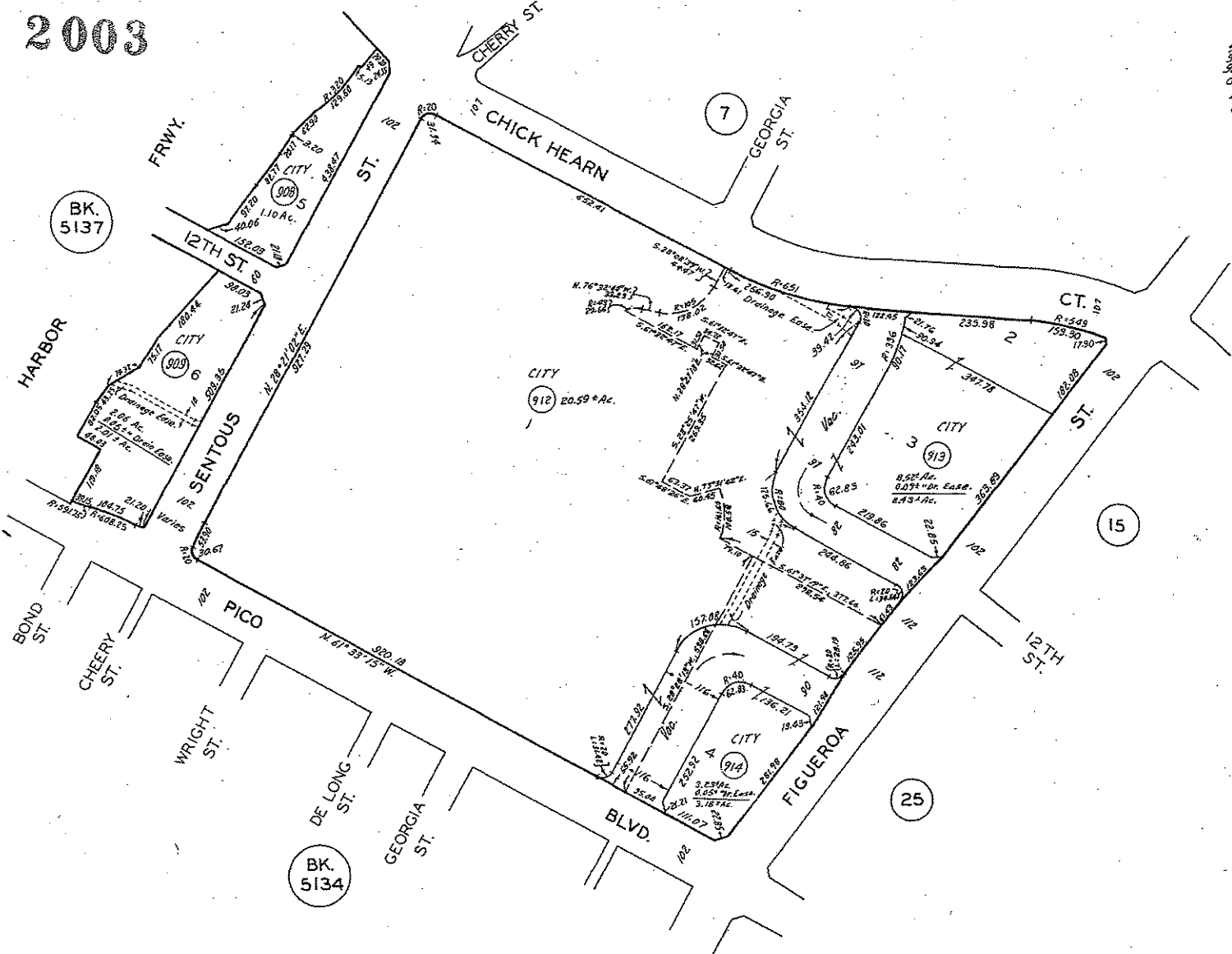
Validate in Cash Register or Attach Register Receipt.

CPC 2012-0849

5138 16
SCALE 1" = 200'

2003

7A033/001
730502
751286
860324-88
20061002011001-02
98052908000001-22,23
98052908000002-22,23
020609
20030121
030123



BK. 5137

BK. 5134

CODE 211

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

FOR PREV. ASSMT SEE:
1043-16
5138-11,17 TO 24

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.