

To: The Council

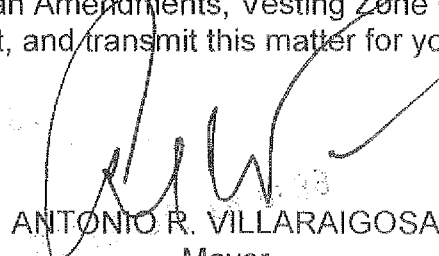
Date: SEP 19 2012

From: Mayor

Council District: 9

Proposed General Plan Amendments, Vesting Zone Change, Specific Plan,  
Sign District on Property Located at 1111, 1191, 1201, 1269, 1301 South  
Figueroa, 1206 Pico Boulevard within the Central City Community Plan  
(CPC-2012-849-GPA-VZC-SP-SN)

I herewith concur with the City Planning Commission's action approving  
Proposed General Plan Amendments, Vesting Zone Change, Specific Plan,  
and Sign District, and transmit this matter for your consideration.



ANTONIO R. VILLARAIGOSA  
Mayor

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401  
CITY PLANNING COMMISSION

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
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JUSTIN KIM  
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DANA M. PERLMAN  
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JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

# CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

## EXECUTIVE OFFICES

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271  
ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Date: **SEP 18 2012**

City Plan Case No. CPC-2012-849-  
GPA-VZC-SP-SN  
Council District No. 9

Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012

Dear Councilmembers:

**PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE, SPECIFIC PLAN,  
SIGN DISTRICT ON PROPERTY LOCATED AT 1111, 1191, 1201, 1269, 1301 SOUTH  
FIGUEROA, 1206 PICO BOULEVARD WITHIN THE CENTRAL CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 13, 2012 action of the City Planning Commission recommending approval of General Plan Amendments to (a) change the land use designation for a portion of the subject property developed with the STAPLES Center from Regional Center Commercial to Public Facilities within the Central City Community Plan ("Community Plan"); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to include a footnote establishing the Convention and Event Center Specific Plan as the land use regulatory document for the Project Site, and to designate the Convention and Event Center Specific Plan area on the Community Plan Specific Plan Area Map and provide for correspondence of Public Facilities designation with the Convention and Event Center Specific Plan ("CEC") zoning designation, and (c) reclassify a segment of 12<sup>th</sup> Street as a "local street" within the Generalized Circulation Map of the Community Plan. The City Planning Commission also recommended approval of a Vesting Zone Change from PF-4D-O and C2-4D-O to CEC. The City Planning Commission approved the Convention and Event Center Specific Plan and a Sign Supplement Use District "SN" ordinance.



The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendments were submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.


## RECOMMENDATION

That the City Council:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report ENV-2011-585-EIR, SCH 2011031049 and Adopt the Statement of Overriding Considerations.
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendments for the subject property; and
4. Adopt by Resolution, the proposed Plan Amendments to the Central City Community Plan as set forth in the attached exhibits; and
5. Adopt the Ordinance for the Code Amendment adding the CEC zone, the ordinance changing the zone to CEC subject to the (Q) Qualified Classification conditions as set forth in the attached exhibit, and the ordinance for the proposed Convention and Event Center Specific Plan as shown in the attached exhibits; and
6. Adopt the ordinance for the proposed Sign Supplement Use District, as shown in the attached exhibit; and
7. Direct staff to revise the Los Angeles Municipal Code, the Community Plan Map and update the appropriate zoning maps in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE  
Director of Planning



Lisa Webber  
Deputy Director

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. General Plan Amendment Maps
5. CEC zone
6. Zone change ordinance map
7. Specific Plan
8. Sign SUD ordinance map

DEPARTMENT OF  
CITY PLANNING  
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AND  
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Date: SEP 18 2012

City Plan Case No. CPC-2012-849-  
GPA-VZC-SP-SN  
Council District No. 9

Honorable Antonio R. Villaraigosa, Mayor  
City of Los Angeles  
City Hall, Room 305  
Los Angeles, CA 90012

Dear Mayor:

**PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE, SPECIFIC PLAN,  
SIGN DISTRICT ON PROPERTY LOCATED AT 1111, 1191, 1201, 1269, 1301 SOUTH  
FIGUEROA, 1206 PICO BOULEVARD WITHIN THE CENTRAL CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 13, 2012 action of the City Planning Commission recommending approval of General Plan Amendments to (a) change the land use designation for a portion of the subject property developed with the STAPLES Center from Regional Center Commercial to Public Facilities within the Central City Community Plan ("Community Plan"); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to include a footnote establishing the Convention and Event Center Specific Plan as the land use regulatory document for the Project Site, and to designate the Convention and Event Center Specific Plan area on the Community Plan Specific Plan Area Map and provide for correspondence of Public Facilities designation with the Convention and Event Center Specific Plan ("CEC") zoning designation, and (c) reclassify a segment of 12<sup>th</sup> Street as a "local street" within the Generalized Circulation Map of the Community Plan. The City Planning Commission recommended approval of a concurrent Vesting Zone Change from PF-4D-O and C2-4D-O to CEC. The City Planning Commission also recommended approval the Convention and Event Center Specific Plan and a Sign Supplement Use District "SN" ordinance.

The proposed General Plan Amendments are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone change, Specific Plan, and Sign Supplement Use District will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

#### **RECOMMENDATION**

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendments for the subject property; and
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
3. Recommend that the Council Adopt, by Resolution, the Plan Amendments to the Central City Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE  
Director of Planning




Lisa Webber  
Deputy Director

Attachments:

1. City Plan Case File
2. Resolution
3. City Council Package

# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>		
CPC-2012-849-GPA-VZC-SP-SN	HENRY CHU 213-978-1324	9		
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>		
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Location of Project (Include project titles, if any.)</b>				
<p>FARMER'S FIELD</p> <p>1111, 1191, 1201, 1301 S. FIGUEROA STREET 1206 PICO BOULEVARD</p>				
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> CITY OF LOS ANGELES  LA CONVENTION CENTER, LLC  LA EVENT CENTER </td> <td style="width: 50%;"> REP: WILLIAM DELVAC  ARMBRUSTER, GOLDSMITH &amp; DELVAC, LLP  11611 SAN VICENTE BLVD. SUITE 900  LOS ANGELES, CA 90049  310-209-8800 </td> </tr> </table>			CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER	REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800
CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER	REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800			
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>				
<p><b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)</p> <p>The project proposes the modernization of the Los Angeles Convention Center and the construction of a new multi-purpose Event Center (Farmer's Field) on 68 acres of land owned by the City of Los Angeles. The project would involve the demolition of the existing 285,552 square feet of rentable area and exhibit space on the West Hall building, construction of a replacement hall (New Hall), the construction of the Event Center on the existing West Hall site, and the construction of two parking garages on Bond Street and Cherry Street. The New Hall would be of a similar size to the existing West Hall and would increase the amount of contiguous floor area available at the Convention Center. The Convention Center modernization also includes the renovation of existing floor area within the existing Concourse Building and South Hall as well as the demolition of floor area within the South Hall as needed to connect the building with the New Hall (maximum height of 90 feet). The Event Center would be constructed on the site of the demolished West Hall. 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, such as conventions, trade shows, exhibitions, concerts, other sporting events, as well as private and miscellaneous events. The Event Center (maximum height of 220 feet) would be configured with approximately 72,000 permanent seats and would be expandable to 76,250 seats for periodic special events, and would also be designed to be useable for Convention Center events or standalone exhibition events. During such events, the playing field area could be used for exhibit space, and the various clubs and suites at the Event Center could be used for exhibit space or as meetings rooms, and pre-function and hospitality spaces, to supplement what is available at the Convention Center. The Event Center would also include offices, food and merchandise sales, restaurants, bars and clubs, and similar uses. The parking garages would be constructed west of LA Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Garage, and the parking that is currently located beneath the existing West Hall, and to provide additional parking to support, the new on-site development. Existing parking within the boundaries of the proposed Specific Plan area totals 5,558 parking spaces and would be increased to 6,670 parking spaces under the Proposed Project with a net increase of 1,112 parking spaces.</p> <p>The applicant seeks to enter into a Development Agreement with the City for a term of 35 years, with provision of community benefits, associated with the ground lease for the proposed construction of the Event Center.</p>				
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	<b>Environmental No.</b> ENV-2011-585-EIR	<b>Commission Vote:</b> 9- 0		
 JAMES K. WILLIAMS, Commission Executive Assistant II		<b>Date:</b> September 18, 2012		





## CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: **SEP 18 2012**

**CASE:** CPC-2012-0849-GPA-VZC-SP-SN  
**CEQA:** ENV-2011-0585-EIR  
SCH No. 2011031049

**Location:** 1111, 1191, 1201, 1301 South  
Figueroa Street; 1206 Pico Boulevard  
**Council District:** 9 – Hon. Jan Perry  
**Plan Area:** Central City  
Requests: General Plan Amendment, Vesting  
Zone Change, Specific Plan, Sign District

**Applicant:** City of Los Angeles; L.A. Convention Hall, LLC; L.A. Event Center, LLC.  
**Representative:** Armbruster, Goldsmith, & Delvac, LLP

**At its meeting on September 13, 2012, the following action was taken by the City Planning Commission:**

1. **Recommend** that the City Council **Certify** it has reviewed and considered the Environmental Impact Report, ENV-2011-585-EIR (SCH No. 2011031049), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting program, and **Adopt** the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the project and Find:
  - a. The Environmental Impact Report (EIR) for the Convention and Event Center Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines; and
  - b. The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency, and the CPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter; and
  - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. **Recommend** that the City Council **Approve** a 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 map, and provide correspondence of the Public Facilities designation with CEC zoning designation.
  - c. Reclassify a segment of 12<sup>th</sup> Street, between L.A. Live Way and SR-110 east Right-of-Way line as a Local Street from Collector Street.
3. **Recommend** that the City Council **Approve** a Vesting Zone Change from PF-4D-O and C2-4D-O to CEC to reflect the establishment of the proposed Convention and Event Center Specific Plan zone.
4. **Recommend** that the City Council **Approve** the Convention and Event Center Specific Plan with regulations and procedures satisfying, or superseding, the applicable provisions of the LAMC.
5. **Recommend** that the City Council **Approve** a Sign Supplemental Use District "SN" ordinance, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the project site.
6. **Recommend** that the City Council **Adopt** the attached Conditions of Approval.
7. **Recommend** that the City Council **Adopt** the attached Findings of Approval.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Burton

**Seconded:** Lessin

**Ayes:** Cardoso, Freer, Hovaguimian, Kim, Perlman, Romero, Roschen

**Vote:** 9 - 0

A handwritten signature in blue ink, appearing to read "Jim Williams", is written over a horizontal line.

James Williams, Commission Executive Assistant  
City Planning Commission

**Effective Date/Appeals:** This action of the City Planning Commission is final pursuant to LAMC Section 12.32-C,2.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

**(Q) QUALIFIED CONDITIONS OF APPROVAL**

Pursuant to Section 12.32 G.2 of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

**A. ENTITLEMENT CONDITIONS**

1. **Use.** The use of the subject property shall be limited to those uses permitted in the Convention and Event Center Specific Plan (CEC Zone) marked Exhibit A.
2. **Signage.** The signs within the subject property shall be subject to the provisions of the Convention and Event Center Sign District Ordinance, marked Exhibit B.
3. **Site Development.** The subject Project shall be developed in substantial conformance with the conceptual site plans, marked Exhibit C (stamped and dated September 13, 2012, as attached to the case file), except as modified by this action. Minor deviations may be allowed in order to comply with provisions of the Convention and Event Center Specific Plan, the Municipal Code, the subject conditions, and the intent of the subject permit authorization. Prior to the issuance of any building permits for each component of the subject Project, except demolition, excavation, or foundation permits, detailed plans indicating compliance with these conditions shall be submitted for review, to the satisfaction of the Director of Planning. Any ministerial approval(s) by the Director of Planning of the design detailing of the site plans, any other changes or detailing of the site plans that are in substantial conformance with the site plans as set forth as Exhibit E-1 shall be updated accordingly. Thereafter, the subject Project shall be developed in substantial conformance with the Convention and Event Center Specific Plan. The Director may present any portion of the updated plans and additional design detailing to the City Planning Commission under the Director's Report under the City Planning Commission Agenda.
  - a. **Gilbert Lindsay Plaza.** Prior to the issuance of a building permit on the New Hall, the Applicant shall submit proposed updated development plans that include final design detailing for the Gilbert Lindsay Plaza to the satisfaction of the Director of Planning after consulting with the Urban Design Studio. The final design detailing shall be developed in accordance with the design enhancement provision of the Community Benefits Program of the Development Agreement. The final design shall include detailed information on hardscape and landscape materials, furniture, lighting, irrigation, the relocation of the Gilbert Lindsay Monument, the café/retail structure, if proposed, pedestrian walkways, bicycle facilities and pathways to/from the Plaza, and other features, such as water fountains, or art installation, if proposed. Upon approval by the Director of Planning, the final design shall be deemed to be in substantial conformance with the Convention and Event Center Specific Plan.
  - b. **South Hall Plaza.** Prior to the issuance of a building permit on the New Hall, the applicant shall submit updated development plans that include final design detailing for the South Hall Plaza, to the satisfaction of the Director of Planning after consulting with the Urban Design Studio. The Director may present periodic updates on the design(s) to the City Planning Commission as necessary under the Director's Report under the City Planning Commission Agenda. The final design shall include detailed information on hardscape and landscape materials, furniture, lighting, irrigation, and its connection to the Gilbert Lindsay Plaza. Upon approval, the final design shall be deemed to be in substantial conformance with the Convention and Event Center Specific Plan.
  - c. **L.A. Live Way and Bond Street Parking Garages.** Prior to the issuance of a building permit on the New Hall, the Applicant shall submit final design detailing for all exterior facades for the L.A. Live Way and Bond Street Parking Garages, to the satisfaction of the Director of Planning after consulting with the Urban Design Studio. The Director may present periodic updates on the updated design(s) to the City Planning Commission as necessary under the Director's Report under the City Planning Commission Agenda. The final design detailing shall be developed on accordance with the design enhancement provision of the Community Benefits Program of the Development Agreement. The final designs shall include site plans for each parking level, circulation plans, elevations, with detailed information on materials, colors, façade treatments,

lighting, landscaping, and bicycle parking facilities, and its connection to the Event and Convention Center. Upon approval, the final design shall be deemed to be in substantial conformance with the Convention and Event Center Specific Plan.

- d. **Pico Passage.** Prior to the issuance of a building permit on the New Hall, the Applicant shall submit final design detailing of the Pico Passage, to the satisfaction of the Director of Planning after consulting with the Urban Design Studio and the General Manager of the Convention Center. The final designs shall include enhancement from Gilbert Lindsay Plaza to the east to L.A. Live Way through sidewalk improvements, the possible creation of a passageway underneath the Concourse Hall adjoining the sidewalk, activation of uses, and an intermittent transparent edge. Upon approval by the Director of Planning, the final design shall be deemed to be in substantial conformance with the Convention and Event Center Specific Plan.
  - i. **Pedestrian Passageway.** To provide an appropriate pedestrian passageway, one of three following options shall be included in the final design detailing as determined to the satisfaction of the Director of Planning. The first option would be to create an expanded pedestrian passageway adjoining the proposed 20-foot sidewalk within the first 20 feet of Concourse Hall. The passageway shall start at edge of Concourse Hall's eastern wall and continue west along Pico Boulevard until such point as it would impact the vehicular access to the Orange Garage or loading service ramp as determined to the satisfaction of the General Manager of the Convention Center. The passageway shall include opening up infill panels between shear panels as determined to be structurally feasible to the satisfaction of the Department of Building and Safety. West of the loading service ramp and continuing to the Pico Lobby drop off area, the proposed 20- foot sidewalk shall be widened an additional 5 feet to 10 feet, provided that it does not compromise the functional operation of the loading docks and freight area. In the area where widening of the sidewalk is not feasible, recessed window boxes shall be used to activate the sidewalk edge. If the Department of Building and Safety determines that opening up the Concourse Hall panels between the shear panels is not feasible or if the Planning Director determines that is not practical to relocate the mechanical room at the southeast corner of Concourse Hall or to match the interior grade of Concourse Hall with the grade of the proposed 20-foot sidewalk, then a second option shall be considered. This next option would involve the relocation of the passageway to the south side of Pico Boulevard, provided that the General Manager of the Convention Center determines that is practical to relocate the bus drop off area or that the Director of Planning and LADOT determine that any potential conflicts between pedestrian use and bus drop off use on the south side of Pico can be resolved. If this second option is not feasible or practical, the final design detailing shall be developed in accordance with the design enhancement provision of the Community Benefits Program of the Development Agreement to enhance the pedestrian experience in Pico Passage to the satisfaction of the Director of Planning.
  - ii. **Activation of Passageway Uses.** A minimum 1000 square foot addition shall be constructed at the ground level of Concourse Hall facing Gilbert Lindsay Plaza adjacent to the sidewalk on the north side of Pico Boulevard. The area underneath Concourse Hall adjoining the new Concourse Hall passageway and extending 25 feet to 30 feet shall be built out for programmed uses as described This area shall extend to the west until such point as it would impact the vehicular access to the Orange Garage or loading service ramp as determined to the satisfaction of the General Manager of the Convention Center. These spaces shall be programmed for uses that activate pedestrian use of the Concourse Hall passageway, provided that such uses shall be consistent with Convention Center uses and bond finance requirements.
  - iii. **Enhanced Paving.** The new passageway shall be paved to match the sidewalk improvements in Gilbert Lindsay Plaza and the Event Center. In addition, through the use of paving the vehicle drop off area at the entrance to the New Hall on the north side of Pico Passage shall be enhanced to allow a straight continuous pedestrian walking path when the drop off area is not in use.
  - iv. **Transparent Edge.** Along the sidewalk on the north side of Pico Passage, the building



shall be transparent at regular intervals through the using of glazing into areas that are programmed for interior use, light boxes, and recessed display areas.

- e. **Bike Share.** Prior to the issuance of a building permit on the Event Center, the Applicant shall submit final design detailing regarding the incorporation of a Bike Sharing Facility to the satisfaction of the Director of Planning after consulting with the Department of Transportation (DOT). The final design shall specify the location of the facility and identify how access to and from the facility will be achieved.
4. **Permitted Uses.** In compliance with Section 5 of the Convention and Event Center Specific Plan, marked as Exhibit "4", uses and supplemental uses on the subject property shall be restricted to those identified in the Convention and Event Center Specific Plan, or as approved in accordance with Section 12.24 of the LAMC.
5. **Height.** Pursuant to LAMC Section 12.21.1, the height of the new structures within the Project Site shall not exceed the following:
  - a. L.A. Live Way Garage – 90 feet
  - b. Bond Street Garage – 90 feet
  - c. Event Center shall – 220 feet
  - d. New Hall – 90 feet
6. **Floor Area.** Pursuant to LAMC Section 12.21.1-A, the total floor area of the new structures within the Project Site shall not exceed the following:
  - a. Event Center – 1,750,000 square feet
  - b. New Hall – 500,000 square feet
7. **Parking.** Upon completion of the Event Center, no less than a total of 6,670 parking spaces shall be provided within the Convention and Event Center Specific Plan area.
8. **Public Works – Bureau of Street Services.** All landscaping installed in the right-of-way along L.A. Live Way, Chick Hearn Court, Figueroa Street, 11<sup>th</sup> Street, and 12<sup>th</sup> Street within the Convention and Event Center Specific Plan area shall be maintained by the Event Center. The Event Center may elect to arrange for, and reimburse, the City for landscape maintenance. All nonstandard items constructed in the public right-of-way will be maintained by the Event Center.
9. **Maintenance.** The subject property including the associated parking facilities, sidewalks, outdoor areas, and landscaping adjacent to the site shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.
10. **Dust Walls.** During earth moving activities, temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the property line between the site and adjoining residential uses as necessary to preclude dust dispersion from the Project Site to adjacent residences.
11. **Community Relations.** During construction, a 24-hour "hot-line" phone number, with assistance for English- and Spanish speaking callers, shall be provided for the receipt of construction-related complaints from the community. The Applicant shall be required to respond within 24 hours of any complaint received on this hotline.
12. **Posting of Construction Activities.** The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.
13. **Employee Transportation Demand Management.** The Applicant shall implement trip reduction strategies that would encourage and incentivize project employees to carpool, vanpool, or take transit or other modes. Such strategies can include, but not be limited to, the following: shuttles from remote parking, bicycle amenities like racks and showers, guaranteed ride home program, partially or fully subsidized, monthly or annual transit passes provided to all eligible project employees, rideshare

matching, administrative support for formation of carpools/vanpools, bike and walk to work promotions, and preferential loading/unloading or parking location for ride-sharing.

**14. Construction Impacts.** Prior to the issuance of a demolition permit, the Applicant shall submit a construction work site traffic control plan to DOT for review and approval. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours to the extent feasible. The Applicant shall minimize temporary construction impacts to traffic by implementing the following strategies:

- a. Coordinate construction activities with the event calendars for the Convention Center, STAPLES Center, and LA LIVE
- b. Identify truck staging areas, and implement efficient management of truck access/egress routes
- c. Develop worksite traffic control plans
- d. Develop a construction worker transportation demand management plan to encourage the use of transit/ridesharing and to minimize parking demand
- e. Develop an Event Construction Parking Plan to implement temporary parking strategies for events at the Convention Center, STAPLES Center, and LA LIVE during construction
- f. Develop a Pico Union Construction Traffic and Parking Management Plan to minimize impacts within the Pico Union neighborhood
- g. Schedule construction related deliveries, to the extent feasible, to occur during off-peak travel hours
- h. Develop and submit a Freeway Truck Management Plan to Caltrans
- i. Coordinate with LA County Metro to minimize the inconvenience to transit users caused by bus stop relocations and bus line re-routings
- j. All temporary construction traffic control plans in the City involving temporary traffic signal modifications, the relocation of any signal equipment, and the installation of crash cushions or temporary roadway striping shall be prepared, submitted and signed by a registered Civil or Traffic Engineer in the state of California, on DOT standard plan format, for review and approval by DOT's Design Division.
- k. Additionally, all other temporary construction traffic control proposals in the City involving the use of flashing arrow boards, traffic cones, barricades, delineators, construction signage, etc., shall require the review and approval by DOT's Central District Office.

**15. Site Access / Circulation / Loading.** Prior to the issuance of a demolition permit, the Applicant shall submit a driveway and circulation plan, to the satisfaction of DOT, which addresses:

- a. Egress/ingress as well as internal circulation within the L.A. Live Way and Bond Street Garage structures.
- b. The driveway on the north side of Pico Boulevard west of Figueroa Street, leading to an underground loading dock at the northeast corner of the Event Center, and which provides access to the existing loading dock under STAPLES Center. A new signal is proposed at this driveway on Pico Boulevard, which subject to DOT review and approval.
- c. A new bus loading/unloading area on the north side of Pico Boulevard, which will provide a separate access to a surface loading area for general deliveries for the Convention Center.
- d. All driveways should be Case 2 driveways and 30 feet wide for two-way operations or 16-feet wide for one-way operations.
- e. All delivery truck loading and unloading shall take place on site with no vehicles backing into or out of the Project site from any adjacent street.

- f. The driveway and circulation plan shall be submitted to DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process. In order to minimize and prevent last minute building design changes, it is imperative that the Applicant, prior to the commencement of building or parking layout design efforts, contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes.

#### **16. General Conditions.**

- a. All transportation improvements and associated traffic signal work within the City of Los Angeles must be guaranteed through the B-Permit process of the Bureau of Engineering, prior to the issuance of any building permit and completed prior to the issuance of the first applicable certificate of occupancy for the project. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of DOT.
- b. If a proposed traffic mitigation measure does not receive the required approval, a substitute mitigation measure may be provided subject to the approval of DOT or other governing agency with jurisdiction over the mitigation location, upon demonstration that the substitute measure is equivalent or superior to the original measure in mitigating the project's significant traffic impact. To the extent that a mitigation measure proves infeasible and no substitutes are available, then a significant traffic impact would remain.
- c. All improvements along state highways and at freeway ramps require approval from the State of California Department of Transportation (Caltrans). The Applicant may be required to obtain an encroachment permit or other approval from Caltrans for each of these improvements before the issuance of any building permits, to the satisfaction of Caltrans, DOT, and the Bureau of Engineering.

#### **B.**

#### **ENVIRONMENTAL CONDITIONS**

##### **MM-1 (Project Design Feature B.1-1):**

L.A. Live Way (Collector Street) between Pico Boulevard and Chick Hearn Court/11th Street shall be modified to comprise an 89 foot right-of-way, and a 64-foot curb-curb width, with a 10-foot sidewalk on the west side of the street and a 15-foot sidewalk on the east side of the street. The existing lane configuration shall remain, except for the elimination of one midblock northbound lane, (as shown on Figure A.10.4.1.1 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.

##### **MM-2 (Project Design Feature B.1-2):**

Chick Hearn Court (Collector Street) between L.A. Live Way and Georgia Street shall be modified to comprise a 72-foot curb-to-curb width with a 15-foot sidewalk on the north side of the street and a 20-foot sidewalk on the south side of the street, between L.A. Live Way and the east-most driveway to the L.A. LIVE West Garage; and a 60.5-foot curb-curb width with a 26.5 foot sidewalk on the north side and a 20-foot sidewalk on the south side of the street between the east-most driveway of the L.A. LIVE West Garage and Georgia Street; and the existing 107-foot right-of-way for the entire block shall be maintained (as shown on Figure A.10.4.1.2 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). The existing lane configuration shall be maintained. This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.

##### **MM-3 (Project Design Feature B.1-3):**

Pico Boulevard (Modified Secondary Highway) between Figueroa Street and a point approximately 600 feet west of Figueroa Street shall be modified to comprise a 70-foot curb-curb width, with three eastbound lanes and two westbound lanes, and with a minimum 20-foot

sidewalk on the north side of the street and a minimum 20-foot sidewalk on the south side of the street, (of which 10 feet may be on Convention Center property). From the point approximately 600 feet west of Figueroa Street to L.A. Live Way, the existing roadway width of 80 feet curb-to-curb and lane configuration shall be maintained, and a minimum 20-foot sidewalk provided on both the north and south side of the street (all of which in each case may be provided on Convention Center property). The existing street right-of-way of 100 feet shall be maintained between Figueroa Street and L.A. Live Way. (See Figure A.10.4.1.3 of Appendix A of the Transportation Study contained in Appendix I of this Draft EIR). This shall be completed by the New Hall Applicant prior to issuance of a certificate of occupancy for the New Hall.

**MM-4 (Project Design Feature B.1-4):**

The proposed Project shall coordinate its planning with the City on the City's current plans to provide a Bike Station on or in the vicinity of the Project site.

**MM-5 (Project Design Feature B.1-5):**

The proposed Project shall coordinate its planning with the concept plans currently being evaluated in the Figueroa Corridor Study for providing a bike lane in each direction on Figueroa Street between USC and downtown, provided such plans do not include a raised curb delineating the bike lanes in the vicinity of the Project site as they would create pedestrian safety impacts.

**MM-6 (Project Design Feature B.1-6):**

Prior to issuance of a certificate of occupancy for the parking garages, the Event Center Applicant shall provide up to 12 electric vehicle charging stations in one or more of the on-site parking garages to facilitate and encourage the use of electric vehicles.

**MM-7 (Project Design Feature B.1-7):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide priority parking locations for alternative fueled and electric vehicles, to facilitate and encourage the use of these vehicles.

**MM-8 (Project Design Feature B.1-7a):**

The Project Applicants shall limit construction related truck trips to off-peak periods to the extent practical.

**MM-9 (Project Design Feature B.1-8):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide an appropriately sized building (approximately 2,000 square feet) on the Project site to accommodate a Field Operations Center (FOC). This facility shall provide space for the on-site coordination of security staff, the LAPD, LADOT, Metro, and Caltrans, and communications capabilities to each agency's main control center. In addition to functioning as the security and safety management center, the FOC shall also provide for the centralized coordination of all transportation and parking management activities during events.

**MM-10 (Mitigation Measure B.1-1):**

Prior to issuance of a demolition or building permit for the Event Center, the Event Center Applicant shall enter into an agreement with LACMTA requiring the Event Center Applicant to (i) fund the actual cost of improvements to the Pico Station in accordance with a mutually agreed schedule for development, design and construction (which is presently estimated at a total cost of \$10.35 million), and (ii) to fund the actual increased operational costs at the Pico Station and other LACMTA stations impacted by the Event Center project. The Event Center Applicant shall not operate the Event Center until the Pico Metro Station improvements have been completed. The Pico Metro Station, located on Flower Street between 12th Street and Pico Boulevard one block from the Project Site, is currently a single platform station with limited capacity access to the platform from the east sidewalk of Flower Street. LACMTA will use the Event Center Applicant's payments to (a) add a second platform parallel to the existing Pico Metro Station platform, and (b) refurbish the existing station platform to improve the passenger handling capacity and (c) provide additional staffing to ensure safe and efficient transit operations for events at the Event Center.

**MM-11 (Mitigation Measure B.1-2):**

During operation of the proposed Project, the Event Center Applicant shall provide for an on-site Bicycle Valet Program that shall be operated during major events.

**MM-12 (Mitigation Measure B.1-3):**

Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$250,000 to the City's recently established Bicycle Trust Fund, for the purposes of improving bicycle facilities in the vicinity of the proposed Project.

**MM-13 (Mitigation Measure B.1-4):**

To support a local Mobility Hub, prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide space on or in the vicinity of the Project site for a car-share program (i.e., approximately 300 sq. ft. for a rental office and parking for up to 20 car-share vehicles).

**MM-14 (Mitigation Measure B.1-5):**

Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$750,000 to LADOT's Mobility Hub Program.

**MM-15 (Mitigation Measure B.1-6):**

The Event Center Applicant shall obtain and use up to 25 portable CMS trailers for use in traffic operations management during events. Their specific use shall be determined in the Transportation Management Plan.

**MM-16 (Mitigation Measure B.1-7):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall obtain and install new permanent surface street Changeable Message Signs (CMS) signs (up to a total cost of \$1,200,000) to be used in conjunction with the existing CMS signs on streets in the area around the Project site to provide specific traffic and parking messages as needed. Their specific use shall be determined in the Transportation Management Plan. These shall be smaller and less visually intrusive than the existing CMS signs in the area, and shall be used to expand and augment the existing system.

**MM-17 (Mitigation Measure B.1-8):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall implement a fixed signage program (up to a total cost of \$500,000) that provides directional information to parking zones, parking facilities and preferred access/egress routes, as defined in the TMP.

**MM-18 (Mitigation Measure B.1-9):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop and implement a Neighborhood Traffic and Parking Management Plan to minimize potential impacts to local residential streets due to possible cut-through traffic and parking impacts. The Plan area shall include Pico Union, South Park and South Los Angeles. The Plan, which shall include up to \$75,000 for traffic and parking signage, and up to \$250,000 for potential traffic and parking control measures shall be developed in coordination with LADOT and the community.

**MM-19 (Mitigation Measure B.1-10):**

*Blaine Street at SR-110 Southbound Off-Ramp.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes into a shared left and right lane. This will modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. It will not require any widening or additional right-of-way but would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.1 in Appendix A of the Transportation Study, provided as Appendix I of the Draft EIR).

**MM-20 (Mitigation Measure B.1-11):**

*Blaine Street at 11th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on 11th Street to include one exclusive left-turn lane and one shared left-through lane. This will modify the existing approach from the configuration of one shared left-through lane and one through lane, to a configuration of one exclusive left-turn lane and one shared left-through lane. This measure will provide two left-turn lanes to the SR-110 Southbound On-Ramp at this intersection rather than the existing one left turn lane, thereby increasing access capacity to the ramp for outbound traffic from the proposed Project. This measure will require widening on the south-east corner of the intersection. This measure would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.2 in Appendix A of the Transportation Study, provided as Appendix I of the Draft EIR).

**MM-21 (Mitigation Measure B.1-12):**

*Los Angeles Street at 17th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure will require widening on the south side in the Caltrans right-of-way, and would require the approval of Caltrans.

**MM-22 (Mitigation Measure B.1-13):**

*Main Street at 17th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

**MM-23 (Mitigation Measure B.1-14):**

*Broadway at 17th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

**MM-24 (Mitigation Measure B.1-15):**

*Hill Street at 17th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

**MM-25 (Mitigation Measure B.1-16):**

*Olive Street at 17th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one through lane and one shared through-right lane to a configuration of two through lanes and one shared through-right lane.

**MM-26 (Mitigation Measure B.1-17):**

*Grand Avenue at 17th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one through lane to a configuration of one shared left-through lane and two through lanes.

**MM-27 (Mitigation Measure B.1-18):**

*Hill Street at 18th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional

through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

**MM-28 (Mitigation Measure B.1-19):**

*Broadway at 18th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This would modify the existing configuration of one left turn lane, one through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

**MM-29 (Mitigation Measure B.1-20):**

*Los Angeles Street at 18th Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the eastbound approach on 18th Street to add an additional left-turn lane. This will modify the existing configuration of one left-turn lane, one through lane, and one shared through-right lane to a configuration of two left-turn lanes, one through lane, and one shared through-right lane. This measure will require widening into the Caltrans right-of-way on the northwest corner of the 18th Street and Los Angeles Street intersection, and would require the approval of Caltrans.

**MM-30 (Mitigation Measure B.1-21):**

*ATSAC System Upgrades.* Prior to issuance of a certificate of occupancy for the Event center, the Event Center Applicant shall install, or shall pay LADOT to install a fixed amount of \$1,200,000 to provide for the design and installation of, traffic signal controller upgrades and additional CCTV cameras as defined in Mitigation Measures B.1-21A and B.1-21B below. These improvements shall be implemented either by the Applicant through the City's B-Permit process, or through payment of the \$1,200,000 fixed fee to LADOT who shall then design and install the improvements (if the latter then payment shall be made prior to the issuance of a building permit for the Event Center).

**MM-31 (Mitigation Measure B.1-21A):**

*Intersection Traffic Signal Controller Upgrades.* The Applicant shall install or fund (as defined above) the upgrade of the signal controllers from the older model Type 170 Controllers to the newer Type 2070 Controllers at the following 73 intersection locations:

- Griffith Avenue & 16th Street
- San Pedro Street & 16th Street
- Maple Avenue & 16th Street
- Maple Avenue & 18th Street
- Maple Avenue & 23rd Street
- Maple Avenue & Adams Boulevard
- Los Angeles Street & 16th Street
- Los Angeles Street & 17th Street
- Los Angeles Street & 18th Street
- Main Street & 16th Street
- Main Street & 17th Street
- Main Street & 18th Street
- Main Street & 23rd Street
- Broadway & Alpine Street
- Broadway & Ord Street
- Broadway & 16th Street
- Hill Street & 1st Street
- Hill Street & 2nd Street
- Hill Street & 3rd Street
- Hill Street & 4th Street
- Hill Street & 16th Street
- Hill Street & 17th Street
- Hill Street & 18th Street
- Hill Street & Adams Boulevard
- Olive Street & 16th Street

Grand Avenue & 16th Street  
 Grand Avenue & Adams Boulevard  
 Hope Street & 2nd Street  
 Hope Street & 4th Street  
 Hope Street & Wilshire Boulevard  
 Hope Street & 8th Street  
 Hope Street & 9th Street  
 Hope Street & 11th Street  
 Hope Street & 12th Street  
 Hope Street & Pico Boulevard  
 Flower Street & 9th Street  
 Flower Street & 11th Street  
 Figueroa Street & Olympic Boulevard  
 Figueroa Street & Convention Center Bus Exit  
 Figueroa Street & Venice Boulevard  
 Figueroa Street & 18th Street  
 Figueroa Street & 23rd Street  
 Francisco Street & 8th Street  
 Georgia Street & 9th Street  
 Convention Center Drive & Venice Boulevard  
 Lucas Street & Wilshire Boulevard  
 L.A. Live Way & 11th Street  
 Blaine Street & SR-110 SB Off-Ramp  
 Blaine Street & 11th Street  
 Albany Street & Pico Boulevard  
 Valencia Street & 11th Street  
 Valencia Street & Pico Boulevard  
 Oak Street & Washington Boulevard  
 Union Avenue & 11th Street  
 Union Avenue & 12th Street  
 Union Avenue & Venice Boulevard  
 Union Avenue & Washington Boulevard  
 Union Avenue & 23rd Street  
 Bonnie Brae Street & Pico Boulevard  
 Burlington Avenue & Venice Boulevard  
 Alvarado Street & 11th Street  
 Alvarado Street & 12th Street  
 Alvarado Street & Pico Boulevard  
 Hoover Street & Pico Boulevard  
 Hoover Street & Washington Boulevard  
 Hoover Street & 20th Street  
 Hoover Street & I-10 EB Ramps  
 Magnolia Avenue & Pico Boulevard  
 Magnolia Avenue & Venice Boulevard  
 Magnolia Avenue & Washington Boulevard  
 Westmoreland Avenue & Venice Boulevard  
 Catalina Street & Pico Boulevard  
 Loyola High School Driveway & Venice Boulevard

**MM-32 (Mitigation Measure B.1-21B):**

*Closed Circuit Television (CCTV) Cameras Installation and Locations.* The Applicant shall install or fund (as defined above) new CCTV cameras (including necessary mounting poles, fiber optic and electrical connections) at the following nine intersection locations:

Broadway & 3rd Street  
 Broadway & 17th Street  
 Broadway & 18th Street  
 Grand Avenue & 1st Street  
 Flower Street & 3rd Street  
 Flower Street & 9th Street



Figueroa Street & 2nd Street  
Figueroa Street & 5th Street  
Figueroa Street & Adams Boulevard

**MM-33 (Mitigation Measure B.1-22):**

*SR-110 Southbound Off-Ramp to Blaine Street (Olympic Boulevard).* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes to a shared left and right lane. This would modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. This measure would enhance the capacity of the off-ramps for Event Center traffic inbound to the parking garages at the proposed Project. This measure would not require any widening or additional right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-10).

**MM-34 (Mitigation Measure B.1-23):**

*I-10 Westbound Off-Ramp at Los Angeles Street.* Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a lane. This would modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure would require widening on the south side in the Caltrans right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-12).

**MM-35 (Mitigation Measure B.1-24):**

Prior to issuance of a building permit for the Event Center, the Event Center, Applicant shall make a one time, fixed contribution of \$1,600,000 to Caltrans for the purpose of implementing upgrades to ramp meters on on-ramps in the downtown area. These would also facilitate event traffic management. Installation locations would be determined in conjunction with Caltrans and LADOT and incorporated along with all other ramp metering locations in the downtown area into the Transportation Management Plan. This measure would require the approval of Caltrans.

**MM-36 (Mitigation Measure B.1-25):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time, fixed contribution of \$2,400,000 to Caltrans towards the mainline freeway improvement project in Downtown Los Angeles that would add an auxiliary lane to the northbound US-101 Hollywood Freeway between the Four-Level Interchange (with SR-110) and Alvarado Street. This improvement would correct merge-weave related traffic congestion that causes significant backups on both the westbound US-101 and the northbound SR-110 freeways. This contribution would fund initial engineering studies and a Project Study Report (PSR) or other appropriate report that would represent a necessary initial step toward implementing the freeway improvement project and make it available for state and federal funding. This measure would require the approval of Caltrans.

**MM-37 (Mitigation Measure B.1-26):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install, in conjunction with Caltrans, five additional mainline freeway changeable message signs (CMS) on the freeway systems surrounding and/or approaching downtown (up to a total cost of \$2,500,000) to facilitate event traffic management. Installation locations will be determined in conjunction with Caltrans and LADOT and incorporated into the Transportation Management Plan. This measure would require the approval of Caltrans. If Caltrans elects to install these signs, then prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a payment of \$2,500,000 to Caltrans for installation of the signs.

**MM-38 (Mitigation Measure B.1-27):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install fixed directional signage on the freeway system approaching and surrounding the downtown (up to a total of \$2,000,000) to provide information on access routes to the parking

areas for the proposed Project to help manage traffic flows in a distributed manner as specified in the parking management strategy. This measure would require the approval of Caltrans.

**MM-39 (Mitigation Measure B.1-28):**

During operation of the Event Center, the Event Center Applicant shall fund additional Freeway Service Patrols (up to four additional tow trucks with driver) through Metro's program to increase patrols on the freeway system around downtown before and after events.

**MM-40 (Mitigation Measure B.1-29):**

Prior to operation of the Event Center, the Event Center Applicant shall develop and implement a comprehensive Transportation Management Plan (TMP) for the proposed Project, for approval by LADOT. The TMP shall be developed in coordination with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate. The TMP will provide the framework and details for managing all aspects of transportation for events at the proposed Project. This plan will build on the successful implementation of existing similar plans for STAPLES Center, L.A. LIVE, and the Convention Center. The Plan will provide an initial blueprint for transportation management, but will also be dynamic, flexible, and capable of responsiveness to the actual transportation conditions that may occur once the proposed Project is in operation. The Plan will be a multi-modal plan that addresses transit, autos, parking, pedestrians, and bicycles. The Transportation Management Plan will include the following subjects:

- Event Center Site Description and Operations
- Event Center Scheduling
- Event Coordination Plan
- Trip-Generation Levels
- Overall Parking Strategy
- Parking Management and Access/Egress Plans
- Transit Service
- Pedestrian Circulation
- Transportation Demand Management and Trip Reduction (visitors and employees)<sup>1</sup>
- Traffic Management
- Pico-Union Neighborhood Traffic and Parking Management Plan
- Bicycle Access Plan

The Transportation Management Plan will include, but not necessarily be limited to, the following types of measures:

- Parking Locations by Type of Parking, and Parking Management Measures
- Access and Egress Routes to Parking
- Access and Egress Routes to Transit
- Event Ticket Bundling with Parking and Transit Passes
- Transit Service Provisions
- Integrated Transit Fare Measures
- Private Bus, Taxi, and Limousine Provisions
- Pedestrian Signage and Wayfinding
- Pedestrian Circulation Management
- Use of Traffic Control Officers
- Potential Temporary Street Closures
- Potential Temporary Turn Restrictions
- Potential Temporary Traffic Lane Closures and/or Reassignments
- Use of Changeable Message Signs
- Emergency Vehicle Provisions
- Temporary diversion of bus service in the vicinity of the proposed Project during street closures and/or events
- Coordination measures for concurrent events at the Event Center and Dodger Stadium and the Event Center and the Los Angeles Coliseum

<sup>1</sup> Including requirements of the City of Los Angeles and the CMP for the Transportation Demand Management Plan as applicable for the proposed Project.

The TMP may include, but not be limited to, the following types of programs to increase transit ridership and increase vehicle occupancies beyond the levels identified in the Draft EIR impact analysis in order to reduce the number of vehicle trips.

**Additional Metro and Metrolink Service** - Additional passengers could be carried by the Metro lines serving the Project site and on the Metrolink six-county commuter rail lines serving Union Station. During certain time periods such increases might be accommodated by existing service levels. For other event scenarios, additional transit service would need to be provided by adding rail cars to trains, or by additional trains, to increase the frequency and capacity of the service.

**Special Metrolink Trains** - Metrolink could run special event trains, similar to those currently operated to Major League Baseball games at Angel Stadium of Anaheim and those that have been operated to Fontana Speedway and to concerts at Angel Stadium of Anaheim.

**Express Bus Park-and-Ride** - The Event Center could run an Express Park-and-Ride service where patrons could park in remote parking locations and ride Express Bus Service directly to the Event Center. This could operate in a similar fashion to the existing Hollywood Bowl Park-and-Ride service. While this service would be coordinated and managed by the Event Center, it would most likely be operated by private transit operators.

**Charter Bus Service** - The Event Center could encourage a resident football team to promote the use of charter buses for team fans to use to attend games rather than driving. These would be an efficient method of bringing fans who would travel longer distances to games (for example outside of Los Angeles County), and could also be organized by fan supporter and/or booster clubs.

**Encourage and Incentivize Transit Use** - The use of transit would be encouraged and heavily promoted by the proposed Project. This would include bundling of transit passes with event ticket sales, where patrons could purchase a transit ticket at the same time as the event ticket so patrons would not need to buy a transit ticket on the day of the event. The proposed Project will work with transit operators to achieve a process where a single transit ticket/pass could be used on all connecting transit links to facilitate transfers. This would also include extensive use of marketing and promotional materials to ensure patrons would be aware of the availability, convenience, and benefits of all transit options, including use of electronic distribution methods such as web-site and cell phone applications. This measure could also include special offers and/or programs to encourage the use of transit, such as potentially offering discounts on merchandise or at restaurants, or running a "Transit Club" or "Transit Fan Appreciation Program" where continued use of transit provides patrons with certain benefits.

**Increase Auto Occupancy** - Measures to increase auto occupancy could be aimed at increasing auto occupancy for events over the 3.00 persons per car assumed for weekend events and the 2.75 persons per car assumed for weekday events in the traffic analysis. Measures could include reduced parking rates for cars with 4+ people, and providing preferred parking locations for cars with 4+ people. The Proposed Project could also encourage the use of vanpools by facilitating the organization of vanpool programs for Event Center events, and by providing priority parking for vanpool vehicles.

**MM-41 (Mitigation Measure B.1-29a):**

Prior to the issuance of a building permit for the Event Center, the Event Center Applicant and the owners of the Los Angeles Dodgers and Dodger Stadium and its affiliated properties ("Dodgers") shall jointly develop event coordination measures ("Coordination Measures") for the purpose of coordinating concurrent events at the Event Center and Dodger Stadium. The Event Center Applicant shall include the Coordination Measures within its proposed Transportation Management Program ("TMP"). One year prior to the anticipated opening of the Event Center, the Event Center Applicant shall coordinate with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate regarding inclusion of the Event Coordination Measures in the TMP.

**MM-42 (Mitigation Measure B.1-30):**

Prior to issuance of a building permit for the proposed Project, the Event Center Applicant shall prepare Construction Traffic and Parking Management Plans for all phases of construction activity at the Project site for review and approval by LADOT. These Plans shall include, but not

be limited to the following: specific provisions for truck routes and staging; roadway lane closures; maintenance of transit service; and maintenance of access/egress for all travel modes to the Project site. Specifically, these plans shall include, but not be limited to the following elements, as appropriate:

Coordination of construction activities with event schedules at Convention Center, STAPLES Center, and L.A. LIVE. Identification of truck staging areas, and management of truck access/egress to minimize truck impacts on the street system.

Worksite Traffic Control Plans, including temporary traffic controls, lane reconfigurations, temporary traffic signal operation, signage, detour plans as appropriate, and provisions for flag personnel, etc.

Construction Worker Transportation Demand Management Plan to encourage use of transit and ridesharing to minimize parking needs, and shuttles from remote parking sites used by construction workers.

Construction Worker Parking Management Plan to provide sufficient parking, including multiple dispersed off-site parking locations to minimize potential associated off-site traffic impacts, and to prevent construction workers from using on-street parking in the Pico-Union area.

Alternate routing, protection barriers, covered walkways where necessary and feasible, and other safety precautions for pedestrians and bicyclists through the Project Area.

Event Construction Parking Plan to develop and implement temporary parking strategies for events for the Convention Center, STAPLES Center, and L.A. LIVE during construction.

Pico-Union Construction Traffic and Parking Management Plan to minimize impacts in the Pico-Union area.

Schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak commute periods.

Freeway Truck Management Plan to be submitted to Caltrans.

Coordinate with Metro regarding possible bus stop relocations and/or bus line/re-routings to minimize inconvenience to transit riders.

Reroute construction trucks away from congested streets or sensitive receptor areas to the extent practical.

Provide dedicated turn lanes for movement of construction trucks and equipment, where space is available and would not result in a safety concern for pedestrians and motorists, where feasible and acceptable to LADOT.

Provide signal synchronization on construction truck routes where feasible and acceptable to LADOT.

**MM-43 (Mitigation Measure B.1-31):**

The Event Center Applicant shall submit grading, utility plans, and a hydrology report as soon as they are available for Caltrans review purposes.

**MM-44 (Project Design Feature B.2-1):**

The proposed Project will provide an additional 1,112 parking spaces after replacement of existing parking that will be demolished and replaced in new parking garages. The proposed Project will construct two new parking garages, the Bond Street Garage (928 spaces) and the L.A. Live Way Garage (2,950 spaces which would be 2,092 spaces above the existing 858 spaces to be demolished by the proposed Project).

**MM-45 (Project Design Feature B.2-2):**

The proposed Project will provide a total of 250 new bicycle parking spaces in the on-site parking garages.

**MM-46 (Project Design Feature B.2-3):**

The Event Center Applicant shall not schedule a ticketed event at the Event Center at the same time as a ticketed event at STAPLES Center where the combined attendance at both venues would exceed 72,000 spectators.

**MM-47 (Mitigation Measure B.2-1):**

During operation of the proposed Project, the Event Center Applicant shall implement parking strategies as part of the Transportation Management Plan designed such that patrons park in the targeted parking areas generally within the 20-minute walk contour in the most efficient manner, in order to minimize overall travel time and circulating traffic and to spread traffic across a multiplicity of arrival and departure routes. This plan may consist of, but not be limited to: the publishing and distribution of promotional materials advising patrons of available parking areas and preferred access/egress routes; pre-selling parking tickets with event tickets, based on zip code origin; and directing patrons to the various appropriate access/egress routes through freeway and street signage, published materials, and real time media such as web sites, smart phones, and Southern California's 511 information system.

**MM-48 (Mitigation Measure B.2-2):**

During operation of the proposed Project, the proposed Project shall coordinate with LADOT's Downtown ExpressPark Program to facilitate the efficient use of the parking supply. This shall involve including the on-site parking garages in the City's Program (for monitoring of occupancy and utilization), and coordinating information sources, types, and distribution methods for off-site parking locations and access/egress routes during events.

**MM-49 (Mitigation Measure B.2-3):**

During development of the TMP and during operation of the proposed Project, the Event Center Applicant shall encourage the participation of other parking garages in the downtown in the ExpressPark Program. The Event Center Applicant shall also fund a study (up to a total of \$200,000) for the City of Los Angeles to explore ways of extending parking garage participation in the ExpressPark Program.

**MM-50 (Mitigation Measure B.2-4):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time fixed contribution of \$1,000,000 to the Downtown ExpressPark Program.

**MM-51 (Mitigation Measure B.2-5):**

The Event Center Applicant shall make a total 3-year annual contribution to the Downtown ExpressPark Program of \$100,000 per year for three years to be used by LADOT for system maintenance of the ExpressPark Program. Payments shall begin one year after opening of the Event Center.

**MM-52 (Mitigation Measure B.2-6):**

During operation of the Event Center, the Event Center Applicant shall provide off-site parking for employees who drive and shall provide shuttle bus service from the remote parking locations to the Project site, similar to the programs successfully deployed for STAPLES Center and L.A. LIVE.

**MM-53 (Mitigation Measure B.2-7):**

Use of Remote Parking When Necessary. During operation of the Event Center, for the occasional times when determined to be necessary (as defined in the TMP), the Event Center Applicant shall arrange remote parking outside the Primary Parking Area (for example, on Bunker Hill, at Union Station, east of Broadway, in Central City West (north of Olympic Boulevard), and south of the Project site in the general USC/Coliseum area including the Shrine Auditorium), and shall provide connecting shuttle bus service to the Project site as necessary (some remote parking locations would be connected to the Project site by rail transit lines such as the Red Line, and the Blue/Expo Lines). The Event Center Applicant shall coordinate with potential additional parking facilities based on availability and willingness to participate. Remote parking plans shall be included in the Transportation Management Plan.

**MM-54 (Project Design Feature B.3-1):**

Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall construct wider crosswalks (up to 30 feet) with differential paving (as was done for certain intersections for L.A. LIVE) at the following 12 intersections:

- L.A. Live Way & Chick Hearn Court
- L.A. Live Way & 12th Street
- L.A. Live Way & Pico Boulevard
- Georgia Street & Olympic Boulevard
- Francisco Street & Olympic Boulevard
- Francisco Street & James Wood Boulevard
- Figueroa Street & Pico Boulevard
- Figueroa Street & 9th Street
- Flower Street & Pico Boulevard
- Flower Street & 12th Street
- Flower Street & 11th Street
- Flower Street & Olympic Boulevard

**MM-55 (Project Design Feature B.3-2):**

To further facilitate pedestrian safety in the immediate area of the Event Center, the east sidewalk of L.A. Live Way between Pico Boulevard and Chick Hearn Court shall be widened from 10 feet to 15 feet; the south sidewalk of Chick Hearn Court between L.A. Live Way and Georgia Street shall be widened from 10 feet to 20 feet; and the north and south sidewalks of Pico Boulevard between Figueroa Street and L.A. Live Way shall be widened from 10 feet to 20 feet. These widenings shall be implemented in conjunction with Project Design Features B.1-1, B.1-2, and B.1-3.

**MM-56 (Project Design Feature B.3-3):**

As part of the proposed Project, it is expected that the following streets would be closed to thru traffic (local access and transit vehicles allowed) before, during, and after events, in order to minimize the conflicts between vehicles and pedestrians:

- L.A. Live Way, between Pico Boulevard and Chick Hearn Court
- Chick Hearn Court between L.A. Live Way and Georgia Street
- Georgia Street, between Chick Hearn Court and West Road
- 12th Street, between Figueroa Street and Flower Street
- Chick Hearn Court, between Figueroa Street and Georgia Street (closed to all traffic)

Final configuration of the traffic closures on Event Days shall be determined upon completion of the Transportation Management Plan.

**MM-57 (Mitigation Measure B.3-1):**

During operation of the proposed Project, the Event Center Applicant in conjunction with LADOT shall effect the temporary closure of certain street segments after major events, as defined in the TMP. These could include the following:

- Figueroa Street: both directions, between Olympic Boulevard and Pico Boulevard
- Flower Street: both directions, between Olympic Boulevard and Pico Boulevard
- 11th Street: both directions, between Figueroa Street and Hope Street
- 12th Street: both directions, between Figueroa Street and Hope Street
- Pico Boulevard: westbound direction only, between Flower Street and L.A. Live Way

The actual street closure program shall be determined in the Transportation Management Plan. Where streets shall be closed, they shall be closed to all traffic, including transit vehicles, except for local access to adjacent properties. It is expected that these street closures would not need to occur for more than approximately one hour after a major event and may only be closed for a shorter period of time. The exact location, duration and details of closure shall be determined in the Transportation Management Plan.

**MM-58 (Project Design Feature C-1):**

Temporary construction fencing shall be placed along the periphery of active construction areas to screen much of the construction activity from view at the street level.

**MM-59 (Project Design Feature C-2):**

The Project Applicant shall monitor the Project site for graffiti and contract with a graffiti removal company, as needed.

**MM-60 (Mitigation Measure C-1):**

The Applicant shall provide through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

**MM-61 (Mitigation Measure C-2):**

The proposed streetscape improvements shall be reviewed and approved by the City's Department of Public Works Street Tree Division prior to issuance of the first grading permit.

**MM-62 (Mitigation Measure C-3):**

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of Planning during the building permit process.

**MM-63 (Mitigation Measure C-4):**

All new sidewalks along the Project site's street frontages shall be paved with concrete, pavers, or other safe, non-slip material to create an environment accommodating to pedestrians.

**MM-64 (Project Design Feature D.1-1):**

Project building heights and massing shall substantially conform to the design guidelines and standards set forth in the proposed Convention and Event Center Specific Plan.

**MM-65 (Project Design Feature D.2-1):**

Event Center Architecture: The Event Center architectural design includes the structure, façade, and the upper portion of the stadium structure supporting the deployable roof in the open position. The architectural design shall provide equivalent or reduced light transmissions when compared to the configurations of material properties shown in Figure 6.1.5.1 and Figure 6.1.5.2 of the Lighting Report included as Appendix K of the Draft EIR. These transmission limits shall reduce emissions from some field event lighting (located within the bowl) and other bowl light sources.

**MM-66 (Project Design Feature D.2-2):**

Screening on Parking Garages: Exterior screening shall be installed to minimize the spill light from luminaires within open structure buildings from reaching beyond the Project site. The screening shall also be installed so as to minimize the views and potential glare of headlights of motor vehicles within the garage from beyond the Project site boundary. Screening measures may include, but are not limited to, shielding attached to the luminaire, building, or site structures.

**MM-67 (Project Design Feature D.2-3):**

Building Façades: The maximum measurable luminance of the illuminated building façade shall not exceed 40 cd/m<sup>2</sup>. Additionally, an area weighted average of field measurements shall not exceed 10 cd/m<sup>2</sup> for any single contiguous façade area greater than 7,500 square feet in area.

**MM-68 (Project Design Feature D.2-4):**

Glass used in building façades shall be anti-reflective or treated with an anti-reflective coating in order to minimize glare.

**MM-69 (Project Design Feature D.2-5):**

Light levels from permanent light fixtures shall not exceed 10 fc (average, horizontal at the ground) within Gilbert Lindsey Plaza.

**MM-70 (Project Design Feature D.2-6):**

Illuminance from specified light sources shall not exceed 21.5 lux (2.0 fc) at the property line of the nearest residential property or light sensitive receptor.

**MM-71 (Project Design Feature D.2-7):**

Luminaires illuminating the building façade with intensities greater than 10,000 candelas shall be shielded from view beyond the Project site boundary.

**MM-72 (Project Design Feature D.2-8):**

Luminaires not illuminating the building façade with intensities greater than 10,000 candelas shall be shielded or rated as cut-off per the Illuminating Engineering Society of North America.

**MM-73 (Project Design Feature D.2-9):**

Luminaires within the Bond Street and L.A. Live Way Garages shall be equipped with screening measures that limit light spill beyond the north and west sides of the garage toward to Project site's northern and western boundaries, which are adjacent to sensitive receptors.

**MM-74 (Project Design Feature D.2-10):**

Luminaires shall be shielded, reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness shall not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

**MM-75 (Project Design Feature D.2-11):**

Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view so that the Glare Rating does not exceed 45 for motorists and vehicles operated on roadways. Prior to the issuance of the first building permit for the Event Center structure, the Event Center Applicant shall prepare a study of the Glare Ratings at all roadways that have a direct line of sight to the Event Center's Spectator Event luminaires located within a 1-mile radius of the Project site. The lighting study shall demonstrate to the satisfaction of the City of Los Angeles Department of Building and Safety that the Event Center's design does not result in a Glare Rating above 45 at any roadway location within a 1-mile radius of the Project site.

**MM-76 (Project Design Feature D.2-12):**

The aiming of Sky-Tracker luminaires shall be regulated to prevent the high intensity beam from striking any building façades. Sky-Tracker luminaires shall not project light more than 25 degrees from zenith. Use of Sky-Tracker luminaires shall adhere to the aiming constraints shown diagrammatically in Figure IV.D.2-2 on page IV.D.2-22.

**MM-77 (Project Design Feature D.2-13):**

The measured illuminance from proposed Project signage shall not exceed 32.3 lux (3.0 fc) at the property line of the nearest residential property or light sensitive receptor.

**MM-78 (Project Design Feature D.2-14):**

The measured luminance from Proposed Project signage shall not exceed 800 cd/m<sup>2</sup> after sunset or before sunrise.

**MM-79 (Project Design Feature D.2-15):**

Self-illuminated signs and/or luminaires intended to illuminate signs shall be shielded, or reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness would not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

**MM-80 (Project Design Feature D.2-16):**

The intensity of illuminated signage shall be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point shall be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity.



**MM-81 (Project Design Feature D.2-17):**

Light sources associated with proposed Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project site boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

**MM-82 (Project Design Feature D.2-18):**

Any Sky-tracker luminaire within the Event Center that is aimed out of the open roof structure shall be aimed within 25 degrees of zenith.

**MM-83 (Project Design Feature D.2-19):**

All luminaires installed on a temporary basis on the Project site shall be aimed so that the direct beam illuminance is directed on the event activity.

**MM-84 (Project Design Feature D.2-20):**

The number of fireworks displays at the Event Center shall be limited to 15 times per year. Each fireworks display shall not exceed 20 minutes in duration. Isolated use of firework devices during events would also be permitted.

**MM-85 (Project Design Feature D.2-21):**

The interior lighting for the proposed Project and associated luminaires or interior surfaces shall be designed, specified, and installed so that maximum candela direct beam illuminance (from luminaires) is not directed out of the building envelope.

**MM-86 (Mitigation Measure D.2-1):**

Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view in an effort to prevent the Glare Rating from exceeding 55 at all residences that have a direct line of sight to the Event Center's Spectator Event luminaires located within a one-mile radius of the Project site. Prior to the issuance of the first building permit for the Event Center structure, the Event Center Applicant shall prepare a study of the Glare Ratings at all such residences located as specified above to determine whether the Glare Rating at such residences from the Event Center's Spectator Event luminaires exceeds a Glare Rating of 55. For those residences located as specified above that exceed a Glare Rating of 55, the Event Center Applicant shall offer to install, at the Event Center Applicant's expense, window coverings that reduce the Glare Rating to a level of 55 or below.

**MM-87 (Mitigation Measure D.2-2):**

As part of the building approval process, the Event Center Applicant shall submit a lighting plan to the satisfaction of the Director of Planning. The lighting plan shall include the following: the location(s) of Sky-tracker searchlights; and the locations of architectural lighting, as that type of lighting is defined in the Proposed Convention and Event Center Specific Plan.

**MM-88 (Mitigation Measure D.2-3):**

The Director of Planning shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign visible from the freeway to refresh no more frequently than once every four seconds, with an interval between messages of not less than one second, and with an unchanged intensity of illumination.

**MM-89 (Mitigation Measure D.2-4):**

The Applicants' lighting design expert shall implement the following protocol to confirm compliance with all City Code requirements and lighting regulations (including without limitation, LAMC Section 93.0117 and the requirements of the Signage Supplemental Use District) and the lighting mitigation measures (including Project Design Feature D.2-3, D.2-5 through D.2-8, D.2-10, D.2-13 through D.2-15). The results of the foregoing testing shall be provided to the Los Angeles Department of Building and Safety (and copied to the Department of City Planning) immediately prior to initial signage operation, and immediately prior to initial stadium operation, with a follow-up compliance test to be performed 12 months after certificate of occupancy.

A representative testing site shall be established on or next to those light-sensitive receptors which have the greatest exposure to signage and stadium lighting on each of the façades of the proposed Project.

A light meter mounted to a tripod at eye level, facing the proposed Project buildings, shall be calibrated and measurements shall be taken to determine ambient light levels with the signage on, and when the stadium is in operation

An opaque object (e.g., a board) shall also be used to block out the view of the sign, and the stadium, from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading shall be taken to determine the ambient light levels with the sign-off

The difference between the ambient light levels with the signage being illuminated, and with the signage being off, would be the amount of light the signage casts onto the sensitive receptor

The difference between the ambient light levels when the stadium is in operation and when it is not in operation would be the amount of light the stadium casts onto the sensitive receptor

An alternative method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage, and to turn the stadium lighting on and off. This method takes more coordination, but is more accurate

In addition, if at any time, the Los Angeles Department of Building and Safety has good cause to believe the Proposed Project's signage lighting is not in compliance with the Los Angeles Municipal Code, regulations or mitigation measures, the Los Angeles Department of Building and Safety may request the protocol be implemented to determine compliance, at the expense of the Applicants. If the testing determines that the signage, or the stadium lighting, is not in compliance with the Los Angeles Municipal Code, regulations, mitigation measures, or project design features, the Applicants shall adjust the signage and/or lighting to bring it into compliance immediately.

**MM-90 (Project Design Feature E-1):**

Project construction shall utilize drilled piles during the late evening hours (between 9 p.m. and 12 a.m.), in order to reduce potential construction noise and vibration impacts.

**MM-91 (Project Design Feature E-2):**

Project contractor shall equip all construction equipment used at the Project site with properly operated and maintained, commercially available noise shielding and/or muffling devices that are consistent with the manufacturer's standards.

**MM-92 (Project Design Feature E-3):**

The Event Center in-house sound system would utilize a distributed speakers system capable of aiming the sound toward the seating areas, to minimize sound spillage to the exterior of the Event Center.

**MM-93 (Project Design Feature E-4):**

Building mechanical/electrical equipment shall be designed to meet the noise limit requirements of LAMC, Chapter XI, Section 112.02.

**MM-94 (Project Design Feature E-5):**

Loading dock and trash/recycling areas for the Event Center and STAPLES Center shall be located in the subterranean level, which shall preclude noise from this source at exterior locations.

**MM-95 (Project Design Feature E-6):**

All rooftop mechanical equipment shall be enclosed or screened from view with appropriate screening walls.

**MM-96 (Mitigation Measure E-1):**

A temporary, continuous and impermeable noise barrier shall be provided as follows:

- A) During the Event Center construction, a noise barrier wall providing a minimum 5 dBA noise reduction at the first-floor level shall be erected along the Project northern boundary along the Project northern boundary between the Event Center construction area and Receptor R1 (Ritz Hotel and Residences and Marriott Hotel at L.A. LIVE).
- B) During construction of the New Hall, a noise barrier wall providing a minimum 7 dBA noise reduction shall be erected between the New Hall construction area and off-site noise sensitive receptor R26 (southern boundary of New Hall construction area).
- C) During construction of the Pico Station Second Platform, a noise barrier wall providing a minimum 11 dBA noise reduction shall be erected between the Pico Station Second Platform construction area and off-site noise sensitive receptors R2 and R3, along Pico Boulevard (southern construction area boundary) and a portion of Flower Street (extending approximately 100 feet from Pico Boulevard).

**MM-97 (Mitigation Measure E-2):**

Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

**MM-98 (Mitigation Measure E-3):**

Stationary source construction equipment that may have a flexible specific location on-site (e.g., generators and compressors) shall be located so as to maintain the greatest distance from sensitive land uses and unnecessary idling of equipment shall be prohibited.

**MM-99 (Mitigation Measure E-4):**

Engine idling from construction equipment such as bulldozers and haul trucks shall be limited. Idling of haul trucks shall be limited to five (5) minutes at any given location as established by the South Coast Air Quality Management District.

**MM-100 (Mitigation Measure E-5):**

The use of vibratory rollers within 150 feet, or impact pile driving within 320 feet, of the Nokia Theatre shall be limited to time periods that do not coincide with events occurring at the Nokia Theatre.

**MM-101 (Mitigation Measure E-6):**

The use of impact pile drivers within 320 feet of the Nokia Theater shall be coordinated with the Nokia Theatre to avoid conflicts.

**MM-102 (Project Design Feature F.1-1):**

The Project would comply with SCAQMD Rule 403 regarding fugitive dust control through implementation of the following measures:

Use watering to control dust generation during the demolition of structures.

Clean-up mud and dirt carried onto paved streets from the site.

Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.

Include provisions in contracts with contractors to enforce requirement that trucks and equipment hauling material such as debris or any fill material operating at the Project site or traveling to or from the Project site must be fully covered, and post signs on-site regarding this requirement.

Suspend earthmoving operations or implement additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph.

An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding

excessive fugitive dust generation. A bilingual Spanish speaking construction relations officer shall be appointed to act as a community liaison concerning construction-related issues and on-site activity, including investigation and resolution of issues related to fugitive dust generation.

**MM-103 (Project Design Feature F.1-2):**

The roof specification for the New Hall shall meet the standards of a "cool roof."

**MM-104 (Project Design Feature F.1-3):**

Outdoor lighting levels shall be reduced during non-event time periods to the extent that the reduced levels do not create an unsafe condition.

**MM-105 (Project Design Feature F.1-4):**

The Applicants shall provide information to vendors as to the nearest locations of electronic charging and alternative fuel stations, which will be updated as additional stations come on-line in the vicinity.

**MM-106 (Project Design Feature F.1-5):**

The Project Applicants shall only test one emergency back-up diesel generator for maintenance purposes on a given day and no emergency back-up diesel generator would be tested on days with events at the Event Center.

**MM-107 (Project Design Feature F.1-6):**

The Project Applicants shall use alternative fueled steam cleaner heaters (e.g., propane) in lieu of diesel.

**MM-108 (Project Design Feature F.1-7):**

The Pico Passage shall be equipped with carbon monoxide sensors which would trigger operation of ventilation fans when needed to ensure compliance with ambient air quality standards.

**MM-109 (Project Design Feature F.1-8):**

The Event Center Applicant shall evaluate low carbon footprint concrete and consider it for potential uses in the construction to the greatest extent practical.

**MM-110 (Project Design Feature F.1-9):**

L.A. Live Way and Bond Street Garages shall both provide a minimum ground floor clearance of 8 feet 2 inches for van pool access.

**MM-111 (Mitigation Measure F.1-1):**

The Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the Project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the Project shall meet the Tier 3 standards and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters. Beginning in January 2015, the requirement shall increase to Tier 4 equipment where commercially available. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower shall be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities.

**MM-112 (Mitigation Measure F.1-2):**

All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

**MM-113 (Mitigation Measure F.1-3):**

Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions. In addition, the Applicant shall also require contractors to limit idling of construction equipment, trucks, and vehicles to the extent practical.

**MM-114 (Mitigation Measure F.1-4):**

Emission generating construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

**MM-115 (Mitigation Measure F.1-5):**

To the extent practical, electric powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.

**MM-116 (Mitigation Measure F.1-6):**

Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

**MM-117 (Mitigation Measure F.1-7):**

Construction equipment shall incorporate, where commercially available, emissions-saving technology such as hybrid drives and specific fuel economy standards upon promulgation (e.g., CAFE Standards).

**MM-118 (Mitigation Measure F.1-8):**

Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.

**MM-119 (Mitigation Measure F.1-8a):**

During construction, the Project shall use contractors for soil import/export with haul trucks meeting EPA Model Year 2007 NOX emissions levels when such equipment is reasonably available to achieve a goal that at least 33 percent of the haul truck fleet meets this standard, provided that such usage is consistent with the Event Center Applicant's MBE/WBE goals.

**MM-120 (Mitigation Measure F.1-8b):**

Utilize low sulfur diesel fuel, bio-diesel, or LNG for any use of portable generators to power construction machinery.

**MM-121 (Mitigation Measure F.1-8c):**

Finish materials that include Triclosans in public areas shall not be used.

**MM-122 (Mitigation Measure F.1-9):**

The Applicant shall work with vendors and suppliers to schedule as many deliveries as practical during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

**MM-123 (Mitigation Measure F.1-10):**

Lower emissions fireworks shall be used to the extent feasible for "proximate fireworks" where it would achieve a similar fireworks effect.

**MM-124 (Mitigation Measure F.1-11):**

New proposed diesel-fueled emergency generators shall be equipped with diesel particulate filters.

**MM-125 (Mitigation Measure F.1-12):**

Landscape maintenance lawn mower and leaf blower equipment shall be powered by electricity.

**MM-126 (Mitigation Measure F-1.13):**

New proposed sweepers shall be electric or alternatively fueled with HEPA filters, where commercially available.

**MM-127 (Mitigation Measure F-1.14):**

The Applicant shall utilize water-based or low VOC cleaning products where a suitable replacement product is commercially available.

**MM-128 (Project Design Feature F.2-1):**

The Applicants shall implement a Sustainability Program as set forth in Appendix E of this Draft EIR.

**MM-129 (Project Design Feature G-1):**

All Project construction shall conform to the requirements of the LAMC, which incorporates the requirements of the CBC, including all provisions related to seismic safety.

**MM-130 (Mitigation Measure G-1):**

Prior to issuance of the building permit for the New Hall, Event Center, and new garages, a site-specific geotechnical report shall be prepared in accordance with the City of Los Angeles requirements, including those set forth in the LAMC, which incorporates the CBC. The recommendations contained within the site-specific geotechnical report, including those pertaining to site preparation, fill placement, and compaction, seismically induced ground acceleration, liquefaction; foundations; pavement design; footings; and foundations shall be implemented. The site-specific geotechnical reports shall include all applicable recommendations included in the Report of Geotechnical Investigation prepared by AMEC E&I, Inc. included as Appendix N to this Draft EIR.

**MM-131 (Mitigation Measure G-2):**

Pursuant to the geotechnical report prepared in accordance with LADBS requirements, a temporary shoring system shall be implemented during proposed Project construction to ensure slope stability during excavation activities. If the necessary space is available, temporary excavations up to 25 feet in depth may be sloped back at a 1:1 (horizontal to vertical), in lieu of shoring. Deeper excavations shall be sloped at an inclination of 1.25:1. Where there is not sufficient space for sloped embankments, temporary shoring shall be erected, to a reasonable satisfaction of the LADBS. This may include, but is not limited to, installing steel soldier piers in drilled holes that would be backfilled with concrete and restrained with tie-in anchors. The shoring shall be designed by a professional geotechnical engineer with experience in the design of excavation shoring. The excavation shoring design shall be approved by LADBS prior to its installation.

**MM-132 (Mitigation Measure G-3):**

Testing of Project site soils by a certified engineering geologist and/or geotechnical engineer shall be performed as part of the site-specific geotechnical report, and structure and site improvements shall be designed to resist the effects of expansive and corrosive soils.

**MM-133 (Project Design Feature H.1-1):**

Prior to the issuance of a grading permit, the Project Applicants shall provide evidence to the City of Los Angeles Department of Public Works, as appropriate, that a Notice of Intent has been filed with the State Water Resources Control Board for coverage under the General Construction Permit and a certification that a Storm Water Pollution Prevention Plan has been prepared. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or Regional Board, or a letter from either agency stating that the Notice of Intent has been filed. The Stormwater Pollution Prevention Plan shall include a menu of Best Management Practices to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion.

**MM-134 (Project Design Feature H.1-2):**

Prior to approval of B-Permit Plans or issuance of building permit, the Project Applicants shall prepare and submit for review and approval a Standard Urban Stormwater Mitigation Plan that

shall include Best Management Practices (e.g., infiltration systems, bio-filtration, structural treatment systems) and demonstrate compliance with Low Impact Development Ordinance requirements to the City of Los Angeles Department of Public Works or Department of Building and Safety, as applicable.

**MM-135 (Project Design Feature H.1-3):**

The Project Applicants shall control nitrates through the selection of native plants and minimal use of nitrogen-based fertilizers in on-going landscape maintenance.

**MM-136 (Mitigation Measure I.1-1):**

Prior to the issuance of a demolition permit for the West Hall, photographic documentation noting the exterior elevations and interior features of the West Hall shall be conducted. Photographs shall be 35 mm, black and white taken by a professional photographer familiar with the recordation of historical buildings. Archival copies of the photographs along with existing drawings of the West Hall should be submitted to the Los Angeles Public Library, Central Library.

**MM-137 (Mitigation Measure I.2-1):**

Prior to starting ground-disturbing activities, such as construction work on the Project site in the areas identified as archaeologically sensitive in Figure IV.1.2-1, the Project shall retain a Project archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards and is eligible for or listed in the Register of Professional Archaeologists.

**MM-138 (Mitigation Measure I.2-1a):**

The Event Center Applicant shall retain a Native American Heritage Commission recognized representative of the Gabrieleño Band of Mission Indians to monitor excavation activities for the Event Center. A monitoring schedule with a maximum of eight man-hours per week during excavation of the Event Center and an "on-call" program shall be established by the Event Center Applicant in coordination with the City of Los Angeles to ensure adequate oversight of earth disturbance activities.

**MM-139 (Mitigation Measure I.2-2):**

If potential archaeological resources are identified during monitoring of ground-disturbing activity, the archaeologist shall order the temporary diversion of work outside a 200-foot radius around the discovery until the archaeologist has evaluated whether they are eligible for the listing in the California Register of Historical Resources or National Register of Historic Places. After the archaeologist determines that the resources are not significant, or if significant, have been successfully recovered (per Mitigation Measure 1.2-3), work may resume in the area where the archaeological resources were encountered.

**MM-140 (Mitigation Measure I.2-3):**

If archaeological resources are found to be eligible and thus are significant historical resources under CEQA, a data recovery plan shall be developed and implemented. This data recovery plan shall include methods for hand-excavation, analysis, and report writing and shall also provide procedures for the curation of any collected material and associated Project material at a facility meeting federal standards. The historical resource shall be recorded in accordance with requirements of the Office of Historic Preservation (i.e., using Department of Parks and Recreation 523 Series forms).

**MM-141 (Mitigation Measure I.2-4):**

If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office and the Los Angeles Police Department shall be notified, as prescribed in Public Resources Code §5097.98 and Health and Safety Code §7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in §15064.5(e) of the State CEQA Guidelines. The proposed Project shall follow the guidelines set forth in Public Resources Code §§5097.98 and 5097.94(k).

**MM-142 (Mitigation Measure I.2-5):**

If significant archaeological resources are found, draft reports on archaeological findings shall be prepared by the project archaeologist for submission to the City of Los Angeles for review. Final

versions of these reports shall be submitted to the City of Los Angeles and the South Central Coastal Information Center at California State University, Fullerton.

**MM-143 (Project Design Feature J.1-1):**

Comprehensive Security Plan. The Applicants, in conjunction with the LAPD, shall finalize the preliminary Comprehensive Security Plan (CSP) through further consultation with the California Department of Transportation (Caltrans), Los Angeles Fire Department (LAFD), California Highway Patrol (CHP), Los Angeles County Sheriff's Department (LASD), and Metropolitan Transit Authority (Metro) as the proposed Project proceeds through its final design phases and prior to operation. The Applicants shall implement the final CSP during operation of the proposed Project.

The Comprehensive Security Plan shall include provisions for closure of streets and other security measures as may be appropriate for protection of Pico Passage depending on the size and nature of events. Further, in the course of finalizing the Comprehensive Security Plan and the design of the New Hall over Pico Blvd, the Applicant shall engage a qualified consultant to evaluate security risks, and in particular how to address the potential for blast related events both in design and operations, and make recommendations that may be appropriate based on the provisions of the Comprehensive Security Plan. The Applicant shall submit the consultant's report and recommendations to, and consult with LADBS, LACC, LAPD, the New Hall design team and BOE, regarding appropriate operational and design measures in consideration of the report and recommendations.

**MM-144 (Project Design Feature J.1-2):**

Security Features during Construction. During construction of the proposed Project, both Applicants shall implement private security measures including security fencing, lighting, locked entry, and security patrol on the Project site.

**MM-145 (Mitigation Measure J.1-1):**

The Los Angeles Police Department (LAPD) and the Event Center Applicant shall agree to a Memorandum of Agreement (MOA) prior to the opening of the Event Center. This MOA shall ensure appropriate public safety and security deployment by the Applicant's layered security resources (plain-clothed and uniform security officers) such that there would not be an impact on service levels provided by the LAPD, including response times or other delays in service.

The MOA shall ensure scaled levels of police and security staffing based upon identified, objective standards, including, but not limited to: anticipated crowd size, historical data associated with crowd or fan behavior, event type, etc.

The MOA should include provisions for:

- Standard supervision/management-to-officer ratios;
- A minimum of one full-time Police Manager (Police Captain);
- A minimum of two support staff members; and
- Applicant's use of uniformed, off-duty LAPD officers and the LAPD deployment of on-duty uniformed resources.

In addition, the MOA shall:

- Identify the secure staging location, within the Project site, for first responders (such as Bomb Squad, Hazmat, and other appropriate LAPD units); and
  - Identify a mutually agreed upon dedicated location for explosives detection equipment storage and additional first responder equipment.
- The MOA shall ensure that any measures to mitigate or avoid significant adverse changes are fully enforceable. Full implementation of the MOA's stipulations shall also be required.

**MM-146 (Project Design Feature J.2-1):**

Construction managers and personnel shall be trained in emergency response and fire safety operations.



**MM-147 (Project Design Feature J.2-2):**

Fire suppression equipment specific to Project construction shall be maintained on the construction sites in accordance with OSHA and Fire Code requirements.

**MM-148 (Project Design Feature J.2-3):**

Develop a response/access plan for both construction and operations in consultation with the LAFD. This plan shall be prepared in coordination with the proposed Project's Transportation Management and Comprehensive Security Plans.

**MM-149 (Project Design Feature J.2-4):**

Fire inspector(s) shall be assigned to the Project site as needed during relevant construction phases.

**MM-150 (Project Design Feature J.2-5):**

A plot plan shall be submitted to the LAFD for approval prior to approval of the first building permit. The plot plan shall include the following minimum design features:

Fire lanes, where required, shall be a minimum of 20 feet in width clear to sky, posted with a sign of no less than three square feet in area and/or painted with "Fire Lane No Parking," and have an adequate approved turning area. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions would not be less than 28 feet in width;

Access for LAFD apparatus and personnel to and into all structures would be provided; Identify the locations and sizes of all fire hydrants; and

All structures would be within 300 feet of an approved fire hydrant.

**MM-151 (Project Design Feature J.2-6):**

The Convention Center Applicant and Event Center Applicant shall develop a first responder communications plan for their respective structures in consultation with, and approved by, the LAFD. The plan shall address the need for communications equipment. The first responder communications plan shall be updated from time to time based on information that may be learned during operation of the proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

**MM-152 (Project Design Feature J.2-7):**

The operator of the Event Center shall provide or cause to be provided ambulance services such that one ambulance is on-site in accordance with the provisions of the Fire Life Safety Resources Management Plan.

**MM-153 (Project Design Feature J.2-8):**

The operators of the Convention Center and Event Center shall provide an ambulance station with adequate resources for basic life support and advanced life support services at all Event Center events, per the provisions of the Fire Life Safety Resources Management Plan (see Project Design Feature J.2.6).

**MM-154 (Project Design Feature J.2-9):**

A Fire Life Safety Resources Management Plan shall be developed in consultation with, and approved by, the LAFD, prior to issuance of a certificate of occupancy for the Event Center. In the development of the Fire Life Safety Resources Management Plan, the Applicant and LAFD shall consult regarding the need for personnel, equipment and facilities. As part of the Plan, the Applicant shall provide funding as needed for event-day deployment of personnel and equipment in a manner that is appropriate to the type and size of events at the Event Center and consistent with measures undertaken for other large attendance venues. The Fire Life Safety Resources Management Plan shall be updated from time to time based on information that may be learned during operation of the proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

**MM-155 (Project Design Feature K.1-1):**

As indicated in the Applicant's Sustainability Program (see Appendix E of the Draft EIR) the New Hall and the Event Center will achieve a water use reduction of 33 percent and 35 percent of the estimated baseline.<sup>2</sup> These water reduction requirements shall be met by specific measures which may include the following:

Commercial/Public Facility Water Conservation Features

Install high-efficiency toilets that use a maximum of 1.28 gallons per flush.

Install high-efficiency urinals (0.125 gallon/flush) for the Convention Center, and waterless urinals for the Event Center.

Install low-flow faucets for public and most private locations with a maximum flow rate of 0.5 gallon per minute. Low-flow faucets will be of a self-closing design (i.e., that would automatically turn off when not in use).

Install no more than one showerhead per shower stall, having a flow rate no greater than 2 gallons per minute.

Install Prep and Service faucets with low-flow aerators that use 1.8 gallons per minute in lieu of the standard 2.2 gallons per minute.

Install high efficiency dishwashers that are Energy Star rated or equivalent within kitchen/food preparation areas minimum per City ordinance requirements.

Install high-efficiency clothes washers with a water factor of 6.0 or less that are Energy Star rated, when possible. Includes both large and small washers to accommodate variances in load sizes.

Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers.

For Cooling Towers: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.

Landscaping Water Conservation Measures

Install high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology.

Install matched precipitation (flow) rates for sprinkler heads.

Install drip/microspray/subsurface irrigation, where appropriate.

Achieve minimum irrigation system distribution uniformity of 85 percent.

Install a separate water meter (or submeter), flow sensor, and master valve shut-off for irrigated landscape areas totaling 5,000 square feet and greater.

Use water efficient landscaping such as proper hydro-zoning.

Use landscape contouring to minimize precipitation runoff.

Use artificial turf for the proposed Event Center playing surface.

For irrigation systems: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.

Use best current landscaping practices that balance water use, shade, CO2 removal, aesthetics and practical design concerns.

<sup>2</sup> Water Baseline calculated according to the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code as cited in 2010 Los Angeles Green Building Code.

Water Performance

Install, at minimum, whole building water meters that measure total potable water use for the entire building. Install submeters on cooling towers and irrigation subsystems per above.

**MM-156 (Mitigation Measure K.1-1):**

Prior to issuance of a certificate of occupancy, the proposed Project shall coordinate with the City of Los Angeles Department of Water and Power for the anticipated upgrade of the existing 8-inch water main located on the south side of Pico Boulevard between L.A. Live Way and Figueroa Street to a 12-inch water main in accordance with all applicable City standards.

**MM-157 (Mitigation Measure IV.K.2-1):**

Sewer connections between the proposed Project and the existing municipal sewer systems would be designed to conform to the standards of the Department of Public Works.

**MM-158 (Mitigation Measure IV.K.2-2):**

The Event Center Applicant shall construct a local sewer line that connects into System 2's 66-inch line.

**MM-159 (Project Design Feature K.3-1):**

The Applicants will extend the existing on-site solid waste recycling programs to include both the Event Center and the New Hall.

**MM-160 (Project Design Feature K.3-2):**

A minimum of 20 percent of all building materials and products for development will consist of recycled content or be manufactured regionally or use rapidly renewable resources.

**MM-161 (Project Design Feature K.3-3):**

Divert a combined minimum of 75 percent of construction waste and/or debris from landfill storage for both the demolition and new construction phases.

**MM-162 (Project Design Feature K.3-4):**

The New Hall would divert at least 50 percent of its solid waste during operation.

**MM-163 (Project Design Feature K.3-5):**

Seventy-five percent of solid waste will be diverted during construction and operation of the Event Center. The Event Center will divert waste from landfill through robust recycling, the donation of durable goods, and implementing a front of house composting program that includes sourcing of biodegradable concessions packages.

**MM-164 (Project Design Feature K.4-1):**

The New Hall would implement additional efficiency measures to achieve a 20 percent reduction in energy consumption relative to the California Energy Efficiency Standards and would also comply with the required measures of the 2010 Los Angeles Green Building Code.

**MM-165 (Project Design Feature K.4-2):**

The Event Center would implement additional efficiency measures to achieve a 14 percent reduction than the estimated baseline.<sup>3</sup>

**MM-166 (Project Design Feature K.4-3):**

The L.A. Live Way Garage and the Bond Street Garage shall feature energy efficient lighting.

**MM-167 (Project Design Feature K.4-4):**

A minimum total of 12 electric car charging stations shall be provided within the on-site parking garages.

<sup>3</sup> Energy Baseline calculated according to Title 24 2008 as cited in the City of Los Angeles Green Building Code.

**MM-168 (Project Design Feature K.4-5):**

Install solar panels which, at a minimum, will replace the output of the solar panels that currently exist at LACC.

**MM-169 (Mitigation Measure K.4-1):**

Construct, if determined to be required by the LADWP, an additional redundant 35 kV underground electrical feeder in Pico Boulevard paralleling the existing feeders, or other improvements determined by the LADWP.

**MM-170 (Mitigation Measure K.4-2):**

Construct additional LADWP transformation and switching equipment to the existing below grade vault south of Pico Boulevard and East of Convention Center Way.

**MM-171 (Mitigation Measure K.4-3):**

Construct new LADWP transformation and switching equipment in the lot between Convention Center Way and L.A. Live Way, in an above ground screened location. The exact location of the electrical feeder and LADWP vault, and transformation and switching equipment would be determined as plans for the Project are further refined.

**MM-172 (Mitigation Measure K.4-4):**

Construct two (2) 34.5 kV circuits from the intersection of Figueroa Street and Chick Hearn Court or from the intersection of Figueroa Street and Pico Boulevard. The circuits shall be extended in concrete encased conduits with manholes located approximately 300 feet on center to a new LADWP vault at the Event Center. The conduits, manholes and vault shall be installed per LADWP requirements.

**MM-173 (Mitigation Measure K.5-1):**

In the event that the Event Center final building design requires connection to the existing natural gas line in Chick Hearn Court, then the Event Center Applicant shall upgrade or cause to be upgraded the existing 4-inch natural gas line located in Chick Hearn Court between L.A. Live Way and Georgia Street to a 6-inch line prior to the completion of construction of the Event Center.

**MM-174 (Project Design Feature L-1):**

The Applicants shall prepare and implement a Soil Management Plan approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address potential contamination in soil within the Project site. The approved Soil Management Plan shall include procedures for soil sampling and remedial options that may include removal (excavation), treatment (in-situ or ex-situ), or other measures, as appropriate. If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's (SCAQMD) Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading shall be temporarily halted and redirected around the observed area(s) until the appropriate evaluation and follow-up measures are implemented, as contained in SCAQMD's Rule 1166. The contaminated soil discovered shall then be evaluated and managed in accordance with the approved Soil Management Plan in order for grading activities to resume.

**MM-175 (Project Design Feature L-2):**

A comprehensive asbestos-containing materials survey shall be conducted on all structures prior to renovation or demolition. If any Regulated Asbestos-Containing Materials (RACM), Category I/Class I Non-Friable and Category I/Class II Non-Friable ACMs that may become friable are determined to be present, they shall be removed prior to renovation or demolition activities taking into account the following: EPA's National Emission Standards for Hazardous Air Pollutants (NESHAPs) and South Coast Air Quality Management District's Rule EPA's NESHAPs 1403. EPA Guidance Document 340/1-92-013 "A Guide to Normal Demolition Practices under the Asbestos NESHAPs" shall be referred to prior to initiation of a proposed demolition project. In addition to asbestos regulations that control the release of asbestos to the ambient environment,

federal and State OSHA regulations outlining specific work practices for handling ACMs shall be followed.

All asbestos removal shall be performed by an experienced, state-licensed, Cal/OSHA- and SCAQMD-registered asbestos contractor. All work shall take place under the guidance of an independent, California Certified Asbestos Consultant. The Consultant shall be responsible for reviewing the redevelopment drawings, designing engineering controls used to control airborne asbestos contamination, visual inspections of engineering controls, and ambient air monitoring to determine airborne fiber levels.

**MM-176 (Project Design Feature L-3):**

A comprehensive lead-based paint survey shall be conducted on all structures prior to renovation or demolition. In the event that lead-based paint is present, all removal activities shall conform to federal and California OSHAs regulations (e.g., Interim Final Rule found in 29 CFR Part 1926.62).

**MM-177 (Project Design Feature L-4):**

The Applicants shall submit to the City Fire Department and City Department of Building and Safety, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of the proposed Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. The update to this plan shall be coordinated with the Proposed Project's Construction Traffic and Parking Management Control Plan (see Mitigation Measure B.1-30, Section IV.B.1, Transportation).

**MM-178 (Mitigation Measure L-1):**

A Geophysical Survey of the West Hall, Cherry Street Garage, and the surface parking lot located south of Pico Boulevard, between L.A. Live Way and Bond Street shall be conducted to assess the presence of undocumented USTs, or other subsurface impoundments, in these locations. A subsurface soil investigation and soil gas survey shall also be conducted in order to investigate the presence of residual contaminants in the soil in these areas. The data from the investigation shall be included in a Soil Management Plan for the Project site, which shall indicate the proper characterization, removal, and disposal requirements for contaminated soils identified, and shall be submitted to the Department of Toxic Substances Control for approval prior to the redevelopment of the Project site.

**MM-179 (Mitigation Measure L-2):**

In the event that USTs, fill materials or undocumented areas of contamination are encountered during construction or redevelopment activities, work in the affected areas shall be discontinued until appropriate health and safety procedures are implemented. The LAFD shall be notified regarding the contamination. The appropriate program shall be selected based on the nature of the contamination identified. The contamination remediation activities shall be conducted in accordance with pertinent regulatory guidelines, under the oversight of the appropriate regulatory agency. If contaminated soil is to remain in place, it shall be evaluated for vapor intrusion concerns and if vapor intrusion issues are present, all overlying structures shall be designed to mitigate the vapor intrusion risk.

**MM-180 (Mitigation Measure L-3):**

All USTs and ASTs shall be removed following all applicable local, state and federal regulations. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Fire Department and South Coast Air Quality Management District, as applicable. An experienced environmental professional, along with LAFD representatives, shall provide oversight and monitoring of the removal and soil collection process during the tank removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Once a site has been initially evaluated via soil and/or groundwater collection and analysis, further site investigation and remediation activities may be warranted. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination, vapor intrusion risk, and/or groundwater contamination shall be undertaken. Local oversight by the City of Los Angeles Fire Department and/or Regional Water Quality Control Board is required. An environmental professional (i.e., Professional Geologist) is required to provide oversight and

project monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required. Once approved, the remedial plan shall be implemented. Environmental closure shall be granted prior to construction, if practical. If environmental closure is not granted prior to commencement of construction of structures, then appropriate steps shall be implemented that allow for later assessment, remediation, and prevention of vapor intrusion. The environmental regulatory oversight agency shall approve the appropriate steps that are being proposed to allow for the later assessment, remediation, and prevention of vapor intrusion.

**MM-181 (Mitigation Measure L-4):**

Prior to any construction activities beneath the West Hall, the California Division of Oil, Gas and Geothermal Resources and the City of Los Angeles shall be contacted regarding construction requirements associated with the former on-site oil well. If demolition or construction activities encounter remnants of, or materials associated with the former oil well, evaluation by the DOGGR and the City of Los Angeles, including possible re-abandonment in accordance with all applicable regulations shall occur.

**MM-182 (Mitigation Measure L-5):**

Soil sampling at the northwestern corner of L.A. Live Way and Pico Boulevard and verification of the former 2,000-gallon gasoline UST closure/remediation status with the Convention Center and LAFD shall be conducted prior to any soil disturbance in this area. This former UST shall be closed to current regulatory standards, in accordance with all LAFD regulations.

**MM-183 (Mitigation Measure L-6):**

Regularly scheduled pumping and maintenance of all on-site clarifiers and interceptors shall continue as long as they remain in use on-site. Interceptors/clarifiers to be removed shall comply with local sanitation district and/or environmental health permitting, which may include inspection and/or sample collection. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Sanitation District and City of Los Angeles Building and Safety Department, as applicable. An experienced environmental professional shall provide oversight and monitoring of the removal and soil collection process during the removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination shall be undertaken. An environmental professional (i.e., Professional Geologist) shall be required to provide oversight and monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required.

**MM-184 (Mitigation Measure L-7):**

Universal, electronic, and radioactive wastes shall be removed prior to demolition activities and set aside for re-use or disposal/recycling by a licensed recycler or specific licensee. Light tubes, lamps, or monitors shall be re-used on-site or recycled at a licensed universal/electronic/radioactive waste facility. Recycling facilities shall be authorized by the Cal-EPA—Department of Toxic Substances Control or the state in which they are located. Bill(s) of lading shall accompany each load of universal, electronic, or radioactive, waste that leaves the site, including the name and address of the generator, contractor, pick-up site, disposal site, and quantity of universal waste disposed. The recycler shall provide a statement certifying recycling/disposal/destruction of the identified wastes, including the date(s) of recycling/disposal/destruction, and identifying the disposal/destruction process used.

**MM-185 (Mitigation Measure L-8):**

Electrical transformers, hydraulic elevator equipment, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or removal. All equipment found to contain PCBs shall be removed and disposed in accordance with all applicable local, state and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil are recommended. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.

**MM-186 (Mitigation Measure L-9):**

During subsurface excavation activities, including borings, trenching, and grading, Cal-OSHA worker safety measures shall be implemented as required to preclude an exposure to unsafe levels of soil gases, including but not limited to methane.

**MM-187 (Mitigation Measure L-10):**

Site testing of subsurface geological formations shall be conducted in accordance with the City's Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist, and shall be performed by a testing agency approved by the Los Angeles Department of Building and Safety. The licensed Architect, registered Engineer or Geologist, shall indicate in a report to the Los Angeles Department of Building and Safety the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration (i.e., the highest concentration of methane gas found during site testing) and the Design Methane Pressure (i.e., the highest pressure of methane gas found during site testing). The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level which shall be required within the proposed site buildings.

**MM-188 (Mitigation Measure L-11):**

Projects that disturb more than one acre shall adhere to the requirements of the General Construction Permit issued by the Regional Water Quality Control Board. One of the requirements of the permit is the implementation of a storm water pollution prevention plan, which includes measures to prevent the accidental release of hazardous materials used during construction. Any storage or use of hazardous materials related to the fueling and maintenance of construction equipment would require a Hazardous Materials Business Plan with the LAFD, and compliance with local, state and federal regulations regarding the handling of hazardous materials. All development and redevelopment shall require the use of construction Best Management Practices to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater, stormwater runoff, and soils.

**MM-189 (Mitigation Measure L-12):**

Prior to the start of construction, a hazardous materials expert shall train designated construction personnel in the visual identification of hazardous materials that may be uncovered during excavation activities at the Project site. In the event that hazardous materials are identified during the course of site excavation, all excavation activities shall cease in the immediate area of the potential contamination and a hazardous materials expert shall be called to the site to properly assess and develop recommendations, in accordance with all applicable regulatory requirements, regarding the proper handling and disposal of any hazardous materials that may be uncovered. Once the hazardous materials are appropriately handled, the hazardous materials expert shall determine when construction in the affected area can resume.

**MM-190 (Mitigation Measure L-13):**

Mercury thermostats shall be removed and properly disposed of prior to the demolition of the West Hall.

**MM-191 (Mitigation Measure Bio-1):**

To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented:

- Conduct vegetation removal associated with building demolition and construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1st through August 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

OR

- Conduct pre-construction surveys for nesting birds if vegetation removal, building demolition or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct a weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City and County Department of Planning in charge of Mitigation Monitoring, depending on within which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

**MM-192 (Mitigation Measure Paleo-1):**

To avoid impacting unique paleontological resources or geologic features, the following shall be implemented:

If any paleontological materials are encountered during the course of the Project development, the Project shall be halted until the services of a qualified paleontologist are secured and a curation agreement with an appropriate paleontological curation facility is secured.

The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources and evaluate the impact.

A report on the paleontological findings shall be prepared by a qualified paleontologist. A copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.

A letter of retainer from a qualified paleontologist shall be secured prior to obtaining a grading permit.



**C. ADMINISTRATIVE CONDITIONS OF APPROVAL**

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
2. **Code Compliance.** Area, height, and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials or legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the buildings submitted to the Department of City Planning and the Department of Building and Safety.
7. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
8. **Mitigation Monitoring.** The Applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.
9. **Indemnification.** The Applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

**Section 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to establish a Convention and Event Center Zone.

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

Section 1. The following language is added to the end of Subsection A of Section 12.04 of the Los Angeles Municipal Code:

8. CEC Convention and Event Center Specific Plan Zone.

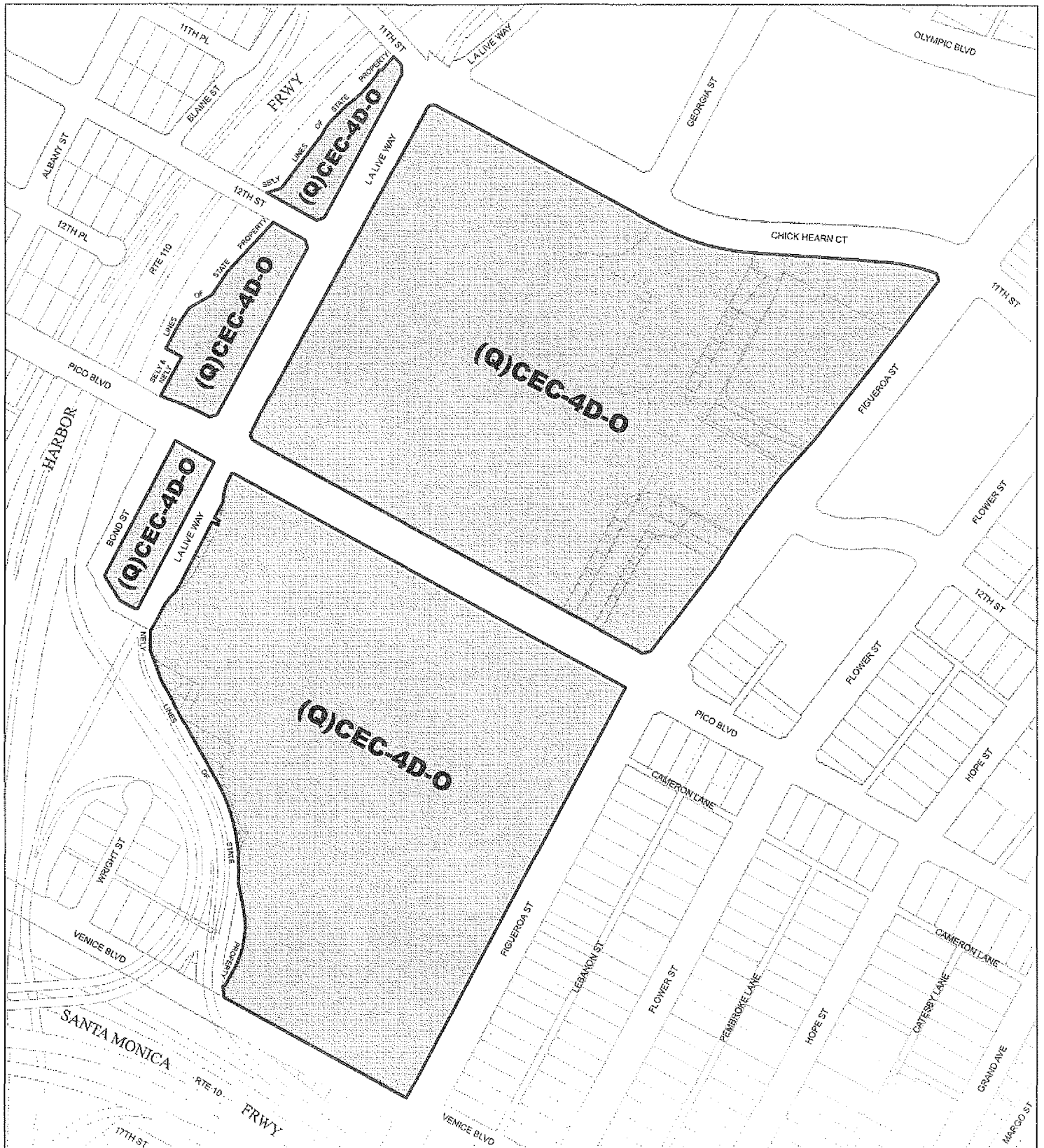
Sec. 2. The following language is added to the end of Subsection C of Section 12.04 of the Los Angeles Municipal Code:

The height districts for the "CEC" Zone are the Subareas shown in Section 7 of the Convention and Event Center Specific Plan.

Sec. 3. A new Section 12.16.4 is added to the Los Angeles Municipal Code to read:

**SECTION 12.16.4. CEC CONVENTION AND EVENT CENTER SPECIFIC PLAN ZONE.** The following regulations shall apply in the "CEC" Convention and Event Center Specific Plan Zone:

- A. Purpose.** The purposes set forth in the Convention and Event Center Specific Plan Ordinance are incorporated by this reference into these regulations.
- B. Use.** No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except as permitted by the Convention and Event Center Specific Plan Ordinance.
- C. Area.** No building or structure, nor the enlargement of any building or structure, shall be erected or maintained unless the height, area, and parking requirements of the Convention and Event Center Specific Plan Ordinance are met and maintained in connection with the building, structure or enlargement.



## ZONE CHANGE

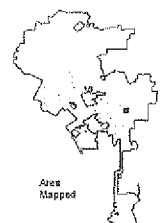
### CONVENTION AND EVENT CENTER

C.M. 127.5A 205, 127.5A 207, 126 A 205

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

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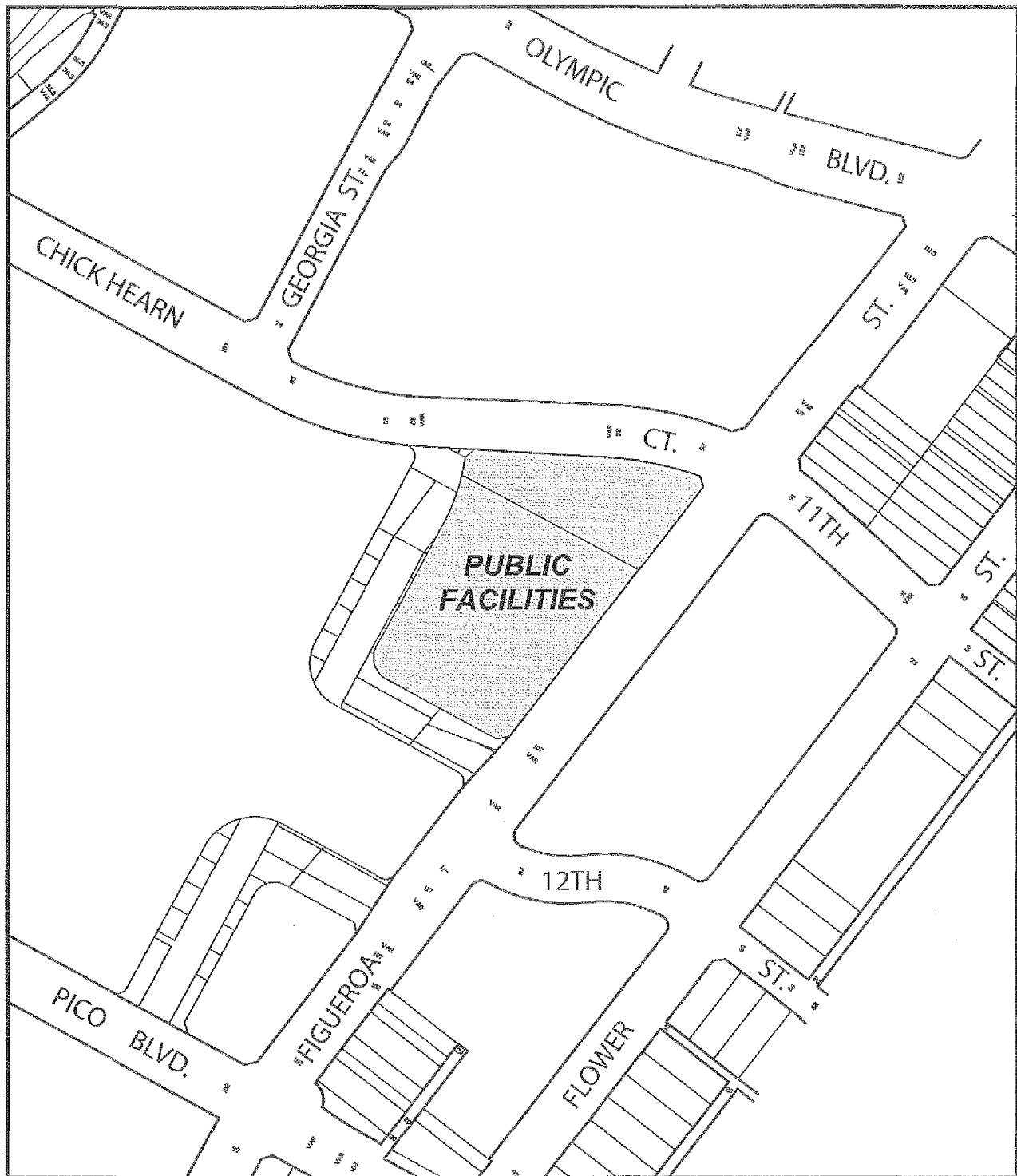
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Area  
Mapped

# GENERAL PLAN AMENDMENT MAP

PROPOSED CENTRAL CITY COMMUNITY PLAN  
REGIONAL COMMERCIAL TO PUBLIC FACILITIES

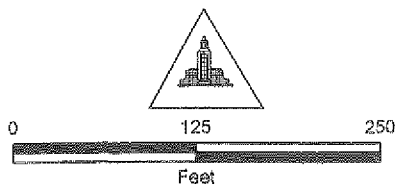
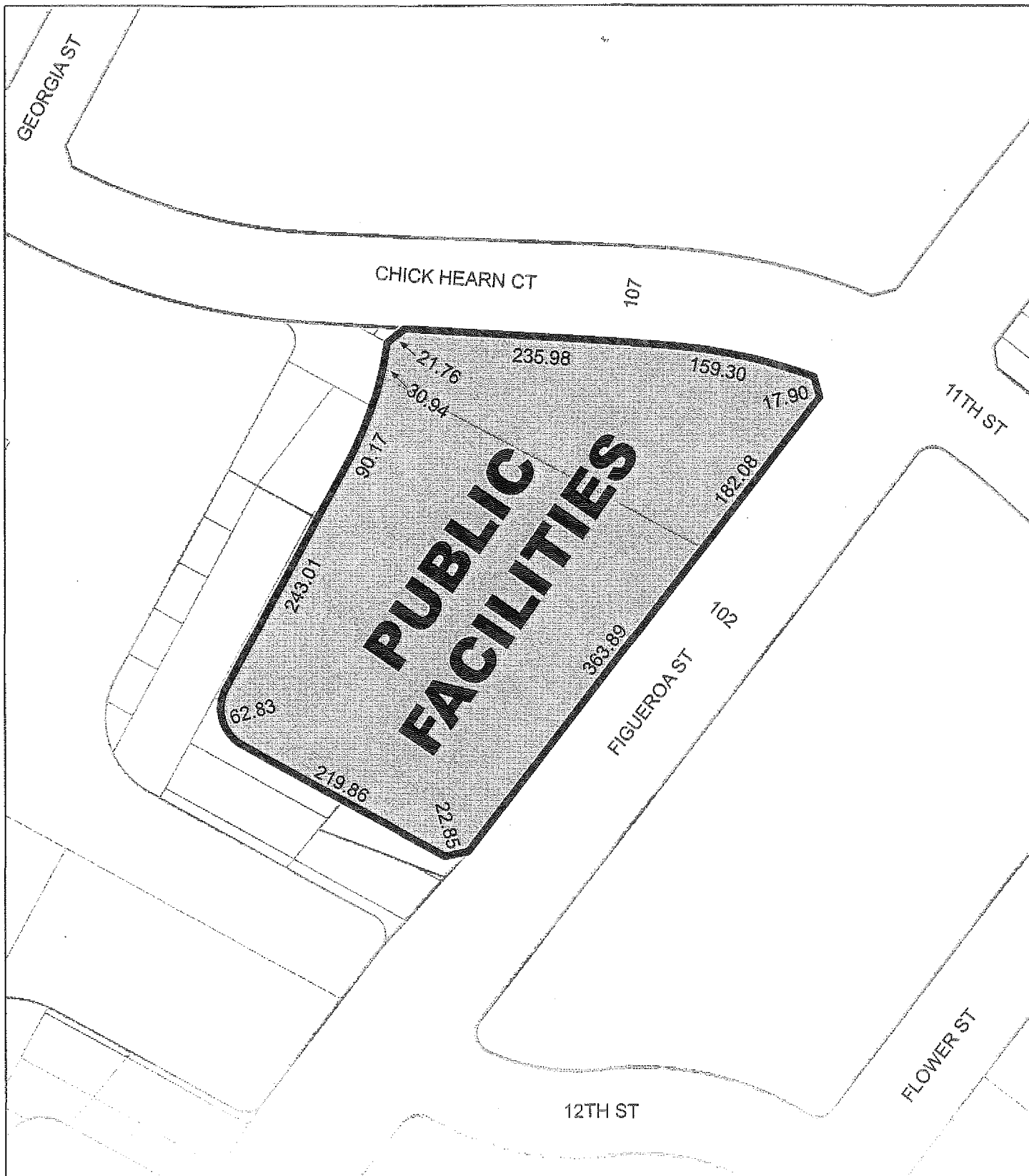


DATE: 08-29-12

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NOT TO SCALE

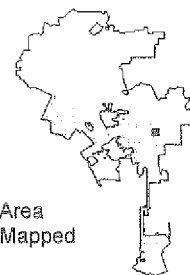


C.M. 127.5A 205, 127.5A 207 | CPC-2012-0849-GPA-VZC-SP-SN-DA

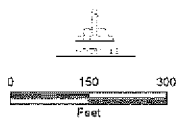
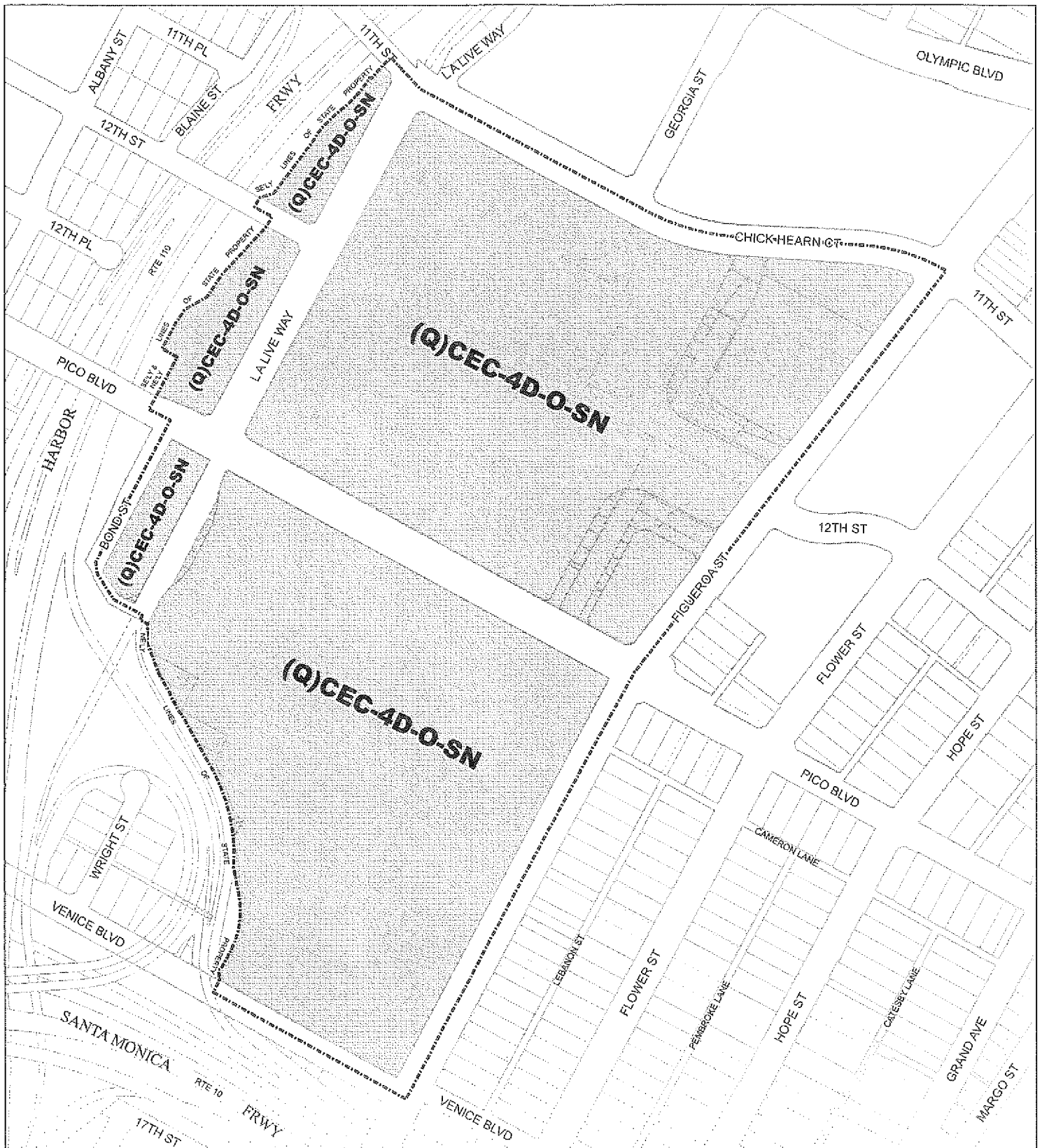
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CENTRAL CITY

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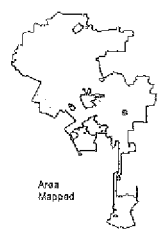


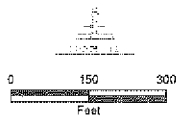
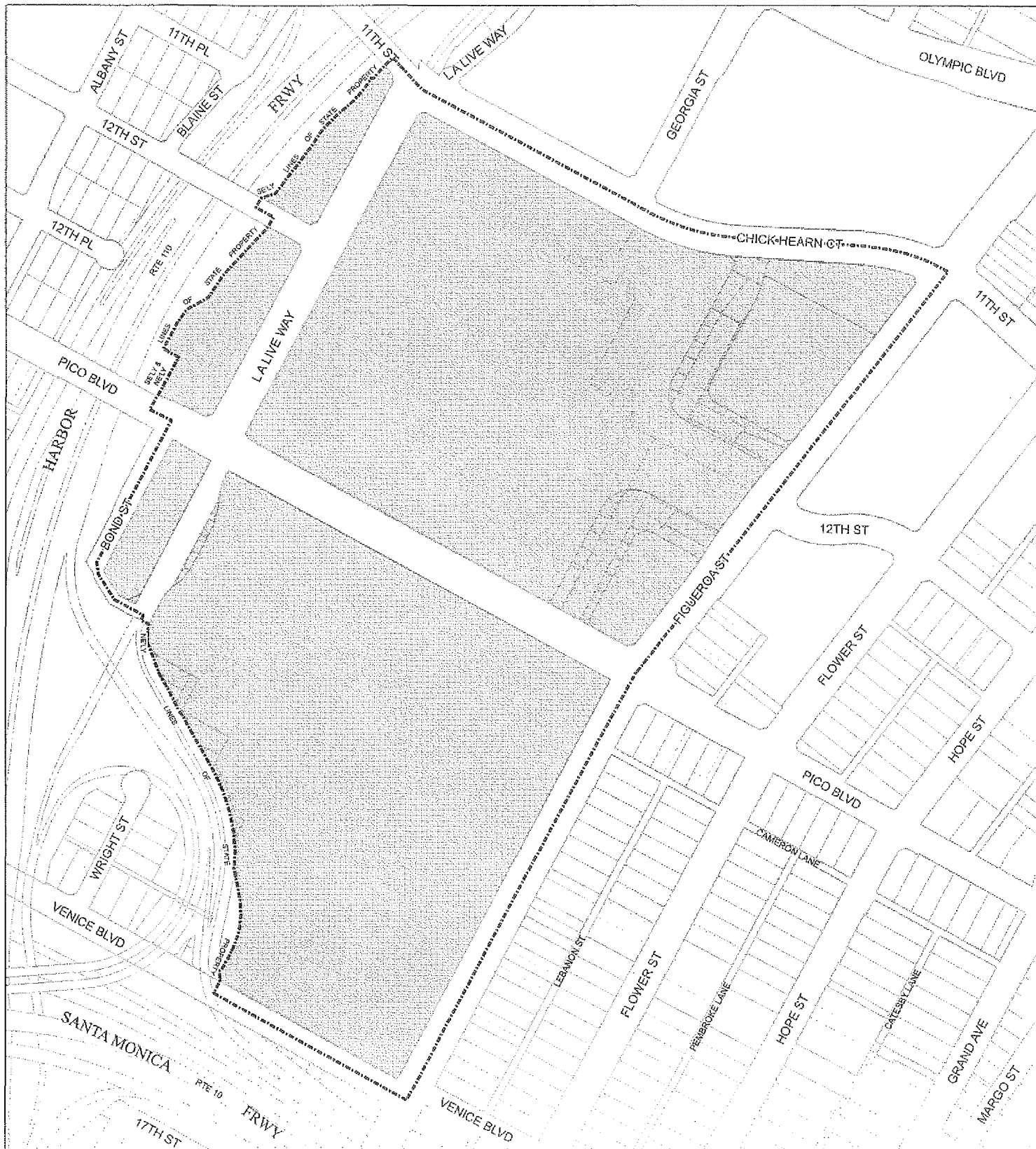
**SIGN DISTRICT**  
**CONVENTION AND EVENT CENTER**

C.M. 127.5A.205, 127.5A.207, 128.A.205      CPC 2012-0849-GPA-VZC-SP-SN-DA



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# SIGN DISTRICT BOUNDARY CONVENTION AND EVENT CENTER

C.M. 127.5A 205, 127.5A 207, 126 A 205

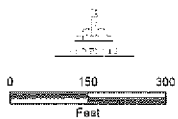
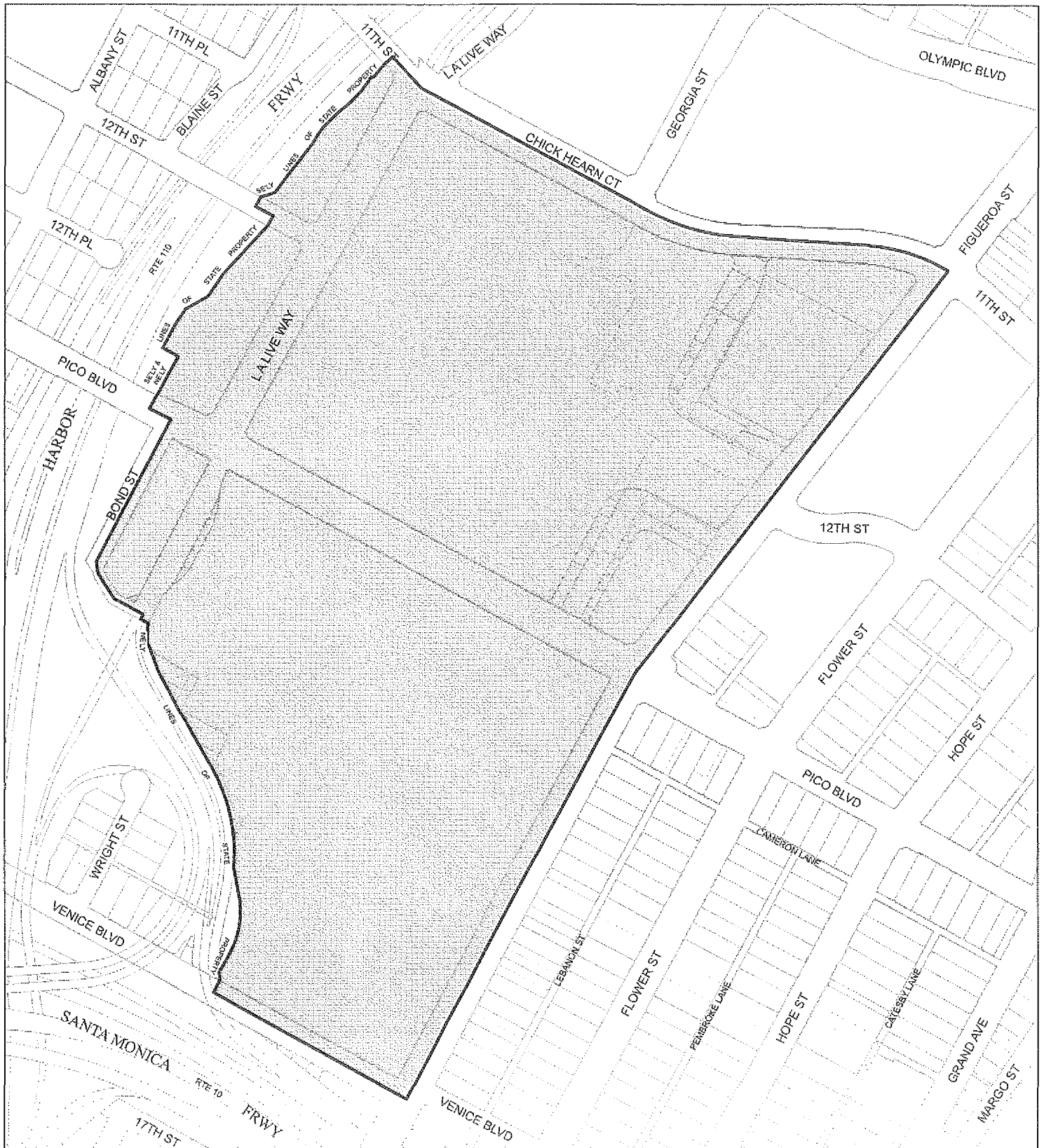
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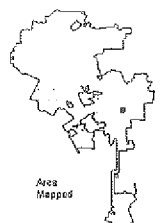
# SPECIFIC PLAN BOUNDARY CONVENTION AND EVENT CENTER

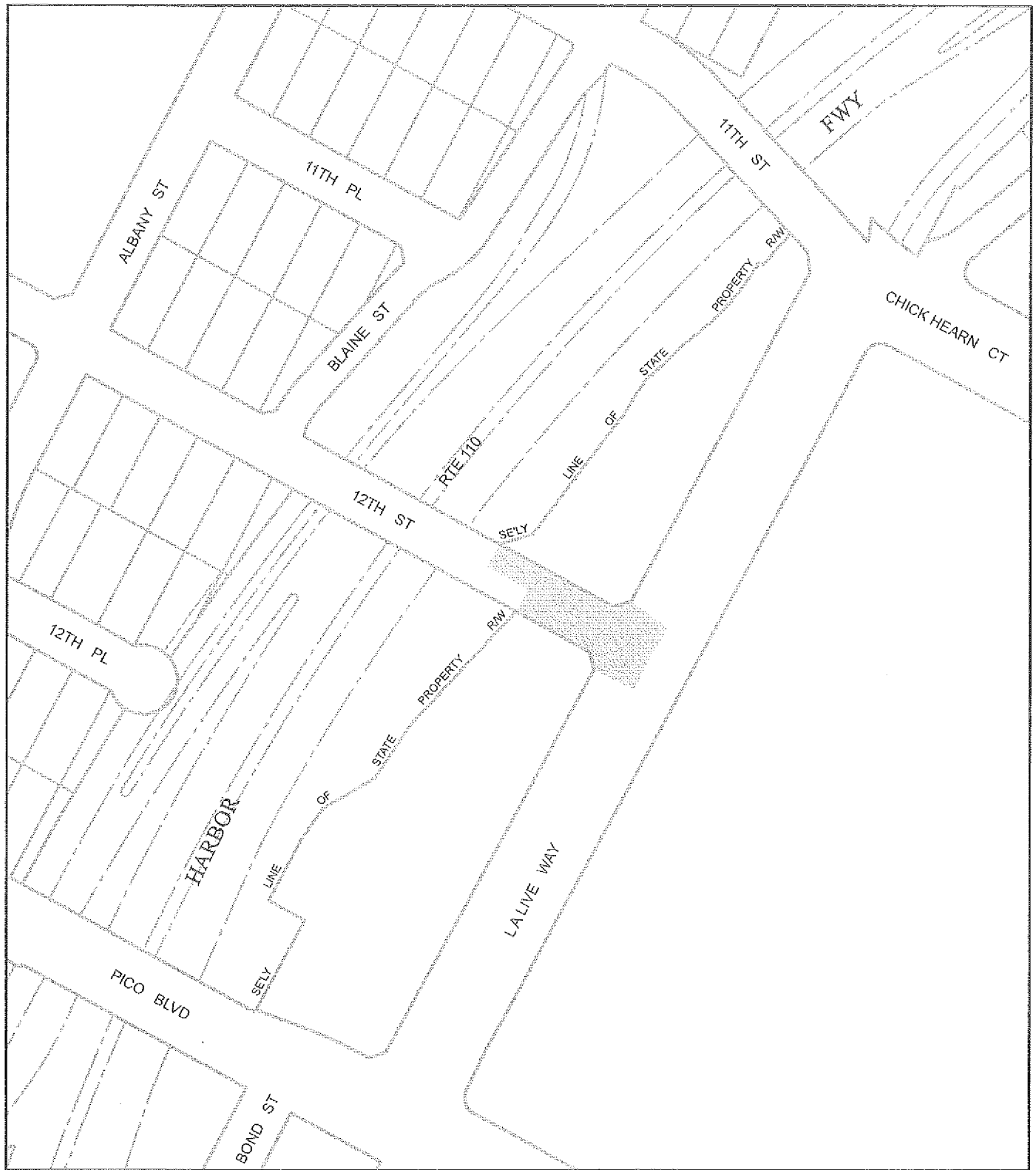
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TO LOCAL STREET



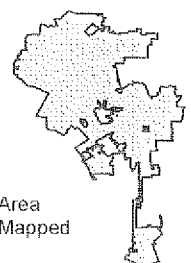
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C.M. 127.5A 205

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

090612

CENTRAL CITY



Area  
Mapped

**Section 3.** The City Clerk shall certify 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.

Sec. 4. 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 E. TRUTANICH, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No(s). \_\_\_\_\_

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

September \_\_\_\_, 2012

See attached report.

\_\_\_\_\_  
Michael LoGrande  
Director of Planning

## FINDINGS

### General Plan/Charter Findings

**1. General Plan Land Use Designation.** The subject property is located within the area covered by the Central City Community Plan, which designates the subject property for Public Facilities and Regional Center Commercial land uses with the corresponding zones of PF and C2, respectively. The property contains approximately 68 acres and is presently zoned PF-4D-O and C2-4D-O. The Applicant has requested a General Plan Amendment and a Vesting Zone Change where findings would be required to demonstrate that the project is consistent with the Land Use designation for the Central City Community Plan.

**2. General Plan Text.** The Central City Community Plan text includes the following relevant land use objectives, policies and programs:

Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry.

Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

The project proposes the renovation of approximately 47,000 square feet of floor area within the existing Concourse Building and the South Hall and the demolition of approximately 12,000 square feet within the South Hall as needed to accommodate the construction of the New Hall. The New Hall will replace the West Hall and would connect the Concourse Building together with the South Hall, traversing over, and extending the length of, the existing Pico Boulevard underpass from 210 feet to approximately 960 feet in length. The underpass will be designed to accommodate pedestrian traffic, loading and unloading of convention center visitors, and service the main lobby of the modernized Convention Center. Consisting of three levels, the New Hall would reach a maximum height of 90 feet and will consist of a total of 500,000 square feet, of which 279,000 square feet is dedicated for exhibition and meeting space. In addition, 245,650 square feet of exhibition and meeting space will be made available within the proposed Event Center space when the Event Center is available for use.

Gilbert Lindsey Plaza, fronting on Figueroa Street between Pico Boulevard to the south and 12<sup>th</sup> Street to the north, would be completely redesigned. The redesign allows the plaza to be combination of hardscaped plaza and landscaped open space to accommodate the year-round activity needs of both the Convention and Event Centers. The northern portion of the plaza, would consist predominantly of hardscape to allow for pedestrian activity associated with STAPLES and the Event Center, while the southern portion would be transformed into green space with turf and plantings.

The Event Center will serve as the home venue for one or possibly two National Football League teams, and host a variety of other events, including convention activity (trade shows, exhibitions), concerts, and other sporting events. At a maximum height of 220 feet, the Event Center will have approximately 72,000 permanent seats that could be expanded to 76,250 seats for periodic special events. The playing field area could also be used for Convention Center events or standalone exhibition events, and the various clubs and suites within the Event Center could be used for exhibit space or as meeting rooms, as well as pre-function and hospitality spaces, to supplement that which is available at the Convention Center. The venue will also include offices, food and merchandise sales, restaurants, bars and clubs, and similar uses.

Framework Element. The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and

defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The Project site is currently developed with the Los Angeles Convention Center, which includes the South Hall, West Hall, the Concourse Building, the Venice Garage, the Bond Street Parking Lot, and the Cherry Street Garage, and STAPLES Center. Development of this site is an infill of an established convention center and entertainment-related site. By enabling the renovation of the Convention Center and the construction of the Event Center project, the proposed General Plan Amendment, Zone Change, Specific Plan, and Sign District would be consistent with the character of land uses in the area and would further several goals and policies of the Framework Element.

The Land Use chapter of the Framework Element identifies objectives and supporting policies relevant to the Project site. Those objectives and policies seek, in part, to provide for the stability and enhancement of uses which promote the development of Downtown as a destination with "major cultural and entertainment facilities, hotels, high-rise residential towers, regional transportation facilities and the Convention Center."

Land Use Element. The Project would meet the objectives and policies contained in the Land Use Element of the Los Angeles General Plan for Downtown and Regional Centers as follows:

*Regional Center*

Objective 3.10 - Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

*Policies:*

3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center"...Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

3.10.2: Accommodate and encourage the development of multi-modal transportation centers

3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, and provide adequate transitions with adjacent residential uses at the edges of the centers

3.10.4: Provide for the development of public streetscape improvements

3.10.5: Support the development of small parks incorporating pedestrian-oriented plazas, benches, other streetscape amenities, and landscaped play areas

3.10.6: Require that Regional Centers be lighted to standards appropriate for nighttime access and use

*Downtown Center*

Objective 3.11 - Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.

*Policies:*

3.11.1: Encourage the development of land uses and implement urban design improvements guided by the Downtown Strategic Plan.

The Project will not only renovate the Los Angeles Convention Center, but it will contribute to the ongoing transformation of the Downtown area as a destination for residents, tourists, and visitors seeking restaurant, retail, and entertainment options in a high-quality development that contributes to the existing character of development. The Project offers streetscape enhancements that promote the safety of pedestrian activity and provides for additional job and economic development opportunities. Furthermore, the site is located near several Metro and DOT Dash transit lines, and is within walking distance to the Pico Station serving the Blue and Exposition Lines, and the 7<sup>th</sup> Street Station serving the Red and Purple Lines. By investing in the development of sports, exhibition, and entertainment-related venues, the project and its location will not only increase the City's employment opportunities, but it will also help reduce congestion, vehicle dependency, and commute times for residents and visitors alike.

Transportation Element. The Transportation Element of the General Plan will be affected by the recommended action herein. The Applicant proposes that a portion of 12<sup>th</sup> Street, between L.A. Live Way and the easterly right-of-way of the SR-110 Freeway (a distance of 215 feet), be changed from a Collector Street to a Local Street. In addition, any necessary dedication and/or improvement of the abutting streets, including Figueroa Street, 11<sup>th</sup> Street, 12<sup>th</sup> Street, Pico Boulevard, LA Live Way, and Chick Hearn Court, be subject to the recommendations of the Bureau of Engineering and the Department of Transportation as set forth in the Convention and Event Center Specific Plan. These improvements will assure compliance with this Element of the General Plan and with the City's street improvement standards pursuant to Municipal Code Section 17.05.

Sewerage Facilities Element. Sewerage Facilities within the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.

Street Lights. Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the streets which adjoin the subject property.

**3. Charter Findings - City Charter Sections 556 and 558 (General Plan Amendment).** The proposed General Plan Amendment complies with Sections 556 and 558 in that the plan amendment promotes an intensity and pattern of development that is consistent with the area's General Plan Framework designation and that encourages transit use; reduces automobile dependency; improves air quality; encourages the development of regionally-serving commercial uses; and enhances the pedestrian environment. The General Plan Amendment would change the land use designation of the site from Regional Center Commercial (STAPLES Center) to Public Facilities, and further many of the City's land use policies and address the need for economic development and the promotion of high-activity uses, including government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, and other supporting uses. It will also create consistency between the current land uses of the area with the General Plan. The requested amendment will help promote the general welfare and good zoning practices by supporting many of the land use planning goals, objectives, policies and programs specified in the Central City Community Plan, including locating jobs near housing, creating density near transit, promoting sustainable building, providing landscaping and public open spaces, and providing retail and entertainment venues.

The project will be an in-fill development, which is compatible with other development in the immediate vicinity. The General Plan Amendment would allow for the project to renovate the Convention Center, while simultaneously intensify the uses on the site, and reflect the existing and proposed scale of development in the surrounding area, while providing a mix of retail and commercial uses in the Downtown area that would accommodate the growing population and compliment the growing investment in the community.

The project will involve the modernization of approximately 47,000 square feet within the existing South Hall and the Concourse Buildings of the Los Angeles Convention Center and the construction of the New Hall with approximately 500,000 square feet of exhibit, meeting, and office space. The existing Gilbert Lindsay Plaza will be renovated extensively, with the removal of a majority of the concrete hardscape and

the addition of landscaping, street trees, new outdoor furniture and a space conducive to pedestrian activity and outdoor events in support of Convention and Event Center activities. The proposed project would recognize and enhance the site as a destination catering to visitors and tourists seeking entertainment and retail amenities. Moreover, the renovated space would contain new restaurants and retail stores that would further activate Figueroa and enhance the pedestrian experience along the adjacent streets of Pico Boulevard, 11<sup>th</sup> Street, 12<sup>th</sup> Street, and Chick Hearn Court. Overall, the Project site and proposed buildings have been designed to be compatible with current and future adjacent uses.

Surrounding properties are generally developed with convention center, commercial, retail (including bars, restaurants, and theaters), office, surface parking, and hotel uses within the PF, LASED, CM, and C2 Zones, and are in Height District Nos. 2 and 4D. The properties are designated for Public Facilities, Los Angeles Sports and Entertainment District, Regional Center Commercial, High Density Residential, and Commercial Manufacturing uses. The addition of the Convention and Event Center land use designation and the CEC Zone, would reflect the pattern of development that characterizes the Project site and abutting uses.

The General Plan, which includes the Land Use Element (i.e., the Central City Community Plan), encourages mixed-use projects which promote pedestrian activity, commercial and retail uses, and encourages a 24-hour nightlife to the area. As a result, the proposed project is consistent with the intent of the General Plan because it not only enhances the area's identity as a regionally serving destination, but modernizes the Convention Center for the benefit of future users. The Project site and the surrounding area are located in an area of Downtown that has seen a significant increase in high density multi-family housing, commercial and retail activity, and continues to see an increase in public transit opportunities.

The proposed project would provide a needed renovation of the Los Angeles Convention Center as well as additional entertainment, restaurant, and retail venues in an area located along a major transit corridor and within walking distance to high-capacity transit lines including Metro Rapid Bus lines, as well as the Metro Red, Blue, and Exposition Lines. According to the City's Land Use Element, development in the Downtown Region should reflect the area as "the location for major cultural and entertainment facilities, hotels, high-rise residential towers, regional transportation facilities and the Convention Center." The Project site is located along the SR-110 Harbor Freeway and Figueroa Street, both serving as major transit corridors that serve significant vehicular traffic and which is served extensively by public transit opportunities operated by the MTA and the LADOT.

### **Entitlement Findings**

#### **GENERAL PLAN AMENDMENT FINDINGS**

The proposed General Plan Amendments will further the purposes, intent and provisions of the General Plan in that they will further the goals, objectives and policies of the Central City Community Plan, General Plan Framework, General Plan Transportation Element, General Plan Air Quality Element and General Plan Noise Element, as discussed below.

#### **1. The General Plan Amendments Will Further the Purposes, Intent and Provisions of the Central City Community Plan.**

The Central City Community Plan (Community Plan) is the official guide to future development within Downtown Los Angeles. It is intended to promote an arrangement of land uses, streets and services that will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in the community. The Community Plan is also intended to guide development in order to create a healthful and pleasant environment.

The General Plan Amendments will be consistent with the following objectives and policies of the Community Plan:

Objective 2-3. *To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.*



The 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 adding significantly to the draw of Downtown for visitors. By unifying the land use designation for the Project site as Public Facilities, adding the Convention and Event Center Specific Plan Zone (CEC Zone) as a corresponding zone with respect to the Public Facilities land use designation, and adding the Convention and Event Center Specific Plan as the regulatory document for development at the Project site, the proposed General Plan Amendments will promote land uses that will address the needs of visitors to Downtown for business, conventions, trade shows, and tourism.

*Objective 4-1. To encourage the expansion and addition of open spaces as opportunities arise.*

*Policy 4-4.1. Improve Downtown's pedestrian environment in recognition of its important role in the efficiency of Downtown's transportation and circulation systems and in the quality of life for its residents, workers, and visitors.*

The proposed General Plan Amendments allow the 68-acre Project site to be planned on a broader scale by making the land use designations consistent among its parcels. Broader planning will facilitate the revitalization and addition of open space at the Project site, thereby improving Downtown's pedestrian environment. Consistent with the aforementioned policies and objectives, the proposed Project will activate the adjacent streets, encourage public pedestrian access, promote the walkability of and around the Project site, and create strong pedestrian connections to the surrounding area, particularly nearby transit stops and stations. To this end, the proposed Project's design includes public plazas, street improvements and pedestrian-scaled elements that connect the entire Project site and provide strong pedestrian linkages to the surrounding community.

*Policy 5-1.1: Consult with the Police Department as part of the review of significant development projects and General Plan amendments affecting land use to determine the impact of law enforcement service demands.*

The Project has been conditioned to address impacts to public safety services by consulting with the LAPD and LAFD for the development of a Field Operation Center, a security plan, event coordination, and an MOU to minimize impacts to resources and personnel. Because the Project will result in various types and sizes of events within the Project site anticipated to require a varied demand for police resources throughout the year, the conditions imposed address the specific issues related to police protection through project design features and mitigation measures, which are incorporated as requirements of the Project. These include a Comprehensive Security Plan (CSP) requiring implementation for the proposed Project of security measures currently utilized within the Project site as well as new measures to address tailgating, crime prevention, crowd management, traffic and pedestrian flow, event management/command and control/unified field command center, and unified emergency response and documentation. With implementation of the following, which are requirements of the proposed Project, the Project will not have a significant impact on police service demands.

#### Comprehensive Security Plan

A preliminary CSP has been developed for the proposed Project in consultation with the LAPD and the City of Los Angeles Department of Building and Safety. The preliminary CSP incorporates a variety of long-term operational strategies and includes consideration of potential impacts resulting from concurrent multiple large scale events in the greater Downtown Los Angeles area, including events at Dodger Stadium, the Coliseum, STAPLES Center and other smaller venues. Specific design, operational, and programmatic measures have also been included in the preliminary CSP to enhance and expand security through the LAPD and private resources, enhance response to criminal incidents and emergencies of various kinds, provide for

large crowd management, reduce potential conflicts between vehicles and pedestrians, and establish an effective and integrated means of command and control that benefits the entire Central City area.

As the proposed Project proceeds through its final design phases, the preliminary CSP shall be further refined and finalized through consultation with the California Department of Transportation (Caltrans), the Los Angeles Fire Department, Los Angeles Department of Transportation (LADOT), California Highway Patrol, Los Angeles County Sheriff's Department, and the Metropolitan Transit Authority (Metro).

During operation, the Applicant must also continue to implement the following security features that currently exist within the Project site:

- Provide a highly trained private security force that will handle security needs. Consistent with current practice, this security force will be supplemented with off-duty LAPD officers as necessary. The security force will patrol the Project site, including the parking structures, during events as needed.
- Based on current assessments, contribute financially to the Business Improvement District which funds security patrols in the Project area. These security patrols will consist of a team that patrols the sidewalks, parking structures, and parking lots.
- Fund the deployment of LADOT traffic control officers during events pursuant to an agreement to be entered into with LADOT.

#### Tailgating

The preliminary CSP expressly prohibits traditional tailgating activities within all parking facilities that are under the direct control of the Applicant. Rather, the Applicant proposes to provide pre-game festivities in a controlled community environment elsewhere within the Project site and the Los Angeles Sports and Entertainment District Specific Plan area. This will help support existing and future local businesses because visitors will patronize surrounding businesses rather than tailgate. Surrounding businesses will also have the opportunity to sell food and other merchandise at these pre-game festivities. Specifically, the Applicant will host pre-game festivities within the public plazas at the Project site, as well as on the premises of adjacent and nearby existing and future businesses such as those found within L.A. LIVE, as well as along Figueroa Street and the other streets surrounding the Project site.

#### Crime Prevention

The proposed Project will be designed to incorporate the LAPD's Design Out Crime Guidelines, which are based on the following three key concepts: (1) natural surveillance—the placement of physical features, activities, and people in a way that maximizes visibility; (2) natural access control which restricts or encourages people to come into a space through the placement of entrances, exits, fencing, landscaping, and lighting; and (3) territorial reinforcement through the use of physical attributes to define ownership and separate public and private space.

#### Crowd Management

Crowd management features are required to be implemented as part of the CSP and Transportation Management Plan presented in Section IV.B.1, Transportation, of the Draft EIR to minimize the number of police personnel required to secure events, facilitate crowd management strategies as needed, and minimize conflicts between pedestrian crowds and traffic. Crowd management features are modeled after those in operation for STAPLES Center and L.A. LIVE and are required to include: installation of temporary vehicle barrier systems, as necessary and applicable; securing driveways/access to loading areas; creation of exclusive and VIP parking areas, minimizing personnel requirements; installation of wayfinding and informational signage to

direct individuals and communicate to large crowds of people; developing template strategic plans for high profile events; prohibiting traditional tailgating activities within any and all parking facilities that are under the direct control of the Applicant; providing ongoing training for vendors of alcoholic beverages to ensure compliance with current California Alcoholic Beverage Control requirements; and providing a holding facility/secure interview room in the Event Center.

#### Traffic and Pedestrian Flow

Traffic and pedestrian flow features are required to be implemented as part of the proposed Project's Transportation Management Plan developed in partnership with LADOT, LAPD, Metro, Caltrans, California Highway Patrol, Los Angeles Emergency Management Department, and public safety stakeholders. The Transportation Management Plan, which is more particularly described in Section IV.B.1, Transportation, of the Draft EIR, will include measures to encourage the use of transit, directional and informational signage, a Neighborhood Traffic and Parking Management Program to reduce potential parking and traffic impacts in adjacent areas, and use of traffic cameras to provide real-time traffic information to the Unified Field Command Center (discussed below).

Construction of wider crosswalks with distinct paving for 12 intersections surrounding the Project site and widen certain sidewalks within the immediate area as described in Section IV.B.3, Pedestrian Safety, of the Draft EIR. Also, the Applicant will implement temporary street closures to thru traffic for certain streets before, during, and after events in order to minimize conflict between vehicles and pedestrians and allow management of large pedestrian flows and ensure pedestrian safety.

#### Event Management/Command and Control/Unified Field Command Center

The proposed Project includes an approximate 2,000 square-foot dedicated Field Operations Center for management and control of a unified command during large events. From this center, both the Applicant and affected agencies including LAPD, LADOT, Metro, LAFD, Caltrans, California Highway Patrol, the Los Angeles Emergency Management Department, and Federal Bureau of Investigation, will be able to monitor pedestrian, transit, and vehicle traffic and other events as they unfold, and make coordinated and united decisions. The establishment of an integrated command area will provide for an environment to facilitate successful collaboration of these entities. The Field Operations Center will supplement the existing camera center located within STAPLES Center, and the existing operations and management centers of each of the agencies.

#### Unified Emergency Response and Documentation

The proposed Project includes a critical infrastructure and key resources protection program that will assist in mitigating the impact caused by a natural disaster or other event. It will be facilitated through initial early design planning, prior to the beginning of actual construction. Other strategies, technologies, systems and programs put into the development and construction of the proposed Project will also assist in mitigating the impact caused by a natural disaster or other event. These include:

- Convening a fully integrated facility design team, partnering all stakeholders (i.e., law enforcement (local and state), fire service, LADOT, Los Angeles Emergency Management Department, public and private transportation operators, Caltrans, the Project coordinators, design architects and other entities identified during the process) for a full review of construction and landscape architecture master plans and proposed development.
- Completing a full infrastructure vulnerability assessment with the LAPD Major Crimes Division which will be entered into the Automated Critical Asset Management System (ACAMS) and provide data with regard to federal Protected Critical Infrastructure Information (PCII) status.

- Identifying a secure staging location for storage and prestaging of special operations first responders (i.e., Bomb Squad, Hazmat, Explosive Detection K-9, and Tactical Support Elements) in coordination with the LAPD. This staging location will serve as a holding area for these entities' response trucks and dedicated equipment at the Project site during an event.
- For spectator events, utilizing state of the art screening technology that includes protocols and procedures developed in consultation with the integrated facility design team described above. Similar to current procedures in place at STAPLES Center, the screening system will include appropriate and sufficient queuing areas allowing for smooth, timely and safe entry into the applicable venue.
- Providing additional ongoing training programs that will be developed with a specific focus on the California Large Stadium Initiative, emergency response, evacuation, hazardous devices, access and functional needs population, active terrorist attack response, and natural disaster and special event response.

By implementing the foregoing project design features and mitigation measures, the Applicant will facilitate an efficient LAPD operation onsite during large events and will monitor crime, manage crowds and control traffic and pedestrian flow, thereby reducing demand on LAPD resources.

*Policy 6-1.1: Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

The General Plan Amendments will be consistent with the above policy to consult with the Los Angeles Fire Department (LAFD) as part of the planning process and to determine the impact of the project on service demands as further described in Section IV.J.2, Public Services – Fire Protection, of the Draft EIR.

The proposed Project will include the following project design features that will reduce the Project's demand on fire services:

- The Applicant will prepare a Fire Life Safety Resources Management Plan in consultation with and approved by the LAFD to establish the response procedures that will be invoked in the event of a major incident at the Event Center requiring LAFD resources.
- New buildings will incorporate building design features that comply with Los Angeles Municipal Code fire safety requirements. These include fire-resistant building materials, emergency and fire control elevator in each bank of elevators, a fire alarm system throughout the buildings, a standby emergency power system, smoke detection systems in all buildings, emergency exit signage on all floors of new buildings, a separate Fire Control Station in high-rise buildings, automatic sprinkler systems, and portable fire extinguishers in all buildings.
- The Applicant will develop a first responder communications plan for the proposed buildings in consultation with and approved by the LAFD. The communications plan will address the LAFD's need for communications equipment.
- The Applicant will submit a plot plan to the LAFD for approval prior to approval of a building permit that will include the following minimum design features: fire lanes, where required; access for LAFD apparatus and personnel to and into all structures; locations and sizes of all fire hydrants; and all structures will be within 300 feet of an approved fire hydrant.
- The proposed Project will include the necessary water infrastructure (e.g. new water connections) to serve the fire water demands of the Project as well as an extension to connect the Project site to existing water lines in the area.
- The operator of the Event Center will provide or cause to be provided ambulance services such that one ambulance is on-site in accordance with the provisions of the Fire Life Safety

Resources Management Plan. Further, the operators of the Convention and Event Center will provide an ambulance station with adequate resources for basic life support and advanced life support services at all Event Center events, per the provisions of the Fire Life Safety Resources Management Plan.

- LAFD staff will have access to the on-site Unified Field Command Center (discussed above under impact on police services) during large special events, as described in Section IV.J.1, Police Protection, of the Draft EIR.
- The Applicant will not schedule a ticketed event at the Event Center at the same time as a ticketed event at STAPLES Center where the combined attendance at both venues will exceed 72,000 spectators.

Through implementation of the foregoing project design features and compliance with Building Code and Fire Code safety requirements as described above, the Applicant will reduce the threat of fire/life safety issues at the Project site. The project design features will also facilitate an efficient response by LAFD staff to a potential fire/life safety issue at the Project site, should one occur. As a result, the proposed Project will not have a significant impact on fire service demands.

## **2. The General Plan Amendments Will Further the Purposes, Intent and Provisions of the General Plan Framework.**

The General Plan Framework, adopted in December 1996, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines Citywide policies for land use, housing, urban form and urban design, open space and conservation, transportation, infrastructure and public spaces. The General Plan Amendments will further the purposes, intent and provisions of the General Plan Framework.

### Land Use

The following provisions of the Land Use chapter of the Framework Element are applicable to the General Plan Amendments:

*Objective 3.11: Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.*

The Project site is located within an area designated as Downtown Center in the General Plan Framework. Downtown Center is defined as "the principal government and business center in the region, with a worldwide market. It is intended to be the highest density center of the City and hub of regional transportation." It is also "the location for major cultural and entertainment facilities... and the Convention Center." Land uses encouraged within the Downtown Center include major visitor and convention facilities, corporate and professional offices, offices, telecommunications centers, hotels and major cultural and entertainment facilities. The proposed General Plan Amendments will be consistent with the Land Use Chapter of the Framework Element as they will unify planning for the Project site, providing for public facility as well as major cultural and entertainment facilities.

The Project will increase the height, density and mass of the structures on the Project site. The New Hall proposes varied rooflines, variations in façade treatment and building materials, pedestrian-scaled entrances, and building step-backs and/or overhangs. The Event Center will feature a deployable roof, which will add a new landmark to the Downtown skyline. The signage program will add a strong visual element to the Project site consistent with the existing signage at STAPLES Center and L.A. LIVE, reinforcing the area's sports and entertainment identity. Finally, the Project site will take on an active atmosphere characteristic of Downtown with new and

enhanced outdoor plazas networked by pedestrian pathways and improved streetscapes. Thus, the modernization of the Convention Center and construction of a state-of-the-art multi-purpose Event Center will provide for the continuation and expansion of government, cultural, entertainment and visitor-serving functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center, consistent with Objective 3.11 of the Framework Element.

*Policy 3.11.1: Encourage the development of land uses and implement urban design improvements guided by the Downtown Strategic Plan.*

The General Plan Amendments will be consistent with the following goals of the Downtown Strategic Plan:

- *Maximize benefits to Downtown business and industry by supporting the development and linkage of public infrastructure investments such as Convention Center expansion projects.*

The proposed General Plan Amendments will be consistent with the goal of developing and linking public infrastructure investments by supporting the development and modernization of public facilities across the Project site. For example, the Project proposes the construction of the New Hall, a modern convention center facility contiguous to the existing South Hall, creating a more efficient and unified Los Angeles Convention Center. In addition, the proposed multi-purpose Event Center will be designed to function as a National Football League franchise football stadium or as convention and exhibition space. Through the use of broader planning tools, these two facilities will integrate with STAPLES Center activities through the development of enhanced pedestrian walkways and open space plazas throughout the site. Together, these improvements will aim to catalyze Convention Center business and tourism. Given its location in Downtown, a hub of the rail and bus transit system for the metropolitan Los Angeles area, the Project will further promote the use of the City's public transportation system. The nature of events at the Project site, including exhibitions, trade shows, sporting events and entertainment activities, are expected to attract visitors from across the region as well as from the immediate Downtown area, where the proximity of the Project site to a comprehensive transit system will encourage and facilitate transit use and a 24-hour Downtown. The proposed Project will include a network of walkable pathways and streetscapes throughout the Project site that would facilitate connections with nearby transit to encourage the use of alternative modes of transportation. The proposed Project's streetscape and intersection improvements will serve to promote attractive, functional, safe and enjoyable streets and bike paths as well as pedestrian-friendly sidewalks that connect to and complement the Downtown area. Thus, the Project supports the development and investment of linkage of public infrastructure investments in the area.

#### Urban Form and Neighborhood Design

Within the Urban Form and Neighborhood Design chapter of the Framework Element, the following provisions will be applicable to the General Plan Amendments:

*Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.*

*Policy 5.2.1. Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.*

*Policy 5.2.2. Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime.*

The General Plan Amendments will encourage future development at the Project site, which functions as the major economic center of Downtown and is located at the hub of the City's transit

system. The General Plan Amendments will facilitate a modernization of the existing Los Angeles Convention Center and a multi-purpose Event Center at the Project site. The Community Plan specifically recognizes the Convention Center and STAPLES Center as adding significantly to the draw of Downtown for visitors. With the addition of new Convention Center uses and a multi-purpose Event Center, there will be more events at the Project site, adding to the draw of visitors to Downtown both in daytime and nighttime. Given the location of the Project site and the proposed parking program, which encourages parking in identified parking zones within a 20-minute walk of the Project site, those visitors are also anticipated to utilize nearby City resources throughout Downtown, including LA Live, retail uses, hotels, office buildings, shopping centers and public transit. These expanded uses will further serve to complement and benefit the tourism, hotel, and entertainment industries as well as public transit in the immediate Project vicinity both in daytime and nighttime.

#### Open Space and Conservation

Within the Open Space and Conservation chapter of the Framework Element, the following provisions are applicable to the General Plan Amendments:

*Policy 6.4.10(a): Provide for the joint use of open space with existing and future public facilities, where feasible.*

The proposed General Plan Amendments will allow the 68-acre Project site to be planned on a broader scale by making the land use designations consistent among its parcels. Broader planning will facilitate the revitalization and addition of joint use open space with existing and future public facilities at the Project site.

#### Economic Development

The General Plan Amendments are consistent with the following Economic Development policies of the Framework Element:

*Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.*

Downtown Center is intended to be the highest density center of the City and the location of the hub of local and regional transportation, encouraging the use of rail and bus transit to those who live, work and visit Downtown. There is an extensive amount of rail and bus transit service to the Project site, where the area is currently served by a total of nine local and inter-city transit operators. Within a five to six block radius of the Project site, Metro (Los Angeles County Metropolitan Transportation Authority) operates three rail lines and 42 bus lines. Given the Project's location, the General Plan Amendments will promote the use of the public transportation system, consistent with Policy 7.2.3, by encouraging transit-oriented uses that will attract visitors from across the region as well as from the immediate Downtown area, many of whom will use existing and future public transit.

*Policy 7.8.1: Place the highest priority on attracting new development projects to Los Angeles which have the potential to generate a net fiscal surplus for the City.*

*Policy 7.8.2: Implement proactive policies to attract development that enhances the City's fiscal balance, such as providing financial incentives and permitting assistance.*

The General Plan Amendments will be consistent with Policies 7.8.1 and 7.8.2 in that they will proactively attract new development to the Project, enhancing the City's revenues and revitalizing the Los Angeles Convention Center, making it nationally competitive. The addition of a state-of-the-art Event Center to the Project site will also attract new visitors to the Project. Further, given the location of the Project and the proposed parking program, which encourages parking in

identified parking zones within a 20-minute walk of the Project, visitors will also be able to experience and utilize nearby City resources throughout Downtown, including L.A. LIVE, retail uses, hotels, office buildings, shopping centers and public transit. Thus, the proposed General Plan Amendments will be consistent with the economic development policies of the General Plan.

**3. The General Plan Amendments Further the Purposes, Intent and Provisions of the Transportation Element of the General Plan.**

The General Plan Amendments will be consistent with the following provisions of the Transportation Element of the General Plan:

*Objective 3. Support development in regional centers, community centers, and major economic activity areas along mixed-use boulevards as designated in the Community Plans.*

By unifying the Project site under the Public Facilities land use designation, the General Plan Amendments will allow the Applicants to modernize the existing Los Angeles Convention Center and create a multi-purpose Event Center at the Project site, which is located at a hub of economic and transit activity of the City. The 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 in the Community Plan as adding significantly to the draw of Downtown for visitors. By increasing the frequency of events at the Convention Center, the revitalized Convention Center and Event Center will result in additional business, retail, and development in the areas adjacent to the proposed Project, and will also create jobs for residents of the area. Attracting the National Football League and expanding the sports, entertainment and convention events at the Project site will enhance tourism, hotel and entertainment industries in the immediate Project vicinity, as well as throughout Downtown and the City as a whole. The Project will also help sustain and grow the existing retail base along the Figueroa Street Corridor by attracting visitors and new businesses to the area. Given its location, visitors will also be able to walk to/from adjacent residential communities or the Los Angeles Sports and Entertainment District and/or travel by transit to the Project site. Thus, the proposed General Plan Amendments will support development in this major economic activity area in the Community Plan.

*Policy 3.10. Develop new and/or refined parking policy procedures for designated centers and districts.*

The General Plan Amendments will be consistent with this policy in that they will give the City more flexibility through use of the Convention and Event Center Specific Plan to develop and refine existing parking procedures at the Project site. The Convention and Event Center development comprehensively addresses parking and takes advantage of over 40 freeway off-ramps and on-ramps to utilize on- and off-site parking areas, thereby allowing traffic to be dispersed across many access/egress routes rather than being focused on only a few corridors. This distributed parking and access has worked successfully for STAPLES Center and L.A. LIVE and will be extended through the use of directional signage, and extensive information identifying parking zones and access routes, and bundling parking with ticket sales for the efficient management of distributed parking. Information will be distributed to the public by many sources including websites, media advertising, and smartphone applications. Use of this parking policy will further the transportation and economic goals of the General Plan Framework by distributing the population attending events over a broader area, which will spread out arrival and departure times and dissipate congestion at the Project site as well as encourage economic growth throughout the area.

**4. The General Plan Amendments Further the Purposes, Intent and Provisions of the Air Quality Element.**

The General Plan Air Quality Element includes the following relevant provisions:



*Objective 4.2. Reduce vehicle trips and vehicle miles traveled associated with land use patterns.*

The Downtown area is intended to be the highest density center of the City, encouraging the use of transit for those who live, work and visit Downtown. There is an extensive amount of rail and bus transit service serving the vicinity of the Project, making it a prime location for development that will reduce vehicle trips and vehicle miles traveled. The Project area is currently served by a total of nine local and inter-city transit operators. Within a five to six block radius of the Project site, Metro operates three rail lines and 42 bus lines. The Project is also located adjacent to the Los Angeles Sports and Entertainment District and Downtown residential communities. The proposed General Plan Amendments will encourage the development of public facilities and related uses on the site, where visitors will walk to/from adjacent residential communities or the Los Angeles Sports and Entertainment District and/or travel by transit thereby reducing vehicle trips and vehicle miles traveled.

In addition, as part of SB 292, the Event Center operator must take steps to reduce traffic congestion and global climate change impacts that may result from private automobile trips to the Event Center. The proposed Project must achieve and maintain carbon neutrality by reducing to zero the net emissions of greenhouse gases from private automobile trips to the Event Center in the manner provided in Public Resources Section 21168.6.5(i)(1). Further, operation of the proposed Project must comply with Public Resources Section 21168.6.5(i)(2) regarding measures to ensure a trip ratio that is no more than 90% of the trip ratio of any other stadium serving a team in the NFL. Thus, the General Plan Amendments will be consistent with the Transportation Element of the General Plan.

**5. The General Plan Amendments Further the Purposes, Intent and Provisions of the Noise Element.**

The General Plan Noise Element text includes the following relevant objectives and policies:

*Policy 2.2. Enforce and/or implement applicable city, state and federal regulations intended to mitigate proposed noise-producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance.*

The General Plan Amendments will be consistent with the Noise Element in that it will give the City more flexibility through use of the CEC Specific Plan to mitigate proposed noise-producing activities at the Project site. For example, as a Project Design Feature, the proposed Event Center will incorporate a sound system that will utilize a distributed speakers system capable of aiming the sound toward the seating areas to minimize sound spillage to the building's exterior. The Project proposes to locate loading dock and trash/recycling areas for the Event Center and STAPLES Center in the subterranean level so as to preclude noise from this source at exterior locations. In addition, building mechanical/electrical equipment is subject Los Angeles Municipal Code ("LAMC") noise limit requirements. Thus, the proposed General Plan Amendments would be consistent with the General Plan Noise Element.

**6. The Proposed General Plan Amendments Would Serve the Public Necessity, Convenience and General Welfare.**

The General Plan Amendments will serve the public necessity, convenience and general welfare of the City of Los Angeles by making the land use designation of the Project site consistent across its parcels. The Public Facilities land use designation will allow for broader planning of the Project site and would promote the fundamental concepts of the Community Plan for this area of Downtown such as economic development, job creation, enhanced use of existing public infrastructure, shared facilities, mix of uses, and pedestrian orientation. As demonstrated above, the General Plan Amendments will lead to development that would address the needs of visitors who come to Downtown for business, conventions, trade shows, and tourism; expand and add

open spaces; maximize benefits to Downtown business and industry by supporting the development and linkage of public infrastructure investments; and encourage new commercial development in proximity to rail and bus transit corridors and stations, reducing vehicle trips and vehicle miles traveled in the City. All of the above will serve the public necessity, convenience and general welfare of the City of Los Angeles.

#### **VESTING ZONE CHANGE FINDINGS**

Los Angeles City Charter Section 556 and LAMC Section 12.32(C)(2) require that prior to adopting a land use ordinance, the Planning Commission make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed Vesting Zone Change will be in conformance with the purposes, intent and provisions of the General Plan in that it will conform to the goals, objectives and policies of the General Plan Framework, Central City Community Plan, General Plan Transportation Element, General Plan Air Quality Element and General Plan Noise Element, as discussed below.

#### **7. The Vesting Zone Change Will Be in Conformance with the Central City Community Plan.**

The Central City Community Plan is the official guide to future development within Downtown. It is intended to promote an arrangement of land uses, streets and services that will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in the Community. The Community Plan is also intended to guide development in order to create a healthful and pleasant environment.

The Vesting Zone Change will be consistent with the following objectives and policies of the Community Plan:

*Objective 2-1. To improve Central City's competitiveness as a location for offices, business, retail, and industry.*

*Policy 2-2.1. Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.*

*Policy 2-2.2. To encourage pedestrian-oriented and visitor serving uses during the evening hours especially along the Grand Avenue cultural corridor between the Hollywood Freeway (US 101) and Fifth Street, the Figueroa Street Corridor between the Santa Monica Freeway (I-10) and Fifth Street and Broadway between Third Street and Ninth Street.*

*Objective 2-3. To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.*

*Policy 2-3.1. Support the development of a hotel and entertainment district surrounding the Convention Center/STAPLES Arena with linkages to other areas of Central City and the Figueroa corridor.*

*Objective 2-4. To encourage a mix of uses that will create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.*

*Policy 2-4.1. Promote night life activity by encouraging restaurants, pubs, night clubs, small theatres, and other specialty uses to reinforce existing pockets of activity.*

Development within the Project site, including the Los Angeles Convention Center and STAPLES Center, and the adjoining Los Angeles Sports and Entertainment District, including L.A. LIVE, has been an important element in the redevelopment of Downtown with an identity defined in terms of a cultural, sports, and entertainment center complemented by an expanding residential community. The Los Angeles Convention Center, the City of Los Angeles, and the region will

greatly benefit from the revitalization and modernization of the Convention Center as well as the addition of a multipurpose event center capable of hosting a wide range of events including conventions, exhibitions, sporting and cultural events.

The 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 adding significantly to the draw of Downtown for visitors. Moreover, the Community Plan recognizes the Convention Center/Arena area as a place with the potential to "evolve into an economically and physically prominent area based on the cumulative impact of existing assets such as the Convention Center and the Staples Arena and further investments in the area such as the Los Angeles Sports and Entertainment District area.

Development of STAPLES Center is noted as having had a tremendous positive influence on hotel and entertainment uses Downtown. Similarly, the revitalized Convention Center and Event Center will encourage additional business, retail, and development in the areas adjacent to the Project, and will also assist in the creation of jobs for residents of the area. The expanded sports, entertainment, convention and other event activities would serve to further complement and benefit the tourism, hotel and entertainment industries in the immediate Project vicinity, as well as throughout Downtown and the City as a whole. This revitalization will create synergy between and among the modernized Convention Center and L.A. LIVE and STAPLES Center Arena, further enhancing an urban environment that will continue to provide opportunities to live, work, and play in Downtown in a 24-hour environment. The proposed Project will also help sustain and grow the existing retail base along the Figueroa Street Corridor and in adjoining businesses within a 20-minute walk from the site by attracting visitors and new businesses to the area through its events and the distributed parking program implemented by the Project. Specifically, given its location and the proposed parking program, which encourages parking in identified parking zones within a 20-minute walk of the site or taking public transportation, visitors to the Project will also be able to take advantage of nearby City resources throughout Downtown, including L.A. LIVE, retail uses, hotels, office buildings and shopping centers as they travel to and from their cars and/or transit stations. Thus, the proposed Vesting Zone Change will be consistent with the foregoing objectives and policies of the Community Plan.

*Objective 4-1. To encourage the expansion and additions of open spaces as opportunities arise.*

*Policy 4-2.1. To foster physical and visual links between a variety of open spaces and public spaces Downtown.*

*Objective 4-4. To encourage traditional and non-traditional sources of open space by recognizing and capitalizing on linkages with transit, parking, historic resources, cultural facilities, and social services programs.*

*Policy 4-4.1. Improve Downtown's pedestrian environment in recognition of its important role in the efficiency of Downtown's transportation and circulation systems and in the quality of life for its residents, workers, and visitors.*

Consistent with the above policies and objectives, the Project will activate the adjacent streets, encourage public pedestrian access, promote the walkability around the Project site, and create strong pedestrian connections to the surrounding area, particularly nearby transit stops and stations. The public plazas and street improvements of the Project will serve to accomplish this goal, as would pedestrian-scaled elements at all entrances to the new facilities. For specific details regarding the public plazas, see Section II, Project Description, of the Draft EIR. Proposed improvements such as wayfinding signage, parking and vehicular and pedestrian circulation improvements will create and enhance connectivity of the new facilities with existing uses within the Project site, including STAPLES Center and the South Hall, as well as uses within L.A. LIVE, including Nokia Plaza. Finally, visitors will be able walk to/from adjacent residential communities, office buildings, the Los Angeles Sports and Entertainment District and/or travel by transit to the

Project site. Thus, the Project as proposed promotes pedestrian-oriented activity and create an inviting, accessible public realm consistent with the foregoing objectives and policies of the Community Plan.

*Policy 5-1.1: Consult with the Police Department as part of the review of significant development projects and General Plan amendments affecting land use to determine the impact of law enforcement service demands.*

*Policy 5-2.1: Promote the safety and security of personal property through proper design and effective use of the built environment which can lead to a reduction in the incidence and fear of crime, reduction in calls for public service, and to an increase in the quality of life.*

*Policy 6-1.1: Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

With respect to Police and Fire Services, the Project will be consistent with the above policies to consult with LAPD and LAFD as part of the project planning process, determine impacts on service needs, and maximize safety through appropriate design of the built environment. The Project proposes the addition of a Unified Field Command Center of approximately 2,000 square-feet for management and control of a unified command during large special events. The proposed Project will also include development of a Comprehensive Security Plan in coordination with LAPD as well as a Fire Life Safety Resources Management Plan in coordination with LAFD. With implementation of these and other measures set forth in Section I.A.1 of these findings, the proposed Project will not significantly increase demands on police and fire services.

## **8. The Vesting Zone Change Will Be in Conformance with the General Plan Framework.**

The General Plan Framework, adopted in December 1996, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines Citywide policies for land use, housing, urban form and urban design, open space and conservation, transportation, infrastructure and public spaces. The Vesting Zone Change and proposed Project are consistent with the goals, objectives and policies of the General Plan Framework.

### Land Use

Within the Land Use chapter of the Framework Element, the following goals, objectives and policies relevant to the Downtown Center are applicable to the Vesting Zone Change:

*Goal 3G: A Downtown Center as the primary economic, governmental, and social focal point of the region with an enhanced residential community.*

*Objective 3.11: Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.*

The Project is located within an area designated as Downtown Center on the General Plan Framework. Downtown Center is defined as "the principal government and business center in the region, with a worldwide market. It is intended to be the highest density center of the City and hub of regional transportation." It is also "the location for major cultural and entertainment facilities... and the Convention Center." Land uses encouraged within the Downtown Center include major visitor and convention facilities, corporate and professional offices, offices, telecommunications centers, hotels and major cultural and entertainment facilities.

The proposed Vesting Zone Change will be consistent with the goals for Downtown Center. Specifically, by enabling the Convention and Event Center Specific Plan to govern the Project, the Vesting Zone Change will facilitate an enhanced Convention Center by permitting the construction of the New Hall and the Event Center. Over 1.1 million square feet of existing and proposed meeting room rentable area will be available within the future Convention Center and the Event Center when both facilities are configured for exhibit and meeting use. This will represent a 27% increase in rentable area for exhibit and meeting room use over the existing Convention Center, making the Convention Center more competitive nationally.

The Project will increase the height, density and mass of the structures on the Project site. The New Hall will feature varied rooflines, variations in façade treatment and building materials, pedestrian-scaled entrances, and building step-backs and/or overhangs. The Event Center will feature a deployable roof, which will add a new landmark to the Downtown skyline. The signage program will add a strong visual element to the Project site consistent with the existing signage at STAPLES Center and L.A. LIVE, reinforcing the area's sports and entertainment identity. Finally, the Project site will take on an active atmosphere characteristic of Downtown with new and enhanced outdoor plazas networked by pedestrian pathways and improved streetscapes. Thus, the modernization of the Convention Center and construction of a state-of-the-art multi-purpose Event Center will provide for the continuation and expansion of government, cultural, entertainment and visitor-serving functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center, consistent with Goal 3G and Objective 3.11 of the Framework Element.

*Policy 3.9.7: Provide for the development of public streetscape and intersection improvements, where appropriate.*

*Policy 3.9.8: Support the development of public and private recreation and small parks by incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.*

The Project will provide a vibrant ground level for gathering and passive recreation where people feel safe and comfortable. Three public plazas would be incorporated into the Proposed Project's design, as described in more detail in Section II, Project Description, of the Draft EIR, and would connect the Project to surrounding areas through development of usable and accessible public space and pedestrian-friendly pathways. The public spaces that will be created will be intended to encourage people to spend more time before and after events at the Project site and adjoining off-site areas and to create pedestrian amenities that serve as attractive outdoor spaces for everyday use while providing a platform for a new urban fan experience.

*Policy 3.11.1: Encourage the development of land uses and implement urban design improvements guided by the Downtown Strategic Plan.*

The Downtown Strategic Plan recognizes the Los Angeles Convention Center as an important asset to the City and identifies the need to both expand the Convention Center and develop the area surrounding it with complementary uses, including entertainment uses, tourist attractions and outdoor activities. The Downtown Strategic Plan also cites the need to connect the Convention Center with nearby neighborhoods and districts by pedestrian linkages, transit and other circulation systems. By providing the zoning necessary to implement the proposed Project, the Vesting Zone Change will enable the development of a modern, nationally-recognized Convention Center and a new, state-of-the-art Event Center, both of which will support the surrounding community and the Los Angeles Sports and Entertainment District. The revitalized Convention Center and Event Center will result in additional business, retail, and development in the areas adjacent to the Project, and will also create jobs for residents of the area. The expanded sports, entertainment, convention and other event activities would serve to further complement and benefit the tourism, hotel and entertainment industries in the immediate Project vicinity, as well as throughout Downtown and the City as a whole. Further, given its location, visitors will be able walk to/from adjacent residential communities or the Los Angeles Sports and

Entertainment District and/or travel by transit to the Project site, adding people to the streets and facilitating a 24-hour Downtown.

For the above-noted reasons, the Vesting Zone Change will be consistent with the following goals of the Downtown Strategic Plan:

- *Maximize benefits to Downtown business and industry by supporting the development and linkage of public infrastructure investments such as Convention Center expansion projects.*
- *Restore to Los Angeles its traditional image as a world magnet for tourist activity.*
- *Maintain the Convention Center as the region's preeminent, state-of-the-art facility.*
- *Provide convention-supported activities adjacent to the Convention Center and entertainment, shopping, and other tourist attractions nearby to ensure a supportive environment for the facility.*

#### Urban Form and Neighborhood Design

Within the Urban Form and Neighborhood Design chapter of the Framework Element, the following policies will be applicable to the Vesting Zone Change:

*Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.*

*Policy 5.2.1. Designate centers and district in locations where activity is already concentrated and/or where good transit service is, or will be provided.*

*Policy 5.2.2. Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime.*

The proposed Vesting Zone Change will encourage future development at the Project, which functions as the major economic center of Downtown and is located at the hub of the City's transit system. The Community Plan specifically recognizes the Convention Center and STAPLES Center as adding significantly to the draw of Downtown for visitors. The Vesting Zone Change will permit modernization of the existing Los Angeles Convention Center and a multi-purpose Event Center. With the addition of new Convention Center uses and a multi-purpose Event Center, there will be more events at the Project site, adding to the draw of visitors to Downtown both in daytime and nighttime. Given the location of the Project site and the proposed parking program, which encourages parking in identified parking zones within a 20-minute walk of the Project site, those visitors are also anticipated to utilize nearby City resources throughout Downtown, including L.A. LIVE, retail uses, hotels, office buildings, shopping centers and public transit. These expanded uses are anticipated to further complement and benefit the tourism, hotel and entertainment industries as well as public transit in the immediate Project vicinity both in daytime and nighttime.

#### Open Space and Conservation

Within the Open Space and Conservation chapter of the Framework Element, the following policies are applicable to the Vesting Zone Change:

*Policy 6.4.9: Encourage the incorporation of small-scaled public open spaces within transit-oriented development, both as plazas and small parks associated with transit stations, and as areas of public access in private joint development at transit station locations.*

*Policy 6.4.10(a): Provide for the joint use of open space with existing and future public facilities, where feasible.*

The Vesting Zone Change will support Policies 6.4.9 and 6.4.10(a) by encouraging development of multiple, joint-use open space plazas within walking distance to Downtown transit stations (e.g. 7<sup>th</sup> Street Metro Center and the Metro Blue Line Pico Station at 12<sup>th</sup> and Pico Street). Public plazas within the Project will link the Project site to surrounding areas through development of usable and accessible public space and pedestrian-friendly pathways. The joint use public spaces would encourage people to spend more time before and after events at the Project site and adjoining off-site areas and to create pedestrian amenities that serve as attractive outdoor spaces for everyday use. Thus, the proposed Vesting Zone Change will be consistent with the Open Space and Conservation chapter of the Framework Element.

#### Economic Development

The following Economic Development policies are applicable to the Vesting Zone Change:

*Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

*Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.*

The Vesting Zone Change will promote infill development located within the Downtown Center in an area defined by its mixed-use and transit-oriented development. The Project would not encroach on existing residential neighborhoods, but rather will redevelop the 68-acre site, which is home to the Los Angeles Convention Center and STAPLES Center and is adjacent to L.A. LIVE and the Los Angeles Sports and Entertainment District. Various Project elements would be introduced to enhance connectivity with existing uses within the Project site and at L.A. LIVE as well as with nearby transit stations. Metro operates three rail lines in proximity to the Project. The Metro Red Line and Purple Line serve the subway rail station at 7th Street Metro Center (with entrances at 7th Street & Figueroa Street, 7th Street and Flower Street, and 7th Street and Hope Street). The station is located four blocks north of, and within easy walking distance of, the Project site via Figueroa Street, Flower Street and Hope Street. The Metro Red Line provides service from the San Fernando Valley, North Hollywood, Hollywood and Mid-Wilshire areas to downtown Los Angeles, and Union Station. The Purple Line provides service from Wilshire/Western in Koreatown and Mid-Wilshire to Downtown Los Angeles and Union Station. The Metro Blue line runs north-south between Downtown Los Angeles and Downtown Long Beach, connecting with the Metro Green Line (which operates between Norwalk and Redondo Beach) at the Imperial/Wilmington station. The Metro Blue Line Pico Station is located one block east of the Project site on Flower Street between 12th Street & Pico Street.

With respect to vehicular circulation and parking, access to the Project site will continue to be available from the existing street system. Designed to encourage transit-oriented development, the Convention and Event Center Specific Plan will encourage the use of alternative modes of transportation. Wayfinding signage within the Project area, particularly at nearby freeway exits, will direct visitors and event attendees to parking facilities both on-site and throughout the surrounding area to prevent an overconcentration of vehicular traffic near the Project site.

*Policy 7.3.3: Retain the City's existing employment base through an outreach program to existing businesses and an ongoing assessment of their specific land use requirements.*

*Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.*

The proposed Project is estimated to create 1,866 new full-time jobs (equivalent to 4,123 new part-time jobs) that will be available to surrounding residents in the Pico-Union, Westlake, South Park, and Downtown areas as well as other locations throughout the region due to the Project site's location in proximity to transit serving the Greater Los Angeles area. This would support objectives and policies regarding the retention and expansion of the City's employment base and in particular employment generation in areas of the City that historically have not received a proportional share of such opportunities. Development of the proposed Project will also help reasonable access to transit to residents of the City. Because the Project site is located in proximity to several bus and rail lines, the Project will encourage visitors to the Convention Center and Event Center to use the City's public transportation system to travel to and from events. With this increase in ridership, transit operators are expected to increase the hours of service to accommodate demand. As a result, the residents of the City will have greater access to transit. Thus, the Project will support Policies 7.3.3 and 7.10.2 of the Framework Element.

*Policy 7.8.1: Place the highest priority on attracting new development projects to Los Angeles which have the potential to generate a net fiscal surplus for the City.*

*Policy 7.8.2: Implement proactive policies to attract development that enhances the City's fiscal balance, such as providing financial incentives and permitting assistance.*

The Vesting Zone Change will be consistent with Policies 7.8.1 and 7.8.2 in that it will proactively attract new development to the Project site that will enhance the City's fiscal balance by revitalizing the Los Angeles Convention Center, making it nationally competitive and adding a state-of-the-art Event Center to the Project site, both of which will attract new visitors to the Project. Given its location, visitors will also utilize nearby City resources such the Los Angeles Sports and Entertainment District and public transit. Thus, the proposed Vesting Zone Change will be consistent with the economic development policies of the General Plan.

**9. The Vesting Zone Change Will Be in Conformance with the Transportation Element of the General Plan.**

The Vesting Zone Change will be consistent with the following objectives and policies of the Transportation Element of the General Plan:

*Objective 3. Support development in regional centers, community centers, major economic activity areas along mixed-use boulevards as designated in the Community Plans.*

As described above, the Vesting Zone Change will enable development of the proposed Project on the site, which is located in a major economic activity area of Downtown.

*Policy 3.10. Develop new and/or refined parking policy procedures for designated centers and districts.*

As noted above, the Project would take advantage of over forty freeway off-ramps and on-ramps to utilize on- and off-site parking areas, thereby allowing traffic to be dispersed across many access/egress routes rather than being focused on only a few corridors. This dispersion of trips will distribute the population attending events over a broader area of Downtown, which will spread out arrival and departure times and dissipate congestion at the Project site as well as encourage economic growth throughout the area.

*Policy 11-7.10. Employers should be encouraged or mandated to participate in transit/rideshare programs that match or exceed their automobile subsidies.*

Consistent with LAMC requirements, the Project will include transit demand management programs, parking and transit programs for Project employees, and other programs to reduce



traffic trips and to encourage off-site parking, ridesharing, and other vehicular-infrastructure efficiencies.

*Policy 3.13. Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations and regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.*

Consistent with Policy 3.13, the location of the Convention Center and Event Center facilities in the Downtown center, which is the hub of the rail and bus transit system for the metropolitan Los Angeles area, will encourage the use of the public transportation system for conventions and events. The Project includes a network of walkable pathways and streetscapes throughout the site that will facilitate connections with nearby transit to encourage the use of alternative modes of transportation. The proposed streetscape and intersection improvements will serve to promote functional streets and bike paths as well as pedestrian-friendly sidewalks that connect to and complement the Downtown area. Further, the nature of events at the Project site, including exhibitions, trade shows, sporting events and entertainment activities, are expected to attract visitors from across the region as well as from the immediate Downtown area, where the proximity of the Project to a comprehensive transit system will encourage and facilitate transit use.

*Policy 3.15. Enhance bicycle access to neighborhood districts, community centers, and appropriate locations in regional centers and mixed-use boulevards.*

*Objective 10. Make the street system accessible, safe, and convenient for bicycle, pedestrian, and school child travel.*

Consistent with the City's 2010 Bicycle Plan, which is part of the Transportation Element, the proposed Project's street improvements will connect the Project and off-site areas with existing bike paths, as well as provide pedestrian-friendly sidewalks that connect to and complement the Downtown area and improve pedestrian access to the Pico-Union neighborhood west of the Harbor Freeway. The Project driveways (to parking garages) will not cross or conflict with any existing or proposed bicycle facilities such as bike lanes, thereby avoiding any conflict with such facilities. With these Project Design Features, the proposed Project will be consistent with the 2010 Bicycle Plan in that it would allow bicycle access to the existing and proposed entertainment destinations and Convention Center. The Project also provides designated areas for bus and taxi drop-off and pedestrian bridges between the proposed garages and the new buildings so as to minimize pedestrian/vehicular conflicts and will incorporate 250 new bicycle parking spaces, making bike riding to events at the site convenient and accessible, consistent with Objective 10.

*Objective 11-7. Provide sufficient parking to satisfy short-term retail/business users and visitors but still find ways to encourage long-term office commuters to use alternate modes of access.*

With the completion of the proposed Project, a total of 6,670 parking spaces will be provided within the Convention and Event Center Specific Plan area in larger, more efficient parking garages that will be constructed west of L.A. Live Way, replacing an existing surface parking lot and parking garage. In addition, there are approximately 42,900 off-site parking spaces located within a short walk to the site. The Convention Center and Event Center development envisioned within the Convention and Event Center Specific Plan will take advantage of over forty freeway off-ramps and on-ramps to utilize on- and off-site parking areas, thereby allowing traffic to be dispersed across many access/egress routes rather than being focused on only a few corridors. With the combination of on- and off-site parking availability, there will be sufficient parking to meet not only the parking needs of the Convention Center and Event Center at peak demand but also the combined demand for concurrent events taking place at the site during weekends.

**10. The Vesting Zone Change Will Be in Conformance with the Air Quality Element.**

The General Plan Air Quality Element includes the following relevant objectives and policies:

*Objective 4.2. Reduce vehicle trips and vehicle miles traveled associated with land use patterns.*

*Policy 4.2.3. Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.*

*Policy 4.2.5. Emphasize trip reduction, alternative transit, and congestion management measures for discretionary projects.*

The overall transportation strategy for the proposed Project will encourage and facilitate the use of mass transit and minimize solo automobile trips, through promoting and encouraging increased auto vehicle occupancies, walking and bicycling. Consistent with LAMC requirements, the proposed Project will include Transit Demand Management programs, parking and transit programs for proposed Project employees, and other programs to reduce traffic trips and to encourage shared parking, ridesharing, and other vehicular-infrastructure efficiencies. A comprehensive Transportation Management Plan will be developed and implemented for the Proposed Project in coordination with LADOT, Metro, Caltrans, Metrolink, and other agencies as necessary, and using the results from the Transportation Study conducted as part of the Environmental Impact Report. In compliance with SB 292, the Project will minimize traffic congestion and air quality impacts through requirements that the Event Center reduce to zero the net emissions of greenhouse gases and achieve a trip ratio that is no more than 90% of the trip ratio at any other stadium serving a team in the National Football League. Thus, the Project will be consistent with the objective and policies of the Air Quality Element.

*Objective 5.1. Increase energy efficiency of City facilities and private developments.*

Consistent with Objective 5.1, the proposed New Hall will be designed with the intent of continuing the Convention Center's longstanding commitment to sustainability by meeting the requirements for LEED Gold certification. The Sustainability Program for the New Hall will focus on the following five (5) main categories of environmental sustainability: Sustainable Sites; Water Conservation; Energy and Climate; Materials and Resources; and Indoor Environmental Quality. Refer to Section IV.H, Air Quality and Climate Change, for additional information regarding the Proposed Project's Sustainability Plan.

The Event Center is proposed to be designed for LEED certification, through a comprehensive program of sustainability measures that are based on the AEG 1Earth environmental program already implemented at STAPLES Center and L.A. LIVE. Specific measures that may be implemented include: energy conservation programs; recycling programs during both construction and operations; water conservation measures; the use of waterless urinals; and the provision of energy efficient lighting and electric car charging stations within the Bond Street and L.A. Live Way Garages.

**11. The Vesting Zone Change Would Be in Conformance with the Noise Element.**

The General Plan Noise Element text includes the following relevant objectives and policies:

*Objective 2. Reduce or eliminate non-airport related intrusive noise, especially relative to noise sensitive uses.*

*Policy 2.2. Enforce and/or implement applicable city, state and federal regulations intended to mitigate proposed noise-producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance.*

*Objective 3. Reduce or eliminate noise impacts associated with proposed development of land and changes in land use.*

The Project will be compatible with the surrounding area in that the Project is located in a downtown area that includes a number of 24-hour environmental uses including hotels, restaurants, clubs, the STAPLES Center Arena, the Nokia Theatre, and L.A. LIVE. In order to reduce noise impacts associated with the Project, however, the Project will incorporate as a Project Design Feature, a sound system that will utilize a distributed speakers system capable of aiming the sound toward the seating areas to minimize sound spillage to the building's exterior. It will also locate loading dock and trash/recycling areas for the Event Center and STAPLES Center in the subterranean level so as to preclude noise from this source at exterior locations. Building mechanical/electrical equipment will also be designed to meet the LAMC noise limit requirements.

**The Proposed Vesting Zone Change Would Conform to Public Necessity, Convenience, General Welfare and Good Zoning Practice.**

Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(2) require that prior to adopting a land use ordinance, the City Planning Commission make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The Vesting Zone Change conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:

**12. The Proposed Vesting Zone Change Would Conform to Public Necessity, Convenience and General Welfare of the City of Los Angeles.**

The Vesting Zone Change will serve the public necessity, convenience and general welfare of the City of Los Angeles by permitting use of the Convention and Event Center Specific Plan as a tool to more comprehensively regulate and allow development of the proposed Project thereby enhancing the City's prominence as the destination choice for Citywide conventions exhibitions, trade shows, and high profile events and its economic base, including tax revenues, through an increase in such conventions and events. The Community Plan and General Plan Framework specifically designate the Project site for this kind of growth. The Project will allow the modernization of the Convention Center through construction of new convention halls and facilities and will provide the City with a home stadium for a National Football League franchise with the new Event Center. These major public and private facilities will serve to meet the needs of local, regional, national, and international activities by enhancing the social, cultural, and economic vitality of the City. The numerous project design features and mitigation measures imposed assure that the Project accounts for the special needs of the surrounding community while allowing flexibility for adapting to future changes that could occur.

The Project also includes parking and roadway improvements and a Transportation Management Plan that will help to improve traffic flows throughout the immediate vicinity. The Transportation Management Plan will include measures to minimize vehicular intrusion into nearby residential areas and a variety of travel choices would be promoted.

**13. The Proposed Vesting Zone Change Will Conform to Good Zoning Practice.**

The Convention Center and STAPLES Center are part of a 68-acre site owned by the City which has a split land use designation in the Community Plan Map and different zoning designations. The Vesting Zone Change will allow for consistency in the zoning of these uses and will simplify land use planning for the Project site by allowing the unified development and operation of the Convention Center and Event Center and the adjoining STAPLES Center, including improvements to the existing Convention Center under the proposed Convention and Event Center Specific Plan. These improvements allow the Convention Center to be more integrated and responsive to the convention market while also including an event center component.

Convention Center and Event Center uses such as those existing and proposed are specialty uses. While such uses could be allowed through multiple conditional use permits for each of the

proposed uses, the Convention and Event Center Specific Plan will be a better planning tool for the large Project site because it will guide development of the Project as a whole and assure orderly development and appropriate capacity of public facilities for the intensity and design of development within the site. For the same reasons, the area directly adjacent to the Project, L.A. LIVE, also operates pursuant to a specific plan (i.e., the Los Angeles Sports and Entertainment District Specific Plan).

In summary, the proposed Vesting Zone Change will implement the Convention and Event Center Specific Plan proposed for the Project, which will reflect orderly, logical, and functionally integrated development for the total project, consistent and compatible with adjacent land uses. The proposed Vesting Zone Change will facilitate development of a well-planned unified Project site.

## **SPECIFIC PLAN FINDINGS**

### **The Proposed Convention and Event Center Specific Plan Is in Conformance with the Purposes, Intent and Provisions of the City of Los Angeles General Plan.**

Los Angeles City Charter Sections 556 and 558 and LAMC Section 12.32 C 2 require that prior to adopting a land use ordinance, the Planning Commission make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed Convention and Event Center Specific Plan would be in conformance with the purposes, intent and provisions of the General Plan in that it will conform to the goals, objectives and policies of the Central City Community Plan, General Plan Framework, General Plan Transportation Element, General Plan Air Quality Element and General Plan Noise Element, as discussed below.

#### **14. The Convention and Event Center Specific Plan Will Be in Conformance with the Central City Community Plan.**

The Community Plan is the official guide to future development within Downtown. It is intended to promote an arrangement of land uses, streets and services that will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in the Community. The Community Plan is also intended to guide development in order to create a healthful and pleasant environment.

The Convention and Event Center Specific Plan will be consistent with the following objectives and policies of the Community Plan:

*Policy 2-2.1. Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force and businesses.*

*Policy 2-2.2. To encourage pedestrian-oriented and visitor serving uses during the evening hours especially along the Grand Avenue cultural corridor between the Hollywood Freeway (US 101) and Fifth Street, the Figueroa Street Corridor between the Santa Monica Freeway (I-10) and Fifth Street and Broadway between Third Street and Ninth Street.*

*Objective 2-3. To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.*

*Objective 2-4. To encourage a mix of uses that will create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.*

The 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. It designates the Convention Center/Arena area as a place with the potential to "evolve into an economically and physically prominent area based on the cumulative impact of existing assets such as the

Convention Center and the STAPLES Center. The Los Angeles Convention Center and STAPLES Center and the adjoining Los Angeles Sports and Entertainment District, including L.A. LIVE, have been important elements in the redevelopment of Downtown with an identity defined in terms of a cultural, sports and entertainment center. Development of the Event Center and Convention Center modernization will further enhance these pivotal uses and will add significantly to the draw of visitors to Downtown and development within the Project site.

Consistent with the Community Plan's objectives and policies that focus on building upon the success of the STAPLES Center and L.A. LIVE to attract business and tourism and create a 24-hour Downtown environment, the proposed Convention and Event Center Specific Plan envisions an enhanced Convention Center and the addition of a multipurpose Event Center capable of hosting a wide range of events including conventions, exhibitions, and sporting events. The Convention Center and new Event Center will result in additional business, retail, and development in the areas adjacent to the Project site, and will also create jobs for residents of the area. The expanded sports, entertainment, convention and other event activities will serve to further complement and benefit the tourism, hotel and entertainment industries in the immediate vicinity as well as throughout Downtown and the City as a whole. All of this development will help sustain and grow the existing retail base along the Figueroa Street Corridor by attracting visitors and new businesses to the area. The Convention and Event Center Specific Plan will also create synergy between the Project site and L.A. LIVE thereby enhancing the surrounding urban environment.

*Objective 4-1. To encourage the expansion and additions of open spaces as opportunities arise.*

*Policy 4-2.1. To foster physical and visual links between a variety of open spaces and public spaces Downtown.*

*Objective 4-4. To encourage traditional and non-traditional sources of open space by recognizing and capitalizing on linkages with transit, parking, historic resources, cultural facilities, and social services programs.*

*Policy 4-4.1. Improve Downtown's pedestrian environment in recognition of its important role in the efficiency of Downtown's transportation and circulation systems and in the quality of life for its residents, workers, and visitors.*

Consistent with the above policies and objectives, the Convention and Event Center Specific Plan will activate the adjacent streets, encourage public pedestrian access, promote the walkability of the Project site and create strong pedestrian connections to the surrounding area, particularly nearby transit stops and stations. The Convention and Event Center Specific Plan will provide opportunities to revitalize Gilbert Lindsay Plaza by refocusing it from a vehicular to predominantly pedestrian-serving space. By incorporating pedestrian-scaled elements at all entrances to the new facilities and improvements such as wayfinding signage, the Project will enhance the connection between parking and vehicular and pedestrian circulation within the Project. Given the location of the Project site and the proposed parking program, which encourages parking in identified parking zones within a 20-minute walk of the Project, visitors to the site will also utilize nearby City resources throughout Downtown, including L.A. LIVE, retail, hotel, and office uses along Figueroa Street, shopping centers and public transit, on their way to and from the site thus adding to pedestrian activity on Downtown streets and encouraging economic development along pedestrian corridors.

*Policy 5-1.1: Consult with the Police Department as part of the review of significant development projects and General Plan amendments affect land use to determine the impact of law enforcement service demands.*

*Policy 5-2.1: Promote the safety and security of personal property through proper design and effective use of the built environment which can lead to a*

*reduction in the incidence and fear of crime, reduction in calls for public service, and to an increase in the quality of life.*

*Policy 6-1.1: Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

With respect to Police and Fire Services, the Project will be consistent with the above policies to consult with LAPD and LAFD as part of the project planning process, determine impacts on service needs, and maximize safety through appropriate design of the built environment. The Vesting Zone Change will be consistent with the above policies to consult with LAPD and LAFD as part of the planning process. The proposed Project will add a Unified Field Command Center of approximately 2,000 square-feet for management and control of a unified command during large special events. The proposed Project will also include development of a Comprehensive Security Plan in coordination with LAPD as well as a Fire Life Safety Resources Management Plan in coordination with LAFD. With implementation of these and other measures set forth in Section I.A.1 of these findings, the proposed Project will not significantly increase demands on police and fire services.

**15. The Convention and Event Center Specific Plan Will Be in Conformance with the General Plan Framework.**

The General Plan Framework, adopted in December 1996, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines Citywide policies for land use, housing, urban form and urban design, open space and conservation, transportation, infrastructure and public spaces. The Convention and Event Center Specific Plan is consistent with the goals, objectives and policies of the General Plan Framework.

Land Use

Within the Land Use chapter of the Framework Element, the following goals, objectives and policies relevant to the Downtown Center are applicable to the Convention and Event Center Specific Plan:

*Goal 3G: A Downtown Center as the primary economic, governmental, and social focal point of the region with an enhanced residential community.*

*Objective 3.11: Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.*

The Project is located within an area designated as Downtown Center on the General Plan Framework. Downtown Center is defined as "the principal government and business center in the region, with a worldwide market. It is intended to be the highest density center of the City and hub of regional transportation." It is also "the location for major cultural and entertainment facilities... and the Convention Center." Land uses encouraged within the Downtown Center include major visitor and convention facilities, corporate and professional offices, offices, telecommunications centers, hotels and major cultural and entertainment facilities.

The proposed Convention and Event Center Specific Plan will be consistent with Goal 3G and Objective 3.11 of the Framework Element. The Convention and Event Center Specific Plan envisions the construction of the New Hall and Event Center. With the addition of these improvements, over 1.1 million square feet of existing and meeting room rentable area would be available for exhibit and meeting use. This will represent a 27% increase in rentable area for

exhibit and meeting room use over the existing Convention Center, making the Convention Center more competitive nationally.

The Project will increase the height, density and mass of the structures on the site. The New Hall will feature varied rooflines, variations in façade treatment and building materials, pedestrian-scaled entrances, and building step-backs and/or overhangs. The Event Center will feature a deployable roof, which will add a new landmark to the Downtown skyline. The signage program will add a strong visual element to the Project consistent with the existing signage at STAPLES Center and L.A. LIVE, reinforcing the area's sports and entertainment identity. Finally, the Project will take on an active atmosphere characteristic of Downtown with new and enhanced outdoor plazas networked by pedestrian pathways and improved streetscapes. Thus, the modernization of the Convention Center and construction of a state-of-the-art multi-purpose Event Center will provide for the continuation and expansion of government, cultural, entertainment and visitor-serving functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center, consistent with Goal 3G and Objective 3.11 of the Framework Element.

*Policy 3.9.7: Provide for the development of public streetscape and intersection improvements, where appropriate.*

*Policy 3.9.8: Support the development of public and private recreation and small parks by incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.*

The Convention and Event Center Specific Plan includes public plazas that will link the Project to surrounding areas through development of usable and accessible public space and pedestrian-friendly pathways including transforming Gilbert Lindsay Plaza from a vehicular to predominantly pedestrian-serving space. These plazas will connect the Convention Center and Event Center facilities and STAPLES Center and provide a place for gathering and passive recreation on both event and non-event days. In addition, pedestrian-friendly pathways within the Project and streetscape and intersection improvements on adjoining roadways would link the Project to parking, transit stations and bus stops and other uses in the surrounding area. The joint use public spaces would encourage people to spend more time before and after events at the Project and adjoining off-site areas and to create pedestrian amenities that serve as attractive outdoor spaces for everyday use. Thus, the proposed Specific Plan will be consistent with Policies 3.9.7 and 3.9.8 of the Framework Element.

*Policy 3.11.1: Encourage the development of land uses and implement urban design improvements guided by the Downtown Strategic Plan.*

The Downtown Strategic Plan recognizes the Los Angeles Convention Center as an important asset to the City and identifies the need to both expand the Convention Center and develop the area surrounding it with complementary uses, including entertainment uses, tourist attractions and outdoor activities. The Downtown Strategic Plan also cites the need to connect the Convention Center with nearby neighborhoods and districts by pedestrian linkages, transit and other circulation systems. The Convention and Event Center Specific Plan will enable the development of a modern Convention Center and would support the surrounding sports and entertainment district by permitting a new, state of the art Event Center to house NFL games and other sports and entertainment events attracting tourism. The location of these uses adjacent to existing transportation infrastructure and retail, restaurant, hotel and cultural uses in Downtown Los Angeles would further catalyze redevelopment in Downtown. For these reasons, the Convention and Event Center Specific Plan will be consistent with the following goals of the Downtown Strategic Plan:

- *Maximize benefits to Downtown business and industry by supporting the development and linkage of public infrastructure investments such as Convention Center expansion projects.*
- *Restore to Los Angeles its traditional image as a world magnet for tourist activity.*
- *Maintain the Convention Center as the region's preeminent, state-of-the-art facility.*

- *Provide convention-supported activities adjacent to the Convention Center and entertainment, shopping, and other tourist attractions nearby to ensure a supportive environment for the facility.*

#### Urban Form and Neighborhood Design

Within the Urban Form and Neighborhood Design chapter of the Framework Element, the following policies will be applicable to the Convention and Event Center Specific Plan:

*Objective 5.1. Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.*

*Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.*

*Policy 5.2.1. Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.*

*Policy 5.2.2. Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime.*

As a new specific plan designed to highlight the sports and entertainment character of the Project area, the Convention and Event Center Specific Plan will directly implement Objective 5.1 of the Framework Element to develop locally prepared plans that build on neighborhood attributes. Consistent with Policy 5.2.1, the Project site is located in one of the major economic centers of Downtown, which serves as the hub of the City's transit system. The Community Plan specifically recognizes the Convention Center and STAPLES Center as adding significantly to the draw of Downtown for visitors and encourages the development of convention, sports and entertainment uses in this area of Downtown. Accordingly, the Convention and Event Center Specific Plan facilitates a modernization of the existing Los Angeles Convention Center and a multi-purpose Event Center at the Project site consistent with the Community Plan's goals for this area. Further, consistent with Policy 5.2.2, the revitalized Convention Center and Event Center results in additional business, retail, and development in the areas adjacent to the Project by encouraging the use of public transit and implementing the proposed parking program, which encourages parking in identified parking zones within a 20-minute walk of the Project site. As visitors walk to the Project site, they will also utilize nearby City resources throughout Downtown, including L.A. LIVE, retail, hotel, and office uses along Figueroa Street on their way to and from the site, thus adding to pedestrian activity on Downtown streets and encouraging economic development along pedestrian corridors.

The new Convention Center uses and the addition of a multi-purpose Event Center will mean more events at the Project site at various times of the day and night and during various parts of the week. This, the expanded sports, entertainment, convention and other event activities serve to further complement and benefit the tourism, hotel and entertainment industries in the immediate Project vicinity both in daytime and nighttime, consistent with the Urban Form and Neighborhood Design chapter of the Framework Element.

#### Open Space and Conservation

Within the Open Space and Conservation chapter of the Framework Element, the following policies are applicable to the Convention and Event Center Specific Plan:



*Policy 6.4.10(a): Provide for the joint use of open space with existing and future public facilities, where feasible.*

The Convention and Event Center Specific Plan includes public plazas that would link the Project site to surrounding areas by usable and accessible public space and pedestrian-friendly pathways. These plazas connect the Convention Center and Event Center facilities and STAPLES Center and provide a place for gathering and passive recreation on both event and non-event days. In addition, pedestrian-friendly pathways within the site and streetscape and intersection improvements on adjoining roadways link the proposed Project to parking, transit stations and bus stops and other uses in the surrounding area. The joint use public spaces shared with the convention and event facilities on the Project site encourage people to spend more time before and after events at the Project site and to create pedestrian amenities that serve as attractive outdoor spaces for everyday use. Thus, the proposed Specific Plan would be consistent with Policy 6.4.10(a) of the Framework Element.

#### Economic Development

The following Economic Development policies are applicable to the Convention and Event Center Specific Plan:

*Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

*Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.*

The Convention and Event Center Specific Plan will promote infill development located within the Downtown Center, which is intended to be the highest density center of the City. Further, there is an extensive amount of rail and bus transit service to the Project. The Project area is currently served by a total of nine local and inter-city transit operators. Within a five to six block radius of the Project site, Metro operates three rail lines and 42 bus lines. The Metro Red Line and Purple Line serve the subway rail station at 7th Street Metro Center (with entrances at 7th Street & Figueroa Street, 7th Street and Flower Street, and 7th Street and Hope Street). The station is located four blocks north of, and within easy walking distance of, the Project site via Figueroa Street, Flower Street and Hope Street. The Metro Red Line provides service from the San Fernando Valley, North Hollywood, Hollywood and Mid-Wilshire areas to Downtown Los Angeles, and Union Station. The Purple Line provides service from Wilshire/Western in Koreatown and Mid-Wilshire to Downtown Los Angeles and Union Station. The Metro Blue line runs north-south between Downtown Los Angeles and downtown Long Beach, connecting with the Metro Green Line (which operates between Norwalk and Redondo Beach) at the Imperial/Wilmington station. The Metro Blue Line Pico Station is located one block east of the Project site on Flower Street between 12th Street & Pico Street. Given this access to public transit, the proposed Project will be consistent with Policies 7.2.2 and 7.2.3, which encourage new development in areas best able to support it, including rail and bus transit corridors.

*Policy 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.*

The Convention and Event Center Specific Plan will enhance commercial activities at and adjacent to the Project site, which is within walking distance of residential areas, by attracting large volumes of local and out of town visitors and creating an urban and interactive pedestrian environment.

*Policy 7.3.3: Retain the City's existing employment base through an outreach program to existing businesses and an ongoing assessment of their specific land use requirements.*

*Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.*

The development envisioned by the Convention and Event Center Specific Plan is estimated to create 1,866 new full-time jobs (equivalent to 4,123 new part-time jobs) that will be available to residents in the surrounding Pico-Union, Westlake, South Park, and Downtown areas as well as other locations throughout the region. This supports the objectives and policies regarding the retention and expansion of the City's employment base and in particular employment generation in areas of the City that historically have not received a proportional share of such opportunities. Development of the proposed Project will also help provide reasonable access to transit to residents of the City. Because the Project is located in proximity to several bus and rail lines, the Project will encourage visitors to the Convention Center and Event Center to use the City's public transportation system to travel to and from events. With this increase in ridership, transit operators will be encouraged to increase the number of transit lines and/or the hours of service to accommodate demand. As a result, residents of the City will have greater access to transit. Thus, the Project will support Policies 7.3.3 and 7.10.2 of the Framework Element.

*Policy 7.8.1: Place the highest priority on attracting new development projects to Los Angeles which have the potential to generate a net fiscal surplus for the City.*

*Policy 7.8.2: Implement proactive policies to attract development that enhances the City's fiscal balance, such as providing financial incentives and permitting assistance.*

One of the objectives of the Project is to promote economic development and job creation in the immediate area and greater Los Angeles areas through increased private investment, event activity and tourism. The goal of the Applicant is to finance construction of the New Hall at no risk to the City's General Fund, construct the Event Center and new parking structures solely from private funding sources (including signage, naming rights and project sponsorship) and develop entertainment and sports facilities on public lands that provide a return to the City's General Fund.

Implementation of the Convention and Event Center Specific Plan also increases the competitiveness of the Convention Center regionally, nationally and internationally. It also attracts one, and possibly two, National Football League franchises to Los Angeles with the development of the Event Center with the potential to generate a net fiscal surplus for the City both directly and through events at the Project site and indirectly through the increase in consumer activity at nearby hotels, restaurants and retail establishments by visitors to the Project site. Therefore, the Convention and Event Center Specific Plan will be consistent with Policies 7.8.1 and 7.8.2 of the Framework Element.

**16. The Convention and Event Center Specific Plan Will Be in Conformance with the Transportation Element of the General Plan.**

The Convention and Event Center Specific Plan will be consistent with the following objectives and policies of the Transportation Element of the General Plan:

*Objective 3. Support development in regional centers, community centers, major economic activity areas along mixed-use boulevards as designated in the Community Plans.*

As described above, the Convention and Event Center Specific Plan envisions development of Convention Center and Event Center facilities on the Project site, which is located in a major economic activity area of Downtown, a regional center of the City, consistent with Objective 3 of the Transportation Element.

*Policy 3.10. Develop new and/or refined parking policy procedures for designated centers and districts.*

As described above, the Convention and Event Center Specific Plan will be consistent with Policy 3.10 of the Transportation Element. The Convention Center and Event Center development envisioned within the Convention and Event Center Specific Plan takes advantage of over 40 freeway off-ramps and on-ramps to utilize on- and off-site parking areas, thereby allowing traffic to be dispersed across many access/egress routes rather than being focused on only a few corridors. Use of this parking policy will further the transportation and economic goals of the General Plan Framework by distributing the population attending events over a broader area, which will spread out arrival and departure times and dissipate congestion at the Project site as well as encourage economic growth throughout the area. Thus, the Project will be consistent with Policy 3.10 of the Transportation Element.

*Policy 3.13. Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations and regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.*

Given the Project's location in Downtown Los Angeles, which is the hub of the rail and bus transit system for the metropolitan Los Angeles area, the Convention and Event Center Specific Plan promotes the use of the public transportation system. Further, the nature of events at the site, including exhibitions, trade shows, sporting events and entertainment activities, are expected to attract visitors from across the region as well as from the immediate Downtown area, where the proximity of the Project site to a comprehensive transit system will encourage and facilitate transit use. The Convention and Event Center Specific Plan, including the design plans place a high priority on pedestrian access and accommodating the large pedestrian flows anticipated at the Project site. These design elements include streetscape and intersection improvements adjacent to the Project intended to promote attractive, functional, safe and enjoyable streets as well as sidewalk widening and enhancement of the transit platform at the Pico Transit Station, consistent with Policy 3.13 of the Transportation Element.

*Policy 3.15. Enhance bicycle access to neighborhood districts, community centers, and appropriate locations in regional centers and mixed-use boulevards.*

*Objective 10. Make the street system accessible, safe, and convenient for bicycle, pedestrian, and school child travel.*

Consistent with the City's 2010 Bicycle Plan, which is part of the Transportation Element, the Convention and Event Center Specific Plan's street improvements connect the Project site and off-site areas with existing bike paths, as well as provide pedestrian-friendly sidewalks that connect to and complement the Downtown area and improve pedestrian access to the Pico-Union neighborhood west of the Harbor Freeway, consistent with Policy 3.15 of the Transportation Element. The Convention and Event Center Specific Plan will also incorporate 250 new bicycle parking spaces, making bike riding to events at the Project site convenient and accessible and would provide designated areas for bus and taxi drop-off and pedestrian bridges between the proposed garages and the new buildings so as to minimize pedestrian/vehicular conflicts, consistent with Objective 10.

*Objective 11-7. Provide sufficient parking to satisfy short-term retail/business users and visitors but still find ways to encourage long-term office commuters to use alternate modes of access.*

With the completion of the Project, a total of 6,670 parking spaces will be provided within the Convention and Event Center Specific Plan area in larger, more efficient parking garages that would be constructed west of L.A. Live Way, replacing an existing surface parking lot and parking garage. In addition, there are approximately 42,900 off-site parking spaces located within a short

walk to the Project site. The Convention Center and Event Center development envisioned within the Convention and Event Center Specific Plan takes advantage of over forty freeway off-ramps and on-ramps to utilize on- and off-site parking areas, thereby allowing traffic to be dispersed across many access/egress routes rather than being focused on only a few corridors. With the combination of on- and off-site parking availability, there will be sufficient parking to meet not only the parking needs of the Convention Center and Event Center at peak demand but also the combined demand for concurrent events taking place at the Project site during weekends.

**17. The Convention and Event Center Specific Plan Would Be in Conformance with the Air Quality Element.**

The General Plan Air Quality Element includes the following relevant objectives and policies:

*Objective 4.2. Reduce vehicle trips and vehicle miles traveled associated with land use patterns.*

*Policy 4.2.3. Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.*

*Policy 4.2.5. Emphasize trip reduction, alternative transit, and congestion management measures for discretionary projects.*

The overall transportation strategy for the Convention and Event Center Specific Plan development will encourage and facilitate the use of mass transit and minimize solo automobile trips through promoting and encouraging increased auto vehicle occupancies, walking and bicycling. Consistent with LAMC requirements and Policy 4.2.5, development on the Project site includes Transit Demand Management programs, parking and transit programs for proposed Project employees, and other programs to reduce traffic trips and to encourage shared parking, ridesharing, and other vehicular-infrastructure efficiencies. A comprehensive Transportation Management Plan will be developed and implemented for such development in coordination with LADOT, Metro, Caltrans, Metrolink, and other agencies as necessary, and using the results from the Transportation Study conducted as part of the Environmental Impact Report. In compliance with SB 292, the Project will minimize traffic congestion and air quality impacts through requirements that the Event Center reduce to zero the net emissions of greenhouse gases and achieve a trip ratio that is no more than 90% of the trip ratio at any other stadium serving a team in the National Football League. Thus, the Project will be consistent with the objective and policies of the Air Quality Element.

*Objective 5.1. Increase energy efficiency of City facilities and private developments.*

The Convention and Event Center Specific Plan will contribute to air quality goals by replacing inefficient buildings with more efficient buildings that create fewer air quality impacts. The proposed New Hall would be designed with the intent of continuing the Convention Center's longstanding commitment to sustainability by meeting the requirements for LEED Gold certification. The Sustainability Program for the New Hall will focus on the following five (5) main categories of environmental sustainability: Sustainable Sites; Water Conservation; Energy and Climate, Materials and Resources; and Indoor Environmental Quality. Refer to Section IV.H, Air Quality and Climate Change, for additional information regarding the proposed Project's Sustainability Plan.

The Event Center has been designed to pursue LEED certification, through a comprehensive program of sustainability measures that are based on the AEG 1Earth environmental program already implemented at STAPLES Center and L.A. LIVE. Specific measures that may be implemented include: energy conservation programs; recycling programs during both construction and operations; water conservation measures; the use of waterless urinals; and the provision of energy efficient lighting and electric car charging stations within the Bond Street and L.A. Live Way Garages.

**The Proposed Convention and Event Center Specific Plan Would Conform to Public Necessity, Convenience, General Welfare and Good Zoning Practice.**

Los Angeles City Charter Section 558 and LAMC Section 12.32 C 2 require that prior to adopting a land use ordinance, the City Planning Commission make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The Convention and Event Center Specific Plan conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:

**18. The Proposed Convention and Event Center Specific Plan Would Conform to Public Necessity, Convenience and General Welfare of the City of Los Angeles.**

The Convention and Event Center Specific Plan serves the public necessity, convenience and general welfare of the City of Los Angeles by permitting use of the Convention and Event Center Specific Plan as a tool to more comprehensively regulate development of the Project. The Convention and Event Center Specific Plan will promote the fundamental concepts of the Community Plan for this area of Downtown, such as economic development, job creation, enhanced use of existing public infrastructure, shared facilities, mix of uses, and pedestrian orientation. As demonstrated above, the Convention and Event Center Specific Plan provides for development that would address the needs of visitors who come to Downtown for business, conventions, trade shows, and tourism; revitalize open spaces; maximize benefits to Downtown business and industry by supporting the development and linkage of public infrastructure investments; and encourage new commercial development in proximity to rail and bus transit corridors and stations, reducing vehicle trips and vehicle miles traveled in the City. All of the above serves the public necessity, convenience and general welfare of the City of Los Angeles.

**19. The Proposed Convention and Event Center Specific Plan Would Conform to Good Zoning Practice.**

STAPLES Center and the Convention Center are part of a 68-acre site owned by the City which has a split land use designation in the Community Plan Map and different zoning designations. The Convention and Event Center Specific Plan would allow for consistency in the zoning of these uses. The Convention and Event Center Specific Plan simplifies land use planning for the Project by allowing the unified development of the Convention Center and Event Center, including improvements to the existing STAPLES Center and Convention Center sites, under the proposed Convention and Event Center Specific Plan. These improvements will allow integration of the various visitor-serving uses on the Project site.

Convention Center and Event Center uses such as those existing and proposed are specialty uses. While such uses could be allowed through multiple conditional use permits for each of the proposed uses, the Convention and Event Center Specific Plan will be a better planning tool for the large Project site because it would guide development of the Project as a whole and assure orderly development and appropriate capacity of facilities for the intensity and design of development within the site. For the same reasons, the area directly adjacent to the Project, L.A. LIVE, also operates pursuant to a specific plan, the LASED.

The Convention and Event Center Specific Plan will also permit sign districts to include properties in the CEC Zone notwithstanding the restrictions on the zoning of property included in a sign district set forth in LAMC Section 13.11 B. Because the LAMC could not anticipate the creation of the new CEC Zone, it does not list the CEC Zone as one of the zones in which the properties of a proposed sign district may be located. However, a sign district in the CEC Zone will be consistent with the intent of the LAMC for the same reasons a sign district is appropriate in the C, M and R5 Zones listed above. Like the C, M and R5 Zones, the CEC Zone will be located in a highly urban area of the City and designed to promote regional center activity such as sports, entertainment and commercial uses. Further, the Sign District will be consistent with the existing signage at L.A. LIVE and the other sign districts recently approved for this area of Downtown including the Figueroa and Olympic Sign District and the Figueroa and Seventh Street Sign District. Because

the siting of a sign district in the CEC Zone will be appropriate as contemplated under the LAMC, it will meet the intent of this required finding.

In summary, the proposed Convention and Event Center Specific Plan reflects a plan for orderly, logical, and functionally integrated development for the Project site, consistent and compatible with adjacent land uses and conforming to good zoning practice.

## ALCOHOL USE FINDINGS

20. **The proposed location will be desirable to the public convenience or welfare, is proper in relation to adjacent uses or the development of the community, will not be materially detrimental to the character of development in the immediate neighborhood, and will be in harmony with the various elements and objectives of the General Plan and will not adversely affect the welfare of the pertinent community.**

The proposed location will be desirable to the public convenience and welfare and is proper in relation to adjacent uses and the development of the community. The Project site encompasses 68 acres of land in a highly urbanized setting that is surrounded by a diverse mix of commercial/retail, office, hotel, entertainment, restaurant, auto-related, residential, hospital, educational, manufacturing, and parking uses. Surrounding uses include L.A. LIVE, an entertainment, hotel, and residential complex located immediately north of the Project site. L.A. LIVE includes the Nokia Theater, Nokia Plaza, JW Marriott and Ritz-Carlton hotels, Ritz-Carlton Residences, ESPN Broadcast Facility, Regal Cinemas, the GRAMMY Museum, and various restaurants and offices, as well as the 7<sup>th</sup> + Fig Shopping Center and the businesses and located along the Figueroa Corridor. These uses promote dining and entertainment and many include on-site alcohol sales as part of their business. In addition, alcohol use is permitted on the Project site at the Convention Center and STAPLES Center including Gilbert Lindsay Plaza during events. Thus, the proposed alcohol use is a continuation of the types of events already occurring at the Site.

The Convention and Event Center Specific Plan is proposed to build on the area's current identity of a sports- and entertainment-oriented urban destination with the modernization of the Convention Center and construction of a new Event Center. The objective is to create a dynamic and exciting urban sports and entertainment destination within Downtown and to create a catalyst to enhance the Project area further in terms of overall economic growth and as a 24-hour environment with a diversity of uses that complement one another. Part of this concept is to create additional open space assembly areas for fans and visitors that can serve as pre-event and post-event gathering places to enhance the fan and visitor experience and that can be used by the community on non-event days.

The service of alcoholic beverages will be a necessary and desirable component of the proposed Project because such uses have come to be expected at convention and event centers of nationwide and world-wide recognition such as that proposed here, and because the proposed Project will function as a complementary use to the adjacent L.A. LIVE, which has established itself as an active, urban, pedestrian environment recognized worldwide for its entertainment, restaurants, hotels and nightlife. To complement these uses, alcohol service would be critical to the success of the proposed Project.

Permitting alcohol sales and service within the Project will not be detrimental to the character of development in the immediate neighborhood. Crowd management features as set forth in Section IV.B.3, Pedestrian Safety, of the Draft EIR will be implemented as part of the Project to minimize conflicts between uses at the site and the immediate neighborhood. These include prohibiting alcohol sales and tailgating activities within any and all parking facilities that are under the direct control of the Applicant; providing ongoing training for vendors of alcoholic beverages to ensure compliance with current California Alcoholic Beverage Control requirements; and installing wayfinding and informational signage to direct individuals and communicate to large crowds of people. Instead of tailgating, the Applicant will host pre-game celebrations within the plazas that

connect the on-site buildings. This type of community activity encourages visitors to eat at the Project site and the surrounding Downtown areas rather than drink and drive to events or tailgate in residential neighborhoods. As with STAPLES Center events, the Applicant will also implement measures to control alcohol consumption. On non-event days, farmers markets and other community events could take place in the plazas that will bring visitors to the Project area and lead them to patronize nearby Downtown businesses. Pursuant to state law, there will be a requirement that the outdoor areas in which alcohol is served be fenced and limited in attendance to ensure public safety.

Because the Project is located at the hub of the regional transportation network, within a five to six block radius of three rail lines and 42 bus lines, patrons would take advantage of readily available transit access. This will reduce risks associated with vehicular accidents due to alcohol consumption as well as parking impacts in surrounding neighborhoods.

Finally, the Project will include a highly trained private security force that will handle security needs. Consistent with current practice at the Project site, this security force will be supplemented with off-duty LAPD officers as necessary and will patrol the Project site, including the parking structures, during events as needed. The proposed Project will also develop an approximate 2,000 square-foot dedicated Field Operations Center for management and control of a unified command during large events. From this center, both the Applicant and affected agencies including LAPD, LADOT, Metro, LAFD, Caltrans, California Highway Patrol, Los Angeles Emergency Management Department, and Federal Bureau of Investigation, will be able to monitor pedestrian, transit, and vehicle traffic and other events as they unfold, and make coordinated and unified decisions.

Appendix D of the Convention and Event Center Specific Plan includes specific conditions of approval for on-site and off-site sales of alcohol including completion of alcohol training programs, implementation of security plans and mandatory designated driver programs for uses with on-site sales. To allow for further evaluation and measures to ensure that each use will not adversely affect the welfare of the community, a Plan Approval will be required for off-site consumption in conjunction with sales for farmers markets and events at which one or more vendors are selling alcoholic beverages in sealed packaging and for establishments selling distilled spirits by the bottle. In all cases, alcohol sales and service will be subject to the appropriate regulations as imposed by the California Department of Alcoholic Beverage Control through their permitted process. Thus, the Project will include sufficient monitoring and control of the alcohol uses such that they would not be detrimental to the immediate neighborhood and would not adversely affect the welfare of the community.

The alcohol uses proposed in connection with the Project will be consistent with a number of specific objectives and policies contained in the Community Plan. The Community Plan states that "the ultimate goal of the Central City Community is to create an environment conducive to conducting business and actively promote Downtown Los Angeles as the economic center for the region and California." The Community Plan also encourages land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism. Objective 3.11 of the General Plan Framework Element directs the City to "provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center." Approval of the subject request will be necessary and accomplish these objectives and policies of the General Plan because alcohol sales are a key component of the Project including its economic viability.

21. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes**

**involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the local Department of Alcoholic Beverage Control office, the Project is located within two census tracts. The existing South Hall of the Convention Center is located within Census Tract 2242.00 and the existing West Hall, STAPLES Center, the proposed New Hall and Event Center are within Census Tract 2077.10. In Census Tract 2242.00, the maximum number of on-site licenses permitted is 2, with 1 existing, and the maximum number of off-site licenses permitted is 1, with 2 existing. In Census Tract 2077.10, the maximum number of on-site licenses permitted is 2, with 80 existing, and the maximum number of off-site licenses permitted is 2, with 12 existing. Therefore, the proposed alcohol-serving establishments within the Project site will result in an undue concentration of alcohol establishments within the census tracts. However, it is common to have overconcentration within areas zoned and developed with intense entertainment and commercial uses. The Project site and surrounding L.A. LIVE complex, which include theatres and numerous restaurants, is considered a central entertainment hub for Downtown that is expected to expand in upcoming years. The Project adds to this synergy by creating a first class Event Center and upgraded Convention Center that would attract new business for the City. Alcohol services within the Project site will be heavily regulated and controlled and would take place within a large secured facility and in controlled outdoor environments. Moreover, the Event Center and Convention Center will only be open during events which would not necessarily occur every day.

A review of the alcohol establishments within 1,000 feet of the Project site and the Los Angeles Sports and Entertainment District shows that there are 53 establishments (and 1 pending): 47 (1 pending) with on-site only sales, 5 with off-site only sales, and 1 with both on- and off-site sales. Sixteen of the existing on-site only sale establishments and 1 on- and off-site sales establishment are at the Project site and within the Los Angeles Sports and Entertainment District adjacent to the Project, which, as discussed above, are highly secure and controlled environments.

Importantly, according to the local Department of Alcoholic Beverage Control office, the Project is not located in a high crime-reporting district; it is in a very low crime-reporting district. A total of 109 crimes were reported within Reporting District No. 181 in the previous year as compared to 235 crimes averages in other reporting districts City-wide. This is significant given the fact that the Census Tract is currently over-concentrated as to alcohol-selling establishments; it doesn't appear this has created a problem. Since the establishments will be part of a carefully controlled, high-quality development, the service of alcoholic beverages will enhance the quality of the Project site and surrounding area.

- 22. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration of the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The Project site encompasses 68 acres of land in a highly urbanized setting that is surrounded by a diverse mix of commercial/retail, office, hotel, entertainment, restaurant, auto-related, residential, hospital, educational, manufacturing, and parking uses. The proposed uses will not detrimentally affect nearby residentially zoned communities because those communities expect the Project and the surrounding area to foster an atmosphere of sports, entertainment, and nightlife. Further, the residentially zoned communities are buffered from the Project on all sides by commercially zoned blocks to the east and industrially zoned blocks to the west and south. The 110 freeway also provides separation between the Project and the residential community to the west. There are no residentially zoned communities within 1000 feet to the south of the Project site. While there are residences located adjacent to the north of the Project site, these residences are located on properties within the Los Angeles Sports and Entertainment District Specific Plan that are zoned specifically for this type of mixed-use environment.



There are no sensitive land uses including schools, hospitals, public playgrounds, or similar uses within a 600-foot radius to the east of the Project site. A church and a high school are located approximately 475 feet to the south of the Project site, but are buffered from the Project site by the I-10 Freeway. While there is a concentration of churches within a 375-foot radius to the west of the Project site, again, the uses are buffered by the SR-110 Freeway and are located within an industrial zone. To the northeast of the Project, there are no sensitive uses within a 600-foot radius. The South Park Neighborhood Center and Children's Learning Center is located approximately 1,000 feet away. Provided these distances, land use buffers and the planned Project security described above, no detrimental effects on nearby communities are expected from the Project.

**23. The Project will provide a public convenience or necessity.**

The City concludes that the service of alcohol with the Project will provide a public convenience and necessity. The modernization of the Convention Center and construction of a new Convention and Event Center will create a dynamic and exciting urban sports and entertainment destination within Downtown and create a catalyst to enhance the Project area further in terms of overall economic growth as a 24-hour environment with a diversity of uses that complement one another.

The service of alcoholic beverages will be a necessary and vital component of the Project because such uses have come to be expected at convention, sporting and event centers of nationwide and world-wide recognition such as that proposed here, and because the Project will function as a complementary use to the adjacent L.A. LIVE, which has established itself as an active, urban, pedestrian environment recognized worldwide for its entertainment, restaurants, hotels and nightlife. To complement these uses, alcohol service is critical to the overall success of the Project. Further, the Project will provide a controlled environment for pre-event and post-event celebrations that will replace tailgating activities allowing for greater monitoring of alcohol consumption and a safer public environment. Thus, the Project will provide a public convenience and necessity.

**SIGN DISTRICT FINDINGS**

Pursuant to LAMC Sections 13.11 and 12.32 S, the Project includes a proposed Sign District setting forth sign regulations, procedures, guidelines and standards for the Project site.

**The Proposed Sign District Is in Conformance with the Purposes, Intent and Provisions of the City of Los Angeles General Plan.**

Los Angeles City Charter Section 556 and LAMC Section 12.32 C 2 require that prior to adopting a land use ordinance, the Planning Commission make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed Sign District will be in conformance with the purposes, intent and provisions of the General Plan in that it will conform to the goals, objectives and policies of the Central City Community Plan, General Plan Framework and General Plan Transportation Element, as discussed below.

**25. The Sign District Would Be in Conformance with the Central City Community Plan.**

The Community Plan is the official guide to future development within Downtown. It is intended to promote an arrangement of land uses, streets and services that will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in the Community. The Community Plan is also intended to guide development in order to create a healthful and pleasant environment.

The proposed Sign District is consistent with this vision and the applicable objectives and policies of the Community Plan as follows:

*Policy 2-1.2: Maintain safe, clean, attractive, and lively environment.*

*Objective 2-4: Encourage a mix of uses that will create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.*

The proposed Sign District will be consistent with Policy 2-1.2 and Objective 2-4 of the Community Plan. By permitting large scale, architecturally integrated signs, the Sign District will contribute to a unique, mixed-use environment that draws visitors into the Project area; and will create an entertainment district atmosphere that promotes pedestrian activity within the Convention and Event Center Specific Plan area as well as adjoining businesses and tourist amenities. The signs allowed by the Sign District will be an integral part of the Convention and Event Center Specific Plan area and directly contribute to the lively character the area. Once there, visitors will be guided by directional and wayfinding signs throughout the Project site. Restrictions on sign types and illumination depending on location and height is incorporated as a central element of the Sign District in order to minimize potential traffic hazards, ensure that street and scenic views are protected and visual clutter is limited to protect and enhance the visual character in the vicinity of the Project site. The use of innovative signage that accentuates the architectural characteristics of the proposed Project and that supports and enhances overall project design will contribute to an exciting pedestrian experience, a dynamic work environment and a lively commercial neighborhood.

*Policy 2-2.1: Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force and businesses.*

The 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 Community Plan specifically cites to the Convention Center and STAPLES Center as adding significantly to the draw of Downtown for visitors. The Sign District, as part of the proposed Project, is designed to help revitalize the Los Angeles Convention Center and attract additional convention business and a National League Football team to Los Angeles and a range of other spectator events. By increasing flexibility for innovative and vibrant signage, the Sign District would facilitate enhanced business and retail visibility at the Project site, giving tenants incentives to locate within and around the Project site. The Sign District will also support advertising and naming rights at the Event Center, which would provide revenue streams necessary to fund construction of the Event Center and repay the bonds issued by the City for construction of the New Hall. Moreover, the Project estimates the creation of 1,866 new full-time jobs (equivalent to 4,123 new part-time jobs) that will be available to surrounding residents in the Pico-Union, Westlake, South Park, and Downtown areas as well as other locations throughout the region due to the Project's location in proximity to transit serving the entire Greater Los Angeles area, thus building on existing strengths of the area. All of this will add to the success of the Project, job creation and additional investment in the surrounding Downtown area. Just as STAPLES Center and L.A. LIVE have fostered the growth of other restaurants and businesses in this area of Downtown, the Project will add further energy and economic vitality of Downtown. By focusing on attracting businesses and retail uses that will build on existing strengths in the area, the proposed Sign District will be consistent with Policy 2-2.1 of the Community Plan.

*Policy 4-2.1: To foster physical and visual links between a variety of open spaces and public spaces Downtown.*

The Sign District's goal is to incorporate signage into the design of the Project in a manner that is compatible with existing Convention Center and STAPLES Center signage and the adjoining Los Angeles Sports and Entertainment District and that reinforces the area's identity as a major urban convention, sports and entertainment destination venue. The Sign District will visually integrate the Project with the Convention Center, STAPLES Center and the Los Angeles Sports and Entertainment District, creating a cohesive destination within Downtown Los Angeles. Wayfinding and directional signage would also add connectivity among the existing and proposed facilities

and the pedestrian and open-space plazas within the Project, including STAPLES Center and the South Hall and uses within L.A. LIVE, including Nokia Plaza, promoting pedestrian-oriented activity and creating an inviting, accessible public realm. Thus, the proposed Sign District will foster physical and visual links between public spaces Downtown, consistent with Policy 4-2.1 of the Community Plan.

**26. The Sign District Will Be in Conformance with the General Plan Framework Element.**

Within the Land Use chapter of the Framework Element, the following goals, objectives and policies relevant to the Downtown Center are applicable to the proposed Sign District:

*Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, that are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.*

As part of the Project, the Sign District will help revitalize the Project and promote community activity compatible with the adjacent Los Angeles Sports and Entertainment District. The Project site is known for its entertainment, sports and Convention Center venues and, in part, by the adjacent Los Angeles Sports and Entertainment District signage program. The STAPLES Center and the Los Angeles Sports and Entertainment District, including their unique and vibrant signage, have attracted a new generation of visitors to the Central City and have served as a catalyst for the removal of blight and renewed investment in this area of Downtown, turning it into a key business, entertainment, and cultural destination. The urban excitement and 24 hour a day activity of the STAPLES Center and Los Angeles Sports and Entertainment District have also spawned renewed interest in living Downtown and has created a community of residents seeking sports and entertainment uses.

The proposed Sign District will be consistent with this redeveloped urban identity by serving to activate the public realm by providing visually exciting and well-lit open plaza areas within the Project site for residents and visitors to gather for community and sports and event related activities. The Sign District will also visually connect the Project to STAPLES Center and the Los Angeles Sports and Entertainment District, creating an inviting and accessible public realm for visitors and residents. Further, the Sign District will support the on-site facilities economically through revenue producing signage and naming opportunities. As a result, the Sign District will promote development of the Project site consistent with Objective 3.9 of the Framework Element.

*Objective 3.11: Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.*

Adding to the signage that helps make the Los Angeles Sports and Entertainment District and STAPLES Center iconic landmarks of the Downtown Center, the proposed Sign District will continue to distinguish and uniquely identify the Downtown Center by permitting the use of innovative, state-of-the-art technologies to create a diversity and intensity of signage types at key locations within the Project site. With a revitalized Convention Center and a new multi-purpose Event Center along with STAPLES Center and L.A. LIVE, this area will be the entertainment and visitor-serving center of the region. Thus, the proposed Sign District will be consistent with Objective 3.11 of the Framework Element.

*Policy 3.11.1: Encourage the development of land uses and implement urban design improvements guided by the Downtown Strategic Plan.*

The Downtown Strategic Plan recognizes the Los Angeles Convention Center as an important asset to the City and identifies the need to both expand the Convention Center and develop the

area surrounding it with complementary uses, including entertainment uses, tourist attractions and outdoor activities. The proposed Sign District will support the development of a modern Convention Center and new Event Center by providing revenue streams necessary to fund construction of the Event Center and repay the bonds issued by the City for construction of the New Hall. For this reason, and the reasons discussed above, the Sign District will be consistent with the Downtown Strategic Plan and Policy 3.11.1 of the Framework Element.

*Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.*

The proposed Sign District is also consistent with General Plan Framework Objective 5.8 and its supporting policies to provide well lit exteriors fronting on the sidewalk that provide safety and comfort commensurate with the intended nighttime use, and to encourage that signage be designed to be integrated with the architectural character of the buildings and convey a visually attractive character. The proposed Sign District will encourage creative, carefully illuminated, and well-designed signs that will contribute in a positive way to the Central City's visual environment, and help maintain an image of quality for the Central City.

## **27. The Sign District Will Be in Conformance with the General Plan Transportation Element.**

The Sign District is consistent with applicable objectives and policies of the Transportation Element, including the following:

*Objective 3: Support development in regional centers, community centers, major economic activity areas and along mixed-use boulevards as designated in the Community Plans.*

*Policy 3.13: Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations and regional centers and along mixed-use boulevards.*

As discussed above, the proposed Sign District, as part of the Project, will support development at the site, which is located in a major Downtown economic activity area. The Project will also include a network of walkable pathways and streetscapes throughout the Project site. The Sign District will facilitate connections between these pathways and adjacent retail, entertainment, and transit uses with smaller-scale directional, pedestrian and vehicular signage placed throughout the site, thereby enhancing pedestrian circulation in this area of Downtown. Thus, the proposed Sign District will be consistent with Objective 3 and Policy 3.13 of the Transportation Element.

## **The Proposed Sign District Will Conform to Public Necessity, Convenience, General Welfare and Good Zoning Practice.**

Los Angeles City Charter Section 558 and LAMC Section 12.32 C 2 require that prior to adopting a land use ordinance, the City Planning Commission make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The Sign District conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:

## **28. The Sign District Will Conform to Public Necessity, Convenience and General Welfare of the City of Los Angeles.**

The Sign District is designed to help revitalize the Los Angeles Convention Center to attract convention business and a National League Football team for Los Angeles resulting in additional business, retail, and development in the surrounding area. In order to meet the City's goal of maintaining Downtown as the primary economic, governmental and social focal point of the

region, development must reflect a high design standard. Permitting more context-oriented and innovative signage through the proposed Sign District will allow for a development that will incorporate a wide variety of signage types, some of which will use state-of-the-art technologies to create a diversity and intensity of signage types at key locations within the Project site.

The Sign District will build on the Project area's current identity of a sports- and entertainment-oriented urban destination. The Sign District will also help visually integrate the Project site with existing signage at STAPLES Center and the Los Angeles Sports and Entertainment District to create a cohesive destination within Downtown Los Angeles. Meanwhile, the Sign District will reinforce the pedestrian-oriented character of the streets surrounding the Project by allowing and encouraging a variety of signage, including pedestrian-oriented street-level and wayfinding signs, throughout the district. By increasing flexibility for signage to attract visitors to events and to highlight sponsorships and local sports teams, the Sign District will help to create a lively environment complementing the existing uses in the area. As such, the Sign District will conform to the public necessity, convenience, and general welfare.

**29. The Sign District Will Conform to Good Zoning Practice.**

The Sign District will reflect good zoning practice in that it will be consistent with and enhance the unique character of the Project area that is defined by the Convention Center, STAPLES Center, L.A. LIVE, the Los Angeles Sports and Entertainment District and surrounding sign districts such as the Figueroa and Olympic and Seventh Sign Districts. The Sign District would also advance the purposes of the Citywide sign ordinance in that its regulations are designed to protect neighborhood aesthetics and traffic safety.

The Convention Center/Arena district of Downtown where the Project site is located is an area in transition that started with the development of STAPLES Center in 1999. The Los Angeles Sports and Entertainment District and L.A. LIVE—an entertainment, hotel, and residential complex located immediately north of the Project—have further defined the unique identity of the Convention Center/Arena district as that of a sports- and entertainment-oriented urban destination.

The Project site encompasses 68 acres of land immediately adjacent to the Los Angeles Sports and Entertainment District and L.A. LIVE. Consistent with its use as a major sports and entertainment complex, the Project site currently contains illuminated façades and a mixture of illuminated changeable LED signage and static illuminated signage. Low-level light sources are also present on the Project site including street lights and parking, accent, wayfinding, and security lighting. The highest illuminance areas occur near the entrances of the Convention Center and STAPLES Center to direct visitors to lit gathering areas and serve as a means of wayfinding. STAPLES Center also includes distinct façade lighting to illuminate the architecture. Similarly, L.A. LIVE features large-scale illuminated and animated signage, moderate to bright lighting on buildings, and a high-rise tower, all of which adds to an active, urban, pedestrian environment in the Project area. The proposed signage is consistent with these existing and surrounding uses.

Because of the Project's size and location, the Community Plan encourages the City to focus development of the Project with large-scale event and entertainment-related uses and to take advantage of the investment made in the area and its potential to evolve into an economically and physically prominent area. The Convention and Event Center Specific Plan is proposed to modernize the Convention Center and to regulate design and construction of a new Event Center to provide enhanced opportunities for conventions and trade shows, major sporting events and entertainment. As a part of this development, unique and vibrant signage is consistent with the project goals of attracting visitors and maintaining an air of excitement and arrival at the sports and entertainment uses. For the same reasons, the City has recently approved similar sign districts near the Project including the Figueroa and Olympic Sign District and the Figueroa and Seventh Street Sign District.

One of the stated objectives of the Convention and Event Center Specific Plan is to incorporate signage into the design of the Project in a manner that is compatible with the signage program of the neighboring Los Angeles Sports and Entertainment District, is capable of attracting sponsorship revenues to assist in the private financing of the Event Center, and reinforces the Project's sense of place as a major urban sports and entertainment destination venue. The sign regulations proposed as part of the Sign District will ensure that signage is consistent with the identity established by STAPLES Center, Los Angeles Sports and Entertainment District, and L.A. LIVE while maintaining compatibility and sensitivity to surrounding uses. The regulations will encourage creative, well-designed Signs that contribute in a positive way to Downtown's visual environment and the Central City Community Plan area. Regulations governing signs by specific sign zones and levels ensures that new signs are responsive to and integrated with the aesthetic character of the structures on which they are located and are positioned in a manner compatible and to scale with the architecture in which they are integrated and relative to the other signage on-site.

By limiting maximum sign area, requiring minimum distance between signs, setting maximum levels of sign illuminance as measured from residential property lines, addressing glare visible to drivers, requiring controlled refresh rates for digital signs and limiting sign brightness after sunset and before sunrise, the regulations will also minimize potential traffic hazards and protect public safety by ensuring residential and vehicular viewers are shielded and that driver distraction is minimized such that there are no significant impacts to safety.

The following design and specification constraints for illuminated signage will be implemented as part of the Project to minimize light emissions from illuminated signs:

- Illuminance from proposed Project signage will not exceed 32.3 lux (3.0 foot-candles (fc)) at the property line of the nearest residential property or light-sensitive receptor.
- The measured luminance from proposed Project signage will not exceed 800 candelas per square meter after sunset or before sunrise.
- In accordance with the California Motor Vehicle Code, self-illuminated signs and/or luminaires intended to illuminate signs will be shielded, or reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight will not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 footlamberts (fL). If minimum values are below 10 fL, the source brightness will not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.
- As required by the Outdoor Advertising Act, proposed signs will not contain flashing images that are visible from freeways. Electronic digital display signage visible from the freeway will consist of static images that remain at a constant brightness for 8 seconds and then complete an instant refresh to the next image which will then be static for 8 seconds.
- The intensity of illuminated signage will be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point would be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity.
- The Project's signage zone of influence, which is the extent at which the sign produces 3 fc vertical illuminance as measured directly perpendicular from the face of the sign, will be reduced so that it will not extend beyond Figueroa Street to the east, the I-10 Freeway to the south, and the SR-110 Freeway to the west. Additionally, the extent to which the zone of influence will extend into L.A. LIVE will also be reduced.

- Prior to the issuance of the first building permit for the Event Center structure, the Applicant will be required to prepare a study that demonstrates to the satisfaction of LADBS that the Event Center's design does not result in a glare rating above 45 at any roadway location within a 1-mile radius of the Project site with a direct line of sight to the proposed Project. As such, glare impacts to roadway receptor locations will be less than significant.

The Sign District provides an exception to the Citywide ban on offsite signs or any other provision of the Citywide sign regulations as is typical for other sign districts within the City and the extent of which is appropriate for the proposed use of the Sign District for large-scale sporting and entertainment activities. The ban or other provision will continue to directly advance the purposes of aesthetics and traffic safety despite the exception. Any aesthetic or traffic safety harm resulting from allowing signs that will otherwise be prohibited or restricted by the citywide sign regulations are outweighed by the improvement of aesthetics resulting from a modernized Convention Center and new Event Center that will be supported by the Sign District. The proposed Convention and Event Center Specific Plan and Sign District will reinforce the pedestrian-oriented character of the streets within and immediately surrounding the Project. Through open plazas, streetscape and sidewalk improvements and pedestrian-scaled elements on buildings and signage, the Project will aim to vastly improve the urban environment at the Project site by facilitating activity on the adjacent streets, encouraging pedestrian travel and promoting the walkability of and around this Downtown district. Project elements, including street improvements and pedestrian-oriented signage, will create strong connections to the surrounding area, particularly nearby transit stops and stations that will support the Project site as a unique sports, entertainment and tourist destination for Downtown.

Further, any aesthetic or traffic safety harm from allowing signs that will otherwise be prohibited or restricted by the citywide ban on offsite signs or other provision of the Citywide sign regulation, is outweighed by the elimination of blight. The development of the STAPLES Center and Los Angeles Sports and Entertainment District projects have served as a catalyst for the removal of blight and renewed interest and investment in the Central City as a key business, entertainment, and cultural destination. Urban infill and redevelopment in this area of Downtown such as the proposed Project is necessary to ensure the continued vitality of the STAPLES Center, L.A. LIVE, and related projects, and to support the momentum which is transforming the Central City into a world class business, entertainment, and cultural hub. Thus, although no aesthetic or traffic safety harm is anticipated from the proposed Sign District, any such harm will be outweighed by the elimination of blight and the investment in redevelopment of the Project area.

Finally, to the extent off-site and other signs are to be permitted in the City, the Sign District will help restrict and channel such signs in a manner that minimizes their traffic safety impacts. Also, even though such signs will be allowed in the limited area of the Sign District, the Citywide ban on off-site signs and other sign regulations to which this Sign District creates an exception will continue in effect with respect to the vast majority of the 408 square miles of the City. Thus, the Sign District will conform to good zoning practice.

#### **The Proposed Sign District Will Conform to LAMC Requirements for Establishing Sign Districts.**

The enabling language for the establishment of sign districts contained in LAMC Section 13.11 B requires that the following findings be made:

30. **Each "SN" Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a "SN" Sign District provided that the R5 zoned lot is located within an area designated on an adopted community plan as a "Regional Center," "Regional Commercial," or "High Intensity Commercial," or within a redevelopment project area.**

The Convention and Event Center Specific Plan will also permit sign districts to include properties in the CEC Zones notwithstanding the restrictions on the zoning of property included in a sign

district set forth in LAMC Section 13.11 B. Because the LAMC could not anticipate the creation of the new CEC Zone, it does not list the CEC Zone as one of the zones in which the properties of a proposed sign district may be located. However, a sign district in the CEC Zone will be consistent with the intent of the LAMC for the same reasons a sign district is appropriate in the C, M and R5 Zones listed above. Like the C, M and R5 Zones, the CEC Zone will be located in a highly urban area of the City and designed to promote regional center activity such as sports, entertainment and commercial uses. Further, the Sign District will be consistent with the signage at L.A. LIVE and the other sign districts recently approved for this area of Downtown including the Figueroa and Olympic Sign District and the Figueroa and Seventh Street Sign District. Because the siting of a sign district in the CEC Zone will be appropriate as contemplated under the LAMC, it will meet the intent of this required finding.

- 31. No "SN" Sign District shall contain less than one block or three acres in area, whichever is the smaller.**

The proposed Sign District is approximately 68 acres and will not contain less than one block.

- 32. The total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director of Planning.**

The total acreage in the proposed Sign District includes contiguous parcels of land which are only separated by public streets, ways, or alleys.

- 33. Precise boundaries are required at the time of application for or initiation of an individual district.**

The precise boundaries of the proposed Sign District are the same as those of the proposed Convention and Event Center Specific Plan shown on Map 4 of the Convention and Event Center Specific Plan.



## RESOLUTION

WHEREAS, the subject property is located within the area covered by the Central City Community Plan ("Community Plan"), which was adopted by the City Council on May 2, 1974 (CF 72-1723); and

WHEREAS, the applicant is proposing to modernize and expand the Los Angeles Convention Center and to construct a multi-purpose event center that would create a unified center for convention, sports, and entertainment uses in downtown Los Angeles; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) change the land use designation for a portion of the subject property developed with the STAPLES Center from Regional Center Commercial to Public Facilities within the Central City Community Plan ("Community Plan"); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to include a footnote establishing the Convention and Event Center Specific Plan as the land use regulatory document for the Project Site, and to designate the Convention and Event Center Specific Plan area on the Community Plan Specific Plan Area Map and provide for correspondence of Public Facilities designation with the Convention and Event Center Specific Plan ("CEC") zoning designation, and (c) reclassify a segment of 12<sup>th</sup> Street as a "local street" within the Generalized Circulation Map of the Community Plan; and

WHEREAS, the City Planning Commission at its meeting of September 13, 2012, recommended City Council approve the foregoing General Plan Amendments; and

WHEREAS, the General Plan Amendments are necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendments are consistent with the intent and purpose of the Central City Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed by Environmental Impact Report, SCH No. 2011031049, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.

BE IT FURTHER RESOLVED that the Community Plan shall be amended by adding footnote 15 to the General Plan Land Use Map as follows:

"The Convention and Event Center Specific Plan Zone (CEC) shall be a corresponding zone with respect to the Public Facilities land use designation and, notwithstanding the above footnotes, the FAR, height, and other development standards within the Convention and Event Center Specific Plan area zoned CEC shall be those set forth in the Convention and Event Center Specific Plan."

**CONVENTION AND EVENT CENTER  
SIGN DISTRICT  
ORDINANCE NO. \_\_\_\_\_**

CITY OF LOS ANGELES

**ORDINANCE NO. \_\_\_\_\_**

**CONVENTION AND EVENT CENTER SIGN DISTRICT**

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**Table 8-3 Permitted Operating Hours For Digital Displays**

ORDINANCE NO. \_\_\_\_\_

**CONVENTION AND EVENT CENTER SIGN DISTRICT**

An Ordinance establishing the Convention and Event Center Sign District pursuant to the provisions of Section 13.11 of the Los Angeles Municipal Code (LAMC).

**WHEREAS**, the development of STAPLES Center and the Los Angeles Sports and Entertainment District (LASED) projects have served as a catalyst for the removal of blight and renewed interest and investment in the Central City as a key business, entertainment, and cultural destination and have enlivened the Los Angeles Convention Center and increased its attendance and events;

**WHEREAS**, the Convention and Event Center Specific Plan has been enacted in order to modernize the Los Angeles Convention Center and to regulate design and construction of a new Event Center to provide enhanced opportunities for conventions and trade shows, major sporting events, including NFL football, entertainment, and ancillary retail, office, tourism and similar or related uses;

**WHEREAS**, development in accordance with the Convention and Event Center Specific Plan will enhance the social, cultural, and economic goals of the City of Los Angeles (City), will expand the economic base of the City by providing additional employment opportunities and additional revenues to the region; and will specifically enhance the existing Convention Center and STAPLES Center and future Convention and Event Center development by providing public gathering places and a pedestrian friendly environment;

**WHEREAS**, modernization of the Convention Center and development of the Event Center will encourage additional urban infill and public-transit oriented redevelopment, including hotels, multi-family residential, office and retail projects on and around Figueroa Street, and will further support the momentum which is transforming the Central City into a world class business, entertainment, and cultural hub;

**WHEREAS**, unique and vibrant signage is required in the Convention and Event Center Sign District both to attract visitors to the Central City area and to attract investment required to carry out the Convention Center modernization and the development of the Event Center;

**WHEREAS**, this Sign District Ordinance (Ordinance) has been developed in conjunction with and in furtherance of the Convention and Event Center Specific Plan.

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

## SECTION 1. ESTABLISHMENT OF CONVENTION AND EVENT CENTER SIGN DISTRICT.

- A. Authority and Scope.** The City Council hereby establishes the Convention and Event Center Sign District which shall be applicable to that area of the City shown within the heavy dashed line on Map 1, comprising the approximately 68 acre site owned by the City and bounded generally by Chick Hearn Court (formerly 11th Street) on the north; Figueroa Street on the east; Venice Boulevard on the south; and the Caltrans right of way adjacent to the 110 Freeway on the west. This area is referred to as the "District."<sup>1</sup>

The Convention and Event Center Sign District shall also be known as the "CEC-SN."

- B. Sign Zones and Vertical Sign Levels.** This District is divided into three Sign Zones as shown on Map 2. The purpose of the Sign Zones is to address the relationship between Sign intensity and the uses surrounding each Sign Zone. Each of the Sign Zones is divided into Vertical Sign Levels as described in Table 2-1 below. The purpose of the Vertical Sign Levels is to address different Sign viewing distances, including pedestrian views from street level, pedestrian views from a distance and views from vehicles.

**TABLE 2-1 VERTICAL SIGN LEVELS**

### **SIGN ZONE A**

Vertical Sign Level 1	Below 35 FT
Vertical Sign Level 2	35 – 100 FT
Vertical Sign Level 3	Above 100 FT

### **SIGN ZONE A-1**

Vertical Sign Level 1	0 – 100 FT
Vertical Sign Level 2	Above 100 FT

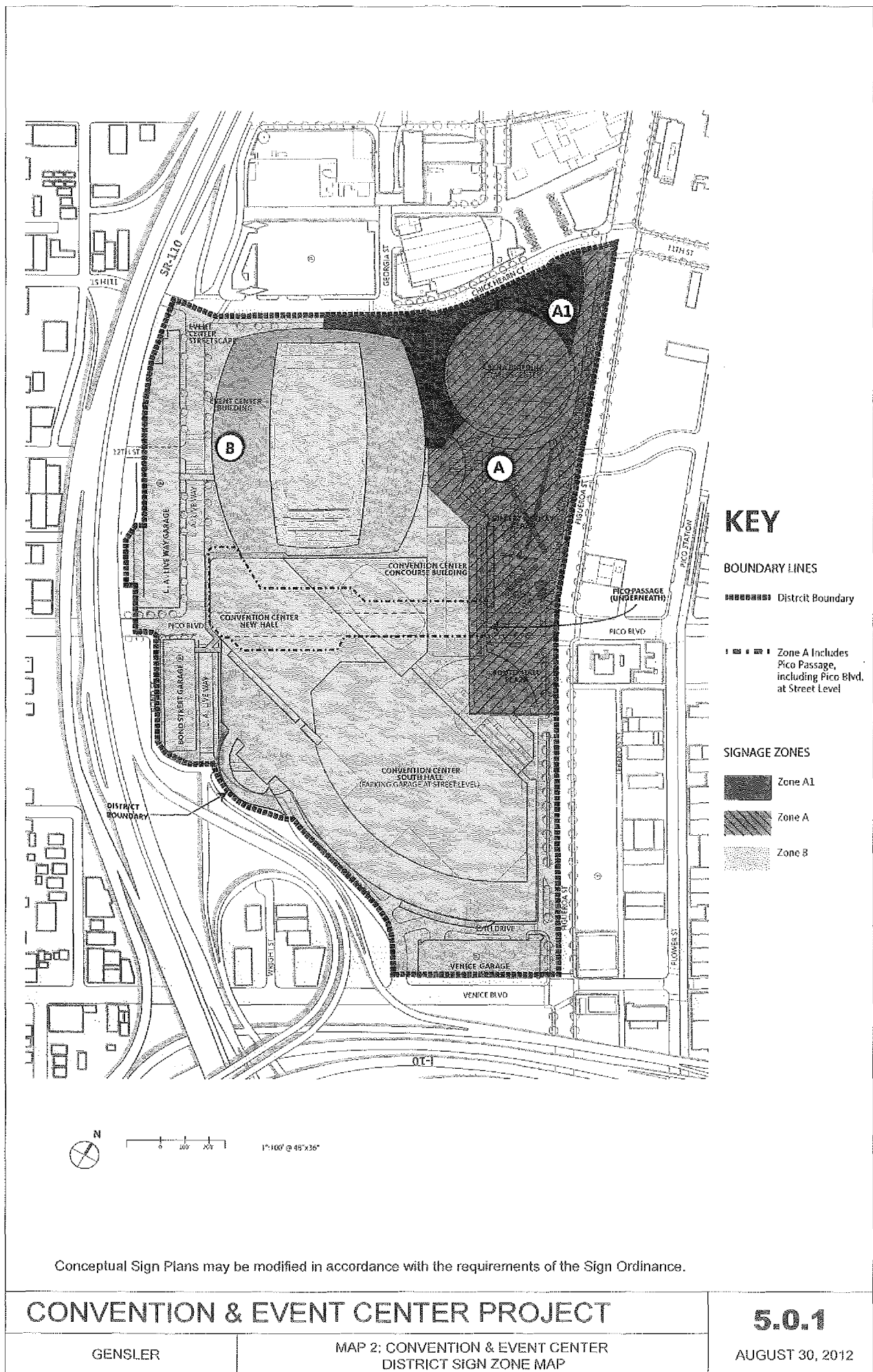
### **SIGN ZONE B**

Vertical Sign Level 1	Below 35 FT
Vertical Sign Level 2	35 – 100 FT
Vertical Sign Level 3	Above 100 FT

<sup>1</sup> The District's western boundary will be the property line between the land owned by the City of Los Angeles and the Caltrans right-of-way in this area, which may be modified from the current property line to take into account a potential land exchange or transfer between Caltrans and the City to provide a more uniform property line at the Caltrans right-of-way and to create a site for a more efficient design of the L.A. Live Way Garage. Pursuant to the transfer, Caltrans would transfer to the City three small remnant parcels of land owned by Caltrans. Upon the completion of such transfer, the Caltrans parcels, which are referred to as "Add Areas", would be added to the District. If the transfer is carried out as an exchange, the City would convey to Caltrans in exchange a remnant parcel owned by the City adjacent to the Caltrans right-of-way, and the City parcel, referred to as the "Exchange Parcel" would be excluded from the District.



**Map 1:** Convention & Event Center Sign District Area Location Plan





## SECTION 2. DEFINITIONS.

Whenever the following terms are used in this Ordinance, they shall be construed as defined in this Section. Notwithstanding Section 13.11 of the Los Angeles Municipal Code (LAMC), words and phrases not defined here shall be construed as defined in Sections 12.03 and Article 4.4 of the LAMC. The definitions set forth in this Section are intended to encompass future technologies and materials which may be utilized in the construction or implementation of the Signs permitted.

**Aerial View Sign.** A Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed primarily from the sky.

**Applicant.** Any entity or person, as defined in Section 11.01 of the LAMC, submitting an application for a Sign or Sign Support Structure including for Project Permit Compliance or modification thereto, for Project Permit Adjustment, or for an exception, or amendment to, or interpretation of to this Ordinance pursuant to Section 11.5.7 of the LAMC.

**Approved Signs.** The Signs listed on Appendix B attached to this Ordinance and Sign Support Structures associated with such Signs, which shall be in the locations shown on the Conceptual Sign Plans attached as Appendix A to this Ordinance and approved by the City Council pursuant to this Ordinance or pursuant to other City Council approval.

**Architectural Ledge Sign.** A Sign with individual Channel Letters and/or a pre-fabricated image, attached to a horizontal projection forming a narrow shelf on a wall or architectural projection.

**Arena.** The sports and entertainment building within Subarea 3 of the CEC Specific Plan, commonly known as of the Effective Date as STAPLES Center.

**Arena Prior Signs.** The signs and sign support structures approved for Arena use pursuant to Ordinance 172465.

**Awning Sign.** A Sign displayed on a canopy that projects over a deck, door or window of a building.

**Banner Sign.** A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole or building and is fixed in place and that is not a Supergraphic Sign.

**Can Sign.** A Sign whose text, Logos and/or symbols are placed on the plastic face of an enclosed cabinet.

**Captive Balloon Sign.** Any object inflated with hot air or lighter-than-air gas that is tethered to the ground or a structure.

**CEC Specific Plan.** The Convention and Event Center Specific Plan adopted by the City

**Channel Letters.** Multidimensional, individually cut letters, numbers or figures, illuminated or non-illuminated, affixed to a building or structure.

**Conceptual Sign Plans.** The Site Plan and Sign Elevations depicting the approved locations and types of permanent Signs within the District attached to this Ordinance as Appendix A as the same may be modified or amended from time to time in accordance with Section 6.E of this Ordinance.

**Controlled Refresh Rate.** Controlled Refresh Rate I, Controlled Refresh Rate II and/or Scrolling Animated Refresh, individually and collectively.

**Controlled Refresh Rate I.** The refresh rate of a Sign, inclusive of any change in whole or in part of the Sign image, which is no more frequent than one refresh event every eight seconds, with an instant transition between images. The Sign image must remain static between refreshes.

**Controlled Refresh Rate II.** The refresh rate of a Sign or Large-Scale Architectural Lighting, inclusive of any change in whole or in part of the Sign image, which is no more frequent than one refresh event every ten minutes, with an instant transition between images. The Sign image must remain static between refreshes.

**Convention Center.** The buildings, structures and improvements comprising the Los Angeles Convention Center, including, as of the Effective Date, South Hall, Kentia Hall, Concourse Building and West Hall, each as defined in the CEC Specific Plan. Upon demolition of West Hall, the term Convention Center shall be comprised of the buildings, structures and improvements within Subarea 1 of the CEC Specific Plan area only, comprised of South Hall, the Concourse Building, New Hall, Pico Passage, South Hall Plaza and South Hall Circulation, each as defined in the CEC Specific Plan.

**Convention Center Prior Signs.** The signs and sign support structures historically utilized in Subareas 1 and 2 by the Owner of Subarea 1, including temporary signs, and those approved for Convention Center use pursuant to Ordinance 172465.

**Digital Display.** A Sign Face, building face, and/or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

**Director.** The Director of City Planning or his or her designee.

**Effective Date.** The date upon which this Ordinance becomes effective.

**Event Center.** The buildings, structures and improvements proposed to be located within Subarea 2 of the CEC Specific Plan as the same may be modified from time to time consistent with the requirements of the CEC Specific Plan.

**Event Center Ground Lease.** The ground lease proposed to be entered into by the City, as ground lessor, and L.A. Event Center, LLC, as ground lessee, with respect to Subarea 2.

**Face of the building.** The general outer surface, not including cornices, bay windows or architectural projections, of any exterior wall of a building.

**Final EIR.** The Final Environmental Impact Report identified as the Convention Center Modernization and Farmers Field Project EIR (State Clearinghouse Number 20110024) certified by the City in connection with approval of this Ordinance and the CEC Specific Plan.

**Hanging Sign.** A Sign with individual Channel Letters and/or a prefabricated image that is suspended from a horizontal architectural ledge or projection, or from the ceiling of an architectural recess.

**Identification Sign.** A Wall Sign that is limited to a company Logo, generic type of business, or the name of a business or building.

**Illuminated Signage.** Signs producing lighting emissions, comprised of luminous Channel Letter Signs, front-lit Signs and Digital Displays.

**Inflatable Device.** A Sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable or similar method. The term inflatable device shall not include any object that contains helium, hot air or a lighter-than-air substance.

**Integral Digital Display.** A Sign that (a) consists predominately of lower resolution Digital Display(s); (b) is attached directly to and made integral with architectural elements on the facade of a building; and (c) contains individual pixels of a digital image that are embedded into architectural components separated vertically or horizontally from one another, and are of a design that allows outward views from and within the supporting structure. Such a design may include low resolution digital mesh or netting, individual large scale illuminated pixels covering a building wall diffused behind translucent material forming an aggregate image, or horizontal or vertical LED banding integrated into the spandrels or louvers of a building's architecture, which when viewed from a distance may be read as a unified image.

**Integral Large-Scale Architectural Lighting.** Lighting that is attached directly to and made integral with architectural elements on the facade of a building; and contains individual pixels of a digital light source that are embedded into architectural components separated vertically or horizontally from one another, and are of a design that allows outward views from and within the supportive structure. Such a design may include low resolution digital mesh or netting, individual large scale pixels covering a building wall diffused behind translucent material, or horizontal or vertical LED banding integrated into the spandrels or louvers of a building's architecture.

**Interior Sign.** Any Sign (a) within an interior courtyard, interior concourse or interior plaza of a non-historic building or (b) within or immediately adjacent to the seating bowl of the Event Center and intended to be viewed primarily from the seats within the bowl, suites and other uses within the stadium concourses. Interior Signs may be incidentally visible from adjoining streets, public right-of-ways, or publicly accessible plaza adjacent to a public right-of-way. Interior Signs may include, without limitation, scoreboards, Wall Signs, Digital Displays, Large-Scale Architectural Lighting and Inflatable Signs.

**LADBS.** The City of Los Angeles Department of Building and Safety.

**LAMC.** The Los Angeles Municipal Code.

**Large-Scale Architectural Lighting.** Lighting elements placed on a significant portion of a building's facade to highlight or accentuate vertical, horizontal or other elements of the structure's architecture.

**Logo.** A graphic mark, emblem, representation or symbol of a name, trademark or abbreviation used by a commercial enterprise, organization and/or individual to aid and promote instant public recognition.

**Marquee Sign.** A Sign displayed on a roof-like structure that projects over the entrance to a building or structure.

**Maximum Individual Sign Area.** The maximum Sign Area of each individual Sign, which shall be as set forth in Table 8-1.

**Monument Sign.** A Sign that is erected directly upon the existing or artificially created grade, or that is raised no more than twelve (12) inches from the existing or artificially created grade to the bottom of the Sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

**Mural Sign.** A sign that is painted on or applied to and made integral with a wall.

**Non-Controlled Refresh Rate.** The refresh rate of all Digital Displays and Large-Scale Architectural Lighting that are not made subject to a Controlled Refresh Rate pursuant to this Ordinance and which shall permit images, parts and/or illumination that flash, change, move, stream, scroll, blink or otherwise incorporate motion at an unrestricted rate.

**Non-Digital Display.** Any Sign that is not a Digital Display.

**Owner.** The owner of the fee interest in the land within any Subarea; provided that during the term of any ground lease of land within the Subarea pursuant to a lease with an initial term greater than 25 years, the "Owner" shall be the ground lessee under such ground lease.

**Pedestrian Sign.** A type of Projecting Sign that is attached to a wall or to the underside of an awning, architectural canopy or marquee, with one or two sign faces approximately perpendicular to the face of the building.

**Pico Passage.** The area of Pico Boulevard from Figueroa Street to L.A. Live Way and adjacent areas that are covered by the Concourse Building and New Hall, each as defined in the CEC Specific Plan.

**Pillar Sign.** A freestanding Sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a horizontal dimension that does not exceed 25 percent of the length of the vertical dimension.

**Pole Sign.** A Sign that is erected or affixed to a single post or pole of forty (40) feet in height or more and that does not meet the requirements of a Monument Sign, Pillar Sign or Scrolling Digital Display.

**Prior Sign.** Each of the Convention Center Prior Signs and Arena Prior Signs, individually and collectively.

**Project Permit Adjustment.** A decision by the Director granting a minor adjustment from certain regulations of this Ordinance, subject to the limitations specified by Section 11.5.7 of the LAMC and this Ordinance.

**Project Permit Compliance.** A determination by the Director pursuant to Section 6.D of this Ordinance of a Sign or Structural Sign Support's compliance with this Ordinance either as submitted or with conditions imposed to achieve compliance.

**Projected Image Signs.** A Sign that projects an image on the face of a delineated wall or screen from a distant electronic device, such that the image does not originate from the plane of the wall.

**Projecting Sign.** A Sign, other than a Wall Sign, that is attached to a building or structure and projects outward and/or upward from the building or structure with one or more Sign Faces approximately perpendicular to the face of the building.

**Projection.** The distance by which a Sign extends beyond the face of the building.

**Roof Sign.** A Sign erected upon a roof of a building and perpendicular to the ground plane and that is not an Aerial View Sign.

**Sandwich Board Sign.** A portable Sign consisting of two Sign Faces that connect at the top and extend outward at the bottom of the Sign.

**Scrolling Animated Refresh.** The refresh rate of a Sign restricted to a constant, smooth, rolling motion across, up, or down the display area.

**Scrolling Digital Display.** A type of Digital Display that contains a message composed only of individual letters on a neutral field.

**Sign.** Any whole or part of a display board, wall, screen, projected image or object or any other material or medium, used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public, but which exclude Prior Signs.

**Sign Area.** An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that (a) Wall Signs having no discernible boundary shall have the areas between letters, words intended to be read together and any device intended to draw attention to the sign message included in any computation of surface area and (b) for spherical, cylindrical or other three-dimensional Signs the area of the Sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction. Sign Support Structures are excluded if neutral in color.

**Sign Face.** The surface upon which the Sign message is placed.

**Sign Support Structure.** A structure of any kind or character, erected, used or maintained for a Sign, upon which any Sign, including, without limitation, any poster, bill, printing, painting, Projected Image Sign or other message may be placed.

**Sign Zones.** The areas established by this Ordinance to regulate Signs as shown in Map 2 of this Ordinance.

**Subarea.** Has the meaning set forth in the CEC Specific Plan.

**Supergraphic Sign.** A Sign that consists of an image, with or without written text, which is applied to and made integral with a wall, or printed on vinyl, mesh, window film or other material supported and attached to a wall or window by an adhesive.

**Temporary Sign.** Any Sign that is to be maintained for a limited duration, not to exceed 30 days, including, without limitation, paper signs, Projected Image Signs and other Signs that are not permanently affixed to the ground or a building. Temporary Signs shall be excluded from the calculation of Total Sign Area.

**Temporary Sign Rights.** The right granted to the Owner of Subarea 2 by this Ordinance to construct up to 23,000 square feet of Temporary Signs in accordance with the requirements of this Ordinance.

**Total Sign Area.** The right granted to the Owners of Subarea 2 and Subarea 3 by this Ordinance to construct up to 97,000 square feet of Signs in accordance with the requirements of this Ordinance.

**Wall Sign.** Any Sign other than a Supergraphic Sign or a Mural Sign attached to, painted on, erected against or projected against the wall or parapet of a building or structure, with the exposed face of the Sign in a plane approximately parallel to the plane of the wall.

**Wayfinding Sign.** A pedestrian or auto oriented Sign which indicates the route to, direction of or location of a given destination, or which provides regulatory or service information of a non-advertising character, including messages giving directions, instructions, menus, selections, building names (including those buildings or areas whose names include the name of an individual or a sponsoring or corporate entity) or address numerals.

**Window.** An operable or inoperable opening constructed in a wall or roof that admits light or air to an enclosure and is often framed and spanned with glass or other translucent material, but excluding the operable roof of the Event Center.

**Window Sign.** Any Sign, except for a Supergraphic Sign, that is attached to, affixed to, leaning against, or otherwise placed within six (6) feet of a Window or door in a manner so that the Sign is visible from outside the building. The term Window Sign shall not include the display of merchandise in a store window.

**Vertical Sign Levels.** The vertical levels established by this Ordinance to regulate Signs by vertical height as measured from adjacent grade as shown in Table 2-1 of this Ordinance.

### **SECTION 3. SIGN DISTRICT PURPOSES AND OBJECTIVES.**

**A. Generally.** This Sign District provides the regulatory framework for the Signs proposed by the Convention Center Owner, the Event Center Owner and the Arena Owner in connection with the Initial Development described in the CEC Specific Plan.

**B. Purposes and Objectives.** The purposes and objectives of this Sign District are as follows:

1. Support and enhance the land uses and urban design objectives in the Central City Community Plan and the CEC Specific Plan;
2. Reinforce the pedestrian-oriented character of the streets within and immediately surrounding the District by allowing and encouraging pedestrian-oriented Signs throughout the District;
3. Establish Sign Zones and Vertical Sign Levels and provide further regulation of Signs in order to:
  - a. Ensure the quality of the District's appearance;
  - b. Ensure that new Signs are responsive to and integrated with the aesthetic character of the structures on which they are located, and are positioned in a manner that is compatible both architecturally and relative to the other signage on-site;
  - c. Encourage creative, well-designed Signs that contribute in a positive way to the visual environment of the District and the Central City Community Plan area in a manner that accentuates the architectural characteristics of the Proposed Project and reinforces the District's sense of place as a major

urban sports and entertainment destination venue, an exciting pedestrian experience and a lively commercial neighborhood with a visually attractive character;

- d. Ensure that Signs are consistent with the identity established by STAPLES Center, the Los Angeles Sports and Entertainment District, and L.A. LIVE, integrated and compatible in scale with the aesthetic character of the structures on which they are located and relative to the other signage on-site while maintaining compatibility and sensitivity to surrounding uses; and
- e. Coordinate the location and display of Signs so as to minimize potential traffic hazards and protect public safety.

#### **SECTION 4. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS.**

- A. Relationship to the Los Angeles Municipal Code.** This Ordinance regulates Signs within the District. The regulations of this Ordinance are in addition to those set forth in the planning and zoning provisions of the LAMC. Wherever this Ordinance contains provisions that are different from, more restrictive than or more permissive than permitted by the LAMC, this Ordinance shall prevail and supersede the other applicable provisions, including, but not limited to, the requirements of Section 14.4 and Section 91.6201 et seq. of the LAMC. Unless otherwise specified in this Ordinance to the contrary, all Signs shall comply with the following provisions of the LAMC: Section 14.4.4; Chapter II, Article 8, Section 28.00 et seq. (Advertising); Chapter VI, Article 7, Section 67.00, et seq. (Outdoor Advertising Structures, Accessory Signs, Post Signs and Advertising Statuary); and Chapter IX, Article 1, Division 62 (Signs).
- B. On-Site and Off-Site Signs.** Notwithstanding any other provision of the LAMC or this Ordinance, any Sign within the District may be either an On-Site Sign or Off-Site Sign as such terms are defined in the LAMC. This Ordinance governs all aspects of Signs that are Off-Site Signs within the District and specifically supersedes the requirements of Sections 14.4.4.B.11 and 14.4.18 of the LAMC.
- C. Applicability of Ordinance.** Immediately upon the effective date of the Event Center Ground Lease and not before, the rules and regulations established by this Ordinance shall become applicable to the property within the District.

#### **SECTION 5. PRIOR SIGNS; RIGHTS OF OWNERS TO SIGNS.**

- A. Convention Center Owner Sign Rights.** The Convention Center Prior Signs are hereby declared a legal and conforming use and may continue to exist and be constructed, operated, maintained, repaired, replaced or structurally altered by the Owner of Subarea 1 in accordance with the requirements of the LAMC. The Owner of Subarea 1 shall have the right to continue to use the Convention Center Prior Signs, which shall not be subject to this Ordinance.



**B. Event Center Owner Sign Rights.** Except as set forth in Section 5.C.2 of this Ordinance, the Signs and Sign Support Structures authorized by this Ordinance, including without limitation the Total Sign Area and the Temporary Sign Rights, shall be controlled by and constructed, operated, maintained, repaired, replaced, modified, structurally altered or enlarged by the Owner of Subarea 2 in accordance with the requirements of this Ordinance.

**C. Arena Owner Sign Rights.**

1. The Arena Prior Signs are hereby declared a legal and conforming use and may continue to exist and be constructed, operated, maintained, repaired, replaced or structurally altered by the Owner of Subarea 3 in accordance with the requirements of Ordinance 172465; provided, however, that any request for expansion or relocation of such Prior Signs beyond that authorized by Ordinance 172465 shall be reviewed by the City in accordance with the process set forth in Section 6.D of this Ordinance. The Owner of Subarea 3 shall have the right to continue to use the Arena Prior Signs, which shall not be subject to this Ordinance.
2. The Approved Signs and the Signs and Sign Support Structures within Subarea 3 described by the Conceptual Sign Plans shall be controlled by and constructed, operated, maintained, repaired, replaced, modified, structurally altered or enlarged by the Owner of Subarea 3 in accordance with the requirements of this Ordinance.

**SECTION 6. PROCEDURAL REQUIREMENTS.**

**A. Requirements.** LADBS shall not issue a permit for a Sign or for expansion of a Prior Sign within the District beyond that authorized by Section 5, unless the Sign complies with the requirements of this Section, as determined by the Director.

**B. Application.** An Applicant requesting review of one or multiple Signs for conformity with this Ordinance or, if required or permitted hereby, a Project Permit Compliance or modification thereto, a Project Permit Adjustment, or an exception to, or amendment or interpretation of this Ordinance, shall submit the following to the Director in addition to those items specified in Section 11.5.7 B.2(a) of the LAMC:

1. Three copies of the Sign plan drawn to scale, indicating the type, height, placement, lettering styles, materials, colors and lighting methods and specifying the Sign Zone and Vertical Sign Level for the proposed Sign(s) and indicating conformity with the requirements specified for that Sign and location as set forth in Section 8 and, if applicable, Section 9 of this Ordinance;
2. A graphic depiction of the location of the Sign(s) on the Conceptual Sign Plans;
3. Architectural renderings of the proposed Sign(s);

4. A scaled plot plan showing the location and size of all existing and proposed Signs; and
5. A plan denoting Illuminated Signage prepared by a lighting design expert. The plan shall include maximum luminance levels, photometry denoting the distribution of lumens for the specified signage and the review and monitoring of the displays in order to ensure compliance with the regulations set forth in Section 8.G of this Ordinance.

**C. Director Sign Off.** With respect to the following Signs, only a Director sign-off on the permit application will be required prior to issuance by LADBS of a building permit. Upon review and concurrence by the Director that any Sign described below is in compliance with the requirements of Section 8 and, if applicable, Section 9 of this Ordinance and/or any previously approved exception, amendment or interpretation applicable thereto, the Director shall stamp, sign and date the permit application plans:

1. Any Approved Sign.
2. Large-Scale Architectural Lighting and Integral Large-Scale Architectural Lighting approved pursuant to Section 9.L.1.b of this Ordinance.
3. Any Sign in a location and of a type consistent with the Conceptual Sign Plans attached as Appendix A, as the same may be modified from time to time pursuant to Section 6.E of this Ordinance.
4. Any of the following Signs and Sign Support Structures, provided that (a) the Sign and/or Sign Support Structure complies with the applicable requirements of this Ordinance and the LAMC, as determined by the Director and (b) the Sign Area of such Sign does not cause the cumulative square footage of Signs subject to the Total Sign Area calculation to exceed the Total Sign Area provided by this Ordinance:
  - a. Aerial View Signs, except as set forth in Section 9.A. of this Ordinance.
  - b. Architectural Ledge Signs.
  - c. Awning Signs.
  - d. Banner Signs.
  - e. Captive Balloon Signs.
  - f. Hanging Signs.
  - g. Identification Signs.
  - h. Inflatable Devices.

- i. Marquee Signs.
- j. Monument Signs.
- k. Mural Signs.
- l. Pedestrian Signs.
- m. Pillar Signs.
- n. Projected Image Signs.
- o. Projecting Signs.
- p. Roof Signs.
- q. Temporary Signs.
- r. Wall Signs.
- s. Window Signs.
- t. Any other Sign and/or Sign Support Structure described in Section 6.D.2 of this Ordinance.

#### **D. Project Permit Compliance.**

1. **Required.** Unless made subject to the Director sign off process by Section 6.C of this Ordinance, LADBS shall not issue a permit for the following Signs or lighting unless the Director has issued a Project Permit Compliance approval pursuant to the procedures set forth in Section 11.5.7 of the LAMC:
  - a. Any Sign that electronically refreshes its image, lighting or coloring.
  - b. Digital Displays.
  - c. Integral Digital Displays.
  - d. Scrolling Digital Displays.
  - e. Projected Image Signs.
  - f. Any other type of sign not listed in Section 6.C of this Ordinance, but excluding Prior Signs unless specifically required by Section 5.C.1 of this Ordinance.
2. **Exceptions.** No Project Permit Compliance or modification thereto or any Project Permit Adjustment or any exception, amendment or interpretation of this Ordinance shall be required for: (a) construction, operation, maintenance, repair,

replacement or structural alteration of any Approved Sign, Identification Sign, Interior Sign or Temporary Sign and each Sign Support Structure associated with such Sign, (b) a change in Sign advertising or Sign text, images or copy, (c) any construction for which a permit is required in order to comply with an order issued by LADBS to repair or replace an unsafe or substandard condition, (d) a modification to any Sign, Approved Sign, any Sign Support Structure or to the Conceptual Sign Plans that results in (i) a change of a Sign from a Digital Display to a Non-Digital Display, or (ii) subject to Section 8.F of this Ordinance, relocation of any such Sign within ten (10) feet on the vertical axis and fifty (50) feet on the horizontal axis from the location depicted on the Conceptual Sign Plans.

3. **Definitions.** For purposes of any review required by this Ordinance pursuant to Section 11.5.7 of the LAMC, the term "specific plan", wherever used in Section 11.5.7 shall be deemed to refer to this Ordinance and the term "Project" shall be deemed to refer, as the case may be, to a "Sign" or "Sign Support Structure" or to the "Conceptual Sign Plan".
4. **Process; Decision-Making Authority.** Requests for Project Permit Compliance, or modification thereto, for Project Permit Adjustment or for an exception, amendment or interpretation of this Ordinance shall be made in accordance with the procedures set forth in Section 11.5.7 of the LAMC; provided, however, that notwithstanding the provisions of Sections 11.5.7B through F of the LAMC, in each case where the Area Planning Commission has the authority for initial review, hearing and/or approval of a request for Project Permit Compliance, Project Permit Adjustment, modification to a Project Permit Compliance, or an exception, amendment or interpretation of this Ordinance, the Director shall have initial decision-making authority for granting each of the foregoing.
5. **Findings.**
  - a. **Project Permit Compliance.** In granting a Project Permit Compliance approval for one or more Signs and/or Sign Support Structures, the Director shall make the following findings; provided that with respect to clauses (iii) and (iv) below, which relate to the architectural design or layout of the Signs and Sign Support Structures and not to content, such findings shall be used solely to condition an approval and shall not be used to deny a request for a Project Permit Compliance approval otherwise meeting the requirements of this Ordinance:
    - (i) the proposed Sign(s) and/or Sign Support Structure(s) comply with the applicable regulations of this Ordinance and any previously or concurrently granted exception, amendment or interpretation applicable thereto;

(ii) the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the Sign(s) and/or Sign Support Structure(s), to the extent physically feasible;

(iii) the proposed Sign(s) and/or Sign Support Structure(s) are appropriately scaled to the architectural character of all buildings and then-existing Signs, and structures within the relevant CEC Specific Plan Subarea; and

(iv) all existing and proposed Signs and Sign Support Structures result in a complementary enhancement to the architecture and open spaces of the relevant CEC Specific Plan Subarea.

Issuance of a Project Permit Compliance may be conditioned per the applicable regulations of this Ordinance. In addition, in connection with any request for Director approval pursuant to Section 6.D of this Ordinance, the Director may permit the use of any technology or material which did not exist as of the Effective Date, if the Director finds that such technology or material has been made subject to CEQA, if applicable.

b. **Adjustments and Exceptions.** An application to exceed the development regulations in this Ordinance with respect to any Sign or Sign Support Structure shall be processed in accordance with the procedures for Project Permit Adjustments or for exceptions, amendments or interpretations of this Ordinance, as set forth in this Ordinance and LAMC Sections 11.5.7.E and F. In granting an adjustment or exception to this Ordinance, the Director shall make all of the following findings:

(i) strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning restrictions, due to unique physical or topographic circumstances or conditions of design;

(ii) strict compliance would deprive the applicant of privileges enjoyed by owners of similarly zoned property; and

(iii) an adjustment or exception, as applicable, would not constitute a grant of special privilege.

6. **Appeal Authority.** The appeal rights set forth in Section 11.5.7 of the Code shall apply to applications made under this Ordinance, except as otherwise modified by this Ordinance. Notwithstanding the provisions of Sections 11.5.7B through F of the LAMC, in each case where the Area Planning Commission has the authority for appeal of a request for Project Permit Compliance, Project Permit Adjustment, modification to a Project Permit Compliance, or an exception,

amendment or interpretation of this Ordinance, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

- E. Conceptual Sign Plans.** The Director shall refer to the Conceptual Sign Plans and the regulations set forth in Sections 8 and 9 of this Ordinance to provide guidance in approving Signs and/or Sign Support Structures within the District. The Conceptual Sign Plans may be modified or updated in accordance with this Ordinance by a Director's determination upon a finding by the Director that the Total Sign Area is not exceeded and the Signs depicted by such modifications comply with the regulations set forth in Section 8 and 9 of this Ordinance, as applicable and are determined by the Director to be within the envelope of environmental impacts analyzed by the Final EIR or any subsequent environmental document prepared by the City.

## **SECTION 7. APPROVED SIGNS.**

This Ordinance approves and authorizes the construction, operation and use of Approved Signs without further discretionary action but subject to Section 6.C of this Ordinance.

## **SECTION 8. GENERAL REQUIREMENTS.**

- A. General Requirements of the LAMC.** The intent of this Ordinance is to create a vibrant and animated District, with dynamic and creative signage, including many Signs that are not otherwise permitted by the LAMC. Except as otherwise provide herein, LAMC Sections 28.10, 28.11, 28.15, 67.02(a) and 67.29 shall be superseded by this Ordinance.

### **B. Permitted and Prohibited Signs.**

- 1. Permitted Signs.** Unless specifically prohibited by this Ordinance, all Signs defined in Section 2 of this Ordinance, all Prior Signs and Signs otherwise permitted by the LAMC shall be permitted within the District.
- 2. Sign Zones and Vertical Sign Levels.** Non-Digital Displays shall be permitted in all Sign Zones and all Vertical Sign Levels. Digital Displays shall be permitted in all Sign Zones in Vertical Sign Levels 1 and 2 only.
- 3. Prohibited Signs.** Except as otherwise provided, the following Signs shall be prohibited:
  - a. Can Signs.
  - b. Conventional plastic faced box, canister, or cabinet signs.
  - c. Formed plastic faced box or injection molded plastic signs.
  - d. Illuminated Architectural Canopy Signs.
  - e. Luminous vacuum formed letters.

- f. Odor-producing signs.
- g. Pole Signs.
- h. Sandwich Board Signs.
- i. Any Sign covering the exterior of doors, vents, rescue windows or other openings that serve occupants of buildings, with the exception of Supergraphic Signs.

**C. General Sign Location Requirements.** The following general Sign location provisions shall be in addition to the provisions set forth in Section 9 of this Ordinance.

- 1. Location.** A Sign shall be deemed to be in compliance with the requirements of this Ordinance with respect to location provided that such Sign is within ten (10) feet on the vertical axis and fifty (50) feet on the horizontal axis from the location depicted on the Conceptual Sign Plans.
- 2. Freeway Exposure.** Signs that adhere to the regulations of this Ordinance are exempt from Sections 14.4.6, 91.6201.6.6 and 80.08.4 of the LAMC.
- 3. Hazard Review.** Signs that adhere to the regulations outlined in this Ordinance shall be exempted from the Hazard Determination review procedures in Section 14.4.5 of the LAMC.
- 4. Outdoor Advertising Act.** All Signs shall continue to be subject to the Outdoor Advertising Act, Cal. Business & Professions Code Section 5200 et seq., where applicable.

**D. Sign Area.**

**1. Total Sign Area and Temporary Sign Rights.**

- a. The Total Sign Area available for Signs shall be 97,000 square feet, provided, however, that the area of the following types of Signs shall be excluded in the calculation of Total Sign Area:
  - 1. Aerial View Signs (which are regulated as to Sign Area pursuant to Section 9.A of this Ordinance);
  - 2. Interior Signs
  - 3. Large-Scale Architectural Lighting and Integral Large-Scale Architectural Lighting, unless (a) such lighting includes Logos or (b) such lighting acts to extend a Sign image background over a larger architectural area, in which event the portions of such lighting containing Logos or extending a Sign image shall be included in the calculation of Total Sign Area;

4. Mural Signs, except as set forth in Section 9.P(b) of this Ordinance;
  5. Prior Signs;
  6. Temporary Signs;
  7. Wayfinding Signs.
- b. The total Temporary Sign Rights authorized by this Ordinance shall be 23,000 square feet.
- 2. Maximum Individual Sign Area.** The Maximum Individual Sign Area for Signs shall be as set forth in Table 8-1.



**TABLE 8-1 MAXIMUM INDIVIDUAL SIGN AREA\*****Non-Digital Display Signs****Digital Display Signs****SIGN ZONE A**

Level 1	4,000 SF	2,000 SF
Level 2	5,000 SF	3,000 SF
Level 3	2,000 SF	Not Permitted

**SIGN ZONE A-1**

Level 1	3,000 SF	3,000 SF
Level 2	5,000 SF	3,000 SF

**SIGN ZONE B**

Level 1	2,000 SF	2,000 SF
Level 2	5,000 SF	4,000 SF
Level 3	2,000 SF	Not Permitted

**TEMPORARY SIGN**

Sign Zone A	5,000 SF	5,000 SF
Sign Zone A1	5,000 SF	5,000 SF
Sign Zone B	5,000 SF	5,000 SF

**SUPERGRAPHIC SIGN**

Sign Zone A	5,000 SF	5,000 SF
Sign Zone A1	5,000 SF	5,000 SF
Sign Zone B	5,000 SF	5,000 SF

*\*Does not apply to Aerial View Signs.*

- E. Minimum Sign Separation.** Except as set forth in Section 8.F of this Ordinance, the minimum separation between Signs shall be as set forth in Table 8-2.

**TABLE 8-2 MINIMUM SEPARATION BETWEEN INDIVIDUAL SIGNS**

**SIGN ZONE A**

Level 1	4 FT
Level 2	4 FT
Level 3	8 FT

**SIGN ZONE A-1**

Level 1	0
Level 2	0

**SIGN ZONE B**

Level 1	4 FT
Level 2	4 FT
Level 3	8 FT

- F. Signs Within More Than One Sign Zone or Vertical Sign Level.** Signs may be located in more than one Sign Zone and more than one Vertical Sign Level, provided that each portion of the Sign contained in each of the Sign Zone or Vertical Sign Level meets the applicable requirements of this Ordinance for that Sign Zone or Vertical Sign Level. In no event shall the Sign Area of an individual Sign exceed the Maximum Sign Area for the Sign Zone or Vertical Sign Level in which the majority of the Sign is located. Adjustments for Identification Signs primarily located within one Vertical Sign Level, and protruding by less than ten (10) linear feet into a second, more restrictive Vertical Sign Level, may be processed to comply with the less restrictive Vertical Sign Level requirements pursuant to a Project Permit Adjustment pursuant to Section 6.D.4 and 6.D.5 of this Ordinance. Where portions of a Sign are subject to differing refresh rates, hours of operation or other regulations, each portion of the Sign shall be subject to the applicable regulations for the Vertical Sign Area in which that portion of the Sign is located. No Sign separations shall be required for a single Sign which is located in more than one Sign Zone or Vertical Sign Level.

## **G. Illumination.**

- 1. Generally.** Signs within the District may be illuminated by either internal or external means. Methods of Sign illumination may include electric lamps, such as neon tubes; fiber optics; incandescent lamps; LED; LCD; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures.
- 2. Regulations.** Signs shall meet the following criteria with respect to Illumination:
  - a. The intensity of each Sign display shall be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point shall be used to control the intensity of the Sign output to either the daytime or nighttime brightness standards set forth below.
  - b. The following additional illumination standards shall apply to all Illuminated Signs:
    - (i) Illuminance from Signs shall not exceed 32.3 lux (3 footcandles) at the property line of the nearest residential property.
    - (ii) All Illuminated Signs shall have a brightness after sunset and before sunrise of no greater than 800 candelas per square meter.
    - (iii) Illuminated Signs and/or luminaires intended to illuminate Signs shall be shielded, reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 footlamberts (fL). If minimum values are below 10 fL, the source brightness shall not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.
- 3. Illumination Testing Protocol.** Testing to indicate compliance with the regulations of this Ordinance and Section 93.0117 of the LAMC shall be carried out with respect to illuminated Signs by each Owner of Signs subject to this Ordinance in accordance with the illumination testing protocol set forth in the Mitigation Monitoring and Reporting Plan attached to the CEC Specific Plan as the same may be modified in accordance with the CEC Specific Plan. If at any time LADBS has good cause to believe that Sign lighting within the District is not in compliance with the LAMC or this Ordinance, LADBS may request, at the expense of the Applicant or its successor, that the testing protocol outlined in this section be implemented to determine compliance. If the testing reveals that the Signs are not in compliance with the LAMC, this Ordinance, or mitigation measures set forth in the Mitigation Monitoring and Reporting Plan, the Applicant or its successor shall promptly adjust the Signs and/or lighting to bring them into compliance.

4. **Refresh Rate.** The minimum required refresh rates for Signs shall be as follows:
- a. The Non-Controlled Refresh Rate shall apply to Digital Displays and Projected Image Signs in Sign Zone A-1, Vertical Sign Levels 1 and 2.
  - b. Scrolling Digital Displays shall be subject to the Scrolling Animated Refresh Rate.
  - c. Except as described in clause (a) above, the copy of Projected Image Signs shall be subject to Controlled Refresh Rate II.
  - d. Except as described in clauses (a) and (b) above, all Digital Displays shall be subject to Controlled Refresh Rate I.
  - e. Large-Scale Architectural Lighting and Integral Large-Scale Architectural Lighting shall be subject to Controlled Refresh Rate II except that such lighting (i) shall be subject to the Non-Controlled Refresh Rate within Pico Passage and (ii) may be subject to the Non-Controlled Refresh Rate for certain special events if authorized by a determination of the Director.
  - f. Other than Prior Signs, Digital Displays, Integral Digital Displays, Scrolling Digital Displays, Marquee Signs, Projected Image Signs, Large-Scale Architectural Lighting, Integral Large-Scale Architectural Lighting and Temporary Signs, all Signs and lighting shall remain static.
5. **Sign Hours of Operation.** Non-Digital Displays shall not be subject to restriction on hours of operation. The hours of operation for Digital Displays shall be as set forth in Table 8-3.

TABLE 8-3

## PERMITTED OPERATING HOURS FOR DIGITAL DISPLAYS

Sign Zone and Level	Controlled Refresh Rate	Non-Controlled Refresh Rate
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**SIGN ZONE A**

Level 1	Dawn to 2AM	Dawn to 2AM
Level 2	No Restriction	No Restriction
Level 3	No Restriction	Not Permitted

**SIGN ZONE A-1**

Level 1	No Restriction	No Restriction
Level 2	No Restriction	Dawn to 2AM

**SIGN ZONE B**

Level 1	Dawn to 2AM	Dawn to 2AM
Level 2	Dawn to 2AM	Dawn to 2AM
Level 3	No Restriction	Not Permitted

**H. Materials.** The materials, construction, application, location and installation of any Sign shall be in conformity with the Los Angeles Building Code and the Los Angeles Fire Code and shall be subject to the following requirements:

1. Signs shall not use highly reflective materials such as mirrored glass.
2. A Sign that is comprised of vinyl or other material may be attached to a wall with an adhesive approved by the Fire Department or by mechanical means approved by LADBS.
3. Signs comprised of mylar or other film-like transparent material, such as perforated vinyl, may be applied directly to Windows using materials approved by the Fire Department.
4. All new Signs and Sign Support Structures shall be made of noncombustible materials or plastics approved by both the Fire Department and LADBS. In the case of new or untested materials, the Applicant shall submit a sample of a Sign's material to both the Fire Department and LADBS for approval.

**I. Visual Maintenance.** All Signs shall be maintained to meet the following criteria at all times:

1. The building and ground area around all Signs shall be properly maintained. All unused mounting structures, hardware, and wall perforation from any abandoned Sign shall be removed and building surfaces shall be restored to their original condition.
2. All Sign copy shall be properly maintained and kept free from damage and other unsightly conditions, including graffiti.
3. All Sign Support Structures shall be kept in good repair and maintained in a safe and sound condition and in conformity with all applicable codes.
4. Razor wire, barbed wire, concertina wire, or other barriers preventing unauthorized access to any Sign, if any, shall be hidden from public view.
5. The Sign copy must be repaired or replaced immediately upon tearing, ripping, or peeling, or when marred or damaged by graffiti.
6. No access platform, ladder, or other service appurtenance, visible from the sidewalk, street, or public right-of-way, shall be installed or attached to any Sign Support Structure.
7. Signs that are no longer serving the current tenants, including Sign Support Structures, shall be removed and the building facades originally covered by the Signs shall be repaired and/or resurfaced with materials and colors that are compatible with the facades.
8. Any Sign that includes individual or corporate names as part of the building identification shall be designed so as to present internally consistent and internally proportionate Sign copy.
9. Signs that include individual or corporate names shall utilize lettering size and styles which are generally uniform, in order that all words or names within the Sign are not of a significantly different scale than the rest of the Sign copy.

**SECTION 9. STANDARDS FOR SPECIFIC TYPES OF SIGNS.**

**A. Aerial View Signs.**

1. **General.** Aerial View Signs on the Convention Center may be approved by a Project Permit Compliance review.

## **2. Area.**

- a. Aerial View Signs on the Event Center shall not collectively exceed 59,200 square feet.
- b. Aerial View Signs shall not be included in the Total Sign Area calculation.

## **B. Architectural Ledge Signs.** Architectural Ledge Signs shall comply with the following regulations:

### **1. General.**

- a. Individual letters or numbers no taller than seventy two (72) inches or a Logo no taller than seventy two (72) inches may stand atop or be suspended from a ledge.
- b. Solid panels are not permitted as Architectural Ledge Signs.
- c. Architectural Ledge Signs shall be oriented so that the message, graphic, or symbol on the Sign is approximately parallel with the facade of the structure to which the Sign is affixed.

### **2. Dimensions.**

- a. **Height.** The bottom of the ledge on which an Architectural Ledge Sign is located shall be at least seven feet and six inches (7'6") above the natural or finished grade as measured vertically. The bottommost portion of a Sign suspended from an architectural ledge shall be at least seven feet and six inches (7'6") above the natural or finished grade as measured vertically.
  - b. **Suspension.** Supports that are constructed for the purpose of supporting an Architectural Ledge Sign may not exceed thirty six (36) inches in height as measured vertically from the top of the letter or symbol to the bottom of the supporting architectural appurtenance, nor may those supports exceed twelve (12) inches in width as measured horizontally.
3. **Projection.** A ledge designed to support an Architectural Ledge Sign may project a maximum of three (3) feet from the face of the building where the Sign is located.

## **C. Awning Signs.** Awning Signs shall comply with Section 14.4.19 of the LAMC.

## **D. Banner Signs.**

### **1. General.**

- a. The provisions of this Section shall not apply to Supergraphic Signs, which are not Banner Signs as defined in this Ordinance.

- b. Temporary Signs within Subarea 1 shall be considered Banner Signs and not Supergraphic Signs.

**2. Location.**

- a. Banner Signs may be attached to a building, but may not cover doors, vents, rescue windows, or other openings that serve occupants of the building.
- b. Banner Signs shall not be attached to walls or Windows with adhesive.

**E. Captive Balloon Signs.** Captive Balloon Signs shall comply with the following regulations:

**1. General.**

- a. Captive Balloon Signs shall be Temporary Signs and shall not be included in the calculation of Total Sign Area.
- b. Captive Balloon Signs shall be permitted in the District notwithstanding Section 14.4.4.B.12 of the LAMC.

**2. Location.** Captive Balloon Signs shall be located in Sign Zones A and A-1 only.

**F. Digital Displays.** Digital Displays shall comply with the following regulations:

**1. General.** Digital Displays shall be subject to the refresh rate and Illumination regulations set forth in Section 8.G of this Ordinance.

**2. Location.**

- a. Digital Displays shall not be located in Vertical Sign Level 3, but shall be permitted in all other Sign Zones and Vertical Sign Levels.
- b. Digital Displays are not permitted to break the plane of the roof of any building.

**G. Hanging Signs.** Hanging Signs shall comply with the following regulations:

**1. General.**

- a. A Hanging Sign shall consist of individual letters or numbers no taller than seventy two (72) inches, or a Logo no taller than seventy two (72) inches; provided that within the first twenty (20) feet of Vertical Sign Level 1, individual letters or numbers and Logos shall not exceed twenty four (24) inches in height. Such letters, numbers, or Logo shall be suspended from a ledge.
- b. Solid panels are not permitted as Hanging Signs.



- c. Hanging Signs shall be oriented so that the message, graphic, or symbol on the Sign is approximately parallel with the facade of the structure to which the Sign is affixed.
  - d. No message, graphic or symbol shall be located on that portion of a Hanging Sign that is perpendicular to the facade of the structure to which the Sign is affixed.
2. **Dimensions.** The lowest portion of a suspended Hanging Sign shall be at least seven feet and six inches (7'6") above the natural or finished grade as measured vertically.
3. **Projection.** A ledge designed to support a Hanging Sign may project a maximum of three (3) feet from the face of the building where the Sign is located and a Hanging Sign shall project no more than four (4) feet from the face of the building.

**H. Identification Signs.** Identification Signs shall comply with the following regulations:

- 1. **General.** An Identification Sign may take the form of any type of Sign permitted by this Ordinance.
- 2. **Location.**
  - a. Identification Signs may be located in all Sign Zones and Vertical Sign Levels unless restricted by regulations in this Ordinance applicable to the particular type of Sign utilized to display event information.
  - b. Identification Signs are permitted to break the plane of the roof. Any portion of an Identification Sign that reaches above the plane of the roof shall consist of free-standing letters or characters that are not applied or attached to any background structure, building, or material, except as necessary for support.

**I. Inflatable Signs.** Inflatable Signs shall comply with the following regulations:

- 1. **General.**
  - c. Inflatable Signs shall be permitted in the District notwithstanding Section 14.4.4.B.12 of the LAMC.
  - d. An Inflatable Sign is a Temporary Sign and shall not be included in the calculation of Total Sign Area.
  - e. An Inflatable Sign shall be equipped with a rapid deflation device acceptable to LADBS and shall be anchored five (5) feet off the ground.
  - f. An Inflatable Sign shall not contain any text message except for the name of the business or event for which it is displayed, and may include the name of one or more individuals or sponsoring or corporate entities.

**2. Location.**

- a. An Inflatable Sign shall only be permitted in Sign Zones A and A-1.
- b. Inflatable Signs may be attached to a building, but may not cover doors, vents, rescue windows, or other openings that serve occupants of the building.
- c. Inflatable Signs may not exceed the height limits of the building envelope permitted in the Subarea in which the Sign is located pursuant to the CEC Specific Plan.

**J. Integral Digital Displays.**

- 1. **General.** Integral Digital Displays are a subset of and shall be regulated as Digital Displays except as otherwise specifically set forth in this Ordinance.
- 2. **Location.** Integral Digital Displays may be located within Pico Passage and within such other areas as may be approved by a Director's determination.

**K. Interior Signs.** Interior Signs shall not be regulated by this Ordinance.

**L. Large-Scale Architectural Lighting and Integral Large-Scale Architectural Lighting.**

**1. General.**

- a. Large-Scale Architectural Lighting may serve to highlight or accentuate vertical, horizontal, or other elements of the structure and may be multi-hued and may mark special seasons, weather, or events with unique color arrangements.
- b. Large-Scale Architectural Lighting may be approved at the time of building design development by a Director's determination and if so approved, shall not be subject to the requirements of Section 6.D of this Ordinance.
- c. Integral Large-Scale Architectural Lighting is a subset of Large-Scale Architectural Lighting and shall be regulated as Large-Scale Architectural Lighting except as otherwise specifically set forth in this Ordinance.

**2. Location.**

- a. In all areas of the District other than Pico Passage, Large-Scale Architectural Lighting shall be consistent with Controlled Refresh Rate II and shall be considered a non-animated lighting element.
- b. In Pico Passage, Large-Scale Architectural Lighting shall be subject to the Non-Controlled Refresh Rate and may be utilized in an animated fashion.

- c. Integral Large-Scale Architectural Lighting shall be permitted only in those areas identified on the Conceptual Sign Plans as "Pico Passage," and on the Convention Center and garage facades adjacent to the 10 and 110 freeways.
- 3. **Area.** Large-Scale Architectural Lighting shall be exempt from the calculation of Sign Area and Total Sign Area for purposes of this Ordinance, except that Large-Scale Architectural Lighting that acts to extend a sign image background over a larger architectural area shall be included in the calculation of Sign Area and Total Sign Area.
- M. Marquee Signs.** Marquee Signs shall comply with the following regulations and shall not be subject to the regulations in Section 14.4.15 of the LAMC:
  - 1. **General.**
    - a. Marquee Signs may be Digital Display or Non-Digital Display Signs.
    - b. Wall Signs located on any marquee shall be affixed to and shall not extend above or below the structure comprising the marquee. Cloth or banner signs or drop-roll curtains may be suspended below the exterior of the marquee and may extend within seven feet and six inches (7'6") of the natural or finished grade as measured vertically.
- N. Monument Signs.** Monument Signs shall comply with the following regulations and shall not be subject to the regulations in Section 14.4.8 of the LAMC:
  - 1. **Location.**
    - a. Monument Signs shall be limited to a maximum overall height of eight (8) feet above the natural or finished grade as measured vertically.
    - b. The location of Monument Signs shall not interfere or present a hazard to pedestrian or vehicular traffic.
    - c. A Monument Sign shall be located at least fifteen (15) feet from any other Monument Sign or from any Pillar Sign, Projecting Sign, billboard or Pole Sign.
- O. Mural Signs.**
  - 1. **General.**
    - a. Mural Signs shall be permitted in the District notwithstanding Section 14.4.4.B.10 of the LAMC and shall comply with Section 14.4.20 of the LAMC.
    - b. Mural Signs may include lettering and a Logo identifying the name of a business or building at the Project provided that the square footage of such components of the Mural Sign comprised of lettering or Logo shall be included in the calculation of Sign Area and Total Sign Area.

**P. Pedestrian Signs.** Pedestrian Signs shall comply with the following regulations:

**1. General.**

- a. No text, message or Logo shall be permitted on that portion of a Pedestrian Sign that is parallel to the face of the building.
- b. The text, message or Logo on a projecting Pedestrian Sign shall consist of individual, dimensional letters or graphic elements that are applied onto the Sign surface.

**2. Location.**

- a. Each tenant space that is located on the ground level of a building may have one Pedestrian Sign along the linear frontage on which the main entrance of that tenant space is located.
- b. Each tenant space that is located on a second floor level of a building may have a Pedestrian Sign on the ground level if there is direct exterior pedestrian access to the tenant space on the ground level.

**3. Dimensions.**

- a. **Width.** No portion of a Pedestrian Sign that is parallel to the face of the building shall exceed two (2) feet in width.
- b. **Height.** No portion of a Pedestrian Sign shall be located less than seven feet and six inches (7'6") above the sidewalk grade to the bottom of the Sign. No Pedestrian Sign shall exceed thirty six (36) inches in height.

**4. Individual Sign Area.** The Sign Area for a Pedestrian Sign shall not exceed nine (9) square feet for each Sign Face.

**5. Projection.** A Pedestrian Sign shall project no more than four (4) feet from the face of the building.

**Q. Pillar Signs.** Pillar Signs shall comply with the following regulations:

**1. Location.**

- a. A Pillar Sign shall be set back at least ten (10) feet from the intersection of a driveway and the public right of way and shall not interfere with or present a hazard to pedestrian or vehicular traffic. Wayfinding Signs shall not be subject to the restrictions in this Section.
- b. A Pillar Sign shall be located at least fifteen (15) feet from any other Pillar Sign, or any Monument Sign, Projecting Sign, billboard or Pole Sign. Wayfinding Signs shall not be subject to the restrictions in this Section.

## **2. Dimensions.**

### **a. Height.**

1. A Pillar Sign shall not exceed a height of forty (40) feet above the sidewalk grade or edge of roadway grade nearest the Sign, as measured from the grade to the top of the Sign.
2. The top of a Pillar Sign shall be at least three (3) feet below the height of any adjacent building facade within the Subarea where the Pillar Sign is located.

- b. **Width.** The maximum horizontal dimension of any portion of a Pillar Sign shall not exceed ten (10) feet.

### **3. Landscaping Requirements.** Landscaping shall be provided at the base of the supporting structure equal to the area of the largest face of the Sign.

**R. Projected Image Signs.** Projected Image Signs shall not be subject to the regulations set forth in Section 14.4.4.B.8 of the LAMC and shall not be treated as Digital Displays for purposes of this Ordinance.

**S. Projecting Signs.** Projecting Signs shall comply with the following regulations:

### **1. General.**

- a. The text, message or Logo on a Projecting Sign shall consist of individual, dimensional letters or graphic elements that are applied onto the Sign surface.
- b. No text, message or Logo shall be permitted on that portion of a Projecting Sign that is parallel to the face of the building.

### **2. Location.**

- a. A Projecting Sign shall align with major building elements such as cornices, string courses, window banding, or vertical changes in material or texture.
- b. There shall be a minimum distance of twenty (20) feet, measured horizontally, between a Projecting Sign and any other type Sign, except for a Pedestrian Sign, Identification Sign, Wall Sign, Wayfinding Sign or Window Sign.

### **3. Dimensions.**

- a. A Projecting Sign shall not exceed eighty (80) feet in height as measured vertically from the bottom of the Sign to the top of the Sign.
- b. The width of the Sign Face of a Projecting Sign that is perpendicular to the building shall not exceed twenty (20) percent of the overall height of the Sign and

in no event shall exceed six (6) feet. This measurement does not include the dimensions of the sign's supporting structure.

- c. No portion of a Projecting Sign that is parallel to the face of the building shall exceed four (4) feet in width.
- 4. **Extension Above The Roof.** A Projecting Sign may extend above the top of the wall or roof parapet of a building face but the extension shall not exceed thirty (30) percent of the total vertical height of the Projecting Sign. In no event shall a Projecting Sign extend higher than one hundred and fifty (150) feet from grade.
- 5. **Projection.** The planes of Sign Faces of Projecting Signs shall be parallel to one another unless approved as a design element as part of the Approved Plans (as defined in the CEC Specific Plan), the Approved Signs or pursuant to Project Permit Compliance review.

**T. Roof Signs.** Roof Signs shall comply with Section 14.4.13 of the LAMC.

**U. Scrolling Digital Displays.**

**1. Location.**

- a. A Scrolling Digital Display shall not cover the exterior of doors, vents, rescue windows or other openings that serve occupants of buildings.
  - b. The uppermost portion of a Scrolling Digital Display shall be a maximum of fifty (50) feet above the natural or finished grade as measured vertically.
- 2. Area.** A Scrolling Digital Display Sign shall not exceed ten (10) feet in vertical dimension.

**V. Supergraphic Signs.**

**1. General.**

- a. Supergraphic Signs shall be permitted in the District notwithstanding Section 14.4.4.B.9 of the LAMC.
- b. A Supergraphic Sign that is comprised of vinyl or other material may be attached to a wall with an adhesive or by mechanical means approved by LADBS and the Fire Department, if applicable.
- c. Supergraphic Signs comprised of mylar or other film-like transparent material, such as perforated vinyl, may be applied directly to Windows subject to the provisions of Section 9.V.1.d of this Ordinance.

- d. Supergraphic Signs may adhere to Windows provided that such Signs have been scored into ten smaller portions for each glass panel that the Sign covers or as otherwise approved by the Fire Department.

**2. Location.**

- a. Locations for all Supergraphic Signs, with the exception of Temporary Signs, shall be in the locations shown on the Conceptual Sign Plans attached as Appendix A or in such other location as may be approved pursuant to Section 6.C.2 of this Ordinance and shall be integrated into the architecture of the building to the satisfaction of the Director.
- b. Except as set forth in Section 9.V.1.d of this Ordinance, Supergraphic Signs shall not cover doors, vents, rescue windows, or other openings that serve occupants of the building.
- c. Supergraphic Signs shall maintain outward views from Windows.

- 3. Dimensions.** In no event shall a Supergraphic Sign be permitted above one hundred and fifty (150) feet in height, with the exception of Sign District A-1, where sign heights of up to two hundred and twenty five (225) feet shall be permitted.

**W. Temporary Signs.**

- 1. General.** Temporary Signs shall comply with the following regulations:

- a. Unless otherwise specified in this Ordinance, Temporary Signs shall comply with the provisions of Sections 14.4.16 A, D and E of the LAMC and Temporary Construction Signs on Temporary Construction Walls shall comply with the provisions of Section 14.4.17 of the LAMC; provided, however, that the provisions of Section 14.4.16 B and C of the LAMC shall not be applicable to Temporary Signs within the District.
- b. Temporary Signs shall be removed within thirty (30) days of installation.
- c. Temporary Signs shall not be included in the calculation of Total Sign Area.
- d. Temporary Signs shall not be subject to the provisions of Section 14.4.4.B.2. or 14.4.4.B.5

**2. Location.**

- a. Temporary Signs may be located in all Sign Zones and Vertical Sign Levels.
- b. Temporary Signs may be tacked, pasted or otherwise temporarily affixed to Windows and/or on the walls of buildings, fences or other improvements.

## **X. Wall Signs.**

### **1. General.**

- a. The provisions of this Section 9.X shall not apply to Supergraphic Signs, which are not Wall Signs as defined in this Ordinance. Wall Signs shall comply with the following regulations and shall not be subject to the regulations set forth in LAMC Section 14.4.10.
- B. Wall Signs may be directly affixed or applied to the glazing of a Window provided such Signs comply with the materials requirements in Section 8.H of this Ordinance and comply with the applicable provisions of the Los Angeles Building Code and Fire Code.

## **Y. Wayfinding Signs.**

1. **Location.** Wayfinding Signs shall be limited to a maximum overall height of twenty (20) feet above the sidewalk grade or edge of roadway grade nearest the Sign.
2. **Area.** Wayfinding Signs shall not exceed the dimensions of a Pillar Sign.

## **Z. Window Signs.** The provisions of this Section shall not apply to Supergraphic Signs, which are not Window Signs as defined in this Ordinance. Window Signs shall comply with the following regulations and shall not be subject to the regulations set forth in Section 14.4.14 of the LAMC.

1. **General.** The aggregate area of all Window Signs shall be included as part of the Total Sign Area.
2. **Location.** No portion of any Window Sign shall be located above the second story of the building on which it is placed or higher than thirty five (35) feet above grade, whichever is lower.
3. **Area.** Window Signs located on or within six (6) feet of the window plane, painted or attached, shall not exceed fifteen (15) percent of the glassed area of the Window in which the Window Sign is placed. The aggregate area of all Window Signs shall be included in Total Sign Area.



#### **SECTION 10. INTERPRETATION.**

Whenever any ambiguity or uncertainty exists related to this Ordinance or the application of this Ordinance so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator or lessee, issue written interpretations on the requirements of this Ordinance consistent with the purpose and intent of this Ordinance. A request for an interpretation shall be filed pursuant to Section 11.5.7-H (Interpretations of Specific Plans).

#### **SECTION 11. SEVERABILITY.**

If any provision of this Ordinance or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other provisions, clauses or applications of said ordinance which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Ordinance are declared to be severable.

Sec. 3. 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 \_\_\_\_\_

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No. \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

September , 2012

See attached report.

\_\_\_\_\_  
Michael LoGrande  
Director of Planning



SIGN	ELEVATION	SIGN DESCRIPTION (Primary)	SIGN DESCRIPTION (Secondary)	Onsite	HEIGHT ABOVE GROUND	HEIGHT	WIDTH	AREA	SF	SUB AREA	ZONE	ZONE / LEVEL	Animated	Refresh Rate
PERMANENT SIGNAGE PROPOSED														
Event Center														
EDD.02	EAST	Digital Display	Wall	No	23'-0"	26'-8"	112'-0"	3,000	SF	2A	A-1	1 / 2	Yes	Unrestricted
EDD.03	NORTH	Digital Display	Wall	No	43'-0"	67'-0"	38'-0	2,480	SF	2A	A-1	1	Yes	Unrestricted
EDD.04	Not Used	-	-	-	-	-	-	0	SF	-	-	-	-	-
EDD.05	NORTH	Digital Display	Wall	No	43'-0"	67'-0"	38'-0	2,480	SF	2A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.06	WEST	Digital Display	Wall	No	38' - 0"	28'-4"	50'-0"	1,420	SF	2A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.07	WEST	Digital Display	Wall	No	38' - 0"	28'-4"	50'-0"	1,420	SF	2A	B	2	Yes	8 Second Static Image; Instant Refresh
EC.03	WEST	Event Center Identification Sign	Wall	Yes	88'-0"	15'-0"	100'-0"	1,500	SF	2A	B	2	No	N/A
EC.04	NORTH	Event Center Identification Sign	Wall	Yes	95' - 0"	30'-0"	135'-0"	4,050	SF	2A	A-1	1/2	No	N/A
EC.05	EAST	Event Center Identification Sign	Wall	Yes	80' - 0"	15'-0"	100'-0"	1,500	SF	2A	B	2	No	N/A
EC.06	SOUTH	Event Center Identification Sign	Wall	Yes	90' - 0"	30'-0"	135'-0"	4,050	SF	2A	B	3	No	N/A
EC.07	WEST	Event Center Identification Sign	Wall	Yes	10' - 0"	10' - 0"	60'-0"	600	SF	2A	B	1	No	N/A
EC.08	WEST	Event Center Identification Sign	Wall	Yes	10' - 0"	6' - 0"	30' - 0"	180	SF	2A	B	1	No	N/A
EC.09	WEST	Event Center Identification Sign	Wall	Yes	10' - 0"	6' - 0"	30' - 0"	180	SF	2A	B	1	No	N/A
EC.10	EAST	Event Center Identification Sign	Wall	Yes	70' - 0"	15'-0"	100'-0"	1,500	SF	2A	A-1	1	No	N/A
EC.11	EAST	Event Center Identification Sign	Wall	Yes	10' - 0"	6' - 0"	30' - 0"	180	SF	2A	A-1	1	No	N/A
EC.12	NORTH	Event Center Identification Sign	Wall	Yes	10' - 0"	10' - 0"	60'-0"	600	SF	2A	A-1	1	No	N/A
EC.13	NORTH	Event Center Identification Sign	Wall	Yes	10' - 0"	10' - 0"	60'-0"	600	SF	2A	B	1	No	N/A
EC.14	WEST	Event Center Identification Sign	Wall	Yes	50'-0"	6' - 0"	30' - 0"	180	SF	2A	B	1	No	N/A
RT.01	EAST	Retail / Tenant Identification	Wall	Yes	10' - 0"	6' - 0"	25' - 0"	150	SF	2A	A-1	1	No	N/A
RT.02	EAST	Retail / Tenant Identification	Wall	Yes	10' - 0"	6' - 0"	25' - 0"	150	SF	2A	A-1	1	No	N/A
RT.03	NORTH	Retail / Tenant Identification	Wall	Yes	12' - 0"	3' - 0"	30' - 0"	90	SF	2A	A-1	1	No	N/A
RT.04	NORTH	Retail / Tenant Identification	Wall	Yes	12' - 0"	3' - 0"	30' - 0"	90	SF	2A	A-1	1	No	N/A
RT.05	NORTH	Retail / Tenant Identification	Wall	Yes	15' - 0"	6' - 0"	30' - 0"	180	SF	2A	A-1	1	No	N/A
RT.06	Not Used	-	-	-	-	-	-	0	SF	-	-	-	-	-
RT.07	NORTH	Retail / Tenant Identification	Wall	Yes	10' - 0"	3' - 0"	30' - 0"	90	SF	2A	B	1	No	N/A
RT.08	WEST	Retail / Tenant Identification	Wall	Yes	10' - 0"	3' - 0"	30' - 0"	90	SF	2A	B	1	No	N/A
									26,760 SF					
L.A. Live Way Garage														
EDD.08	EAST	Digital Display	Wall	No	50' - 0"	20' - 6"	56' - 0"	1,143	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.09	WEST	Digital Display	Wall	No	38' - 0"	20' - 6"	56' - 0"	1,148	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.10	WEST	Digital Display	Wall	No	38' - 0"	20' - 6"	56' - 0"	1,148	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.11	WEST	Digital Display	Wall	No	38' - 0"	20' - 6"	56' - 0"	1,148	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.12	SOUTH	Digital Display	Wall	No	38' - 0"	30' - 0"	46' - 8"	1,400	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
SS.18	SOUTH/EAST	Wall	Wall	No	21' - 0"	38' -0"	30' - 6"	1,374	SF	5A	B	1/2	No	N/A
SS.19	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	2	No	N/A
SS.20	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.21	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.22	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.23	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.24	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.25	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.26	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.27	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.28	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.29	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.30	EAST	Wall	Wall	No	50' - 0"	24' - 0"	36' - 0"	864	SF	5A	B	1/2	No	N/A
SS.32	EAST/NORTH	Wall	Wall	No	21' - 0"	45' -0"	30' - 6"	1,374	SF	5A	B	1/2	No	N/A
									19,108 SF					
Bond Street Garage														
EDD.13	WEST	Digital Display	Wall	No	45' - 0"	20' - 0"	60' - 0"	1,200	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.14	WEST	Digital Display	Wall	No	45' - 0"	20' - 0"	60' - 0"	1,200	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
									2,400 SF					
Los Angeles Convention Center / New Hall														
EDD.15	SOUTH-WEST	Digital Display	Wall	No	50' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.16	SOUTH-WEST	Digital Display	Wall	No	50' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.17	SOUTH-WEST	Digital Display	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.18	SOUTH-WEST	Digital Display	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.21	NORTH	Digital Display	Wall	No	60' - 0"	20' - 0"	34' - 0"	680	SF	1A	A	2	Yes	8 Second Static Image; Instant Refresh
EDD.22	NORTH	Digital Display	Marquee	No	16' - 0"	3' - 0"	245' - 0"	735	SF	1A	A	1	Yes	8 Second Static Image; Instant Refresh
EDD.28	NORTH PEDESTRIAN	Digital Display	Wall	No	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	Yes	8 Second Static Image; Instant Refresh
EDD.29	NORTH PEDESTRIAN	Digital Display	Wall	No	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	Yes	8 Second Static Image; Instant Refresh



EDD.30	NORTH PEDESTRIAN	Digital Display	Wall	No	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	Yes	8 Second Static Image; Instant Refresh
EDD.31	SOUTH PEDESTRIAN	Digital Display	Wall	No	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	Yes	8 Second Static Image; Instant Refresh
EDD.32	SOUTH PEDESTRIAN	Digital Display	Wall	No	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	Yes	8 Second Static Image; Instant Refresh
EDD.33	SOUTH PEDESTRIAN	Digital Display	Wall	No	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	Yes	8 Second Static Image; Instant Refresh
SS.01	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.02	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.03	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.04	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.05	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.06	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.07	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.08	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.09	SOUTH-WEST	Wall	Wall	No	68' - 0"	24' - 0"	48' - 0"	1,152	SF	1A	B	2	No	N/A
SS.10	NORTH	Wall	Wall	No	60' - 0"	20' - 0"	34' - 0"	680	SF	1A	A	2	No	N/A
SS.11	NORTH	Wall	Wall	No	60' - 0"	20' - 0"	34' - 0"	680	SF	1A	A	1/ 2	No	N/A
CC.01	NORTH	LACC Identification	Wall	Yes	15' - 0"	10' - 0"	64' - 0"	640	SF	1A	B	2	No	N/A
CC.02	SOUTH-WEST	LACC Identification	Wall	Yes	80' - 0"	7' - 6"	180' - 0"	1,350	SF	1A	B	2	No	N/A
CC.03	EAST	LACC Identification	Wall	Yes	80' - 0"	18' - 0"	75' - 0"	1,350	SF	1A	B	2	No	N/A
CC.04	SOUTH PEDESTRIAN	LACC Identification	Wall	Yes	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	No	N/A
CC.05	SOUTH PEDESTRIAN	LACC Identification	Wall	Yes	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	No	N/A
CC.06	NORTH PEDESTRIAN	LACC Identification	Wall	Yes	8'-0"	5' - 0"	50' - 0"	250	SF	1B	A	1	No	N/A
CC.07	NORTH PEDESTRIAN	LACC Identification	Wall	Yes	8'-0"	5' - 0"	50' - 0"	250	SF	1B	B	1	No	N/A
CC.08	EAST	LACC Identification	Monument or Pillar	Yes	5'-0"	18' - 0"	75' - 0"	1,350	SF	1B	B	1	No	N/A
24,941 SF														
Venice Garage														
EDD.19	SOUTH	Digital Display	Wall	No	35' - 0"	20' - 0"	50' - 0"	1,000	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
EDD.20	SOUTH	Digital Display	Wall	No	35' - 0"	20' - 0"	50' - 0"	1,000	SF	5A	B	2	Yes	8 Second Static Image; Instant Refresh
2,000 SF														
Los Angeles Convention Center / Concourse														
EDD.23	EAST	Digital Display	Wall	No	15' - 6"	40' - 0"	75' - 0"	3,000	SF	1A	A	2	Yes	8 Second Static Image; Instant Refresh
EDD.24	EAST	Digital Display	Marquee	No	15' - 6"	3' - 0"	145' - 0"	435	SF	1A	A	1	Yes	8 Second Static Image; Instant Refresh
EDD.25	EAST	Digital Display	Wall	No	56' - 6"	20' - 0"	34' - 0"	680	SF	1A	A	2	Yes	8 Second Static Image; Instant Refresh
SS.12	EAST	Wall	Wall	No	56' - 6"	19' - 0"	55' - 0"	1,045	SF	1A	A	2	No	N/A
SS.13	EAST	Wall	Wall	No	56' - 6"	19' - 0"	55' - 0"	1,045	SF	1A	A	2	No	N/A
6,205 SF														
STAPLES Center														
EDD.01	NORTH	Digital Display	Wall	No	40'	8' - 6"	130' - 0"	1,105	SF	3A	A-1	2	Yes	8 Second Static Image; Instant Refresh
SS.33	NORTH	Supergraphic	Wall	Yes	25'	50' - 0"	60' - 0"	3,000	SF	3A	A	1/ 2	No	N/A
SS.34	NORTH	Supergraphic	Wall	Yes	6"	12' - 0"	47' - 0"	565	SF	3A	A	1	No	N/A
SS.35	EAST	Supergraphic	Wall	Yes	6"	12' - 0"	83' - 4"	1,000	SF	3A	A	1	No	N/A
5,670 SF														
Gilbert Lindsey Plaza														
RT.09	NORTH	Retail / Tenant Identification	Wall	No	12' - 0"	40' - 0"	20' - 0"	800	SF	4	A	1	Yes	8 Second Static Image; Instant Refresh
RT.10	EAST	Retail / Tenant Identification	Wall	No	12' - 0"	40' - 0"	20' - 0"	800	SF	4	A	1	Yes	8 Second Static Image; Instant Refresh
RT.11	SOUTH	Retail / Tenant Identification	Wall	No	12' - 0"	40' - 0"	20' - 0"	800	SF	4	A	1	No	N/A
RT.12	WEST	Retail / Tenant Identification	Wall	No	12' - 0"	40' - 0"	20' - 0"	800	SF	4	A	1	No	N/A
3,200 SF														

AERIAL VIEW SIGNAGE PROPOSED														
Farmer's Field														
EC.01	ROOF - WEST	Aerial View	Event Center Identification Sign	Yes	ROOF	80' - 0"	370' - 0"	29,600	SF	2A	B	N/A	No	N/A
EC.02	ROOF - EAST	Aerial View	Event Center Identification Sign	Yes	ROOF	80' - 0"	370' - 0"	29,600	SF	2A	B	N/A	No	N/A
59,200 SF														

SUMARRY

97,000 SF	Proposed Façade and Identification Signage
23,000 SF	Proposed Temporary Signage
59,200 SF	Proposed Aerial View Signage
179,200 SF	Grand Total Proposed Signage

Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.

CONVENTION & EVENT CENTER PROJECT

5.0-5b

APPENDIX B  
CONVENTION & EVENT CENTER SIGN DISTRICT APPROVED SIGNS

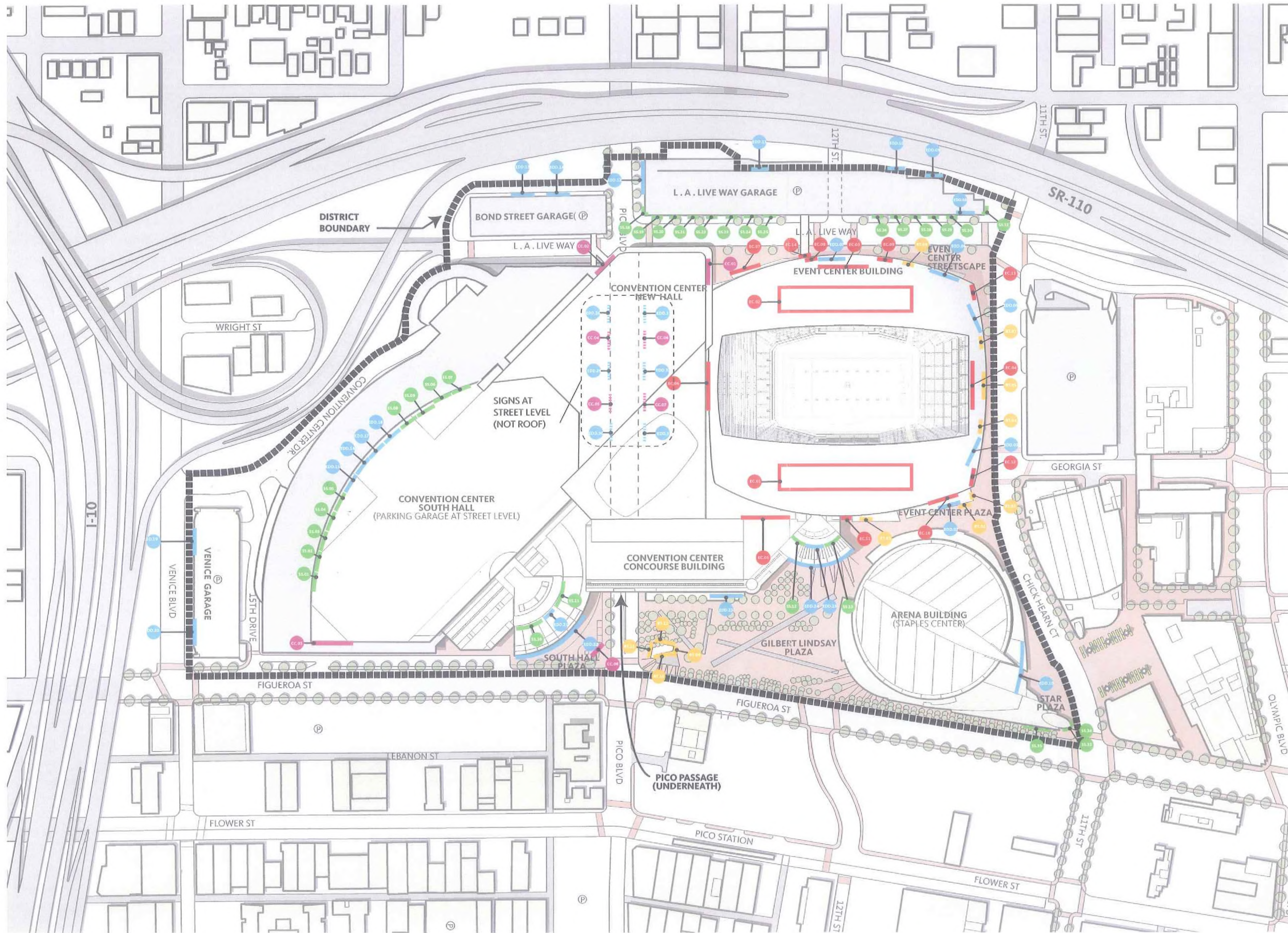
GENSLER

AUGUST 30, 2012



# PROPOSED CONVENTION AND EVENT CENTER SIGN REGULATIONS





0 100' 200'

1"=100' @ 48"x36"

## KEY

### PROPOSED SIGN TYPES

- LACC IDENTIFICATION SIGN
- DIGITAL DISPLAY
- WALL SIGN
- EVENT CENTER IDENTIFICATION SIGN
- RETAIL / TENANT IDENTIFICATION SIGN

# CONVENTION & EVENT CENTER PROJECT

GENSLER

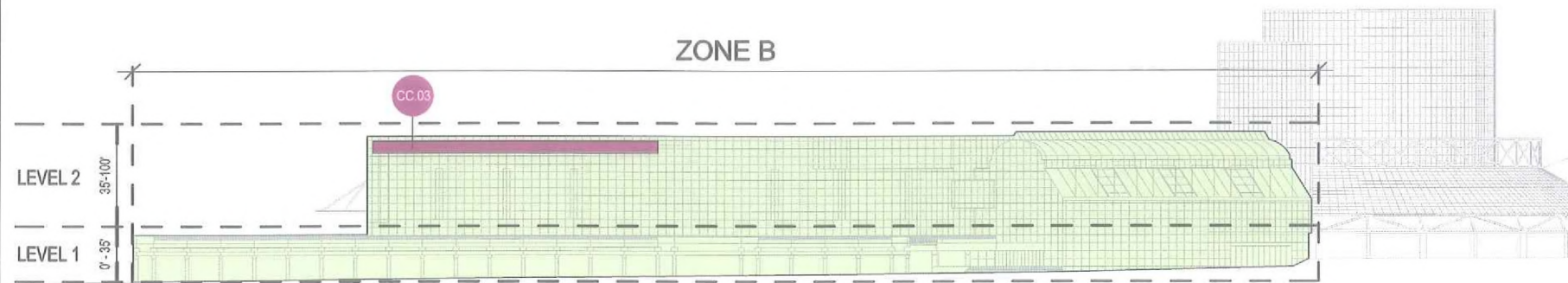
APPENDIX A CONCEPTUAL SIGN PLANS  
SITE PLAN

5.0.3

AUGUST 30, 2012

Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.



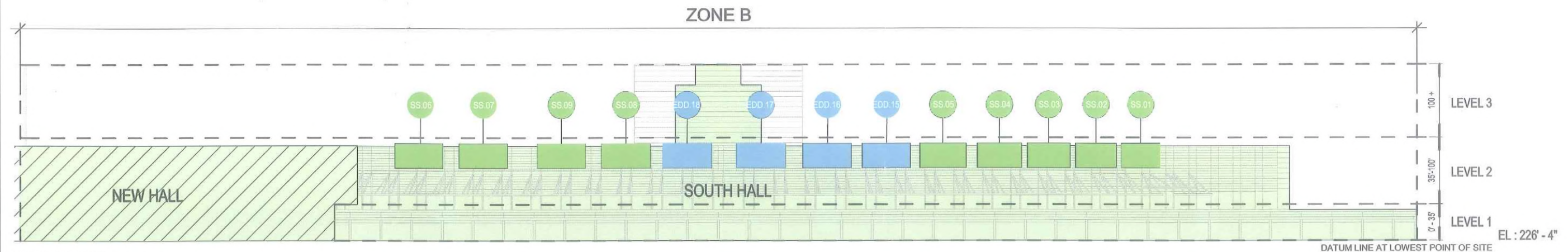


FACADE AREA  
LEVEL 2 = 41,643 SF  
LEVEL 1 = 20,195 SF

TOTAL SIGNAGE AREA = 1350 SF

CONVENTION CENTER ELEVATION - SOUTH HALL - EAST

1" = 100'-0"

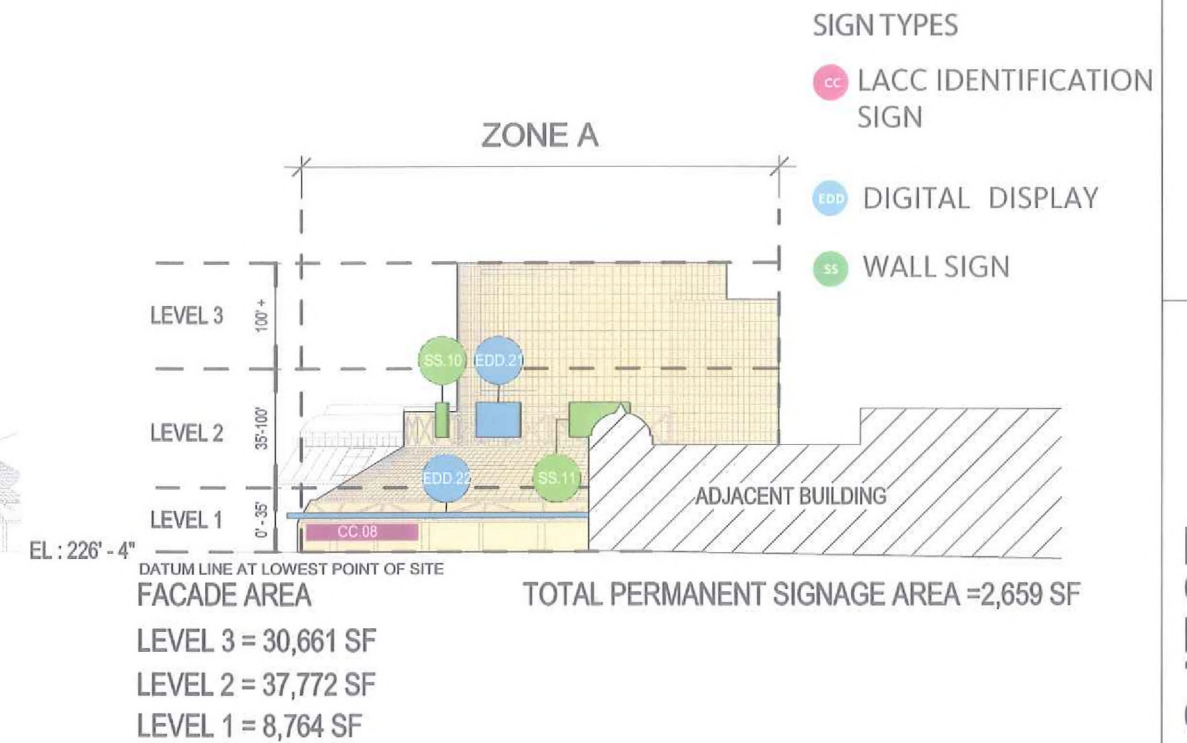


FACADE AREA  
LEVEL 3 = 5,190 SF  
LEVEL 2 = 66,000 SF  
LEVEL 1 = 42,000 SF

TOTAL SIGNAGE AREA = 17,676 SF

CONVENTION CENTER ELEVATION - SOUTH HALL / NEW HALL - SOUTHWEST

1" = 100'-0"



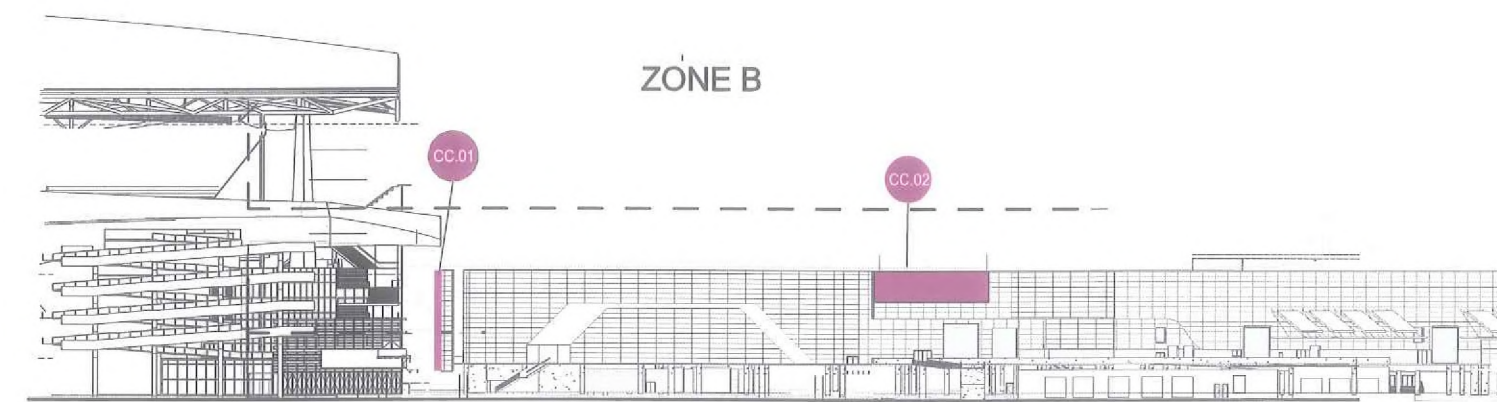
FACADE AREA  
LEVEL 3 = 30,661 SF  
LEVEL 2 = 37,772 SF  
LEVEL 1 = 8,764 SF

CONVENTION CENTER ELEVATION - SOUTH HALL - NORTH

1" = 100'-0"

**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.





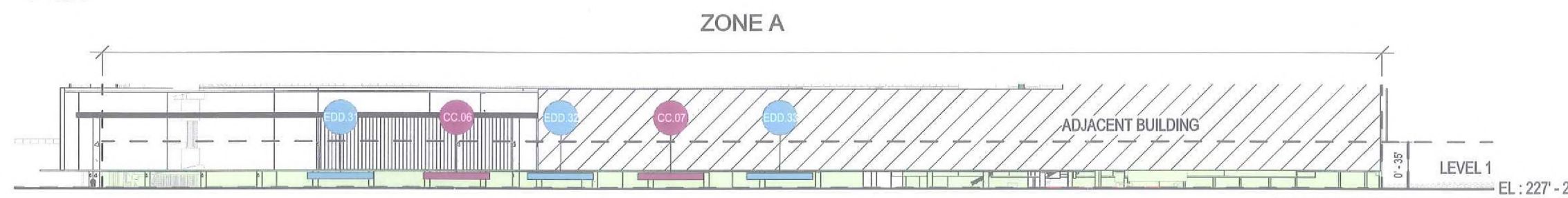
ZONE B

FACADE AREA  
 LEVEL 2 = 12,400 SF  
 LEVEL 1 = 8,550 SF  
 NEW HALL ELEVATION - WEST  
 1" = 100'-0"

DATUM LINE AT LOWEST POINT OF SITE  
 TOTAL SIGNAGE AREA = 1,305 SF

SIGN TYPES

- CC LACC IDENTIFICATION SIGN
- EDD DIGITAL DISPLAY

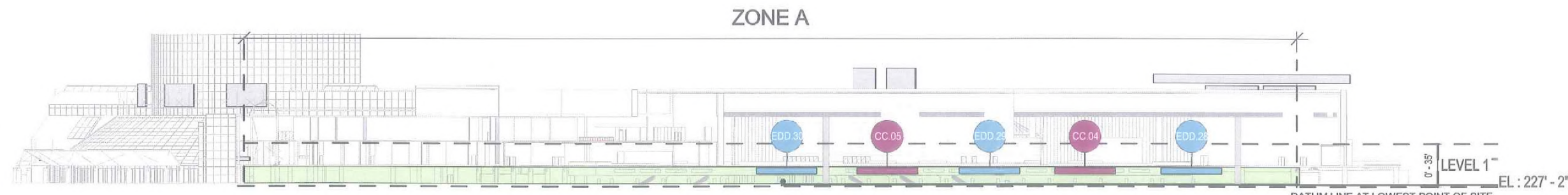


ZONE A

FACADE AREA  
 LEVEL 1 = 12,750 SF

DATUM LINE AT LOWEST POINT OF SITE  
 TOTAL SIGNAGE AREA = 1,250 SF

NEW HALL PEDESTRIAN ELEVATION - LOOKING NORTH (PICO PASSAGE)  
 1" = 100'-0"



ZONE A

FACADE AREA  
 LEVEL 1 = 11,890 SF

DATUM LINE AT LOWEST POINT OF SITE  
 TOTAL SIGNAGE AREA = 1,250 SF

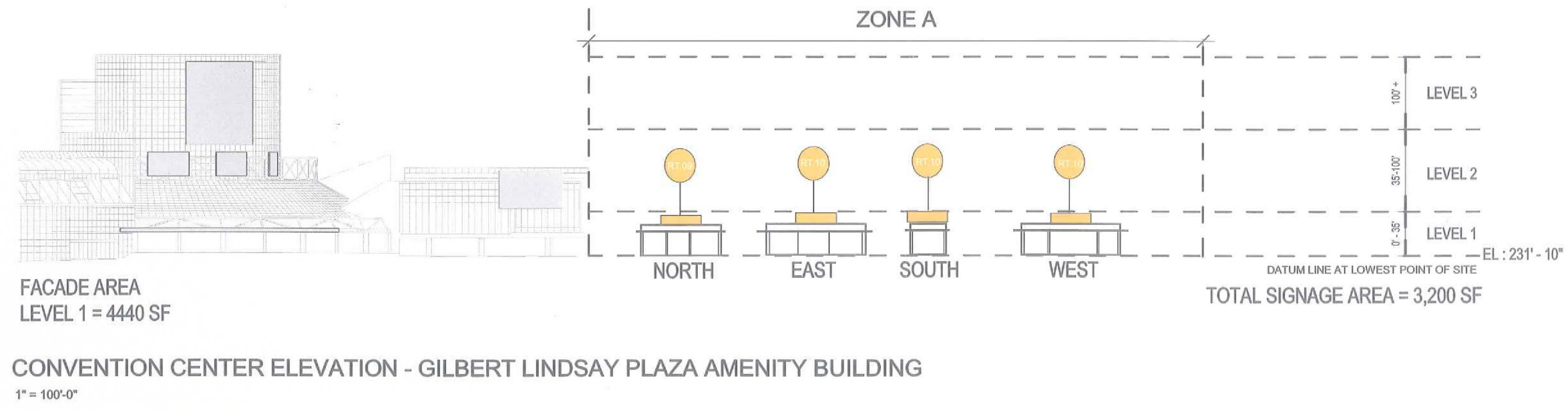
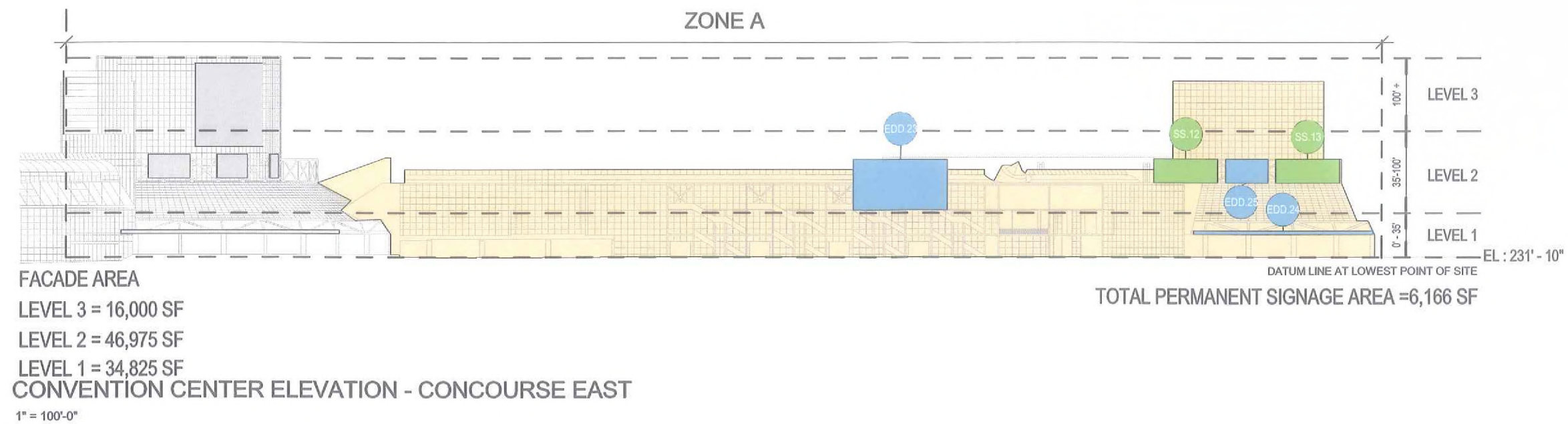
NEW HALL PEDESTRIAN ELEVATION - LOOKING SOUTH (PICO PASSAGE)  
 1" = 100'-0"

**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.

Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.

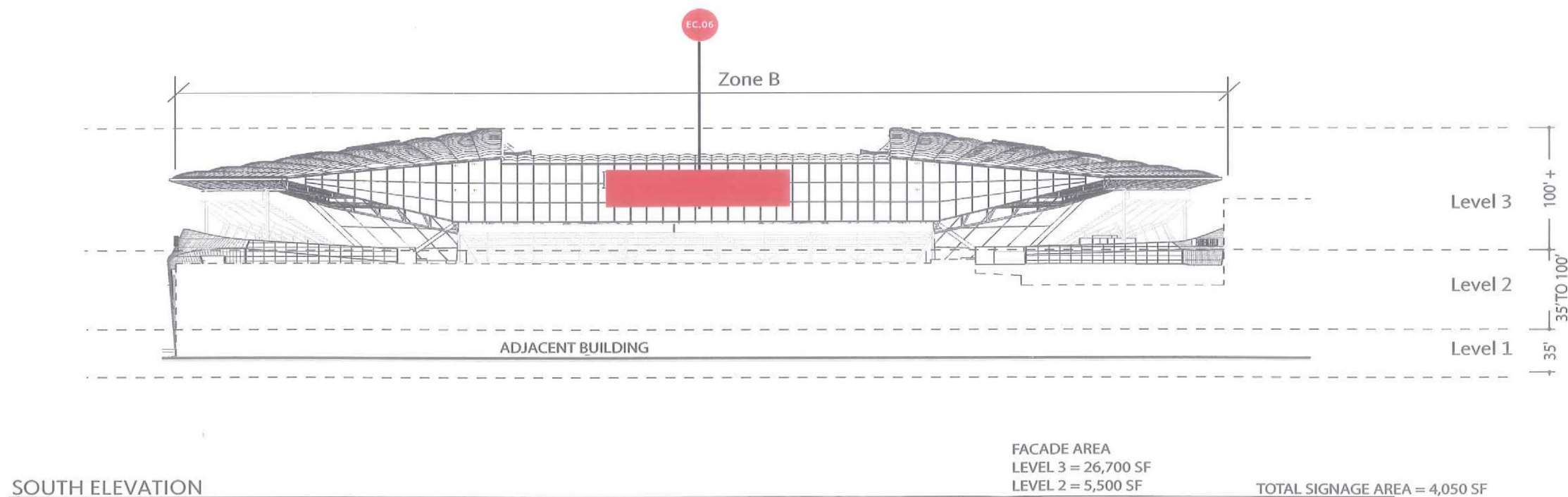
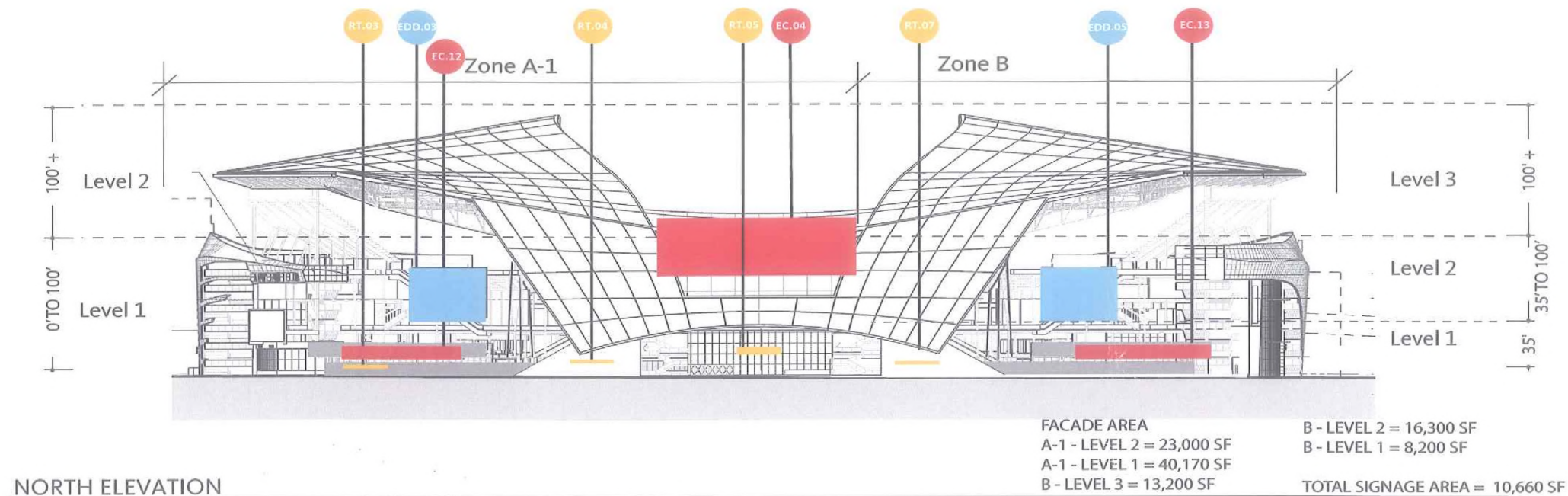


- SIGN TYPES
- EDD DIGITAL DISPLAY
  - SS WALL SIGN
  - RT RETAIL/ TENANT IDENTIFICATION SIGN



**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.





## KEY

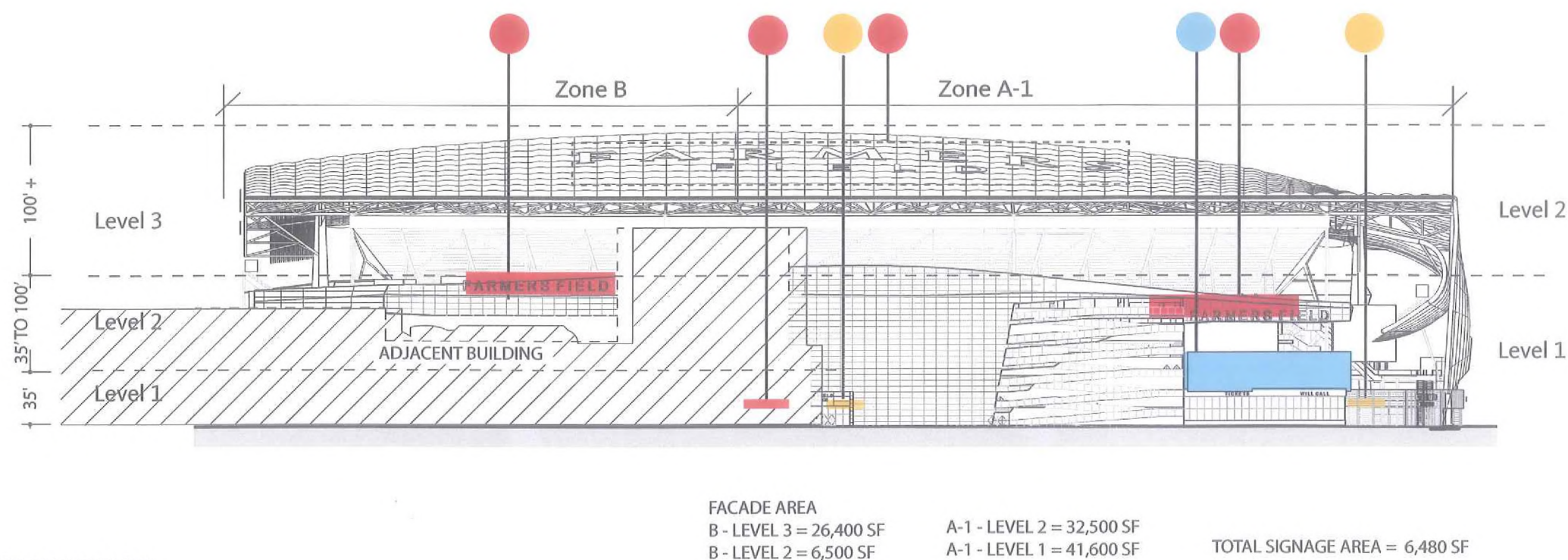
### SIGN TYPES

- EDD DIGITAL DISPLAY
- EC EVENT CENTER IDENTIFICATION SIGN
- RT RETAIL / TENANT IDENTIFICATION SIGN

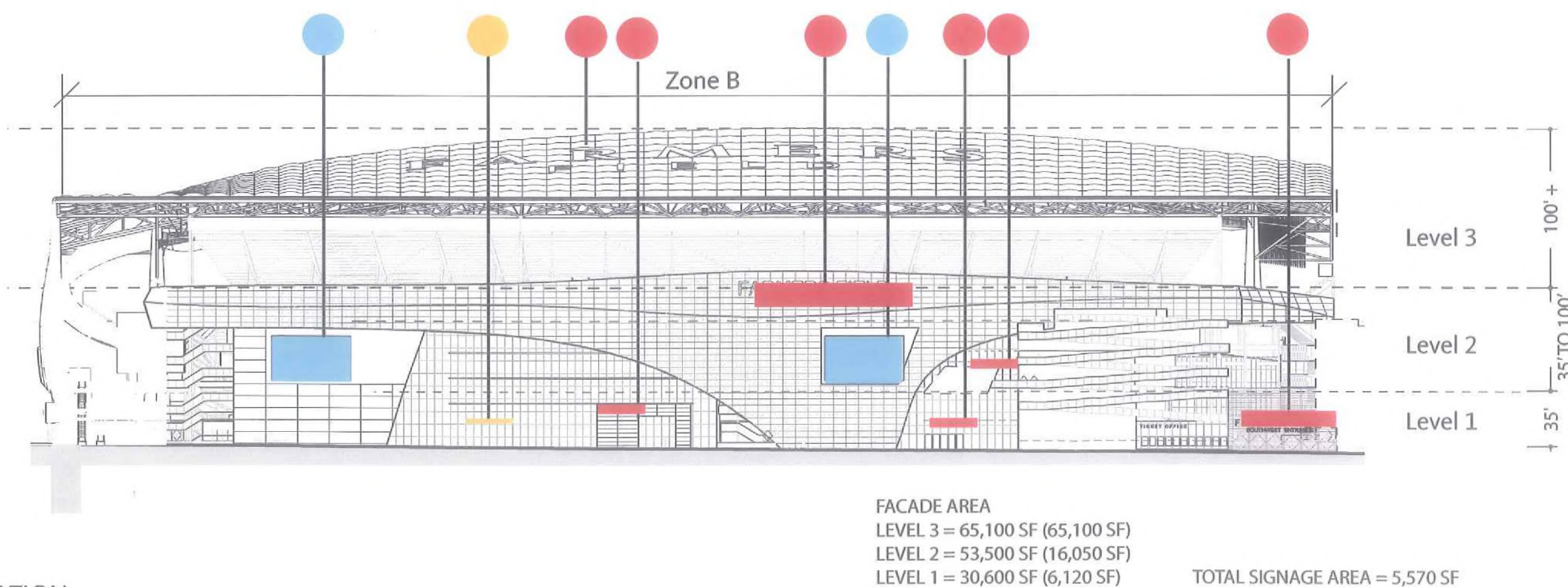
**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.



## EAST ELEVATION



## WEST ELEVATION



## KEY

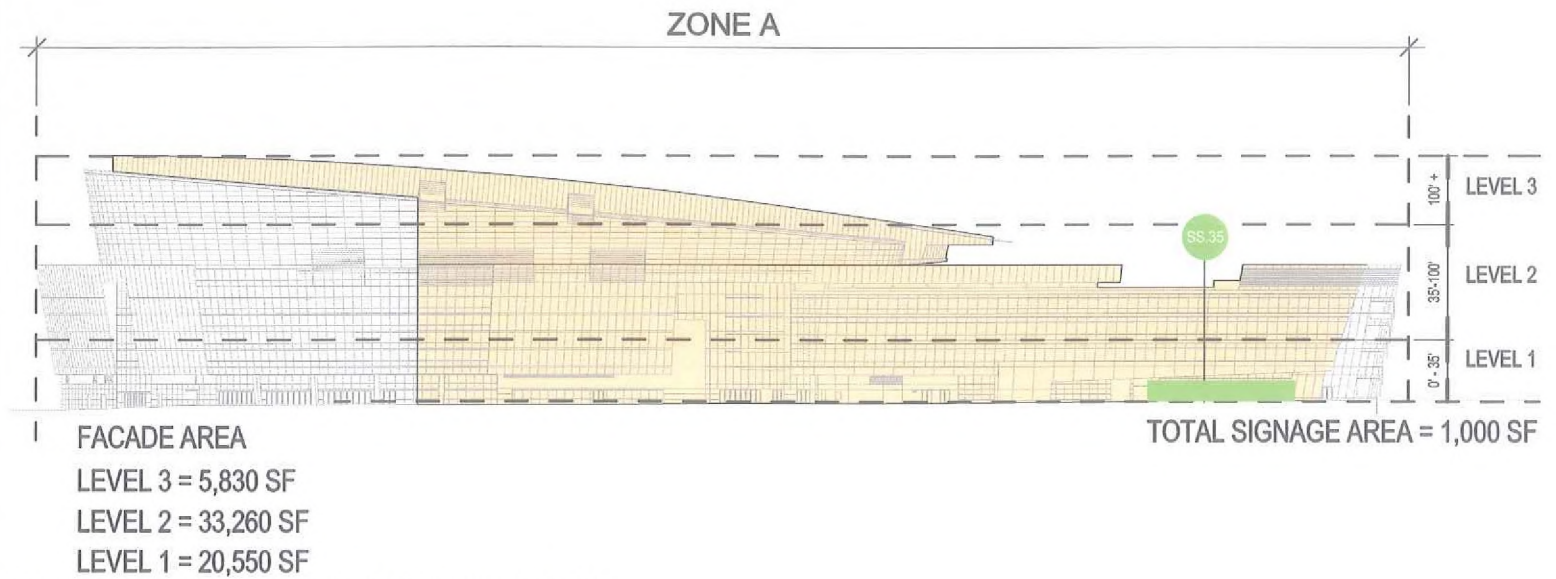
### SIGN TYPES

- DIGITAL DISPLAY
- EVENT CENTER IDENTIFICATION SIGN
- RETAIL / TENANT IDENTIFICATION SIGN

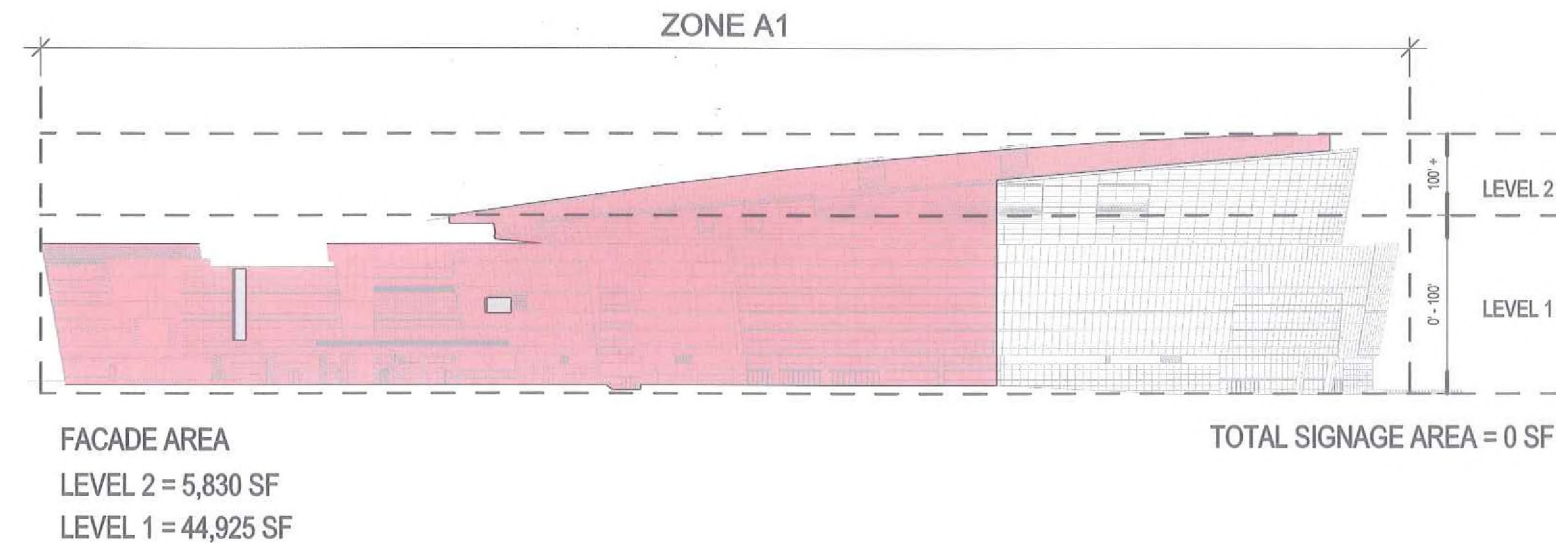
**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.

Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.

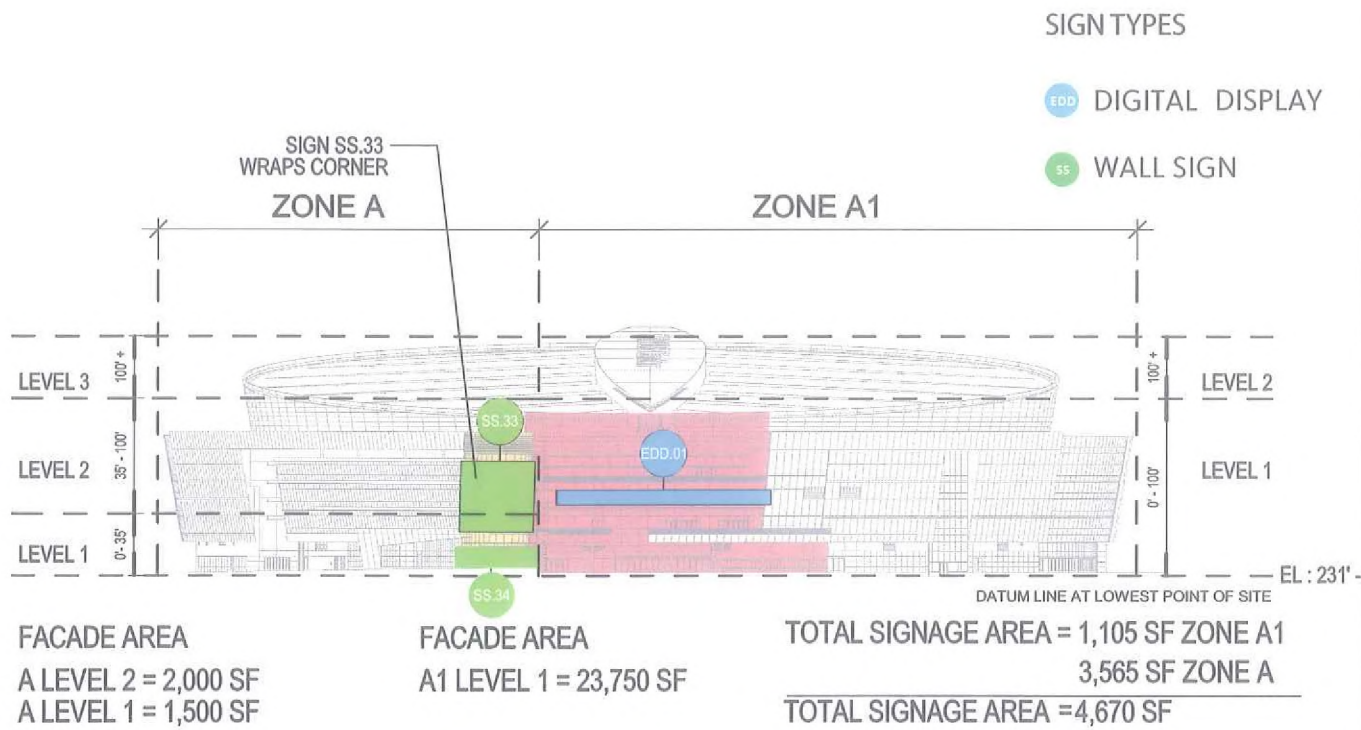




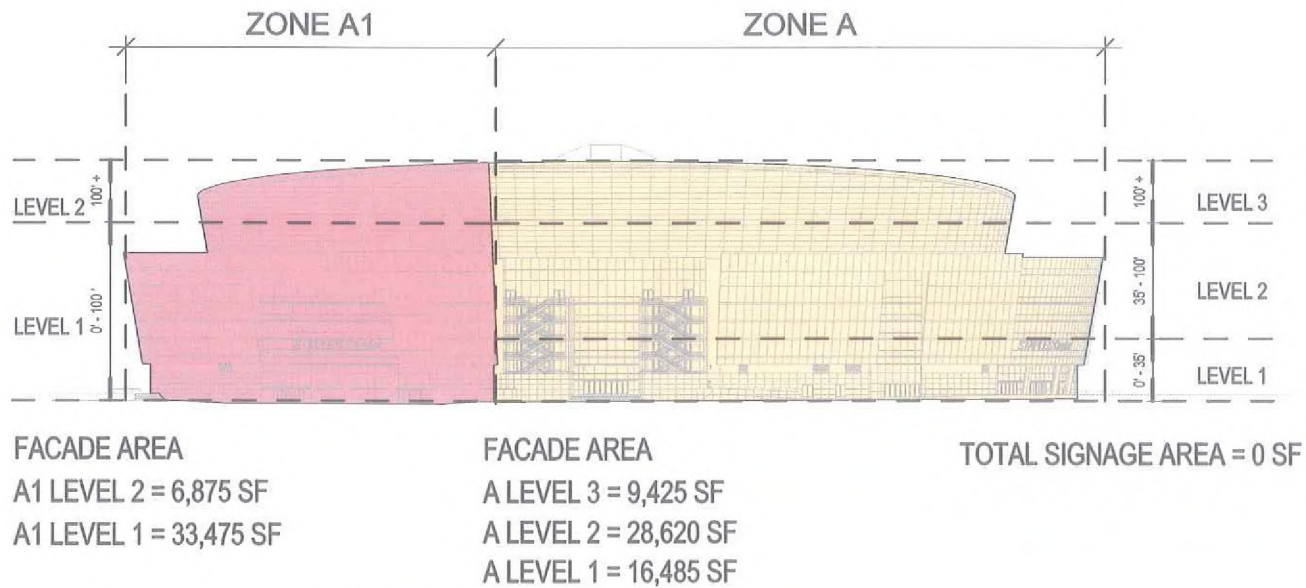
**ARENA BUILDING ELEVATION - EAST**  
1" = 100'-0"



**ARENA BUILDING ELEVATION - WEST**  
1" = 100'-0"



**ARENA BUILDING ELEVATION - NORTH**  
1" = 100'-0"



**ARENA BUILDING ELEVATION - SOUTH**  
1" = 100'-0"

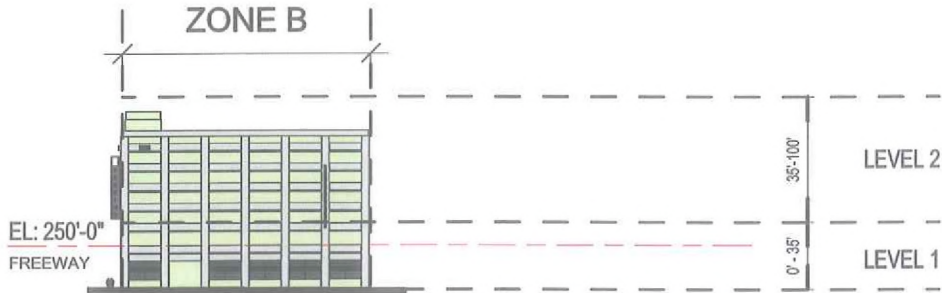
**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.

Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.



SIGN TYPES

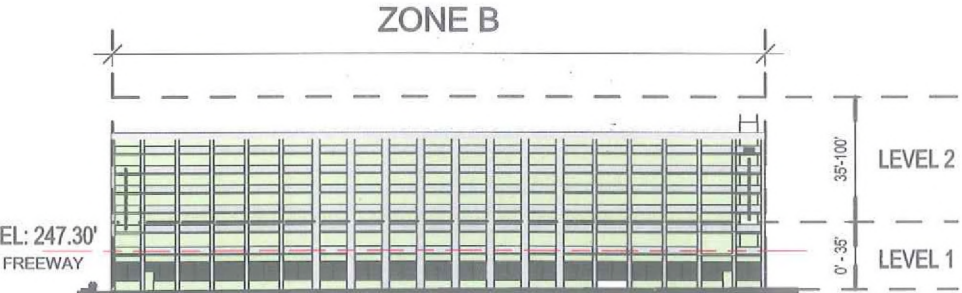
EDD DIGITAL DISPLAY



FACADE AREA  
LEVEL 2 = 5,630 SF  
LEVEL 1 = 4,520 SF  
TOTAL SIGNAGE AREA = 0 SF

BOND STREET PKG SIGNAGE ELEVATION - NORTH

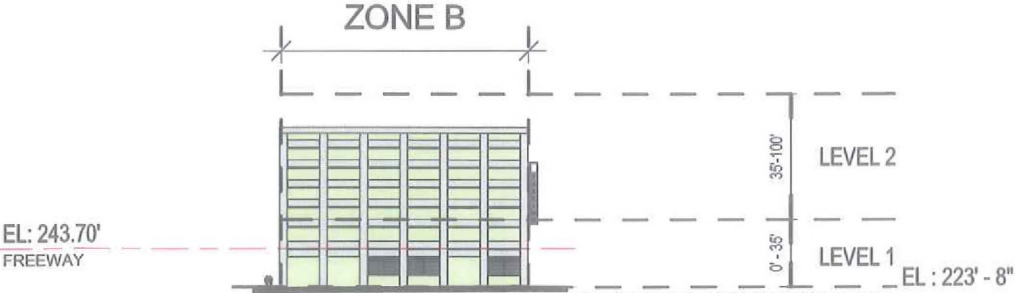
1" = 100'-0"



FACADE LEVEL  
LEVEL 2 = 13,420 SF  
LEVEL 1 = 12,110 SF  
TOTAL SIGNAGE AREA = 0 SF

BOND STREET PKG SIGNAGE ELEVATION - EAST

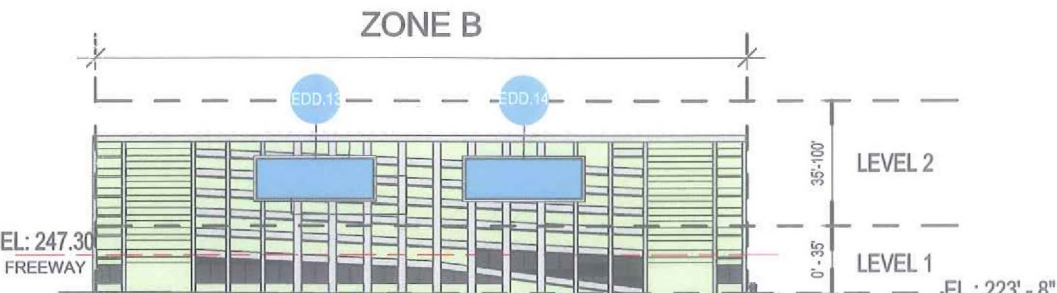
1" = 100'-0"



FACADE AREA  
LEVEL 2 = 5,049 SF  
LEVEL 1 = 4,600 SF  
TOTAL SIGNAGE AREA = 1,400 SF

BOND STREET PKG SIGNAGE ELEVATION - SOUTH

1" = 100'-0"



FACADE AREA  
LEVEL 2 = 12,490 SF  
LEVEL 1 = 11,310 SF  
TOTAL SIGNAGE AREA = 2,400 SF

BOND STREET PKG SIGNAGE ELEVATION - WEST

1" = 100'-0"

**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.

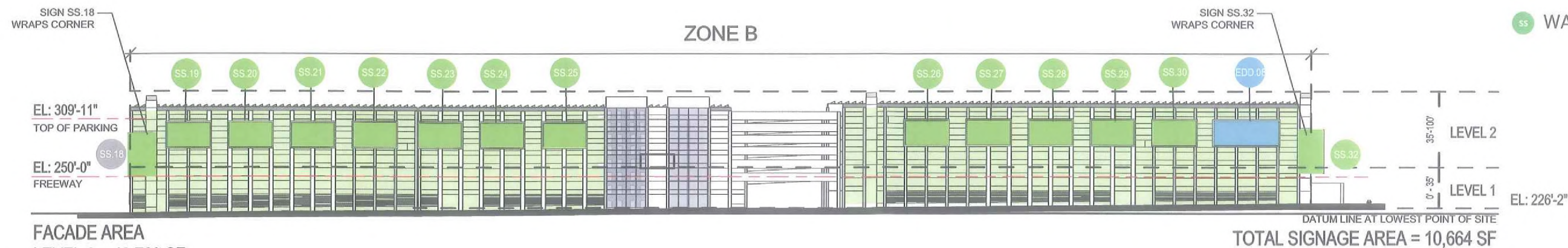
Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.



## SIGN TYPES

EDD DIGITAL DISPLAY

SS WALL SIGN

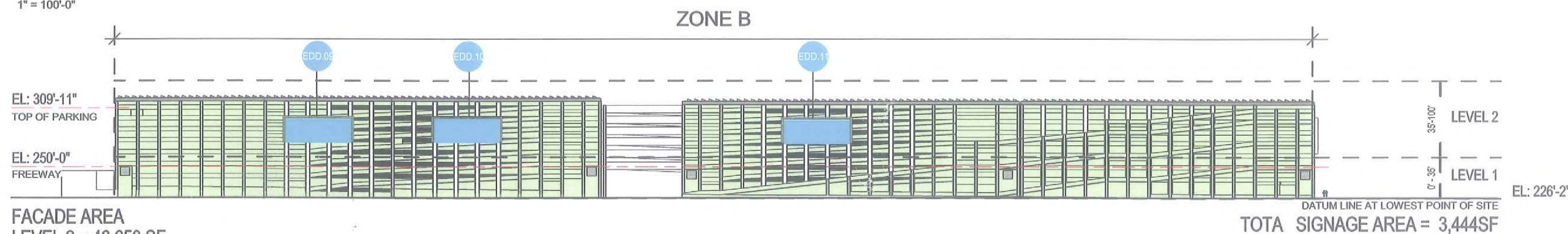


FACADE AREA  
LEVEL 2 = 42,760 SF

LEVEL 1 = 33,680 SF

LA LIVE WAY PKG SIGNAGE ELEVATION - EAST

1" = 100'-0"

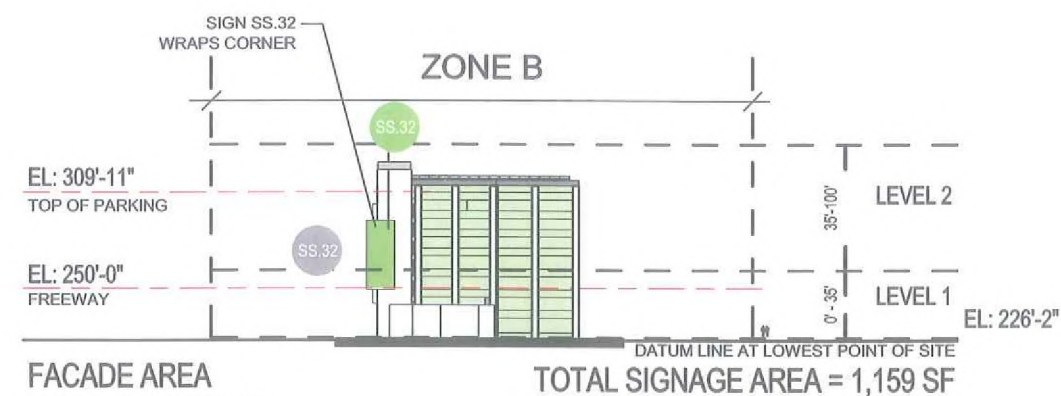


FACADE AREA  
LEVEL 2 = 46,650 SF

LEVEL 1 = 34,350 SF

LA LIVE WAY PKG SIGNAGE ELEVATION - WEST

1" = 100'-0"



FACADE AREA  
LEVEL 2 = 8,140 SF

LEVEL 1 = 7,030 SF

LA LIVE WAY PKG SIGNAGE ELEVATION - NORTH

1" = 100'-0"



FACADE AREA  
LEVEL 2 = 8,140 SF

LEVEL 1 = 7,030 SF

LA LIVE WAY PKG SIGNAGE ELEVATION - SOUTH

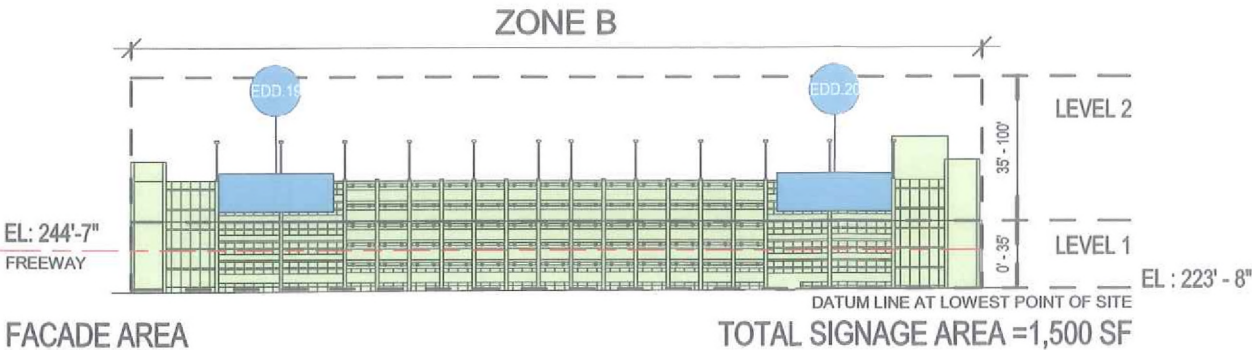
1" = 100'-0"

**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.

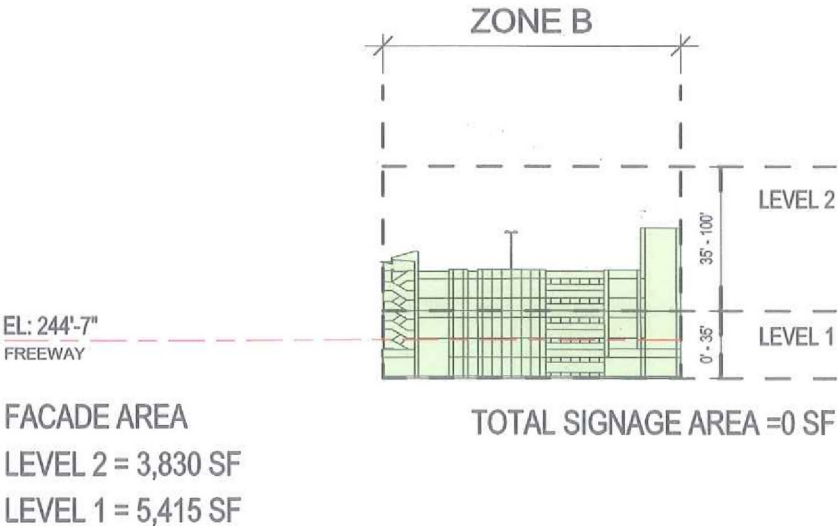


SIGN TYPES

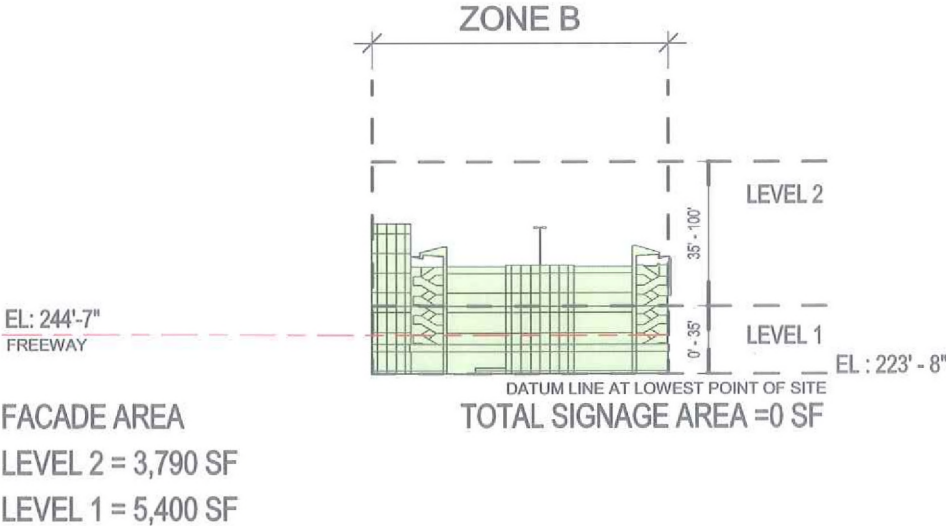
EDD DIGITAL DISPLAY



VENICE BLVD. PKG SIGNAGE ELEVATION - SOUTH  
1" = 100'-0"



VENICE BLVD. PKG SIGNAGE ELEVATION - EAST  
1" = 100'-0"



VENICE BLVD. PKG SIGNAGE ELEVATION - WEST  
1" = 100'-0"

**Note:** All proposed signs locations are approximate & may require modification of location based on completed design. Signs may be relocated up to 10 feet vertically, and 50 feet horizontally in accordance with the requirements of the sign ordinance.

Conceptual Sign Plans may be modified in accordance with the requirements of the Sign Ordinance.

# **CONVENTION AND EVENT CENTER SPECIFIC PLAN**

CITY OF LOS ANGELES

SEPTEMBER 13, 2012



# **CONVENTION AND EVENT CENTER SPECIFIC PLAN**

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## CONVENTION AND EVENT CENTER SPECIFIC PLAN

An ordinance establishing a Specific Plan, known as the Convention and Event Center Specific Plan, for a portion of the Central City Community Plan area.

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

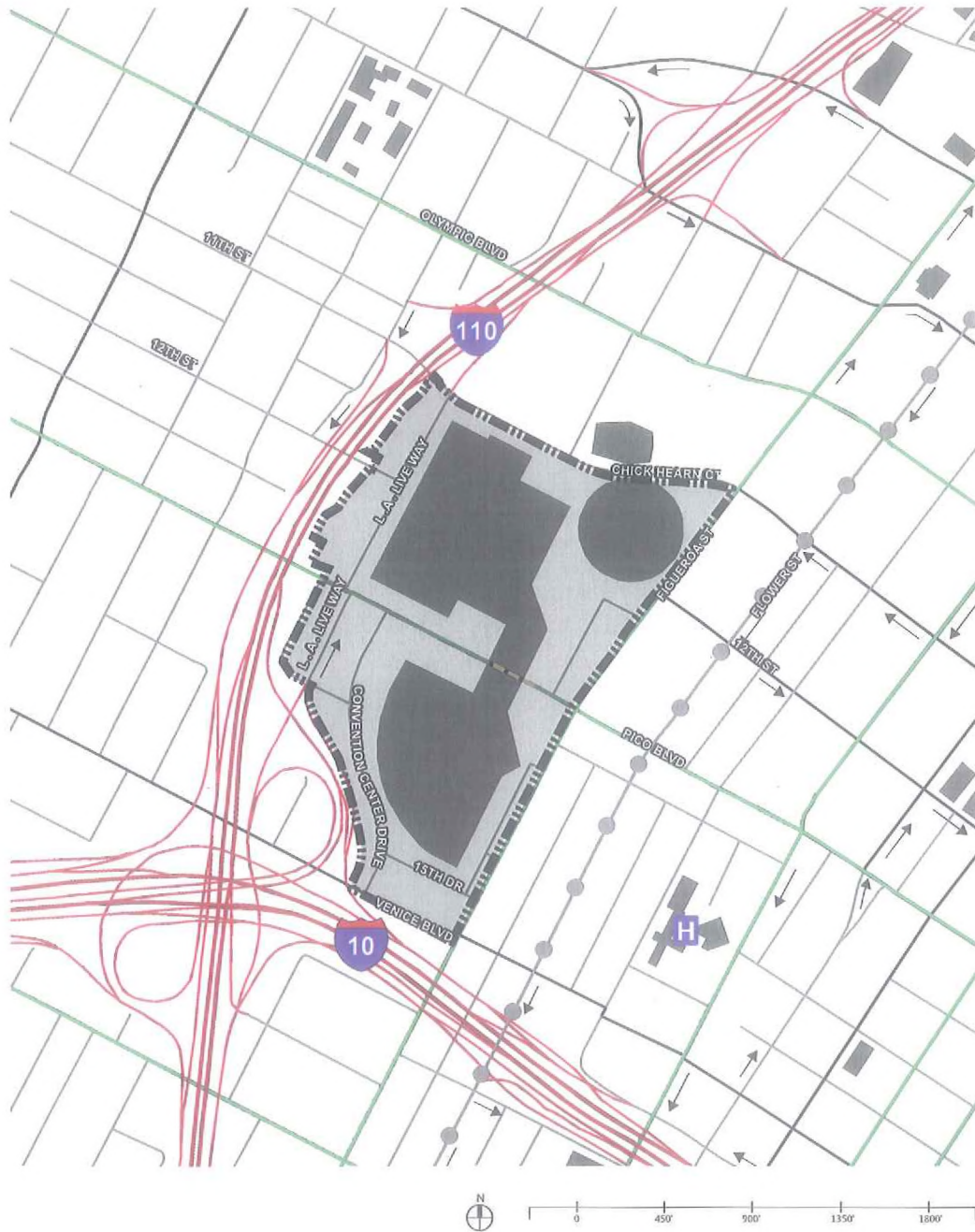
### SECTION 1. ESTABLISHMENT OF THE CONVENTION AND EVENT CENTER SPECIFIC PLAN

#### Section 1.1 AUTHORITY AND SCOPE

A Specific Plan is a regulatory land use ordinance that controls or provides a framework for the systematic implementation of the General Plan of the City of Los Angeles. Pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC), the City Council hereby establishes the Convention and Event Center Specific Plan which shall be applicable to that area of the City depicted within the heavy dashed line on Map 1, comprising the approximately 68 acre site owned by the City and generally bounded by Chick Hearn Court on the north; Figueroa Street on the east; Venice Boulevard on the south; and the Caltrans right of way adjacent to the 110 Freeway on the west. This area is referred to as the "Specific Plan area."<sup>1</sup> This Specific Plan serves as both a policy and regulatory document for the development of the Specific Plan area. The Convention and Event Center Specific Plan shall also be known as the "CEC."

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<sup>1</sup> The Specific Plan area's western boundary will be the property line between the land owned by the City of Los Angeles and the Caltrans right-of-way in this area, which may be modified from the current property line to take into account a potential land exchange or transfer between Caltrans and the City to provide a more uniform property line at the Caltrans right-of-way and to create a site for a more efficient design of the L.A. Live Way Garage. Pursuant to the transfer, Caltrans would transfer to the City three small remnant parcels of land owned by Caltrans. Upon the completion of such transfer, the Caltrans parcels, which are referred to as "Add Areas", would be added within the Specific Plan area. If the transfer is carried out as an exchange, the City would convey to Caltrans in exchange a remnant parcel owned by the City adjacent to the Caltrans right-of-way, and the City parcel, referred to as the "Exchange Parcel" would be excluded from the Specific Plan area.



**Map 1: Specific Plan Area Location Map**

## **Section 1.2      SUBAREAS**

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into the following five land use Subareas and the further Subarea classifications listed below. The location and boundaries of these Subareas are depicted on Map 2.

**Subarea 1:    Convention Center**

- 1(A) Convention Center Buildings
- 1(B) Pico Passage
- 1(C) South Hall Plaza
- 1(D) South Hall Circulation

**Subarea 2:    Event Center**

- 2(A) Event Center Building
- 2(B) Event Plaza West
- 2(C) Event Center Streetscape

**Subarea 3:    Arena**

- 3(A) Arena Building
- 3(B) Event Plaza East
- 3(C) Star Plaza/Figueroa Streetscape
- 3(D) Gilbert Lindsay Plaza North

**Subarea 4:    Gilbert Lindsay Plaza**

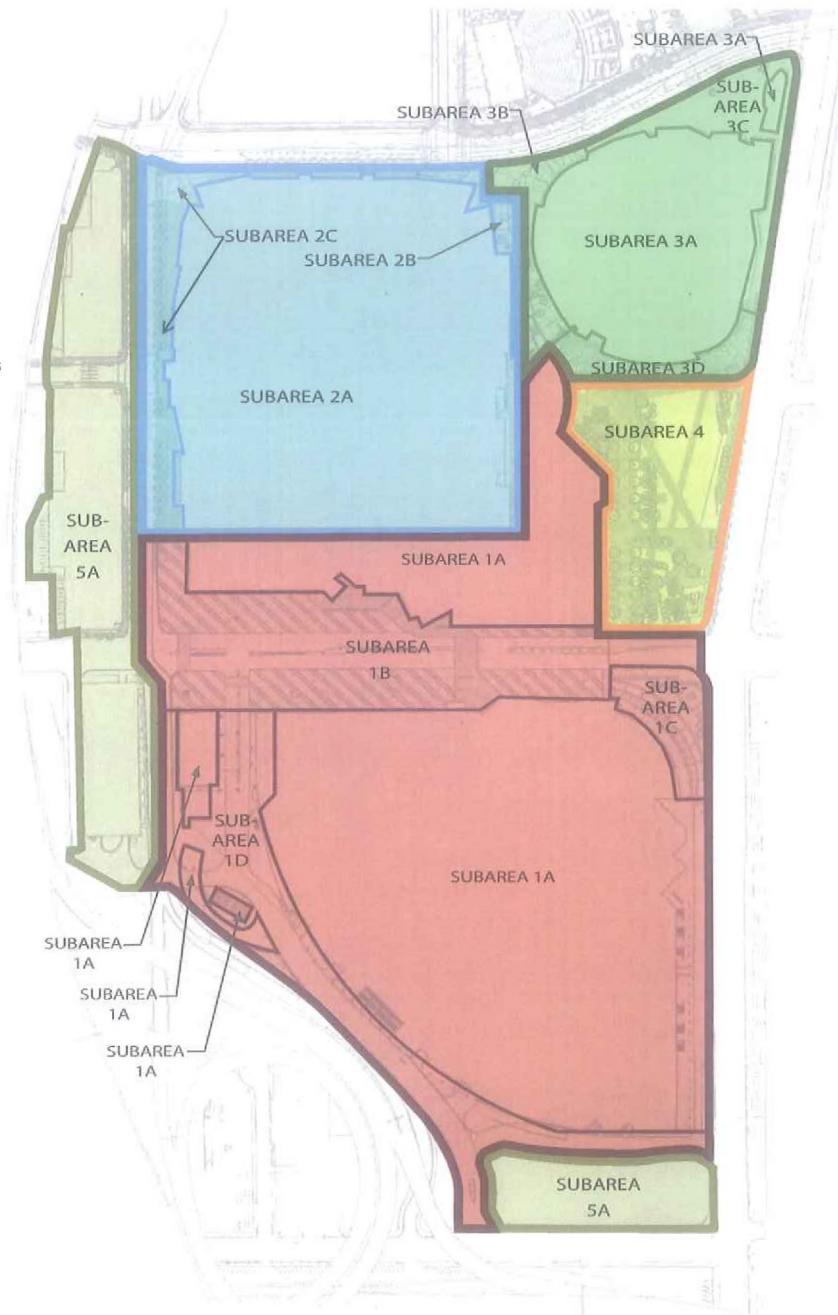
**Subarea 5:    Parking Garages and Pedestrian Bridges**

- (A) Parking Garages (excluding the South Hall Garage)
- (B) Pedestrian Bridges

Map 3 depicts the Existing Site Plan for the Specific Plan area. Map 4 depicts the Site Plan for the Initial Development.

## Ground Level

- SUBAREA 1  
CONVENTION CENTER**
  - 1A: Convention Center Buildings
  - 1B: Pico Passage
  - 1C: South Hall Plaza
  - 1D: South Hall Circulation
  
- SUBAREA 2  
EVENT CENTER**
  - 2A: Event Center Building
  - 2B: Event Plaza West
  - 2C: Event Center Streetscape
  
- SUBAREA 3  
ARENA**
  - 3A: Arena Building
  - 3B: Event Plaza East
  - 3C: Star Plaza / Figueroa Streetscape
  - 3D: Gilbert Lindsay Plaza North
  
- SUBAREA 4  
GILBERT LINDSAY PLAZA**
  
- SUBAREA 5  
PARKING GARAGES AND  
PEDESTRIAN BRIDGES**
  - 5A: Parking Garages
  - 5B: Pedestrian Bridges

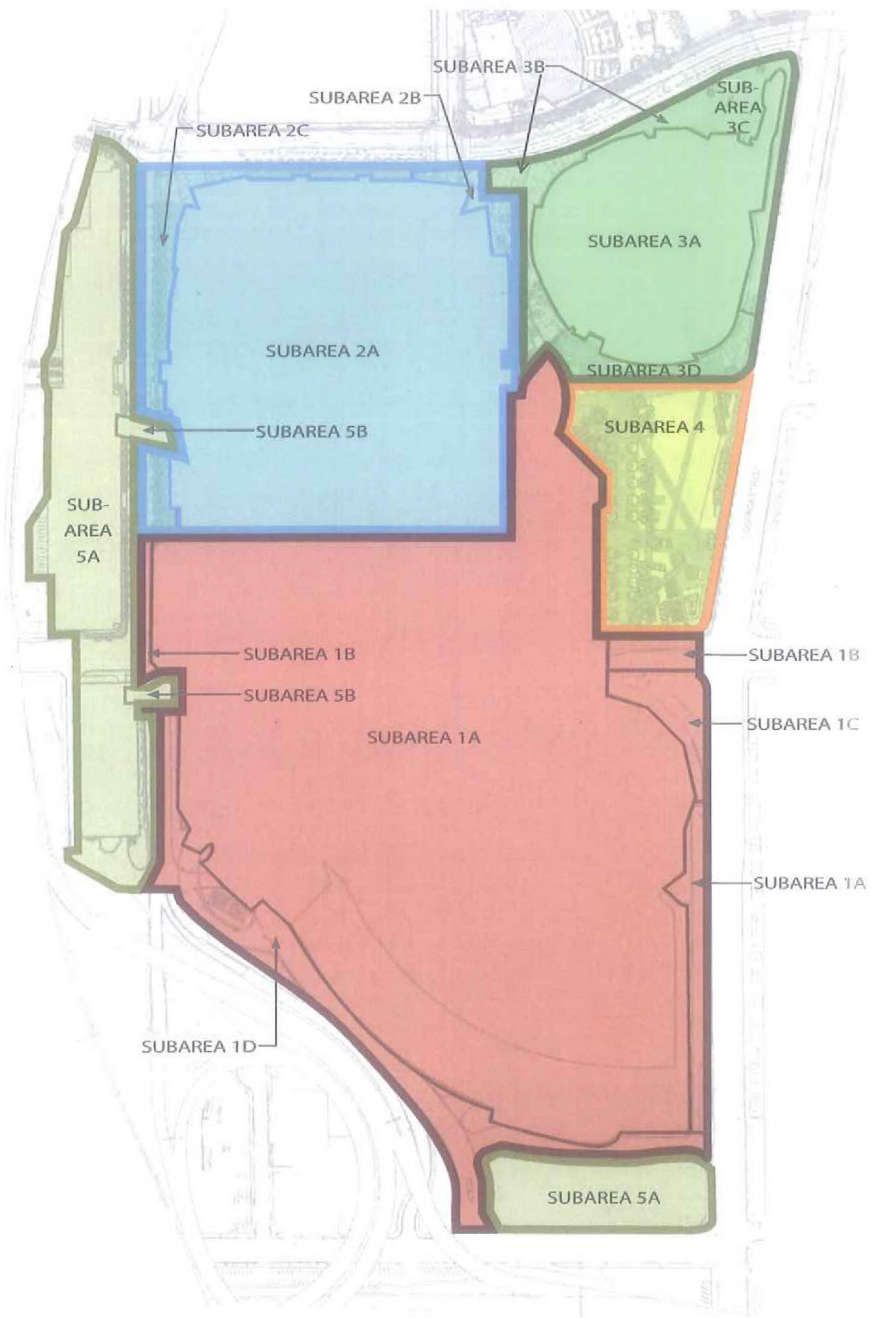


## Map 2: Subarea Maps

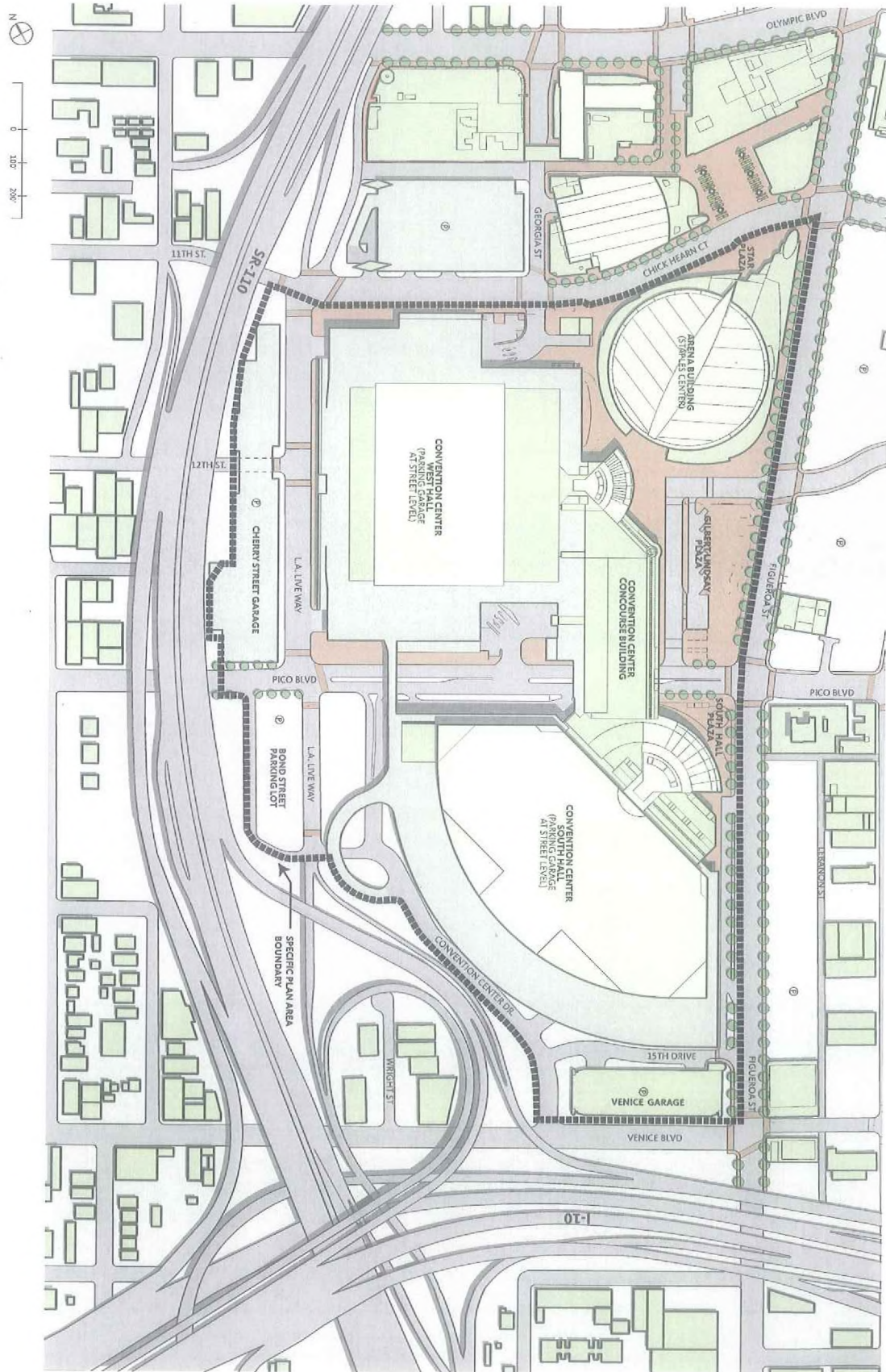


## Above Grade

- SUBAREA 1**  
**CONVENTION CENTER**  
 1A: Convention Center Buildings  
 1B: Pico Passage  
 1C: South Hall Plaza  
 1D: South Hall Circulation
- SUBAREA 2**  
**EVENT CENTER**  
 2A: Event Center Building  
 2B: Event Plaza West  
 2C: Event Center Streetscape
- SUBAREA 3**  
**ARENA**  
 3A: Arena Building  
 3B: Event Plaza East  
 3C: Star Plaza / Figueroa Streetscape  
 3D: Gilbert Lindsay Plaza North
- SUBAREA 4**  
**GILBERT LINDSAY PLAZA**
- SUBAREA 5**  
**PARKING GARAGES AND PEDESTRIAN BRIDGES**  
 5A: Parking Garages  
 5B: Pedestrian Bridges

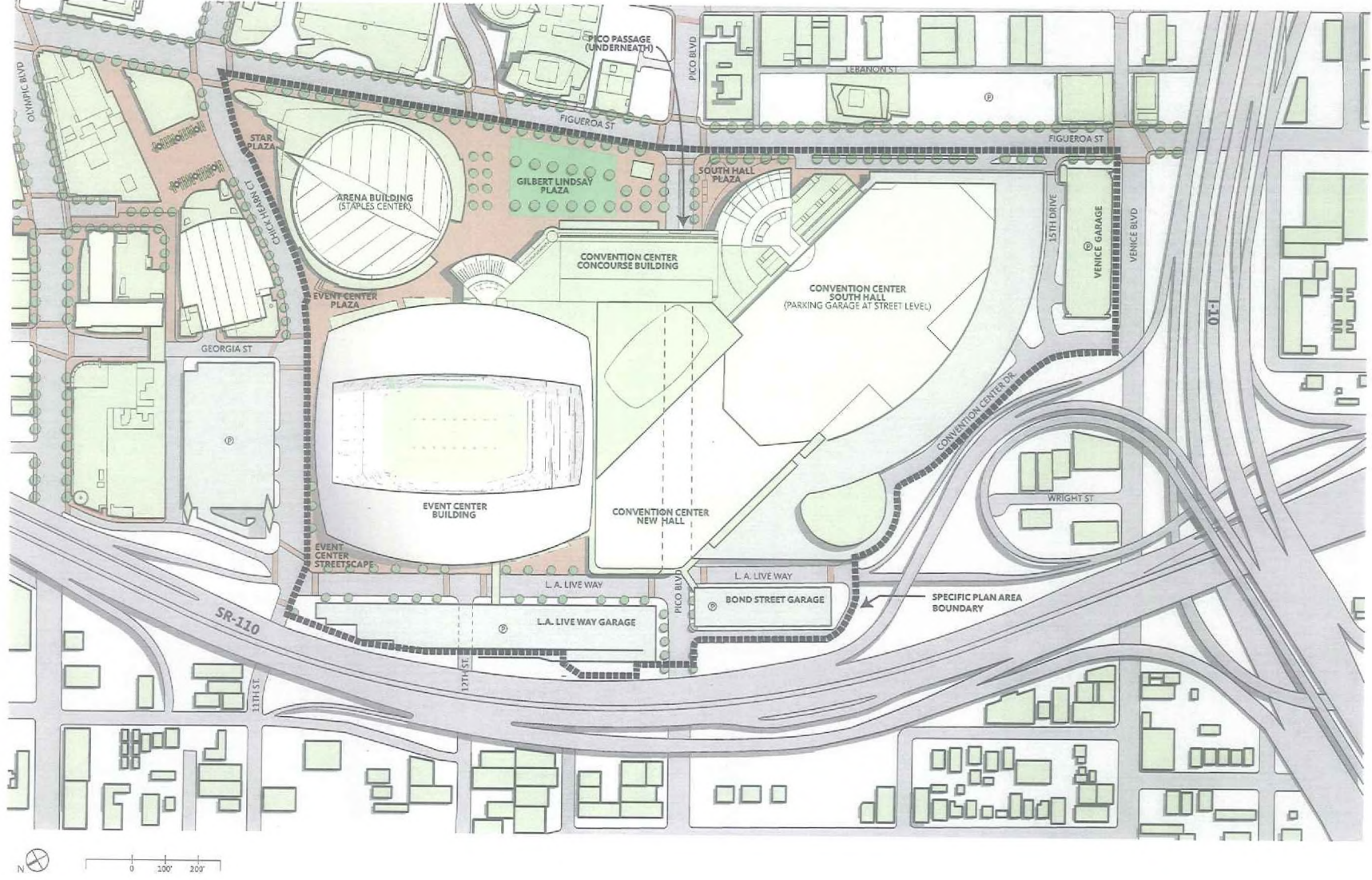


## Map 2: Subarea Maps



**Map 3: Existing Site Plan**





**Map 4: Site Plan**

### Section 1.3      **SPECIFIC PLAN PURPOSES AND OBJECTIVES**

**A. Generally.** This Specific Plan provides the regulatory framework for the modernization and expansion of the Convention Center and the development of a multi-purpose Event Center Building for convention, sports and entertainment uses and such other Permitted Uses as are described in this Specific Plan. This Specific Plan also regulates the Arena Building, commonly known as of the Effective Date as STAPLES Center, and the existing Convention Center, as and to the extent set forth below. Upon completion of the Initial Development, the Specific Plan area would function as a unified center for convention, sports and entertainment uses and as one of the largest convention center venues in the United States.

**B. Purposes and Objectives.** The purposes and objectives of this Specific Plan are as follows:

1. To provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates;
2. To provide a regulatory framework to further the modernization of the Los Angeles Convention Center through construction of new convention halls and facilities and for development of the Event Center and related improvements and to assure orderly development and appropriate capacity of public facilities for the intensity and design of development within the Specific Plan area;
3. To serve the City of Los Angeles by enhancing its prominence as the destination of choice for citywide conventions, exhibitions, trade shows and high profile events and to enhance the City's economic base including, without limitation, tax revenues, through an increase in such conventions and events;
4. To provide major public and private facilities to meet the needs of local, regional, national and international activities to enhance the social, cultural and economic goals of Los Angeles in a manner that accounts for the special needs of the Specific Plan area and the surrounding community, and allows flexibility for adapting to future changes that could occur;
5. To provide continued and expanded development of the Specific Plan area as a major convention and event center area providing major sporting events, conventions, retail, entertainment, ancillary office, tourism and similar or related uses, in conformance with the goals and objectives of local and regional plans and policies;
6. To expand the economic base of the City by providing additional employment opportunities and additional revenues to the region;

7. To enhance the existing Convention Center, the Arena Building and future Convention Center and Event Center development by providing public gathering places and a lively and pedestrian friendly environment through the establishment of unique streetscape and open space plans; and
8. To ensure adequate parking for the uses anticipated by this Specific Plan through the use of coordinated parking and events, utilization of off-site parking within walking distance of the Specific Plan area and/or other similar measures.

## SECTION 2. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section 2 and the definitions of the terms set forth in this Section 2 shall supersede the definitions set forth in the LAMC including, without limitation, Section 12.03 of the LAMC. Words and phrases not defined here shall be construed as defined in Section 12.03 of the LAMC or pursuant to Section 12 of this Specific Plan.

**Add Areas.** Three parcels within the Caltrans right of way adjoining Subarea 5(A), as shown on Map 2, totaling 2,549 square feet, that as of the Effective Date are owned by Caltrans and proposed to be acquired by the City. Upon acquisition by the City of the Add Areas, such Add Areas will automatically, and without further action by the City, be part of Subarea 5(A) and subject to the requirements of this Specific Plan.

**Alcohol Advisory Group.** The Alcohol Advisory Group shall consist of a representative of each of the property owners within the Specific Plan area (except for residential properties, which shall include a representative of the home owner or tenant associations), the Pico Union Family Resource Center, Social Model Recovery Systems, Inc./United Coalition East Prevention Project, Pueblo Nuevo Neighborhood Watch, Pico Union Neighborhood Watch, the City Councilmember(s) of the district(s) in which the Specific Plan is located, the Los Angeles Police Department, the State ABC, South Park Stakeholders, South Park Business Improvement District and other area stakeholders, as determined to be appropriate by the Director.

**Alcohol Use Approval.** The right to sell and/or serve alcohol for on-site or off-site consumption within the Specific Plan area as established pursuant to this Specific Plan or the Existing Alcohol Approvals or granted by an Alcohol Use Permit issued by the Zoning Administrator if required by Section 8.4 of this Specific Plan.

**Alcohol Use Permit.** An approval by the Zoning Administrator with respect to the sale or service of alcohol at any proposed establishment for which such approval is required pursuant to Section 8.2 of this Specific Plan.

**Applicant.** Any person, as defined in Section 11.01 of the LAMC, or entity submitting an application for a Project Permit Compliance, a modification to a Project Permit Compliance or a Project Permit Adjustment or for an exception, amendment or interpretation of this Specific Plan (each as described in Section 11.5.7 of the LAMC), public art approval or Alcohol Use Permit.

**Approved Plans.** The plans approved by the City Council for the Initial Development pursuant to the Ordinance approving this Specific Plan or pursuant to other Council approval and further progressions of such plans, provided the same are a logical progression from the plans on file with the City as of the Effective Date or are within the envelope of environmental impacts analyzed in the Final EIR or subsequent environmental analysis, if any, required by the City.

**Arena.** Subarea 3 of the Specific Plan area and the existing and proposed Buildings, structures and improvements within Subarea 3, as depicted on Map 3 and Map 4, respectively and including, without limitation, the Arena Building, Event Plaza East, Star Plaza/Figueroa Streetscape and North Gilbert Lindsay Plaza, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Arena Building.** The sports and entertainment Building commonly known as of the Effective Date as STAPLES Center, located in Subarea 3(A) as of the Effective Date, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Bond Street Garage.** The parking garage proposed to be constructed in the location of the Bond Street Parking Lot in Subarea 5(A) of the Specific Plan area, as depicted on Map 4, and proposed to contain approximately 928 parking spaces, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Bond Street Parking Lot.** The parking lots (including the east and west parking lots) located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3, containing 283 parking spaces.

**Broadcast and Communication Facilities.** Those facilities used for the purpose of communications, broadcasting, sending or receiving data, information or communications, together with any equipment or non-habitable structure housing equipment to support such uses in connection with the operation of the Buildings or other improvements within the Specific Plan area. Broadcast and Communication Facilities shall include, without limitation, permanent, temporary, fixed and/or mobile facilities for Motion Picture, Television, Radio, Filming and Broadcast Uses, closed circuit, cable or pay television or radio satellite transmission, pay-per-view, wireless telecommunication facilities such as wi-fi, radio and television transmitters and networks, internet, world wide web (including video streaming), telephone, information and data transmission, and similar rights by whatever means or process, whether existing as of the Effective Date or later developed, for preserving, transmitting, disseminating or reproducing for hearing or viewing events at such Buildings and within the Specific Plan area including, without limitation, pre-event, half-time, post-event features and events. Broadcast and Communication Facilities shall also include, without limitation, wireless telecommunication facilities as described in Section 12.24.W.49 of the LAMC, all necessary support infrastructure such as satellite and microwave dishes, antennae dishes and/or satellite farms, land line phone, wireless communication facilities, television and two-way radio transmitters and broadcast, communications and data facilities, control and telemetry signals, cable and fiber optic systems, electrical and electromagnetic vaults, cabling, equipment racks, generators,

transformers, upload and downlink systems, uninterrupted power supply (UPS) systems and other related broadcast, communication (including wireless communication) and data transmission support equipment and systems whether existing as of the Effective Date or later developed.

**Buildable Area.** The square footage of any Subarea without regard to dedications.

**Building.** Any Building located within the Specific Plan area, whether in existence prior to the Effective Date or erected thereafter. Buildings shall include above grade terraces and balconies but shall not include pedestrian bridges.

**Cherry Street Garage.** The parking garage located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3, containing 858 parking spaces.

**City.** The City of Los Angeles.

**City Engineer.** The General Manager of the Bureau of Engineering of the City or his or her designee.

**Community Plan.** Has the meaning set forth in Section 4.1.B of this Specific Plan.

**Concourse Building.** The Convention Center Building within Subarea 1(A) of the Specific Plan area, spanning Pico Boulevard and connecting the South Hall and West Hall, as depicted on Map 3 and Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Convention Center.** The Convention Center is comprised, as of the Effective Date, of: (a) Subarea 1 of the Specific Plan area and the Buildings, structures and improvements, including without limitation South Hall, Kentia Hall and the Concourse Building, located in Subarea 1, and (b) the West Hall and its associated parking within Subarea 2, each as depicted on Map 3. Upon demolition of the West Hall, the term Convention Center as used in this Specific Plan shall exclude the West Hall and other improvements in Subarea 2 and shall be comprised of the Buildings, structures and improvements within Subarea 1 of the Specific Plan area, comprised of South Hall, the Concourse Building, New Hall, Pico Passage, South Hall Plaza and South Hall Circulation, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Convention Center Applicant.** The Applicant for development of the New Hall, Pico Passage and related on- and off-site improvements.

**Effective Date.** The date upon which Ordinance No. XXX adopting this Specific Plan becomes effective.

**Entertainment Uses.** Entertainment and recreational uses which include, but are not limited to: amphitheaters, stadiums, arenas, auditoriums or similar facilities; theaters; live entertainment; dance clubs; lounges, nightclubs, family entertainment centers; and similar uses or enterprises that are oriented, marketed and intended for tourists, visitors and/or recreational consumers and permitted by the Specific Plan.



**Event Center.** Subarea 2 of the Specific Plan area and the Building, structures and improvements, including, without limitation, the Event Center Building, Event Plaza West and Event Center Streetscape, proposed to be located within Subarea 2 of this Specific Plan, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Event Center Applicant.** The Applicant for the Event Center, L.A. Live Way Garage and/or the Bond Street Garage, and related on- and off-site improvements or signs.

**Event Center Building.** A new multipurpose event center and sports facility proposed to be constructed in Subarea 2 of the Specific Plan area, as depicted on Map 4, and designed to be utilized for sports and entertainment events and to be convertible to exhibit hall and meeting room space for use in conjunction with Convention Center exhibitions and meetings, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Event Center Ground Lease.** The Ground Lease proposed to be entered into by the City, as ground lessor, and L.A. Event Center, LLC, as ground lessee, with respect to Subarea 2.

**Event Center Plaza.** The portion of the Specific Plan area comprising Subarea 2(B) (Event Plaza West) and Subarea 3(B) (Event Plaza East), as depicted on Maps 3 and 4, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

**Event Center Streetscape.** The portion of the Specific Plan area comprising Subarea 3(C) and all Buildings and improvements therein as depicted on Map 2, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

**Existing Alcohol Approvals.** The approvals granted prior to the Effective Date, comprising (a) the Existing Arena Alcohol Approval and (b) the Existing Convention Center Alcohol Approval.

**Existing Arena Alcohol Approval.** CPC 97-0120 (CUB), a conditional use permit permitting sale for consideration of alcoholic beverages, including, without limitation, beer and wine for consumption on the Arena premises.

**Existing Buildings.** All Buildings, structures and improvements existing within the Specific Plan area prior to the Effective Date.

**Existing Convention Center Alcohol Approval.** ZAI 80-183 B (Interpretation of Conditional Use Status-Convention Center) providing the Convention Center the status of an approved conditional use site for the sale of alcoholic beverages for consumption on the Convention Center premises.

**Existing Sign Ordinance.** Ordinance No. 172465 adopted on March 27, 1999, regulating signage for the Arena and the Convention Center, as the same may be amended or modified from time to time.

**Existing Uses.** All uses within the Specific Plan area prior to the Effective Date.

**Farmers Market.** Has the meaning set forth in Section 12.24.X.6 of the LAMC.

**Final EIR.** The Final Environmental Impact Report identified as the Convention Center Modernization and Farmers Field Project EIR (State Clearinghouse Number 20110024) dated XXX and certified by the City on XXX, as the same may be supplemented or modified from time to time.

**Fireworks.** Any composition or device for the purpose of producing a visible or an audible effect by combustion, deflagration, or detonation, and that meets the definition of consumer fireworks or display fireworks pursuant to State law, and including, without limitation, pyrotechnics special effects.

**Floor Area.** Floor Area shall be as defined in Section 12.03 of the LAMC, except that outdoor areas, including, without limitation, pedestrian bridges, above grade balconies and terraces and eating areas on all floors, shall not count as Floor Area.

**Floor Area Ratio.** Floor Area Ratio shall be as defined in Section 12.03 of the LAMC, subject to the definition of Floor Area and Buildable Area as set forth in this Specific Plan.

**Gilbert Lindsay Plaza.** Subarea 4 of the Specific Plan area and the existing and proposed Buildings, structures and improvements within Subarea 4, as depicted on Map 3 and Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Grade.** The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the Building and a line five (5) feet from the Building.

**Height.** With respect to each Building, the vertical distance above Grade measured to the highest point of the Building roof or structure. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the Building, and fire or parapet walls, skylights, towers, steeples, spires, flagpoles, solar energy structures, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limit specified in the Subarea where the Building is located, but no penthouse or roof structure or any other space above that height limit shall be allowed for the purpose of providing additional Floor Area.

**Initial Development.** The Initial Development shall mean the Buildings, structures, improvements, open space areas and streetscapes described in Section 3.2 of this Specific Plan and in the Approved Plans, for which all discretionary City approvals are granted pursuant to this Specific Plan including, without limitation, the following: the New Hall, the Event Center Building, the Bond Street Garage, the L.A. Live Way Garage, Gilbert Lindsay Plaza, Pico Passage, Event Center Plaza, modifications to the South Hall, the South Hall Plaza and the Concourse Building and related on- and off-site infrastructure improvements.

**Kentia Hall.** That portion of the South Hall Garage that is convertible to exhibit hall space. Kentia Hall is an Existing Building.

**Kiosk.** A freestanding cart, stand, truck or sales display not permanently attached to a building and used for the sale or distribution of tickets, information, food, beverage and/or retail merchandise concessions.

**LADOT.** The Department of Transportation of the City of Los Angeles.

**LADOT General Manager.** The General Manager of LADOT, or his or her designee.

**L.A. Live Way Garage.** The parking garage proposed to be constructed in the location of the Cherry Street Garage within Subarea 5(A) of the Specific Plan area, as depicted on Map 4, and to contain approximately 2,950 parking spaces, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**LAMC.** The Los Angeles Municipal Code.

**LASED.** The Los Angeles Sports and Entertainment District.

**Minimum Vertical Clearance.** The minimum design vertical clearance between finished roadway surface and overhead structure, soffit or other obstruction.

**Mitigation Measures.** The mitigation measures set forth in the Mitigation Monitoring and Reporting Plan as the same may be amended or modified from time to time in accordance with the requirements of this Specific Plan.

**Mitigation Monitoring and Reporting Plan.** The Mitigation Monitoring and Reporting Plan adopted by the City concurrently with the certification of the Final EIR and attached to this Specific Plan as Appendix C, as the same may be amended or modified from time to time as set forth in Section 3.2.B and Section 11 of this Specific Plan with the approval of the Planning Director or as set forth in Section 10.2 and/or 10.3 of this Specific Plan, with the approval of the LADOT General Manager or the City Engineer, as applicable.

**Motion Picture, Television, Radio, Filming and Broadcast Uses.** Motion picture, television, radio, filming and broadcast uses including, without limitation, filming, studios, indoor or outdoor stages and sets, video and media production, film or tape reproductions and other means of recording, preserving, transmitting, disseminating or reproducing events and programs for hearing or viewing.

**New Hall.** A Building proposed to be constructed as part of the Convention Center in Subarea 1(A) of the Specific Plan area, spanning Pico Boulevard and Pico Passage, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Outdoor Special Light Effects.** Lighting effects intended primarily for entertainment of visitors that may include, without limitation, Fireworks and sky-tracker luminaires and search lights.



**Permitted Uses.** The uses permitted within the Specific Plan area, which shall consist of those uses described in Section 5.1 of this Specific Plan.

**Pico Passage.** The area of Pico Boulevard from Figueroa Street to L.A. Live Way and adjacent areas that are covered by the Concourse Building and New Hall, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Planning Director.** The Director of City Planning or his or her designee.

**Plaza Areas.** The open space areas (excluding right of way) within Subareas 1, 2, 3, 4 and 5 including, without limitation, the areas depicted on Map 2 as Gilbert Lindsay Plaza, Gilbert Lindsay Plaza North, Pico Passage, South Hall Plaza, Event Plaza East, Event Plaza West, Event Center Streetscape and Star Plaza/Figueroa Streetscape, when the same are not in use for or in connection with private functions, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

**Project.** The construction, erection, addition to or structural alteration of any Building, structure, or improvement or the change in use of a Building, structure, improvement or land within a Subarea located in whole or in part within the Specific Plan area that requires the issuance of a grading permit, foundation permit, building permit, use of land permit or permit for a change in use. However, the term "**Project**" shall **not** include the following:

1. Demolition;
2. The Initial Development and each and every component thereof.
3. Exterior remodeling of any Building, structure, or improvement, unless the aggregate value of the work, in any one 24-month period, is greater than 50% of the replacement value of the Building or structure before the alteration or addition, as determined by the Department of Building and Safety.
4. Interior remodeling of any Building.
5. Notwithstanding Section 12.23.A.4 of the LAMC, the rehabilitation or reconstruction of a conforming or nonconforming Building, structure or improvement which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster provided that the new Building, structure or improvement shall have substantially the same purpose and capacity as the original Building, structure or improvements and shall otherwise comply with the requirements of this Specific Plan.
6. A change or relocation in use within or between any Building, structure, or improvement or Plaza Area, provided that the proposed use or relocated use is a Permitted Use.
7. Any Alcohol Use Approval or Alcohol Use Permit, which shall be subject to the provisions of Section 8 of this Specific Plan.

8. Landscape, open space and Streetscape Improvements and the relocation thereof, so long as such improvements and location are in Substantial Conformance with this Specific Plan.
9. Placement, replacement and/or relocation of signs.
10. Maintenance and repairs.

**Project Design Features.** Project Design Features are comprised of the project design features identified in the Final EIR. The Project Design Features are set forth in Appendix C and made applicable to the Initial Development pursuant to this Specific Plan, provided however, that the same may be amended or modified from time to time as set forth in Section 3.2.B and Section 11 of this Specific Plan with the approval of the Planning Director or as set forth in Section 10.2 and/or 10.3 of this Specific Plan with the approval of the LADOT General Manager or the City Engineer, as applicable.

**Project Permit Adjustment.** A decision by the Planning Director granting a minor adjustment from certain regulations of this Specific Plan, subject to the limitations specified by Section 11.5.7 of the LAMC and this Specific Plan.

**Project Permit Compliance.** A determination by the Planning Director pursuant to Section 11 of this Specific Plan of a Project's compliance with this Specific Plan either as submitted or with conditions imposed to achieve compliance.

**Public Art.** Art that is funded by the Initial Development or any Project pursuant to Section 19.85 or 22.118 of the Los Angeles Administrative Code or Section 91.107.4.6 of the LAMC, as applicable.

**Residential Uses.** This term shall include residential buildings and structures, including, without limitation, single and multi-family units, rental apartment units and lofts, residential condominium units, assisted/elderly units, and live-work artisan/professional units.

**Sign Regulations.** The Existing Sign Ordinance, the sign district described in Section 4.2.D of this Specific Plan and/or such other sign regulations as have been or may be established for the Specific Plan area as described in Section 4.2.D of this Specific Plan.

**South Hall.** The South Hall of the Convention Center located within Subarea 1(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3 and Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**South Hall Garage.** The parking garage located in Subarea 1(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3 and Map 4, containing 1,671 parking spaces (reduced to 1,256 parking spaces when Kentia Hall is used for exhibit space), as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Specific Plan.** This Los Angeles Convention and Event Center Specific Plan, including, without limitation, the attached Maps, Tables and Appendices.

**Sports Bar.** An establishment with a full service kitchen that offers a full menu of food items. A Sports Bar may include a bar or lounge area for the service of alcoholic beverages and also sports-related entertainment activities, such as televised viewing of sporting events and typically has at least one television screen or video monitor for each 500 square feet of Floor Area accessible to patrons.

**State.** The State of California.

**Streetscape Improvements.** The improvements to streetscape and pedestrian and vehicular access within and adjacent to the Specific Plan area as described in this Specific Plan.

**Subareas.** Subareas 1, 2, 3, 4 and 5 and each further division thereof as described in Section 1.2 of this Specific Plan.

**Substantial Conformance.** Conformance with the essential substance and objectives of City approvals, including, with respect to the Initial Development, the Approved Plans, and with respect to any Project, the plans approved by the City for such Project, and taking into account the reasonable objectives of this Specific Plan.

**TMP or Transportation Management Plan.** The Transportation Management Plan required by this Specific Plan and the Mitigation Monitoring and Reporting Plan for management of transportation for events and conventions taking place within the Specific Plan area.

**Venice Garage.** The parking garage located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3 and Map 4, containing 1,121 parking spaces, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

**West Hall.** The West Hall of the Convention Center located in Subarea 2 of the Specific Plan area as of the Effective Date, as depicted on Map 3.

**West Hall Garage.** The parking garage located in Subarea 2 of the Specific Plan area as of the Effective Date as depicted on Map 3, containing 1,625 parking spaces.

**Zoning Administrator.** Has the meaning set forth in the LAMC.

## **SECTION 3. EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW**

### **Section 3.1 EXISTING DEVELOPMENT**

**A. Improvements.** As of the Effective Date, the Buildings, structures and improvements within the Specific Plan area are comprised of the following (see Map 3):

#### **1. Subarea 1: Convention Center.**

- a. Subarea 1(A) includes the portion of the Convention Center located to the

north and south of Pico Boulevard and is comprised of (a) the South Hall and (b) the Concourse Building, which spans Pico Boulevard.

- b. Subarea 1(B) is comprised of West Hall parking and vehicular entries and the portions of Pico Boulevard and adjacent property referred to herein as Pico Passage.
- c. Subarea 1(C) is comprised of an exterior open space entry to the South Hall and is referred to herein as South Hall Plaza.
- d. Subarea 1(D) is comprised of the roadways and loading areas adjacent to South Hall servicing the Convention Center and is referred to herein as South Hall Circulation.

**2. Subarea 2: Event Center.**

- a. Subarea 2(A) is comprised of the West Hall and West Hall parking.
- b. Subarea 2(B) contains open space and vehicular access between the Arena Building and the West Hall and is referred to herein as Event Plaza West.
- c. Subarea 2(C) contains portions of the West Hall and streetscape surrounding that Building and is referred to herein as the Event Center Streetscape.

**3. Subarea 3: Arena.**

- a. Subarea 3(A) is comprised of the Arena Building, commonly known as STAPLES Center.
- b. Subareas 3(B), 3(C) and 3(D) are comprised of Plaza Areas used for public gathering and broadcasting before, during and after Arena Building events and are referred to as Event Plaza East, Star Plaza/Figueroa Streetscape and Gilbert Lindsay Plaza North, respectively.

**4. Subarea 4: Gilbert Lindsay Plaza.** Subarea 4 contains an open space Plaza Area serving as the primary entryway to the Convention Center primarily comprised of motor coach parking, driveways and hardscape.

**5. Subarea 5: Parking Garages.**

- a. Subarea 5(A) contains the Venice Garage, the Bond Street Parking Lot and the Cherry Street Garage and portions of L.A. Live Way within the Specific Plan area. As of the Effective Date, Subarea 5(A) does not include the Add Areas.
- b. Subarea 5(B) is comprised of street right of way along Pico Boulevard, L.A. Live Way and Bond Street in which future pedestrian bridges will be located.

- B. Parking.** As of the Effective Date, there are a total of 5,558 parking spaces within the Specific Plan area. These parking spaces serve the Convention Center and, through a recorded easement agreement, the Arena Building. A portion of the parking area within the South Hall Garage comprising 415 parking spaces is convertible to Kentia Hall for use as additional Convention Center exhibit space.

### **Section 3.2 INITIAL DEVELOPMENT**

- A. Approval of Initial Development.** Demolition shall be carried out and the Initial Development shall be developed substantially in accordance with the Approved Plans or in accordance with such further modifications as may be approved by the City pursuant to Section 11 of this Specific Plan.
- B. Project Design Features and Mitigation Measures.** The Initial Development shall include the Project Design Features and the Mitigation Measures listed on the Mitigation Monitoring and Reporting Plan attached as Appendix C to this Specific Plan. The Planning Director, at the request of the Applicant, may determine that the implementation of any Project Design Feature or any Mitigation Measure is infeasible and/or should be substituted with a comparable project design feature of equivalent cost or effectiveness. In that situation, the Planning Director may modify the Project Design Feature or Mitigation Measure or require a substitute after considering such modifications or substitutions proposed by the Applicant. Any such request to modify (1) a street vacation improvement or Mitigation Measure shall instead be subject to the provisions of Section 10.2 of this Specific Plan and (2) a transportation improvement or Mitigation Measure shall instead be subject to the provisions of Section 10.3 of this Specific Plan.
- C. Construction in Accordance with Approved Plans.** This Specific Plan authorizes the following development in the Subareas described below in accordance with the Approved Plans and such additional development as is described herein and therein:
- 1. Subarea 1: Convention Center.**
    - a. Subarea 1(A): Convention Center Buildings.** Construction of the New Hall and interior and exterior renovation of the Concourse Building and the South Hall, including, without limitation, construction of pedestrian and vehicular connections between South Hall and New Hall, new pedestrian and vehicular exiting, modified loading dock and central plant facilities and truck ramp and truck platform modifications. The South Hall Garage will remain, but entries and parking spaces will be modified.
    - b. Subarea 1(B): Pico Passage.** Reconfiguration of outdoor spaces along Pico Boulevard, including, without limitation, increased sidewalk widths on the north side of Pico Boulevard, a possible mid-block crosswalk, an entry plaza at the northeast corner of Pico Boulevard and L.A. Live Way, and a motor coach and taxi drop-off area along the south (and possibly north) side of Pico Boulevard west of the South Hall main entrance. Natural and artificial lighting

enhancements and potentially other visual and audio design elements would also be added.

- c. **Subarea 1(C): South Hall Plaza.** Landscape and hardscape modifications and new streetscape and building identity elements will be added in the existing outdoor South Hall entry plaza.
2. **Subarea 1(D): South Hall Circulation.** A truck ramp and related improvements will be added in the South Hall Circulation Area.
3. **Subarea 2: Event Center.**
  - a. **Subarea 2(A): Event Center Building.** Demolition of the West Hall and West Hall Parking and construction of the Event Center Building.
  - b. **Subarea 2(B): Event Plaza West.** Construction of a portion of the Event Plaza.
  - c. **Subarea 2(C): Event Center Streetscape.** Construction of a plaza and sidewalk area and pedestrian, streetscape and landscape amenities.
4. **Subarea 3: Arena.**
  - a. **Subarea 3(A): Arena Building.** The Arena Building is located in this Subarea and is a conforming use under this Specific Plan. The Arena Building may be modified by addition of dining, office or retail uses consistent with the development regulations set forth in Section 5 of this Specific Plan.
  - b. **Subarea 3(B): Event Plaza East.** Construction of a portion of Event Plaza.
  - c. **Subarea 3(C): Star Plaza/Figueroa Streetscape.** Possible streetscape improvements.
  - d. **Subarea 3(D): Gilbert Lindsay Plaza North.** Construction of improvements visually extending the open space comprised of Gilbert Lindsay Plaza onto Subarea 3.
5. **Subarea 4: Gilbert Lindsay Plaza.** Renovation of Gilbert Lindsay Plaza to function as major public gathering space. The northern portion will function as a meeting place for visitors and residents and the southern portion will include community green space with turf and plantings. Other amenities that may be included are a café, Kiosks, temporary tents, a water feature, and/or Public Art. The Gilbert Lindsay memorial will remain, but may be relocated within the plaza.
6. **Subarea 5: Parking Garages and Pedestrian Bridges.**
  - a. **Subarea 5(A): Parking Garages.** Demolition of the Bond Street Parking Lot and Cherry Street Garage and construction of the Bond Street Garage and



the L.A. Live Way Garage, providing a total of approximately 3,878 parking spaces. The L.A. Live Way Garage would be constructed on Subarea 5(A), including, without limitation, if acquired by the City, the Add Areas, which if so acquired would comprise a portion of Subarea 5(A). The Venice Garage shall remain.

- b. **Subarea 5(B): Pedestrian Bridges.** Construction of two elevated pedestrian bridges, the first connecting the Bond Street Garage to the New Hall and the Event Center Building across L.A. Live Way and Pico Boulevard and the second connecting the L.A. Live Way Garage with the Event Center Building across L.A. Live Way.

D. **Projects.** Any Project meeting the requirements of this Specific Plan may be authorized pursuant to the provisions of Section 11 of this Specific Plan.

## **SECTION 4. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS**

### **Section 4.1 RELATIONSHIP TO THE GENERAL PLAN**

- A. **Generally.** This Specific Plan is consistent with the City's General Plan. The City will administer the provisions of this Specific Plan in accordance with the City's General Plan including the Central City Community Plan.
- B. **Consistency with Central City Community Plan.** The Specific Plan area is regulated by the Central City Community Plan ("Community Plan"), one of 35 Community Plans that comprise the Land Use Element of the General Plan. The Specific Plan area is within the Convention Center/Arena district of the Community Plan and, following the amendment to the Community Plan map that preceded the enactment of this Specific Plan, is designated Public Facilities. The purpose of the Public Facilities designation is to accommodate governmental buildings, structures, offices and service facilities with consideration to projects which may include retail, cultural, and residential uses that would promote the continued economic health of the downtown area. Convention and event center uses and activities related thereto are appropriate uses in the Public Facilities designation.
- C. **Designation as Corresponding Zone.** The Community Plan indicates several designations and corresponding zone classifications for the Specific Plan Area. The uses and development envelope proposed in the Specific Plan are consistent with the Community Plan Public Facilities designation. Immediately prior to adoption of this Specific Plan, the City approved as Ordinance No. XXX, dated XXX, an amendment to the Community Plan providing Public Facilities as the General Plan designation for the entirety of the Specific Plan area and designating "Convention and Event Center Specific Plan" (CEC) as a corresponding zone for Public Facilities with respect to the Specific Plan area. As such, this Specific Plan is consistent with the Land Use Element of the General Plan.

## **Section 4.2      RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE**

- A. Generally.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code, Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as provided for in this Specific Plan.
- B. LAMC Superseded.** Wherever this Specific Plan contains provisions establishing regulations (including, but not limited to, standards such as densities, heights, uses, setbacks, parking, open space and landscape requirements), different from, more restrictive or more permissive than would be allowed pursuant to Chapter 1 of the LAMC and the provisions of other portions LAMC specifically referenced below, this Specific Plan shall prevail and supersede the applicable provisions of that Code. Without limiting the foregoing, the regulations and procedures in this Specific Plan shall supersede and serve as a substitute ordinance for the following provisions of the LAMC as they currently exist and as they may be amended in the future; accordingly, unless otherwise specifically set forth in this Specific Plan, approvals (including, without limitation, conditional use approvals) under the following sections are not required for development within the Specific Plan area:
1. Conditional Use Permit Requirements for Stadium and Convention/Event Center use in the PF zone. LAMC Sections 12.24.A through 12.24.T, 12.24.U.2 and 12.24.U.21.
  2. Outdoor Dining. LAMC Sections 12.14.A.1(b)(3) and 12.24.W.32 (outdoor dining on and above the ground floor shall be permitted by this Specific Plan).
  3. Alcoholic beverage consumption (on-site and off-site) and sales and live entertainment. LAMC Sections 12.21.A.10, 12.24.W.1 12.24.W.18, and 12.24.X.2.
  4. Telecommunications. LAMC Sections 12.21.A.20, 12.21.A.21 and 12.24.W.49.
  5. Areas for Collecting and Loading of Recyclable Materials. LAMC Section 12.21.A.19.
  6. Site Plan Review Ordinance and Major Development Project Review Approvals. LAMC Sections 16.05 and 12.24.U.14.
  7. Parking Requirements. LAMC Sections 12.21.A.4 and 12.21.A.6 and, to the extent set forth in Section 10.5 of this Specific Plan, Section 12.21.A.5.
  8. Parking reduction and shared parking. LAMC Sections 12.24.X.17, 19-20 and 12.24.Y.
  9. Bicycle Parking and Showers. LAMC Section 12.21.A.16 and amendments to LAMC Sections 12.03, 12.21, and 12.21.1 proposed pursuant to CF-09-2896.

10. Land Use Determination by City Planning Commission with respect to "Public" lands. LAMC Section 12.24.1.
  11. Farmer's Markets. LAMC Section 12.24.X.6, except for 12.24.X.6(d).
  12. Downtown Design Guide/Downtown Street Standards. LAMC Section 12.22.A.30 and the Downtown Design Guide, to the extent specified in Sections 6.3 and 10.2 of this Specific Plan.
  13. Landscape and Streetscape Regulations. LAMC Sections 12.40 through 12.43, 12.37.H, 17.05.A through 17.05.B, 17.05.D through 17.05.E and Chapter 1, Article 8; provided, however, that except as specifically set forth in this Specific Plan, the requirements of the Design Guide shall apply.
  14. Private Streets and Streetscape. Chapter 1, Article 8.
  15. Project Permit Compliance. LAMC Section 11.5.7.B through 11.5.7.F, except to the extent specifically described in Section 11 of this Specific Plan.
  16. Non-Conforming Building and Uses. LAMC Section 12.22.A.23.
- C. **"D" Limitation Superseded.** Ordinance No. 176647, establishing a D or Development Limitation for Subarea 77 is superseded by this Specific Plan with respect to the Specific Plan area only.

**D. Sign Regulations.**

1. The Sign Regulations shall address the location, number, square footage, height, light illumination, hours of illumination, duration, design and type of signs permitted.
2. The Initial Development and each Project shall comply with Sections 5.3.H.5 and 5.3.I of this Specific Plan and with the Project Design Features and Mitigation Measures related to artificial light and glare set forth in Appendix C of this Specific Plan.
3. Signs within the Specific Plan area are additionally regulated as of the Effective Date by the LAMC and the Existing Sign Ordinance. In the event the City determines to adopt a "SN" Sign District with boundaries that are the same as the Specific Plan area, the provisions of the sign district would also govern signs in the Specific Plan area.
4. The adoption of the sign district shall be subject to all of the provisions set forth in Section 13.11 of the LAMC with the following exception: property in the CEC Zones may be included in such sign district notwithstanding the restrictions on the zoning of property included in a sign district set forth in Section 13.11.B of the LAMC. To this extent, this Specific Plan and the sign district, if adopted, shall supersede Section 13.11 of the LAMC.

### **Section 4.3      APPLICABILITY OF SPECIFIC PLAN.**

Immediately upon the effective date of the Event Center Ground Lease and not before, the rules and regulations established by this Specific Plan shall become applicable to the property within the Specific Plan area.

### **Section 4.4      EFFECT ON PRIOR LAND USE APPROVALS**

- A. Generally.** The Convention Center has been constructed and operated pursuant to a series of conditional use permits and variances with respect to parking. In addition, the Arena Building has been constructed and operated pursuant to a conditional use permit. With the enactment of this Specific Plan and the execution of the Event Center Ground Lease, these conditional use permits and variances are no longer required. Accordingly, from and after the date upon which the Event Center Ground Lease becomes effective, this Specific Plan supersedes and replaces the conditional use permits and variances issued with respect to the Specific Plan area specified in Appendix B.
- B. Release of Covenants.** At the request of any Applicant, the City shall release any and all covenants recorded against the Specific Plan area in connection with the approvals listed on Appendix B.
- C. Approvals Not Superseded.** Notwithstanding any other provision of this Specific Plan, the following remain in full force and effect and are not modified or superseded by this Specific Plan:
1. The Existing Sign Ordinance.
  2. The Existing Alcohol Approvals.
  3. Development Agreement between L.A. Arena Development Company, LLC and the City dated as of March 26, 1998, as amended from time to time. [CPC 97-0106 (DA)].
  4. Disposition and Development Agreement dated October 31, 1997, by and among the City, the Community Redevelopment Agency of the City of Los Angeles, and L.A. Arena Development Company, LLC, as amended from time to time [CPC 97-0241 (DDA)].

### **Section 4.5      NON-CONFORMING BUILDINGS AND USES**

Non-conforming Buildings, structures, improvements or uses damaged or destroyed by any fire, flood, wind, earthquake or other natural or man-made calamity or the public enemy may be restored or replaced to the conditions existing at the time of such damage or destruction without requirement for Project Permit Compliance review provided that the new Building, structure, improvement or use shall have substantially the same purpose and capacity as the original.

## **SECTION 5. LAND USE**

### **Section 5.1 PERMITTED USES**

**A. Permitted Uses.** The Specific Plan area is comprised of five Subareas and each Subarea is divided into further Subarea classifications as depicted on Map 2 and described in Section 1.2 of this Specific Plan. The uses permitted in each Subarea are set forth in Table 5.1-1 below and are the "Permitted Uses" under this Specific Plan.

**B. Supplemental Regulations.** The following supplemental regulations will apply with respect to Permitted Uses:

1. Proposed uses not listed on Table 5.1-1 may be permitted upon determination by the Zoning Administrator pursuant to Section 12.21.A.2 of the LAMC that such uses are similar to and no more objectionable to the public welfare than the Permitted Uses provided above. The City Planning Commission shall hear appeals on such Zoning Administrator interpretation. Upon approval thereof, such uses shall be deemed "Permitted Uses" for all purposes under this Specific Plan.
2. Ancillary uses incidental to the operation of sports, entertainment, convention and meeting room facilities, loading docks and parking and consistent with the purposes and objectives of this Specific Plan are Permitted Uses for all purposes under this Specific Plan.
3. Outdoor Plaza Areas in Subareas 1(B), 2(B), 3(B) 3(C), 3(D) and 4 may include retail, restaurant and/or other commercial uses.
4. For temporary street closures, Permitted Uses shall be those set forth in Section 10.2.E of this Specific Plan.
5. Dancing and live entertainment shall be permitted in Subareas 1, 2, 3 and 4 at all times with respect to spectator and exhibition events, and, in addition, in Subareas 1(A), 2(A) and 3(A), dancing and live entertainment shall be permitted within nightclubs, lounges, private clubs, Bars and Sports Bars.

**C. Additional Conditional Uses.** Any conditional uses listed in Section 12.24 of the LAMC that are not Permitted Uses under this Specific Plan shall be permitted when processed and approved in accordance with the procedures established in Section 12.24 of the LAMC.

**Table 5.1-1 Permitted Uses**

USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B)	Event Center Subarea 2(A)	Event Plaza West Subarea 2(B)	Event Center Streetscape Subarea 2(C)	Gilbert Lindsay Plaza Subarea 4	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
<i>P = Permitted</i>		South Hall Plaza Subarea 1(C)	Arena Subarea 3(A)	Event Plaza East Subarea 3(B)	Star Plaza/ Figueroa Streetscape Subarea 3(C)	Gilbert Lindsay Plaza North Subarea 3(D)		
Bars/Sports Bars	P	P—Subarea 1(B) only <sup>1</sup>	P	P	P	P		
Broadcast and Communications Facilities	P	P	P	P	P	P	P	P
Civic Events	P	P	P	P	P	P		
Concerts	P	P	P	P	P	P		
Convention exhibition and meeting uses	P	P	P	P	P	P		
Dancing and Live Entertainment	P	P—Subarea 1(B) only	P	P	P	P		
Entertainment Uses	P	P	P	P	P	P		
Event, sponsor and hospitality tents, pavilions and exhibits	P	P	P	P	P	P		
Farmers Markets <sup>2</sup>	P	P	P	P	P	P		
Fireworks display	P		P	P	P	P	P	
Kiosks <sup>2</sup>	P	P	P	P	P	P	P	P
Lounges and private clubs	P	P—Subarea 1(B) only <sup>1</sup>	P					
Medical facilities related to sports, entertainment and other permitted uses	P		P					



USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B)  South Hall Plaza Subarea 1(C)	Event Center Subarea 2(A)  Arena Subarea 3(A)	Event Plaza West Subarea 2(B)  Event Plaza East Subarea 3(B)	Event Center Streetscape Subarea 2(C)  Star Plaza/ Figueroa Streetscape Subarea 3(C)	Gilbert Lindsay Plaza Subarea 4  Gilbert Lindsay Plaza North Subarea 3(D)	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
<i>P = Permitted</i>								
Motion Picture, Television, Radio Filming and Broadcast Uses	P	P	P	P	P	P	P	P
Nightclubs	P	P—Subarea 1(B) only <sup>1</sup>	P					
Office, professional or business uses	P		P				P	
Off-Site Signs <sup>3</sup>	P	P—Subarea 1(B) only <sup>1</sup>	P	P	P	P	P	P
On-Site Signs, Temporary Signs, Banners and Wayfinding Signs <sup>3</sup>	P	P	P	P	P	P	P	P
Outdoor Special Light Effects	P	P	P	P	P	P	P	
Parking	P	P in Subarea 1(B) only <sup>1</sup>				P	P	
Religious gatherings	P	P	P	P	P	P		
Retail uses and sales <sup>4</sup>	P	P	P	P	P	P		
Restaurants and cafes <sup>5</sup>	P	P (Subarea 1(B) only) <sup>1</sup>	P	P	P	P		
Sale of full line of alcoholic beverages for on-site consumption <sup>6</sup>	P	P (Subarea 1(B) only) <sup>1</sup>	P	p	P	P		
Sale of full line of alcoholic beverages for off-site consumption (farmers market, wine expo or similar only) <sup>4</sup>	P		P	P		P		

USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B)	Event Center Subarea 2(A)	Event Plaza West Subarea 2(B)	Event Center Streetscape Subarea 2(C)	Gilbert Lindsay Plaza Subarea 4	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
<i>P = Permitted</i>		South Hall Plaza Subarea 1(C)	Arena Subarea 3(A)	Event Plaza East Subarea 3(B)	Star Plaza/ Figueroa Streetscape Subarea 3(C)	Gilbert Lindsay Plaza North Subarea 3(D)		
Special events and temporary uses such as indoor and outdoor carnivals, circuses, fashion shows, parades, street fairs and festivals, outdoor performances	P	P	P	P	P	P		
Stadium and sports and entertainment related uses and events	P	P	P	P	P	P		
Temporary displays	P	P	P	P	P	P	P	P
Ticket booths	P	P	P	P	P	P	P	

<sup>1</sup> Uses not permitted in public right of way.

<sup>2</sup> Farmers Markets shall be subject to the requirements set forth in Section 12.24.X.6(d) of the LAMC.

<sup>3</sup> As defined in and as and to the extent permitted by the Sign Regulations.

<sup>4</sup> Retail sales and uses include without limitation, merchandise, souvenir and novelty sales, confections, soft drinks, food and other items for consumption on-site or off-site.

<sup>5</sup> Notwithstanding Section 12.14.A.1(a)(10) and 12.14. A. 1(b)(3) of the LAMC, outdoor eating areas are Permitted Uses on all floors of Buildings, in Plaza Areas and sidewalks.

<sup>6</sup> These uses shall be permitted in specific Subareas and subject to the restrictions set forth in Section 8 of this Specific Plan.

## **Section 5.2 PROHIBITED USES**

Residential Uses shall be prohibited in the Specific Plan area.

## **Section 5.3 DEVELOPMENT REGULATIONS**

**A. Floor Area.** The total Floor Area contained in all Buildings in each of Subareas 2, 3, 4 and 5 and in the portions of Subarea 1 north of the centerline of Pico Boulevard shall not exceed six times the Buildable Area of such Subarea (i.e., Floor Area Ratio (FAR) of 6:1). The total Floor Area contained in all Buildings in the portions of Subarea 1 south of the centerline of Pico Boulevard shall not exceed three times the Buildable Area of such Subarea (i.e., Floor Area Ratio (FAR) of 3:1). Notwithstanding the foregoing, the maximum developable square feet of Floor Area for Buildings within the Specific Plan area, allocated by Subarea, are as set forth in Table 5.3-1; provided, however, that nothing in this Specific Plan shall limit the right of any owner or ground lessee of any lot to transfer floor area in excess of the maximums set forth in Table 5.3-1 up to the FAR limits of 6:1 or 3:1 specified above pursuant to Article 4.5 of the LAMC or any alternate procedure to regulate transfers of floor area as may be adopted by the City nor limit the right of any owner or ground lessee to apply for a Project Permit Adjustment or modification or for an exception, amendment or interpretation to this Specific Plan in accordance with the procedures set forth in Section 11 of this Specific Plan.

**Table 5.3-1 Floor Area (square feet)**

<b>Subarea</b>	<b>Initial Development</b>	<b>Total Floor Area</b>
Subarea 1	547,000	1,538,671
Subarea 2	1,750,000	1,750,000
Subarea 3	811,108	811,108
Subarea 4	3,500	3,500
Subarea 5A	2,000	2,000
Total	3,113,608	4,105,279

**B. Accounting of Floor Area.** In order to insure compliance with these limitations, prior to the issuance of any building permits resulting in the addition of Floor Area within the Specific Plan area, the Planning Director shall verify that the total Floor Area proposed does not exceed that allowed by the Specific Plan. The Planning Director shall at all times maintain an updated summary sheet, available for public review, that accurately

reflects: (a) the amount of Floor Area built in each of the Subareas; (b) the total Floor Area available within each Subarea calculated at the applicable FAR; and (c) the amount of Floor Area that has been transferred from the Subareas pursuant to Article 4.5 of the LAMC.

- C. Building Height and Massing.** The maximum permitted Height for Buildings with the Specific Plan area shall be as set forth in Table 5.3-2, provided, however, that Public Art included in the Project shall be exempt from the height limitations set forth in Table 5.3-2.

**Table 5.3-2 Building Height (feet above Grade)**

Subarea	Buildings	Towers
Subarea 1	90	West Hall Tower --135 South Hall Tower --160
Subarea 2	220	N/A
Subarea 3	200	N/A
Subarea 4	30	30
Subarea 5	90	N/A

- D. Yard and Setback Regulations.** No lot or Subarea within the Specific Plan area and no Building, structure or improvement in any Subarea shall be required to provide front, side or rear yards or building setbacks.

**E. Seating Capacity.**

- 1. Event Center Building Seating Capacity.** The maximum permitted stadium seating capacity shall not exceed 72,000 permanent seats, including, without limitation, general seating, club seating and luxury suite seating. Seating may be increased up to 76,250 with the use of temporary and moveable seats and seating stands.
- 2. Arena Building Seating Capacity.** The maximum permitted seating capacity in the Arena shall not exceed 22,000 seats.
- 3. Convention Center Seating Capacity.** Convention Center seating capacity shall be restricted by maximum occupancy load only, as determined by the Los Angeles Fire Department.

**F. Minimum Vertical Clearance.** The Minimum Vertical Clearance of Buildings within the Specific Plan area above the finished surface of the roadways shall be 15.25 feet (including 3 inches allowance for future resurfacing of roadway) with approximately 14.41 foot clearance above raised medians and sidewalks; provided, however, that the Minimum Vertical Clearance of the New Hall shall not be less than nor shall be required to exceed the existing vertical clearance of the Concourse Building.

**G. Hours of Operation.**

1. **Generally.** Except as set forth below and in Appendix D of this Specific Plan, there shall be no restriction on the hours of operation of the facilities within the Specific Plan area. For uses subject to the regulation of the State Department of Alcohol and Beverage Control, more limited hours may be established by any State issued alcohol sales permit.
2. **Private Events.** Access to the Plaza Areas or any portion thereof may be restricted from time to time by the owner or ground lessee of such Plaza Areas for private events.
3. **Overnight Stays.** Except for private events described in Section 5.3.G.2 of this Specific Plan, no camping and/or overnight stays shall be permitted within the Plaza Areas.
4. **Displays of Fireworks.** Displays of Fireworks shall be permitted between the hours of 10 a.m. and 11:30 p.m., 7 days per week.

**H. Exterior Design Requirements.** Except as otherwise specified, the following design requirements shall apply with respect to development of each Subarea.

1. Exterior building materials for new buildings within Subarea 1 and Subarea 2 shall be consistent with the requirements and quality of materials specified in the Approved Plans. Exterior building materials for Buildings in other Subareas shall be compatible in materials and quality with the materials used for other Buildings in the Subarea in which the Building will be constructed.
2. Subareas 1(B), 1(C), 1(D), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 shall be designed to enhance the pedestrian experience through such features as landscaping, special street and pedestrian-level lighting and paving materials.
3. Kiosks shall be compatible in color and style with the portion of the Specific Plan area in which they are located.
4. All ventilation, heating or air conditioning ducts, tubes, equipment or other related rooftop appurtenances shall be screened when viewed from adjacent streets.
5. Consistent with the functions and uses of the Convention Center and Event Center Building, the following guidelines shall be addressed in the design of the Initial Development and any future Project:

- a. Pedestrian-level lighting shall be used adjacent to parking areas as described in the Project Design Features and the Mitigation Measures set forth in Appendix C of this Specific Plan.
  - b. Roadway and sidewalk illumination measures shall be determined by the Los Angeles Bureau of Street Lighting in accordance with IES national guidelines. Any new street lighting or pedestrian lighting system built in the public right of way shall be designed to currently adopted City standards. Equipment shall be tested and approved by the Bureau of Street Lighting.
  - c. All new lighting shall be designed to minimize glare and to minimize light impacts upon adjacent private property and shall comply with the Project Design Features for Architectural Lighting and Luminaires set forth in Appendix C of this Specific Plan.
  - d. The use of mirrored or highly reflective building materials (but excluding low e glass, which shall be permitted) for the exterior walls of Buildings shall be minimized.
  - e. Architectural and/or landscape screening elements shall be incorporated into project design so as to minimize off-site glare impacts.
- I. Visual Standards and Lighting.** Sports field lighting, Outdoor Special Light Effects and other exterior lighting within the Specific Plan area shall comply with the applicable lighting requirements set forth in Appendix C to this Specific Plan.

#### **Section 5.4 DETERMINATIONS OF COMPLIANCE**

Determinations of compliance with the requirements of this Specific Plan including, without limitation, determination of Substantial Conformance of building plans with the Approved Plans or with any Project approval granted pursuant to this Specific Plan shall be made by the Planning Director.

#### **Section 5.5 RELIEF FROM DEVELOPMENT REGULATIONS**

An application to exceed the development regulations in this Specific Plan with respect to the Initial Development or any Project shall be processed in accordance with the procedures for Project Permit Adjustments or for exceptions, amendments or interpretations of this Specific Plan, as set forth in Section 11 of this Specific Plan and Sections 11.5.7.E and F of the LAMC.

#### **Section 5.6 EXISTING BUILDINGS AND USES**

- A. Existing Buildings and Uses.** Notwithstanding any other provision of this Specific Plan, all uses, Buildings, structures and improvements within the Specific Plan area in existence prior to the Effective Date are deemed by this Specific Plan to be legal and approved uses and may continue to exist without termination and may be maintained and repaired at all times. Such Buildings, structures and improvements may also be



structurally altered, remodeled and expanded in accordance with the development regulations set forth in Section 5.3 of this Specific Plan and, if the same constitute a "Project", subject to Project Permit Compliance as set forth in Section 11.2 of this Specific Plan. Without limiting the foregoing, the following are such legal and approved uses:

1. **Subarea 1: Convention Center.**
    - a. **Subarea 1(A):** The Concourse Building, the South Hall and associated parking beneath the South Hall.
    - b. **Subarea 1(C):** South Hall Plaza.
    - c. **Subarea 1(D)** South Hall Circulation.
  2. **Subarea 3: Arena.**
    - a. **Subarea 3(A):** The Arena Building.
    - b. **Subareas 3(B), 3(C) and 3(D):** The improvements within the Plaza Areas surrounding the Arena Building.
  3. **Subarea 4: Gilbert Lindsay Plaza.** The existing Gilbert Lindsay Plaza improvements.
  4. **Subarea 5(A): Parking Garages and Pedestrian Bridges.** The Venice Garage.
- B. Pre-Demolition.** Until demolition in accordance with the Approved Plans, the following uses shall remain legal and approved uses under this Specific Plan:
1. **Subarea 1(B): Pico Passage.** The existing improvements within the area comprising Pico Passage.
  2. **Subarea 2: Event Center.** The West Hall and associated parking beneath the West Hall.
  3. **Subarea 5(A): Parking Garages and Pedestrian Bridges.** The Bond Street Parking Lot and the Cherry Street Garage.
- C. Permitted Uses.** Buildings, Plaza Areas and open space areas within the Specific Plan area in existence as of the Effective Date may be utilized for any use established as of the Effective Date or permitted by Section 5.1 of this Specific Plan or by the PF Zoning in the LAMC.

## **Section 5.7 FLOOR AREA IN VACATED STREETS**

The Buildable Area of each vacated surface street and of each vacated airspace parcel within Subareas 1 and 5 of the Specific Plan area (i.e., Pico Boulevard, Bond Street and L.A. Live Way) upon which any Building or structure other than a pedestrian bridge is erected shall have Floor Area in an amount equal to the total area of the vacated parcel multiplied by the applicable Floor Area Ratio set forth in Section 5.3.A of this Specific Plan.

## **Section 5.8 ADJUSTMENTS TO SUBAREA BOUNDARIES**

Adjustments in the boundaries of the Subareas and of further components thereof that result in an increase or reduction of land area of any Subarea or component thereof, including, without limitation, adjustment in the boundaries of Plaza Areas and open space, of 15 percent or less of the land area or that are required to conform Subarea boundaries to the existing or new Buildings, structures, or improvements shall be deemed a minor variation and shall be permitted upon approval of the Planning Director.

# **SECTION 6. OPEN SPACE, ENHANCED PEDESTRIAN LINKAGES AND STREETSCAPE**

## **Section 6.1 OPEN SPACE**

- A. Existing Open Space.** Open space within the Specific Plan area as of the Effective Date is as shown on Map 3.
- B. Future Open Space.** With development of the Initial Development, Open Space may be distributed throughout the Specific Plan area as set forth in Map 4 and Map 5 or as otherwise approved pursuant to the Approved Plans or any Project approval. Open space may be provided in the form of courtyards, plaza, pedestrian linkages, or other similar outdoor gathering places and may be located at or above Grade, or on Event Center and Convention Center concourses.
- C. Water Conservation.** All planted areas shall be provided with automatic irrigation systems and conform to the City's water conservation requirements.

## **Section 6.2 PEDESTRIAN LINKAGES**

- A. Pedestrian Access.** The street network within the Specific Plan area shall accommodate pedestrians coming to the Specific Plan area from all directions generally as shown on Map 5. With respect to the Initial Development, sidewalk widths shall be provided in accordance with Table 10.2-1. Streets and secondary connections within the Specific Plan area shall be treated with hardscape, landscape, lighting improvements and directional signs.
- B. Street Furniture.** Street furniture including, without limitation, decorative dining area railings no higher than 42 inches, sidewalk dining amenities, tables, chairs, lighting, heating and other similar elements are permitted within the sidewalk, subject to the approval of the Planning Director.

**C. Bus Stops.** Bus stops within the Specific Plan area shall accommodate applicable requirements for barrier free access to transit.

**D. Sidewalk Easements.** Sidewalks or portions thereof may be located outside of the public right of way and, to the extent so located, shall be granted by easement to the extent required by the City, but shall not be subject to dedication.

### **Section 6.3        STREETScape**

Within the Project Streetscape Improvement Boundary depicted on Map 6, the Applicants with respect to the Initial Development shall construct Streetscape Improvements which shall be consistent with the Approved Plans, the Downtown Design Guide and, where made applicable by the terms thereof, the LASED Streetscape Plan. In addition, the Applicants shall construct intersection improvements at the intersections depicted on Map 7, which shall be consistent with the Approved Plans and, unless otherwise set forth therein, the Downtown Design Guide as the same is modified by this Specific Plan and, where made applicable by the terms thereof, the LASED Streetscape Plan. Prior to issuance of a certificate of occupancy for the Initial Development or any Project, the Planning Director may require the Developer to record a covenant guaranteeing to the City the improvement of the public right of way as described above.

## **SECTION 7. PUBLIC ART REQUIREMENTS**

### **Section 7.1        PUBLIC WORKS IMPROVEMENTS ARTS PROGRAM**

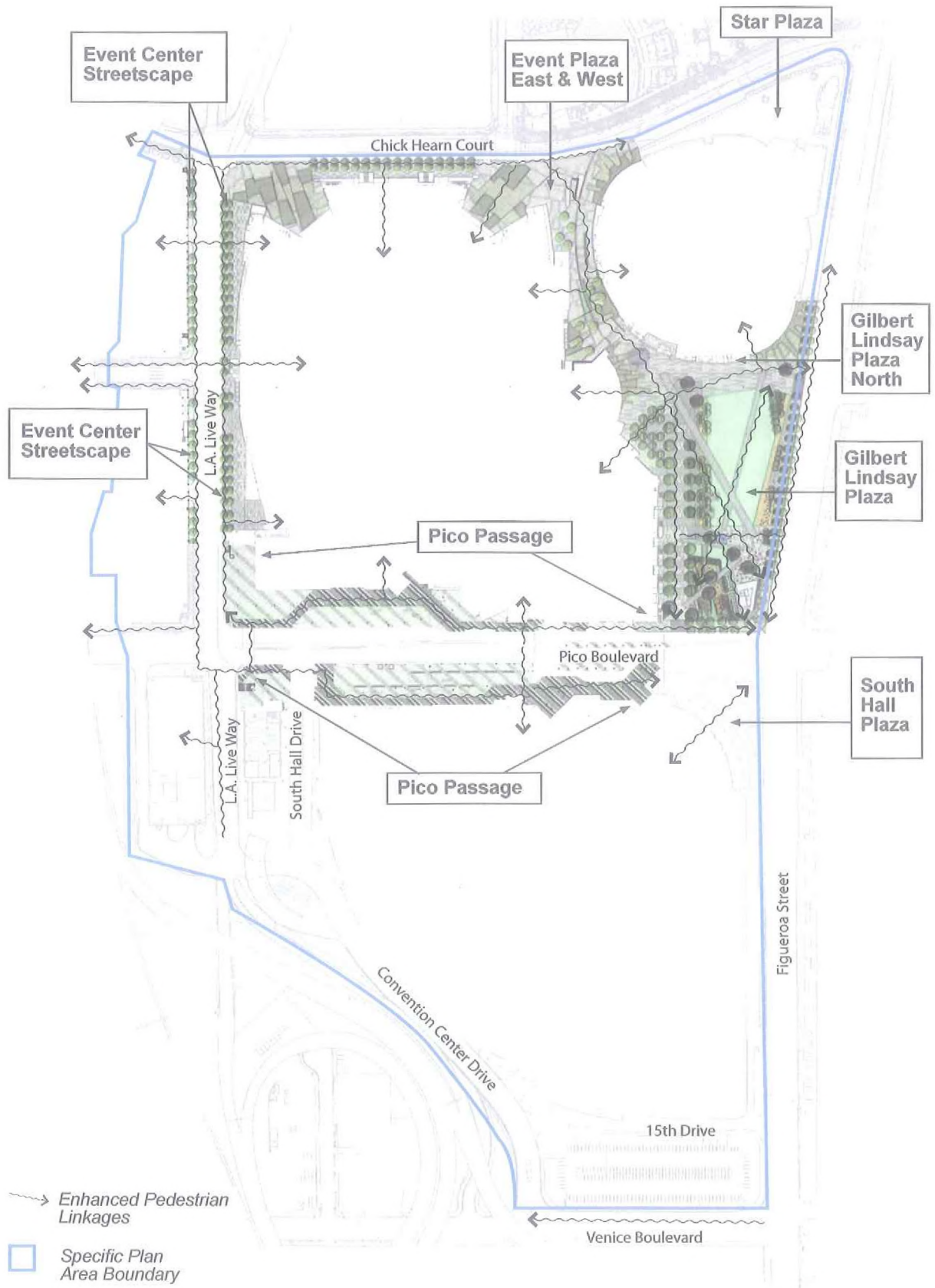
The City Public Works Improvements Arts Program as set forth in Los Angeles Administrative Code Section 19.85.1 shall apply within Subarea 1 (Convention Center), Subarea 4 (Gilbert Lindsay Plaza) and the Venice Garage within Subarea 5(A) (Parking Garages), as applicable.

### **Section 7.2        PRIVATE ARTS FEE**

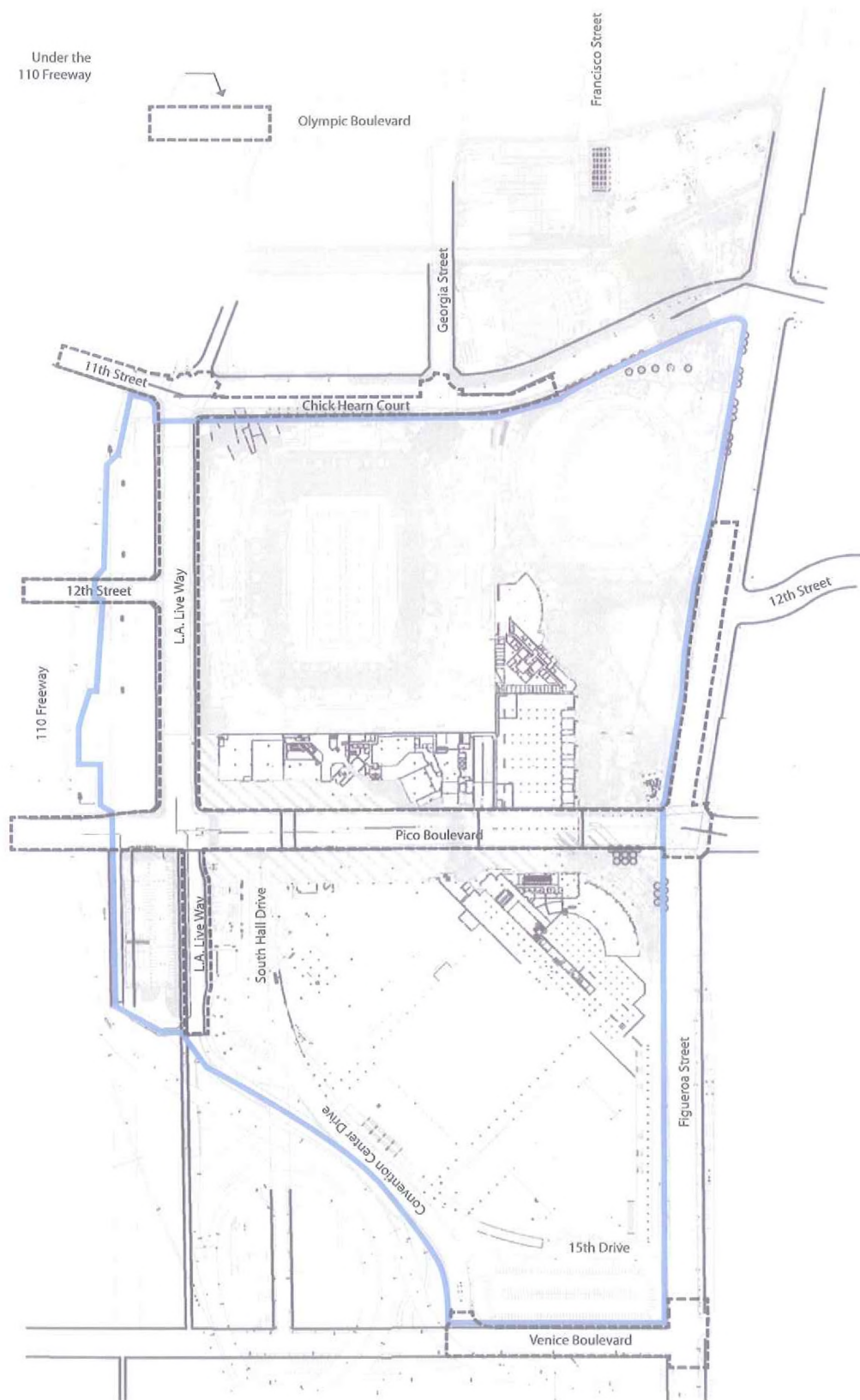
The provisions of Section 22.118 of the Los Angeles Administrative Code and Section 91.107.4.6.2 of the LAMC shall apply within Subarea 2 (Event Center), Subarea 3 (Arena) and the L.A. Live Way Garage and Bond Street Garage within Subarea 5(A) (Parking Garages), as applicable.

### **Section 7.3        COORDINATED ART PLAN**

The Event Center Applicant shall obtain the approval of the Cultural Affairs Department for a coordinated arts plan that may include cultural and artistic facilities, services, programming or amenities. Fees required under Section 7.1 and 7.2 may be applied in combination to implement the arts plan.

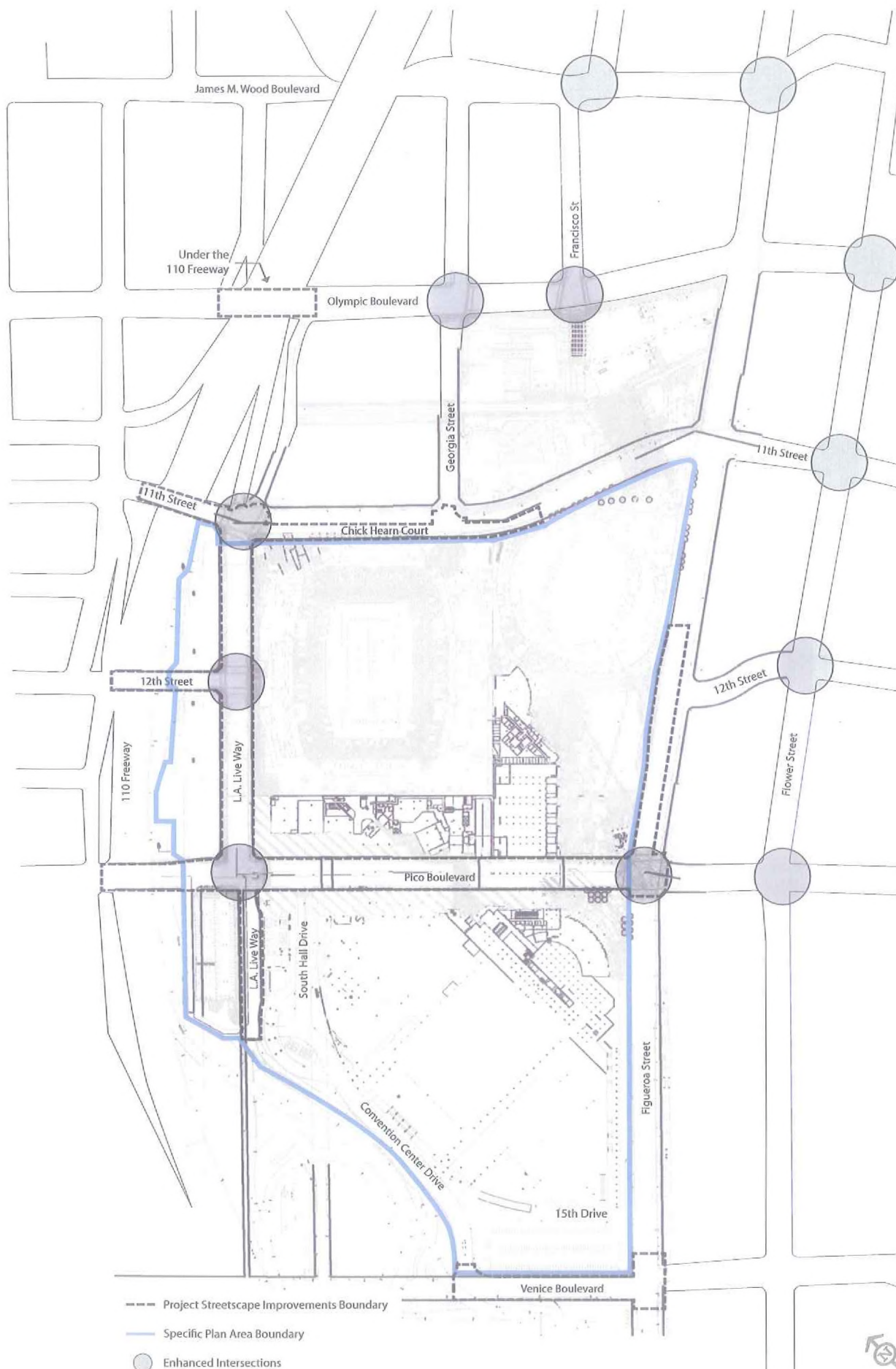


**Map 5: Open Space and Enhanced Pedestrian Linkages**



**Map 6:** Project Streetscape Improvements Boundary





Map 7: Project Streetscape Improvements Intersections



## SECTION 8. ALCOHOL CONSUMPTION REGULATIONS

### Section 8.1 SCOPE OF GRANT FOR ON-SITE ALCOHOL CONSUMPTION

- A. Subarea 1(A) and Subarea 2: Convention Center.** The sale and service of a full line of alcoholic beverages for on-site consumption only in conjunction with conventions and exhibits and catered events (via one or more operators and caterers) shall be permitted in Subarea 1, and prior to demolition of the West Hall, Subarea 2, in accordance with the applicable Existing Convention Center Alcohol Approval, as the same may be amended or modified from time to time pursuant to the procedures set forth in Section 12.24.M of the LAMC. The sale and service described in the Existing Convention Center Alcohol Approval is hereby affirmed as an incidental business in or accessory to this Specific Plan and is subject only to Conditions of Approval set forth therein. In addition, pursuant to this Specific Plan, the procedures set forth in the Convention Center Existing Alcohol Approval are made applicable to the entirety of the Convention Center including, without limitation, the South Hall, the Concourse Building and the New Hall, as though such Buildings were fully described in the Convention Center Existing Alcohol Approval. No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments meeting the foregoing criteria.
- B. Subarea 2(A): Event Center Building.** The Event Center Building shall be considered a single establishment and the sale and service of a full line of alcoholic beverages for on-site consumption as part of its banquet, lobby, meeting room and exhibit hall events and for sports, entertainment and other events shall be permitted (via one or more operators and caterers) at the Event Center Building following issuance of a temporary certificate of occupancy for such Building, in accordance with the requirements of Appendix D, Section I of this Specific Plan. Such grant shall include, without limitation, the right to sell and serve a full line of alcoholic beverages for on-site consumption in private suites; general assembly seating areas; premium seating areas; general assembly concession establishments; premium seating concession establishments; portable concession stands; sponsorship areas; field area; restaurants, bars and Sports Bars; and nightclubs, lounges and private stadium club facilities and in designated sponsorship and/or hospitality areas. Except as set forth in Section 8.2.A.1 or 8.2.B, no Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for such establishment.
- C. Subarea 3: Arena.** The sale and service of a full line of alcoholic beverages for on-site consumption (via one or more operators and caterers) shall be permitted in Subarea 3 in accordance with the authorization and requirements set forth in the Existing Arena Alcohol Approval only. The Existing Arena Alcohol Approval with respect to the Arena shall remain in full force and effect and no Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments permitted pursuant to the Existing Arena Alcohol Approval. The Existing Arena Alcohol Approval may be amended or modified from time to time pursuant to an Alcohol Use Permit. The sale and service described in the Existing Arena Alcohol Approval is hereby affirmed as an incidental business in or accessory to this Specific Plan and is subject only to Conditions of Approval set forth in Section 1 (Administrative) and Section 4.A

(General Conditions) and 4.B (Sale of Alcoholic Beverages) of the Existing Arena Alcohol Approval.

- D. Certain Plaza Areas.** The sale and service for consideration of a full line of alcoholic beverages for on-site consumption within Subareas 1(B), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 shall be permitted (via one or more operators and caterers) within restaurants, portable concession stands and designated areas and sponsorship areas established within the aforesaid Plaza Areas prior to and following Convention Center, Arena and Event Center events subject to the requirements of the applicable Alcohol Use Approval(s). No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments within the foregoing Plaza Areas. The operator of an event in the Plaza Areas at which alcohol will be sold shall provide, or cause to be provided, notice of such event to the Alcohol Advisory Group. Notice shall be provided to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Applicant.
- E. Subarea 5: Parking Garages and Pedestrian Bridges.** The sale of alcohol is prohibited within parking garages and on pedestrian bridges.

## **Section 8.2 ALCOHOL USE PERMIT REQUIRED**

Except as set forth in Section 8.1 of this Specific Plan or in the Existing Alcohol Approvals, any establishment seeking to sell and serve alcohol for on-site or off-site consumption shall first obtain an Alcohol Use Permit in accordance with the provisions of Section 8.4 of this Ordinance. In addition, the following specific alcohol sales shall require an Alcohol Use Permit.

### **A. Off-Site Consumption.**

- 1. Subareas 1(A), 2(A) and 3(A).** Upon issuance of an Alcohol Use Permit, the sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within Subareas 1(A), 2(A) and 3(A) in conjunction with conventions and exhibits at which one or more vendors are selling alcoholic beverages in sealed packaging for off-site consumption and in connection with temporary special merchandizing for exhibitions, Farmers Markets, events or shows.
- 2. Certain Plaza Areas.** Upon issuance of an Alcohol Use Permit, the sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within Subareas 1(B), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 in conjunction with Farmers Markets and outdoor events at which one or more vendors are selling alcoholic beverages in sealed packaging for off-site consumption in accordance with the requirements of the applicable Alcohol Use Permit.
- 3. Subareas 1(C), 1(D) and 5.** The sale of alcohol for off-site consumption in Subareas 1(C), 1(D) and 5 is prohibited.

- B. Bottle Service.** Notwithstanding the provisions of Section 8.1.A and 8.1.B of this Specific Plan, a maximum of one establishment within Subarea 1 and two establishments within Subarea 2 shall be permitted to sell distilled spirits by the bottle for on-site consumption provided such establishment shall first obtain an Alcohol Use Permit in accordance with the provisions of Section 8.4 of this Specific Plan; sale of distilled spirits by the bottle in Subarea 3 shall be regulated by the Existing Arena Alcohol Approval.

### **Section 8.3        CONDITIONS OF ALCOHOL USE APPROVAL**

- A. Approval of State Department of Alcoholic Beverage Control.** Entities that sell and serve alcoholic beverages for on-site or off-site consumption shall obtain approvals from other jurisdictions, as required, including, without limitation, licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
- B. Revocation.** If the conditions of Section 8 of this Specific Plan have not been complied with by any individual establishment, the City may give notice to the property owner or lessee of the real property affected and may cause the owner or lessee of the individual establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section 8 should not be modified, discontinued or revoked with respect to the affected individual establishment. These proceedings shall be in accordance with Section 12.27.1 LAMC. Notwithstanding that Alcohol Use Approvals are granted by Subarea, the modification, discontinuance or revocation of any use or the imposition of conditions thereon shall be made applicable to individual establishments failing to comply with the requirements of this Section 8 only.

**Compliance with Conditions.** Each Building and establishment granted an Alcohol Use Permit shall comply with additional conditions, if any, required by the Alcohol Use Permit.

### **Section 8.4        ALCOHOL USE PERMIT PROCESS**

- A. Process.** Each establishment required by Section 8.2 of this Specific Plan to obtain an Alcohol Use Permit shall apply to the Zoning Administrator for an Alcohol Use Permit in accordance with the procedures set forth in Section 12.24.M of the LAMC.
- B. Conditions.** The Zoning Administrator, or his or her designee, through the Alcohol Use Permit process, shall review applications for compliance with the applicable provisions of Appendix D. Applicants for Alcohol Use Permits shall also provide the following information, as applicable: number of seats; square footage and floor plan; signage; security measures to be provided; the proposed menu, if applicable; number of employees at any given time and enforcement measures.
- C. Public Hearings by a Zoning Administrator.** The Zoning Administrator shall determine whether or not to conduct public hearings in connection with any Alcohol Use Permit application. If problems arise with any of the Alcohol Use Approvals, the Zoning Administrator shall conduct public hearings in consultation with the Los Angeles Police Department.

- D. Notice of Actions to Alcohol Advisory Group.** The Planning Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, to the Alcohol Advisory Group of any application filed pursuant to Section 11.5.7 G of the LAMC to amend this section, or of any hearing or action under this Specific Plan related to alcohol. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.

#### **Section 8.5 DISCONTINUANCE OF USE**

The Zoning Administrator may require an Alcohol Use Permit for replacement establishments for which no Alcohol Use Permit was originally required if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.

### **SECTION 9. SIGNS AND LARGE-SCALE ARCHITECTURAL LIGHTING**

On-Site Signs and Off-Site Signs and Large-Scale Architectural Lighting (each as defined in the applicable Sign Regulations) shall be permitted in all Subareas in accordance with the development standards and regulations set forth in the applicable Sign Regulations.

### **SECTION 10. TRANSPORTATION, CIRCULATION, STREET VACATION AND PARKING**

#### **Section 10.1 TRANSPORTATION STRATEGY OVERVIEW**

- A. Location.** The Specific Plan area is located in downtown Los Angeles at the hub of the regional rail and bus transit system and the regional freeway system, and adjacent to significant quantities of existing parking supply in the downtown area. The location of the Specific Plan area is ideally situated to maximize opportunities to encourage non-automobile modes of travel to the Event Center, the Arena and the Convention Center, to take full advantage of the multiplicity of access/egress routes for event traffic and to make use of the substantial amount of existing available parking in downtown Los Angeles. Map 8 shows the regional transportation facilities serving downtown and the Specific Plan area.
- B. Transportation Plan.** The transportation plan in this Specific Plan is comprised of the transportation related Project Design Features set forth in Appendix C to this Specific Plan that are incorporated into the design of the Initial Development and the requirement that the Event Center Applicant develop and implement a comprehensive Transportation Management Plan (TMP) for the Specific Plan area in coordination with the owner of the Arena Building, the Convention Center, LADOT, Metro, LAPD, LAFD, Caltrans, Metrolink and, as necessary, other agencies as further described in Section 10.4 of this Specific Plan. In addition, the Applicant shall be required to perform the transportation Mitigation Measures.

## Section 10.2 SPECIFIC PLAN AREA STREET MODIFICATIONS

**A. New Hall Improvements.** Prior and as a condition precedent to issuance of a certificate of occupancy for the New Hall, the Convention Center Applicant shall make improvements and modifications to Pico Boulevard (Modified Secondary Highway) to achieve the roadway and right-way of way cross sections identified in Table 10.2-1 and described in Appendix C.

### **B. Event Center Improvements.**

**1. Physical Modifications to Streets.** Prior and as a condition precedent to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make improvements and modifications to the streets listed below, to achieve the roadway and right of way cross sections identified in Table 10.2-1 and described in Appendix C.

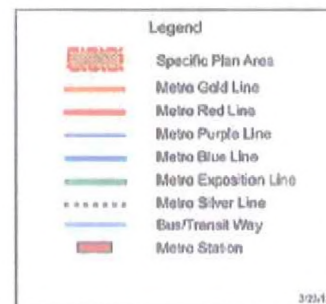
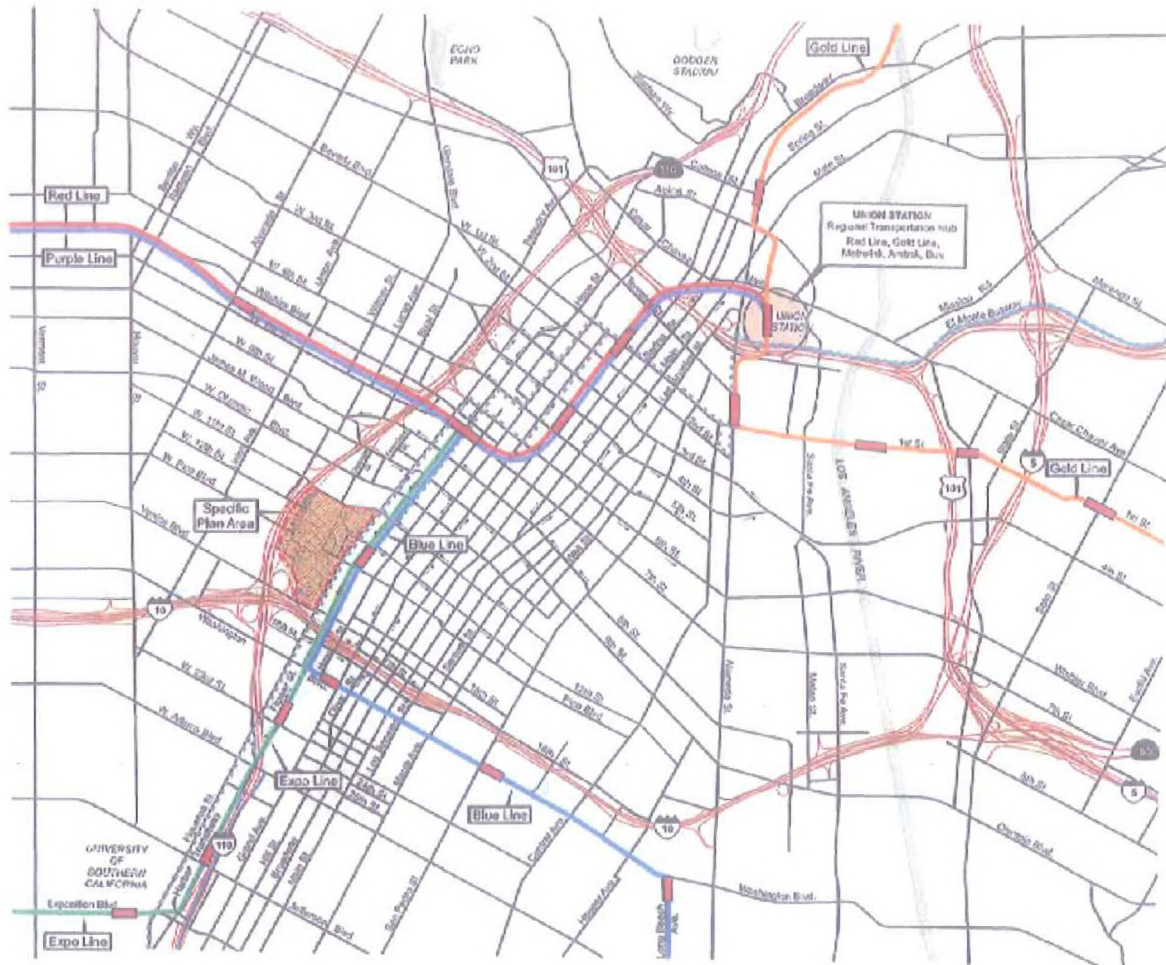
- a. L.A. Live Way (Collector Street).
- b. Chick Hearn Court (Modified Collector Street).
- c. Pico Boulevard (Modified Secondary Street).
- d. Flower Street (Modified 1-Way Secondary Street).\*

Except for clause (a) above, the street improvements and modifications described above constitute street modifications to the Downtown Street Standards and shall be recorded by the City Engineer in Navigate LA.

**2. Roadway Reclassification.** Through implementation of this Specific Plan:

- a. 12<sup>th</sup> Street between LA Live Way and the 110 Freeway east right of way line is redesignated from Collector Street to Local Street (with a 40-foot curb to curb roadway section and 10-foot sidewalks).
- b. Bond Street is designated as a modified public alley.

*\*The Flower Street modification is outside of Specific Plan area boundary but is required by the Mitigation Monitoring and Reporting Plan.*



**Map 8: Regional Transportation Facilities**



**Table 10.2-1 Specific Plan Area Street Modifications– Project Design Features and EIR Mitigations**

Street	Section	Classification	Responsibility	Characteristics for Specific Plan					
				Row Width (feet)	Curb-to Curb Width (feet)	Sidewalk Width (feet)			
						N	S	W	E
LA Live Way PDF B.1-1	Pico Boulevard to Chick Hearn Court	Collector	Event Center Applicant	89	64	N/A	N/A	10	15
Chick Hearn Court PDF B.1-2	LA Live Way to East Driveway of L.A. LIVE West Garage	Collector	Event Center Applicant	107	72	15	20	N/A	N/A
	East Driveway of L.A. LIVE West Garage to Georgia Street	Collector	Event Center Applicant	107	60.5	26.5	20	N/A	N/A
Pico Boulevard PDF B.1-3	Figueroa Street to Point 600' West of Figueroa Street	Modified Secondary	New Hall Applicant	100	70	20 <sup>1</sup>	20 <sup>1</sup>	N/A	N/A
	Point 600' West of Figueroa Street to LA Live Way	Modified Secondary	New Hall Applicant	100	80	20 <sup>1</sup>	20 <sup>1</sup>	N/A	N/A
Flower Street <sup>3</sup> Part of MM B.1-1	12 <sup>th</sup> Street to Pico Boulevard	Modified Secondary (1-way Southbound)	Event Center Applicant	90	22 <sup>2</sup>	N/A	N/A	10	10

<sup>1</sup> Part or all can be located on Convention Center property.

<sup>2</sup> West curb to west edge of new Metro platform (excluding 2 foot buffer space).

<sup>3</sup> The Flower Street modification is outside of the Specific Plan area boundary but is required by the Mitigation Monitoring and Reporting Plan.

**Bold** – Existing dimension to remain the same.

PDF – Project Design Feature

MM – Mitigation Measure

**C. Street Vacations.** The Approved Plans contemplate certain street vacations, including, without limitation, surface and subsurface vacation of portions of Pico Boulevard, Bond Street and L.A. Live Way and vacation of airspace over portions of Pico Boulevard, L.A. Live Way and 12th Street, which are the subject of one or more Resolution(s) to Vacate approved by the City Council upon the Effective Date. Upon vacation of the portions of Bond Street described in the vacation action, Bond Street shall be designated as a public alley and shall be recorded by the City Engineer as such in Navigate LA.

1. Conditions required by the City as part of these street vacations, in addition to the Project Design Features and Mitigation Measures shown in Table 10.2-1, are listed below and shown in Table 10.2-2.
  - a. **North Side of Pico Boulevard west of LA Live Way.** Widen the sidewalk along the property frontage by 2 feet into the public street to provide a 10-foot sidewalk per Modified Two-Way Secondary Highway standard. (Street still meets Modified Two-Way Secondary Highway standards for overall street width and right-of-way).
  - b. **West Side of L.A. Live Way south of Pico Boulevard.** Dedicate a variable width strip from 0 to 10 feet as public street from station 5+59.59 to station 9+39.57 including curve-tangent-curve and flare sections per plan P-36929, on the westerly side of L.A. Live Way, and dedicate a 15-foot by 15-foot corner cut at the southwesterly corner of the intersection with Pico Boulevard, to provide right-of-way for the existing improvements constructed per plan P-36929.
  - c. **12th Street west of L.A. Live Way.** Dedicate a 15-foot by 15-foot limited corner cuts at the northerly and southerly corners of the intersection with L.A. Live Way, within the limits set forth in Table 10.2-2. Limited corner cut dedications may be retained from the vacation area.
  - d. **11th Street west of L.A. Live Way.** Dedicate 2 feet as a public street on the southerly side of 11th Street to complete a 32-foot half right-of-way per Collector Street standards, together with a 15-foot by 15-foot limited corner cut at the southerly corner of the intersection with L.A. Live Way within the limits set forth in Table 10.2-2. Limited corner cut dedications may be retained from the vacation area.
2. Prior and as a condition precedent to issuance of a building permit for the New Hall, the Convention Center Applicant shall have performed, or guaranteed, to the satisfaction of the LADOT General Manager and the City Engineer, the improvements applicable to vacation of the streets required for New Hall construction.
3. Prior and as a condition precedent to issuance of a building permit for the Event Center, the Event Center Applicant shall have performed, or guaranteed, to the satisfaction of the LADOT General Manager and the City Engineer, the

improvements applicable to vacation of the streets required for Event Center, Bond Street Garage and L.A. Live Way Garage construction.

4. The City Engineer, in consultation with the Planning Director and the Applicant, may modify the approved measures applicable to street vacation if he or she determines any of them to be infeasible.
  5. Prior to the issuance of a certificate of occupancy for the Event Center, the Applicant shall implement, or cause to be implemented, the required street vacation improvements. If the City Engineer determines that construction of any required street vacation improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the City Engineer.
  6. The City Engineer, at the request of the Applicant, may determine that the implementation of any street vacation improvement or any Mitigation Measure specified in this Section 10.2 or in Appendix C is infeasible and/or should be substituted with a comparable improvement or mitigation measure of equivalent cost or effectiveness. In that situation, the City Engineer, in consultation with the Planning Director, may modify or substitute the street improvement or Mitigation Measure, provided the City Engineer meets with the Applicant and determines what alternate and/or additional improvements or mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection and confirms that such substitution of improvement shall not have an adverse impact on any affected utility owner.
- D. Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer.

**E. Temporary Street Closures.**

1. Street closures to vehicles are permitted for major events at the Event Center Building and/or the Convention Center (as defined in the TMP), to eliminate vehicular conflicts and enhance pedestrian circulation, during pre-event, event and post-event hours at the following locations (shown in Map 9) and as may be further described in the TMP:
  - a. L.A. Live Way between Pico Boulevard and Chick Hearn Court except for local traffic (event traffic accessing the L.A. Live Way and Olympic West Garage, limousines and transit vehicles).
  - b. Chick Hearn Court between Figueroa Street and Georgia Street and to through traffic between Georgia Street and L.A. Live Way except for local access (traffic accessing the Olympic West Garage).
  - c. 12<sup>th</sup> Street between Figueroa Street and Flower Street.

**Table 10.2-2 Specific Plan Area Street Modifications – Street Vacation Conditions  
(Additional to Table 10.2-1)**

Street	Section	Classification	Responsibility	Characteristics for Specific Plan					
				Row Width (feet)	Curb-to Curb Width (feet)	Sidewalk Width (feet)			
						N	S	W	E
Pico Boulevard	North Side, west of L.A. Live Way	Modified Secondary	Event Center Applicant	Provide a variable width dedication along Lot 6, Tract 28165 on the northerly side of Pico Boulevard to provide a minimum 100-foot total right-of-way.					
L.A. Live Way	West Side, south of Pico Boulevard	Modified Collector	New Hall Applicant	Dedicate a variable width strip from 0 to 10 feet as public street from station 5+59.59 to station 9+39.57 including curve-tangent-curve and flare sections per plan P-36929, on the westerly side of L.A. Live Way, and dedicate a 15-foot by 15-foot corner cut at the southwesterly corner of the intersection with Pico Boulevard, to provide right-of-way for the existing improvements constructed per plan P-36929.					
12 <sup>th</sup> Street	West of L.A. Live Way	Local	New Hall Applicant	Dedicate a 15-foot by 15-foot limited corner cuts with upper limit of between approximately 14.41 and 15.25 feet above the finished street surface and lower limit at approximately 1 foot below finished sidewalk surface at the northerly and southerly corners of the intersection with L.A. Live Way. Limited corner cut dedications may be retained from the vacation area.					
11 <sup>th</sup> Street	West of LA Live Way	Collector	New Hall Applicant	Dedicate 2 feet as a public street on the southerly side of 11 <sup>th</sup> Street to complete a 32-foot half right-of-way per Collector Street standards, together with a 15-foot by 15-foot limited corner cut with upper limit of between approximately 14.41 and 15.25 feet above the finished street surface and a lower limit at approximately 1 foot below finished sidewalk surface, at the southerly corner of the intersection with L.A. Live Way. Limited corner cut dedications may be retained from the vacation area.					
Figueroa Street	Chick Hearn Court to Venice Boulevard	Modified Two-Way Major Highway Class II	Event Center Applicant and New Hall Applicant	If necessary, dedicate sufficient land as public street to provide a 58-foot wide half right of way on the westerly side of Figueroa Street per the Modified Two Way Major Highway Class II standard, and dedicate a 9-foot wide average sidewalk easement, except for portions under existing structures.					
Pico Boulevard	West of LA Live Way	Modified Secondary	Event Center Applicant	Construct curb, gutter and sidewalk on the north side of Pico Boulevard west of L.A. Live Way to accommodate a 10 foot sidewalk.					
Bond Street	North/South portion from Pico Boulevard to southernmost limit of existing north-south road	Modified Alley	New Hall Applicant	24-30 foot variable ROW width	Minimum 20 feet roadway; no curb required on easterly side	N/A	N/A	Minimum 4-10 feet	N/A

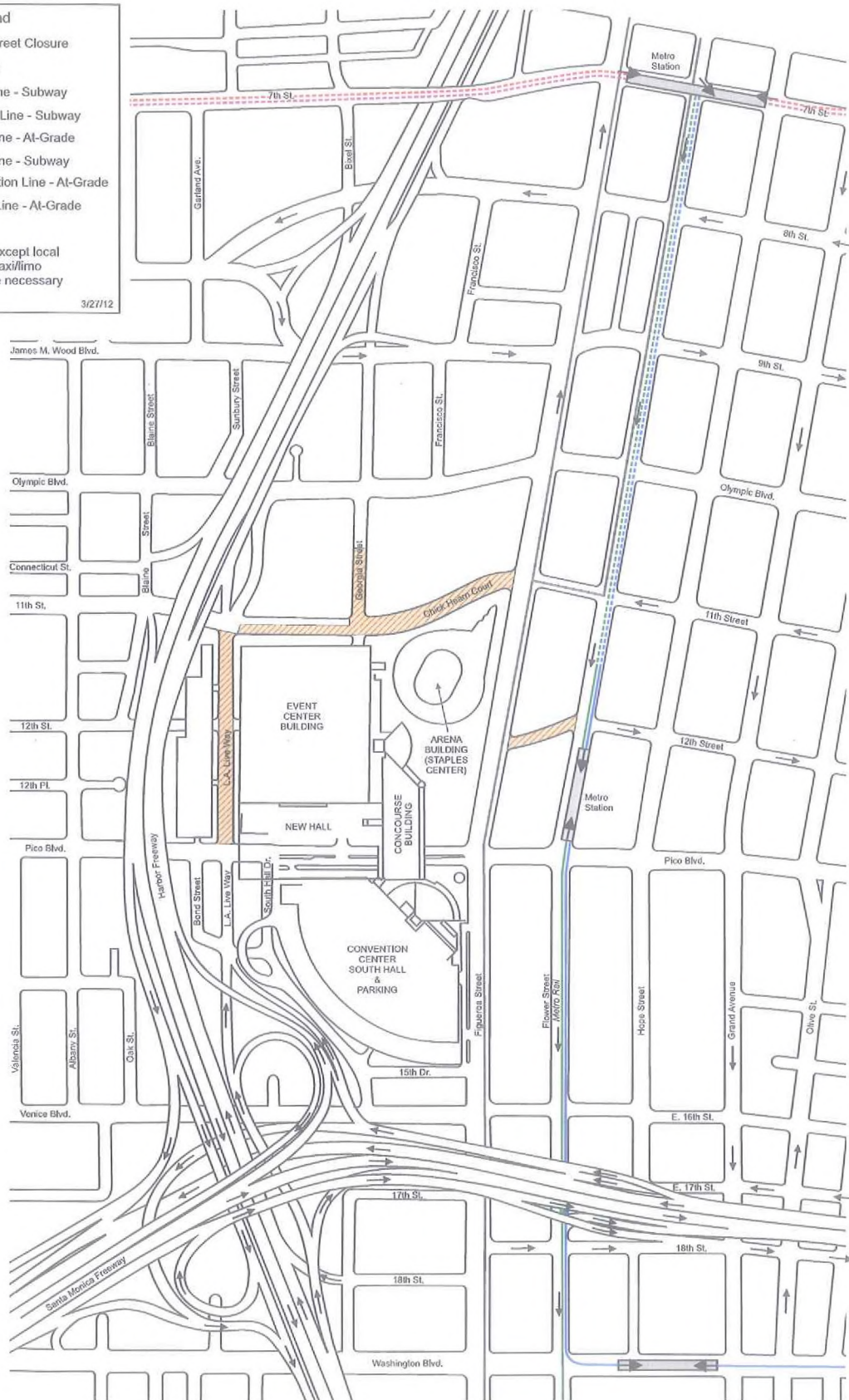


**Legend**

-  Temporary Street Closure
-  Metro Station
-  Metro Red Line - Subway
-  Metro Purple Line - Subway
-  Metro Blue Line - At-Grade
-  Metro Blue Line - Subway
-  Metro Exposition Line - At-Grade
-  Metro Silver Line - At-Grade

All closures except local access, and taxi/limo access where necessary

3/27/12



Not to Scale  
Confidential - Attorney Work Product

## Map 9: Temporary Street Closures

- d. Other streets during all or part of the pre-event hours, during events, or during all or part of the post-event hour as may be described in the TMP.
- 2. Street closures shall be subject to approval of the LADOT General Manager through the approved TMP and pursuant to applicable State law.
- 3. Street closures may be implemented in conjunction with the street closure of Chick Hearn Court (previously 11th Street) between Figueroa Street and Georgia Street, as allowed in the LASED Specific Plan. Nothing herein shall modify or restrict the temporary street closure provisions set forth in the LASED Specific Plan.
- 4. General Requirements.
  - a. Temporary closure of the streets to vehicular traffic shall be accomplished with traffic barriers, removable bollards or other devices, as defined in the approved TMP.
  - b. Permanent street trees and planting shall be restricted to outside of vehicular space.
  - c. Except as set forth in Section 10.2.E.4(d) of this Specific Plan, or as may be permitted in the LASED Specific Plan, Kiosks shall not be permitted within streets subject to closure.
  - d. Kiosks shall be permitted in the south half of Chick Hearn Court between Georgia Street and L.A. Live Way for the pre-event, event and post-event hours in which the street will be closed to vehicular traffic.
  - e. No alcoholic beverages may be sold or served within the public right of way.
  - f. Permanent furniture shall be restricted to outside of vehicular space; removable furniture shall be permitted within vehicular space only during those periods of street closure where permitted by the TMP.

### **Section 10.3 REQUIRED TRANSPORTATION IMPROVEMENTS**

- A. Measures.** The Initial Development shall incorporate the Project Design Features with respect to Transportation, Parking and Bicycle and Pedestrian Safety detailed in Appendix C.
- B. Guarantee of Improvements.** Prior to issuance of a building permit for the Initial Development (or any component thereof) or any Project, the Applicant shall guarantee, to the satisfaction of the LADOT General Manager, the construction of any transportation improvements for such component of the Initial Development or Project for which the Applicant is directly responsible. Prior to the issuance of a certificate of occupancy, the Applicant shall implement, or cause to be implemented, the required transportation improvements. If the LADOT General Manager determines that construction of any



required transportation improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the LADOT General Manager.

- C. **Form of Guarantee.** Any guarantee required pursuant to this Section 10.3 may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the LADOT General Manager.
- D. **Modifications.** The LADOT General Manager, at the request of the Applicant, may determine that the implementation of any transportation, parking or bicycle and pedestrian safety improvements or any Mitigation Measure specified in this Section 10.3 or in Appendix C is infeasible and/or should be substituted with a comparable transportation improvement or mitigation measure of equivalent cost or effectiveness. In that situation, the LADOT General Manager, in consultation with the Planning Director, may modify or substitute the transportation improvement or Mitigation Measure, provided the LADOT General Manager meets with the Applicant and determines what alternate and/or additional transportation improvements or mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection.

#### **Section 10.4      TRANSPORTATION MANAGEMENT PLAN (TMP)**

- A. **Development of TMP.** Prior and as a condition precedent to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop a TMP for approval by the LADOT General Manager, which TMP shall be developed in coordination with LADOT, Metro, LAPD, LAFD, Caltrans, Metrolink, and other transportation agencies and the owners of the Convention Center, L.A. LIVE and the Arena Building.
- B. **Contents of TMP.** The TMP shall provide the framework and details for managing all aspects of transportation for events within the Specific Plan area. The TMP shall be a multi-modal plan addressing transit, autos, parking, pedestrians, and bicycles. The TMP shall include transportation management measures as well as policies and programs to reduce auto trips, through promoting and encouraging increased transit use and auto vehicle occupancies, and encouraging walking and bicycling. Unless otherwise approved by the LADOT General Manager, the TMP shall address the following as further set forth in the Mitigation Monitoring and Reporting Plan:
  - 1. Specific Plan area Description and Operations
  - 2. Event Center Scheduling
  - 3. Event Coordination Plan
  - 4. Trip Generation Levels
  - 5. Overall Parking Strategy

6. Parking Management and Access/Egress Plans
7. Transit Service
8. Pedestrian Circulation
9. Transportation Demand Management and Trip Reduction (visitors and employees)
10. Traffic Management
11. Pico-Union Neighborhood Traffic and Parking Management Plan
12. Bicycle Access Plan

**C. Types of Measures.** The TMP may include, without limitation, the following types of measures as further set forth in the Mitigation Monitoring and Reporting Plan:

1. Parking Locations by Type of Parking
2. Parking Management Measures
3. Access and Egress Routes to Parking
4. Access and Egress Routes to Transit
5. Event Ticket Bundling with Parking and Transit Passes
6. Transit Service Provisions
7. Integrated Transit Fare Measures
8. Private Motor Coach, Taxi and Limousine Provisions
9. Pedestrian and Wayfinding Signage
10. Pedestrian Circulation Management
11. Use of Traffic Control Officers
12. Potential Temporary Street Closures
13. Potential Temporary Turn Restrictions
14. Potential Temporary Traffic Lane Closures and/or Reassignments
15. Use of Changeable Message Signs
16. Emergency Vehicle Provisions

17. Temporary Diversion of Bus Service in the Vicinity of the Proposed Project During Street Closures and/or Events
  18. Coordination Plans for Concurrent Events at the Event Center and Dodger Stadium and at the Event Center and the Los Angeles Coliseum
- D. **Approval.** The TMP shall be approved by the LADOT General Manager and shall be a logical progression of existing transportation management plans for STAPLES Center, L.A. LIVE and the Convention Center, providing a blueprint for transportation management, but permitting flexibility to allow responsiveness to actual ongoing operational conditions.
- E. **Implementation.** The TMP shall be implemented upon issuance of a certificate of occupancy for the Event Center. Prior to the adoption of the TMP, the existing South Park Event Parking and Circulation Management Plan shall remain in effect and govern the transportation management for the Arena Building. Upon TMP implementation, the South Park Event Parking and Circulation Management Plan shall be superseded by the TMP.

## **Section 10.5      PARKING REGULATIONS**

### **A. Supersedes LAMC Requirements.**

1. Where this Specific Plan contains language or standards that are different from the requirements of Section 12.21, 12.24.X or 12.24.Y of the LAMC, this Specific Plan shall supersede the LAMC.
2. The parking requirements of this Specific Plan shall supersede all previous parking approvals by the City for the Convention Center and the Arena Building.
3. Notwithstanding the foregoing, the provisions of Section 12.21.A.5 of the LAMC shall apply with respect to the parking provided in the Bond Street Garage and the L.A. Live Way Garage, except that notwithstanding any provision of the LAMC, ramps and parking surfaces "acting as ramps" shall be permitted to have a slope of 6%.

### **B. Parking Coordination.** The TMP shall require that parking for events at the Convention Center, Event Center Building and Arena Building be coordinated pursuant to the TMP or other agreements between the operators thereof.

### **C. On-Site Parking Requirements.** The Project vicinity contains more available off-street parking spaces than needed to meet the Project's parking demand during both construction and operation. Therefore, the Project will use a distributed parking strategy that takes advantage of the existing parking resources in lieu of constructing substantial amounts of new parking. Prior to issuance of a certificate of occupancy for the Event Center Building, a minimum of 5,558 parking spaces shall be provided within the Specific Plan area; provided that the total number of spaces to be provided shall be reduced during periods of construction of the Bond Street Garage and the L.A. Live Way

Garage. As a condition to certificate of occupancy for the Event Center, a minimum of 6,670 parking spaces shall be provided within the Specific Plan area and distributed generally as shown in Table 10.5-1. Notwithstanding the foregoing, the number of South Hall Parking on-site parking spaces shall be reduced when the South Hall Garage is being used as Kentia Hall for events, provided that the event operator shall be required to identify off-site parking to replace the number of spaces removed for the period in which the South Hall Garage is not available for parking.

**Table 10.5-1 Required On-Site Parking Supply <sup>1</sup>**

Location	Required Prior to Certificate of Occupancy for Event Center Building	Proposed
(Cherry Street) L.A. LIVE Way Garage	858	2,950
West Hall Garage	1,625	0
Bond Street Garage	0	928
Bond Street Parking Lot (East and West)	283	0
South Hall Garage <sup>2</sup>	1,671	1,671
Venice Garage	1,121	1,121
Total	5,558 <sup>3</sup>	6,670 <sup>3</sup>

<sup>1</sup> The number of parking spaces in any individual garage may be modified provided that the overall total required on-site parking supply is achieved.

<sup>2</sup> 1,256 spaces when Kentia Hall used for exhibit space.

<sup>3</sup> The total number of spaces to be provided shall be reduced during periods of construction of the Bond Street Garage and the L.A. Live Way Garage.

#### **D. Additional Initial Development On-Site Parking Requirements.**

1. A minimum of twelve electric vehicle charging stations shall be provided in on-site garages.
2. Up to 311 designated parking spaces shall be provided in on-site garages for any combination of low-emitting, fuel efficient and carpool/van pool vehicles.

3. A minimum of 250 new bicycle parking spaces shall be provided within the Specific Plan area at grade level and in locations convenient to bicyclists.
- E. Additional Parking Supply.** During such times and events when the parking supply within a twenty minute walk of the Specific Plan area may not be sufficient, additional parking supply outside of this area shall be utilized and shuttle bus and motor coach connections shall be provided, when appropriate, as determined in the TMP.

## **SECTION 11. SPECIFIC PLAN IMPLEMENTATION AND AMENDMENTS**

### **Section 11.1 SPECIFIC PLAN ADJUSTMENTS, EXCEPTIONS, AMENDMENTS AND INTERPRETATIONS**

- A. Applicability of LAMC Section 11.5.7.** Requests for Project Permit Compliance, Project Permit Adjustment, or modification to a Project Permit Compliance with respect to a Project, or for an exception, amendment or interpretation of this Specific Plan with respect to the Initial Development or any Project shall be made in accordance with the procedures set forth in Section 11.5.7 of the LAMC.
- B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 11.5.7.B through F of the LAMC, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Permit Compliance, Project Permit Adjustment, modification to a Project Permit Compliance, Specific Plan exception, Specific Plan amendment or Specific Plan interpretation with respect to any Project, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.
- C. Other Specific Plan Provisions.** For purposes of Section 11.5.7.J of the LAMC, the decision-making body will be the City Planning Commission and the Decision or Appeal Body will be the City Council.

### **Section 11.2 PROJECT DETERMINATION**

#### **A. Project Permit Compliance.**

1. Except as otherwise set forth in this Section 11.2, no grading permit, foundation permit, building permit, use of land permit or permit for a change of use shall be issued for a Project unless a Project Permit Compliance application has been approved pursuant to the procedures set forth in Section 11.1.
2. Issuance of a Project Permit Compliance shall require a finding that the Project is consistent with the development regulations set forth in Section 5 of this Specific Plan and/or any exception, amendment or interpretation of this Specific Plan applicable thereto.
3. No Project Permit Compliance or other approval shall be required in connection with the Initial Development.

4. The prohibition in Section 11.2.A.1 of this Specific Plan shall not apply to any construction for which a permit is required to comply with an order issued by the Department of Building and Safety to repair or replace an unsafe or substandard condition.
- B. Action only Required for Projects.** No Project Permit Compliance review or other action shall be required under this Specific Plan with respect to construction or modification of any Building, improvement or structure or any change or relocation in use that is not a "Project."
- C. Project Determination; Time Limit.** The Applicant may seek a determination by the Planning Director as to whether any construction or modification of a Building, structure or improvement, including, without limitation, any exterior remodel, or any change or relocation in use is a "Project." The Planning Director shall make his or her determination within ten days from the date a request for determination containing all information requested by the Planning Director is submitted by the Applicant. The determination of the Planning Director in such matter shall be final. Notwithstanding any other provision of the LAMC, a determination by the Planning Director, if any, that any construction or modification of a Building, structure or improvement or any change or relocation in use is not a Project shall be made in accordance with the requirements of this Specific Plan and will be a ministerial determination.

## **SECTION 12. INTERPRETATION**

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Planning Director shall, upon application by an owner, Applicant, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan. A request for an interpretation shall be filed pursuant to Section 11.5.7-H (Interpretations of Specific Plans).

## **SECTION 13. SEVERABILITY**

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.



## **APPENDIX A**

### **APPROVED PLANS**

Convention and Event Center Project (Entitlement Drawings Set) dated March 29, 2012, Sections 1 through 4 inclusive, attached to case file CPC-2012-0849-GPA-VZC-SP-SN-DA as Exhibit "E-1" (stamped and dated September 13, 2012) including without limitation the following:

1. Demolition Plans for West Hall and related infrastructure
2. Street Vacation
3. Schematic Design—New Hall including modifications to Concourse Building  
South Hall, Central Plant, Loading Dock and other improvements
4. Schematic Design—Event Center
5. Schematic Design—Bond Street Garage
6. Schematic Design—L.A. Live Way Garage
7. Schematic Design—Open Space, Plaza Areas, Streetscape as set forth in Items 3, 4, 5, 6 and 7
8. Other Improvements as described by Final EIR

## APPENDIX B

### SUPERCEDED ENTITLEMENT APPROVALS

(Superceded upon execution of the Event Center Ground Lease)

1. Case No. ZV 80-144—Zoning Variance granted June 23, 1980, reduced the parking requirement from 986 to 536 parking spaces in conjunction with the permitted development of an additional exhibit hall structure (North Hall) to the Convention Center complex.
2. Case No. ZA 85-0246 (ZV)—Zoning Variance granted July 2, 1985, permitted (for a temporary five year period) an additional 150,000 square feet of exposition space at the Los Angeles Convention Center site, utilizing an area occupied by 375 existing parking spaces, without providing any additional required parking.
3. Case No. CPC-87-595 (CU)—Conditional Use Permit adopted October 29, 1987, permitted expansion of the Convention Center facilities from 730,500 square feet to 1,652,500 square feet. The CUP was modified by Plan Approval on July 17, 2008, to permit modification of plans under the existing case to include construction of a seven-level above ground parking structure to accommodate 928 spaces. This parking structure approval has been extended to August 2, 2013.
4. Case No. ZA 89-0550 (ZV)—Zoning Variance approved on September 27, 1989, permitted the reduction in parking for the Convention Center site to 6,000 parking spaces for the Convention Center, including Phase 1 of the Expansion Plan and modifying the phasing of the 1987 CUP to allow development of 441,000 square feet of exhibition space and meeting rooms in Phase I of the project. This variance superseded two prior variances for reduced parking. This approval was clarified in two additional actions by the Planning Department, including a clarification letter issued on November 7, 1989, to modify Fire Department occupancy calculations for specific exhibit halls and meeting rooms and a Plan Approval issued on April 13, 1990, to allow construction of the expansion project prior to the finalization of parking plans for the site.
5. Case No. ZA 95-0062 (ZV)—Zoning Variance adopted on March 23, 1995, permitted the Phase 1A Expansion (Kentia Hall), with a maximum development envelope of 1,868,000 square feet of convention and exhibition space and reduced required parking to 5,880 parking spaces for Phase 1 and by an additional 420 spaces to 5,460 spaces when Kentia Hall is in use.
6. Conditional Use Permit for the Arena Building and the Existing Convention Center (CPC97-0105-CU and 97-0185-CU) adopted on August 20, 1997, to allow development of the proposed sports complex, and respectively authorizing: (1)

the development of the Arena Building on a portion of the Convention Center property and (2) the original Convention Center (north of Pico Boulevard) as a conditional use due to a reduction in the land area of the Convention Center.

7. ZA 98-0524 (ZAI) Zoning Administrator's Interpretation issued on July 10, 1998, addressing the reduction in the number of parking spaces required at the Convention Center after demolition of North Hall and the adjacent West Hall Blue Lot as part of the construction of the Arena Building and requiring a total of 5,147 spaces if Kentia Hall is used as exhibit space, and 5,567 spaces if Kentia Hall is used as parking.

## **IV. Mitigation Monitoring and Reporting Program**

### **1. Introduction**

The California Environmental Quality Act ("CEQA") requires a Mitigation Monitoring and Reporting Program ("MMRP") for projects where mitigation measures are a condition of their approval and development. An Environmental Impact Report ("EIR") has been prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, the EIR identifies project design features or recommends mitigation measures to avoid or substantially lessen the significant environmental impacts associated with the Proposed Project. This MMRP is designed to monitor implementation of these project design features and mitigation measures. This MMRP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. This MMRP describes the procedures the Applicants shall use to implement the project design features and mitigation measures adopted in connection with the approval of the Proposed Project and the methods of monitoring and reporting on such actions. "Monitoring" is generally an ongoing or periodic process of project oversight. "Reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. For this MMRP, the City of Los Angeles is the Lead Agency for the Proposed Project.

### **2. Purpose**

It is the intent of this MMRP to:

1. Verify compliance with the identified project design features and required mitigation measures of the EIR;
2. Provide a methodology to document implementation of project design features and required mitigation;
3. Provide a record and status of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of mitigation measures;

6. Establish the frequency and duration of monitoring and reporting; and
7. Utilize the existing agency review processes' wherever feasible.

### **3. Administrative Procedures**

The Applicants shall be obligated to provide documentation concerning implementation of the listed project design features and mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all project design features and mitigation measures shall be the Applicant unless otherwise noted.

As shown on the following pages, each identified project design feature and required mitigation measure for the Proposed Project is listed and categorized by impact area, with accompanying discussion of:

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- Monitoring Agency—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase—the phase of the Proposed Project during which the project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored. Because Project construction would be completed in phases, repeat monitoring may be required for some project design features and mitigation measure to demonstrate compliance for each phase.
- Action(s) Indicating Compliance—the action(s) of which the Enforcement or Monitoring Agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

### **4. Enforcement**

This MMRP shall be in place throughout all phases of the Proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring

agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

## 5. Program Modification

After review and approval of the final MMRP by the Lead Agency, minor changes and modifications to the MMRP are permitted, but can only be made by the Applicants or their successors subject to the approval by the City of Los Angeles. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the nature of the MMRP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

## 6. Mitigation Monitoring and Reporting Program

### A Land Use

No project design features or mitigation measures are identified in the EIR for this environmental issue.

### B.1 Transportation

#### a. Project Design Features

##### *(1) Project Area Street Modifications*

The Proposed Project will make improvements and modifications to the streets listed below in order to achieve wider sidewalks.

##### *(a) L.A. Live Way (Collector Street)*

**Project Design Feature B.1-1:** L.A. Live Way between Pico Boulevard and Chick Hearn Court/11th Street shall be modified to comprise an 89 foot right-of-way, and a 64-foot curb-curb width, with a 10-foot sidewalk on the west side of the street and a 15-foot sidewalk on the east side of the street. The existing lane configuration shall remain, except for the elimination of one midblock northbound lane, (as shown on Figure A.10.4.1.1 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.



- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy<sup>1</sup> for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a Certificate of Occupancy for the Event Center

(b) *Chick Hearn Court (Collector Street)*

**Project Design Feature B.1-2:** Chick Hearn Court between L.A. Live Way and Georgia Street shall be modified to comprise a 72-foot curb-to-curb width with a 15-foot sidewalk on the north side of the street and a 20-foot sidewalk on the south side of the street, between L.A. Live Way and the east-most driveway to the L.A. LIVE West Garage; and a 60.5-foot curb-curb width with a 26.5 foot sidewalk on the north side and a 20-foot sidewalk on the south side of the street between the east-most driveway of the L.A. LIVE West Garage and Georgia Street; and the existing 107-foot right-of-way for the entire block shall be maintained (as shown on Figure A.10.4.1.2 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). The existing lane configuration shall be maintained. This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center

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<sup>1</sup> All references to a Certificate of Occupancy herein shall refer to a Final Certificate of Occupancy for the relevant building or improvement

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(c) *Pico Boulevard (Modified Secondary Highway)*

**Project Design Feature B.1-3:** Pico Boulevard between Figueroa Street and a point approximately 600 feet west of Figueroa Street shall be modified to comprise a 70-foot curb-to-curb width, with three eastbound lanes and two westbound lanes, and with a minimum 20-foot sidewalk on the north side of the street and a minimum 20-foot sidewalk on the south side of the street, (of which 10 feet may be on Convention Center property). From the point approximately 600 feet west of Figueroa Street to L.A. Live Way, the existing roadway width of 80 feet curb-to-curb and lane configuration shall be maintained, and a minimum 20-foot sidewalk provided on both the north and south side of the street (all of which in each case may be provided on Convention Center property). The existing street right-of-way of 100 feet shall be maintained between Figueroa Street and L.A. Live Way. (See Figure A.10.4.1.3 of Appendix A of the Transportation Study contained in Appendix I of this Draft EIR). This shall be completed by the New Hall Applicant prior to issuance of a certificate of occupancy for the New Hall.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the New Hall.
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the New Hall (Construction)

(2) *Trip Reduction Measures*

**Project Design Feature B.1-4:** The Proposed Project shall coordinate its planning with the City on the City's current plans to provide a Bike Station on or in the vicinity of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Ongoing during Pre-construction and Construction of the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant during Pre-construction and Construction

**Project Design Feature B.1-5:** The Proposed Project shall coordinate its planning with the concept plans currently being evaluated in the Figueroa Corridor Study for providing a bike lane in each direction on Figueroa Street between USC and downtown, provided such plans do not include a raised curb delineating the bike lanes in the vicinity of the Project Site as they would create pedestrian safety impacts.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction of the Event Center
- **Monitoring Frequency:** Ongoing during Pre-construction and Construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant during Pre-construction and Construction

*(3) Green Transportation Measures*

**Project Design Feature B.1-6:** Prior to issuance of a certificate of occupancy for the parking garages, the Event Center Applicant shall provide up to 12 electric vehicle charging stations in one or more of the on-site parking garages to facilitate and encourage the use of electric vehicles.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy for the garages
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval prior to issuance of applicable building permit for the garages (Pre-construction); Issuance of a Certificate of Occupancy for the garages (Construction)

**Project Design Feature B.1-7:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide priority parking locations for alternative fueled and electric vehicles, to facilitate and encourage the use of these vehicles.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction of the Event Center
- **Monitoring Frequency:** Once, at plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(4) Construction Truck Trips*

**Project Design Feature B.1-7a:** The Project Applicants shall limit construction related truck trips to off-peak periods to the extent practical.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Project contractor and issuance of a Certificate of Occupancy

*(5) Transportation Management Center*

**Project Design Feature B.1-8:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide an appropriately sized building (approximately 2,000 square feet) on the Project Site to accommodate a Field Operations Center (FOC). This facility shall provide space for the on-site coordination of security staff, the LAPD, LADOT, Metro, and Caltrans, and communications capabilities to each agency's main control center. In addition to functioning as the security and safety management center, the FOC shall also provide for the centralized coordination of all transportation and parking management activities during events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Police Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

## b. Mitigation Measures

*(1) Transit Measures—Improve Pico Metro Station*

**Mitigation Measure B.1-1:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall enter into an agreement with Metro requiring the Event Center Applicant to fund improvements to the Pico Station in accordance with a mutually agreed development schedule and design with a total estimated cost of \$10.35 million. The Pico Metro Station shall also be improved prior to the operation of the Event Center. The Pico Metro Station, located on Flower Street between 12th Street and Pico Boulevard one block from the Project Site, is currently a single platform station with limited capacity access to the platform from the east sidewalk of Flower Street. Metro will use the Event Center Applicant's contribution to (a) add a second platform parallel to the existing Pico Metro Station platform, and (b) refurbish the existing station platform to improve the passenger handling capacity.

- **Enforcement Agency:** Los Angeles Department of Transportation

- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center; Once, prior to operation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Executed agreement between Event Center Applicant and Metro prior to issuance of a building permit for the Event Center (Pre-construction); Written certification by Metro prior to Event Center operation (Pre-Operation)

*(2) Trip Reduction Measures*

*(a) Encourage Use of Alternative Modes*

(i) Bicycle Use

**Mitigation Measure B.1-2:** During operation of the Proposed Project, the Event Center Applicant shall provide for an on-site Bicycle Valet Program that shall be operated during major events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation;
- **Monitoring Phase:** Construction; Operation of the Event Center
- **Monitoring Frequency:** Once, for Program approval; Annually during operation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Program approval prior to issuance of Certificate of Occupancy for the Event Center (Construction); Annual compliance certification submitted by Event Center Applicant (Operation)

**Mitigation Measure B.1-3:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$250,000 to the City's recently established Bicycle Trust Fund, for the purposes of improving bicycle facilities in the vicinity of the Proposed Project.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction



- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation; Issuance of a building permit for the Event Center

(ii) Mobility Hub<sup>2</sup>

**Mitigation Measure B.1-4:** To support a local Mobility Hub, prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide space on or in the vicinity of the Project Site for a car-share program (i.e., approximately 300 sq. ft. for a rental office and parking for up to 20 car-share vehicles).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, during plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of plans by Los Angeles Department of Transportation (Pre-construction); Issuance of Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure B.1-5:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$750,000 to LADOT's Mobility Hub Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction

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<sup>2</sup> LADOT has received funding to implement the Integrated Mobility Hubs project within Downtown Los Angeles. This program would provide secure bicycle parking and a fleet of shared bikes and cars in an attempt to enhance urban mobility and serve as an extension of the current transportation network. Integrated mobility hubs provide an opportunity to customize the first and last mile experience by providing the end-user with vehicle options that would meet their particular needs for the day.

- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation; Issuance of a building permit for the Event Center

(3) *Traffic Management Measures*

(a) *Portable Surface Street Changeable Message Signs (CMS)*

**Mitigation Measure B.1-6:** The Event Center Applicant shall obtain and use up to 25 portable CMS trailers for use in traffic operations management during events. Their specific use shall be determined in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, for plan approval prior to operation of the Event Center; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval (Pre-operation); Annual compliance certification report submitted by Event Center Applicant (Operation)

(b) *Permanent Surface Street Changeable Message Signs (CMS)*

**Mitigation Measure B.1-7:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall obtain and install new permanent surface street Changeable Message Signs (CMS) signs (up to a total cost of \$1,200,000) to be used in conjunction with the existing CMS signs on streets in the area around the Project Site to provide specific traffic and parking messages as needed. Their specific use shall be determined in the Transportation Management Plan. These shall be smaller and less visually intrusive than the existing CMS signs in the area, and shall be used to expand and augment the existing system.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation and Issuance of a Certificate of Occupancy for the Event Center

*(c) Fixed Signage*

**Mitigation Measure B.1-8:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall implement a fixed signage program (up to a total cost of \$500,000) that provides directional information to parking zones, parking facilities and preferred access/egress routes, as defined in the TMP.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Program approval and issuance of a Certificate of Occupancy for the Event Center

*(4) Pico-Union Neighborhood Traffic and Parking Management Plan*

**Mitigation Measure B.1-9:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop and implement a Neighborhood Traffic and Parking Management Plan to minimize potential impacts to local residential streets due to possible cut-through traffic and parking impacts. The Plan area shall include Pico Union, South Park and South Los Angeles. The Plan, which shall include up to \$75,000 for traffic and parking signage, and up to \$250,000 for potential traffic and parking control measures shall be developed in coordination with LADOT and the community.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of Neighborhood Traffic and Parking Management Plan and issuance of a Certificate of Occupancy for the Event Center

(5) *Street Intersection Improvements*

(i) Blaine Street at SR-110 Southbound Off-Ramp

**Mitigation Measure B.1-10:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes into a shared left and right lane. This will modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. It will not require any widening or additional right-of-way but would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.1 in Appendix A of the Transportation Study, provided as Appendix I of this Draft EIR).

- **Enforcement Agency:** Los Angeles Department of Transportation; Caltrans
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy (Construction)

(ii) Blaine Street at 11th Street

**Mitigation Measure B.1-11:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on 11th Street to include one exclusive left-turn lane and one shared left-through lane. This will

modify the existing approach from the configuration of one shared left-through lane and one through lane, to a configuration of one exclusive left-turn lane and one shared left-through lane. This measure will provide two left-turn lanes to the SR-110 Southbound On-Ramp at this intersection rather than the existing one left turn lane, thereby increasing access capacity to the ramp for outbound traffic from the Proposed Project. This measure will require widening on the south-east corner of the intersection. This measure would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.2 in Appendix A of the Transportation Study, provided as Appendix I of this Draft EIR).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iii) Los Angeles Street at 17th Street

**Mitigation Measure B.1-12:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure will require widening on the south side in the Caltrans right-of-way, and would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering;
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iv) Main Street at 17th Street

**Mitigation Measure B.1-13:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(v) Broadway at 17th Street

**Mitigation Measure B.1-14:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction



- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(vi) Hill Street at 17th Street

**Mitigation Measure B.1-15:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy of the Event Center (Construction)

(vii) Olive Street at 17th Street

**Mitigation Measure B.1-16:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one through lane and one shared through-right lane to a configuration of two through lanes and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction Construction

- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(viii) Grand Avenue at 17th Street

**Mitigation Measure B.1-17:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one through lane to a configuration of one shared left-through lane and two through lanes.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iv) Hill Street at 18th Street

**Mitigation Measure B.1-18:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering

- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(x) Broadway at 18th Street

**Mitigation Measure B.1-19:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This would modify the existing configuration of one left turn lane, one through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(xi) Los Angeles Street at 18th Street

**Mitigation Measure B.1-20:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the eastbound approach on 18th Street to add an additional left-turn lane. This will modify the existing configuration of one left-turn lane, one through lane, and one shared through-right lane to a configuration of two left-turn lanes, one through lane, and one shared through-right lane. This measure will require widening into the Caltrans right-of-way on the northwest corner of the 18th Street and Los Angeles Street intersection, and would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(6) ATSAC System Upgrades*

**Mitigation Measure B.1-21:** Prior to issuance of a certificate of occupancy for the Event center, the Event Center Applicant shall install, or shall pay LADOT to install a fixed amount of \$1,200,000 to provide for the design and installation of, traffic signal controller upgrades and additional CCTV cameras as defined in Mitigation Measures B.1-21A and B.1-21B below. These improvements shall be implemented either by the Applicant through the City's B-Permit process, or through payment of the \$1,200,000 fixed fee to LADOT who shall then design and install the improvements (if the latter then payment shall be made prior to the issuance of a building permit for the Event Center).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit

Plans (Pre-construction) and issuance of a Certificate of Occupancy for the Event Center (Construction)

*(a) Intersection Traffic Signal Controller Upgrades*

**Mitigation Measure B.1-21A:** The Applicant shall install or fund (as defined above) the upgrade of the signal controllers from the older model Type 170 Controllers to the newer Type 2070 Controllers at the following 73 intersection locations:

1. Griffith Avenue & 16th Street
2. San Pedro Street & 16th Street
3. Maple Avenue & 16th Street
4. Maple Avenue & 18th Street
5. Maple Avenue & 23rd Street
6. Maple Avenue & Adams Boulevard
7. Los Angeles Street & 16th Street
8. Los Angeles Street & 17th Street
9. Los Angeles Street & 18th Street
10. Main Street & 16th Street
11. Main Street & 17th Street
12. Main Street & 18th Street
13. Main Street & 23rd Street
14. Broadway & Alpine Street
15. Broadway & Ord Street
16. Broadway & 16th Street
17. Hill Street & 1st Street
18. Hill Street & 2nd Street
19. Hill Street & 3rd Street
20. Hill Street & 4th Street
21. Hill Street & 16th Street
22. Hill Street & 17th Street
23. Hill Street & 18th Street
24. Hill Street & Adams Boulevard
25. Olive Street & 16th Street
26. Grand Avenue & 16th Street
27. Grand Avenue & Adams Boulevard
28. Hope Street & 2nd Street
29. Hope Street & 4th Street
30. Hope Street & Wilshire Boulevard
31. Hope Street & 8th Street
32. Hope Street & 9th Street
33. Hope Street & 11th Street
34. Hope Street & 12th Street
35. Hope Street & Pico Boulevard
36. Flower Street & 9th Street

37. Flower Street & 11th Street
38. Figueroa Street & Olympic Boulevard
39. Figueroa Street & Convention Center Bus Exit
40. Figueroa Street & Venice Boulevard
41. Figueroa Street & 18th Street
42. Figueroa Street & 23rd Street
43. Francisco Street & 8th Street
44. Georgia Street & 9th Street
45. Convention Center Drive & Venice Boulevard
46. Lucas Street & Wilshire Boulevard
47. L.A. Live Way & 11th Street
48. Blaine Street & SR-110 SB Off-Ramp
49. Blaine Street & 11th Street
50. Albany Street & Pico Boulevard
51. Valencia Street & 11th Street
52. Valencia Street & Pico Boulevard
53. Oak Street & Washington Boulevard
54. Union Avenue & 11th Street
55. Union Avenue & 12th Street
56. Union Avenue & Venice Boulevard
57. Union Avenue & Washington Boulevard
58. Union Avenue & 23rd Street
59. Bonnie Brae Street & Pico Boulevard
60. Burlington Avenue & Venice Boulevard
61. Alvarado Street & 11th Street
62. Alvarado Street & 12th Street
63. Alvarado Street & Pico Boulevard
64. Hoover Street & Pico Boulevard
65. Hoover Street & Washington Boulevard
66. Hoover Street & 20th Street
67. Hoover Street & I-10 EB Ramps
68. Magnolia Avenue & Pico Boulevard
69. Magnolia Avenue & Venice Boulevard
70. Magnolia Avenue & Washington Boulevard
71. Westmoreland Avenue & Venice Boulevard
72. Catalina Street & Pico Boulevard
73. Loyola High School Driveway & Venice Boulevard

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the



installation option, once prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center

- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit Plans (Pre-construction) and issuance of a Certificate of Occupancy (Construction)

*(b) Closed Circuit Television (CCTV) Cameras*

**Mitigation Measure B.1-21B: CCTV Camera Installation Locations.** The Applicant shall install or fund (as defined above) new CCTV cameras (including necessary mounting poles, fiber optic and electrical connections) at the following nine intersection locations:

1. Broadway & 3rd Street
  2. Broadway & 17th Street
  3. Broadway & 18th Street
  4. Grand Avenue & 1st Street
  5. Flower Street & 3rd Street
  6. Flower Street & 9th Street
  7. Figueroa Street & 2nd Street
  8. Figueroa Street & 5th Street
  9. Figueroa Street & Adams Boulevard
- **Enforcement Agency:** Los Angeles Department of Transportation
  - **Monitoring Agency:** Los Angeles Department of Transportation
  - **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
  - **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center
  - **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit Plans (Pre-construction) and issuance of a Certificate of Occupancy (Construction)

(7) *Freeway Measures*

(a) *Freeway Ramps*

(i) SR-110 Southbound Off-Ramp to Blaine Street (Olympic Boulevard)

**Mitigation Measure B.1-22:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes to a shared left and right lane. This would modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. This measure would enhance the capacity of the off-ramps for Event Center traffic inbound to the parking garages at the Proposed Project. This measure would not require any widening or additional right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-10).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(ii) I-10 Westbound Off-Ramp at Los Angeles Street

**Mitigation Measure B.1-23:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a lane. This would modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure would require widening on the south side in the Caltrans right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-12).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iii) Ramp Metering Upgrades

**Mitigation Measure B.1-24:** Prior to issuance of a building permit for the Event Center, the Event Center, Applicant shall make a one time, fixed contribution of \$1,600,000 to Caltrans for the purpose of implementing upgrades to ramp meters on on-ramps in the downtown area. These would also facilitate event traffic management. Installation locations would be determined in conjunction with Caltrans and LADOT and incorporated along with all other ramp metering locations in the downtown area into the Transportation Management Plan. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a building permit for the Event Center

*(b) Freeway Mainline Segments*(i) Contribution to Regional-Level Improvement

**Mitigation Measure B.1-25:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time, fixed contribution of \$2,400,000 to Caltrans towards the mainline freeway improvement project in Downtown Los Angeles that would add an auxiliary lane to the northbound US-101 Hollywood Freeway between the Four-Level Interchange (with SR-110) and Alvarado Street. This improvement would correct merge-weave related traffic congestion that causes significant backups on both the westbound US-101 and the northbound SR-110 freeways. This contribution would fund initial engineering studies and a Project Study Report (PSR) or other appropriate report that would represent a necessary initial step toward implementing the freeway improvement project and make it available for state and federal funding. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a Certificate of Occupancy for the Event Center

(ii) CMS Signs

**Mitigation Measure B.1-26:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install, in conjunction with Caltrans, five additional mainline freeway changeable message signs (CMS) on the freeway systems surrounding and/or approaching downtown (up to a total cost of \$2,500,000) to facilitate event traffic management. Installation locations will be determined in conjunction with Caltrans and LADOT and incorporated into the Transportation Management Plan. This measure would require the approval of Caltrans. If Caltrans elects to install these signs, then prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a payment of \$2,500,000 to Caltrans for installation of the signs.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (prior to issuance of building permit for Event Center) if Caltrans elects to install signs; Construction (prior to issuance of a Certificate of Occupancy for the Event Center) if Event Center Applicant installs signs
- **Monitoring Frequency:** Once, prior to issuance of building permit for Event Center, if Caltrans elects to install signs; Once, prior to issuance of a Certificate of Occupancy for the Event Center, if Event Center Applicant installs signs
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans of payment from Event Center Applicant for CMS if Caltrans elects to install the signs, (Pre-construction) or written verification from Caltrans of installation of CMS by Event Center Applicant prior to issuance of a Certificate of Occupancy for the Event Center, if Event Center Applicant installs signs (Construction)

(iii) Fixed Directional Signage

**Mitigation Measure B.1-27:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install fixed directional signage on the freeway system approaching and surrounding the downtown (up to a total of \$2,000,000) to provide information on access routes to the parking areas for the Proposed Project to help manage traffic flows in a distributed manner as specified in the parking management strategy. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a Certificate of Occupancy for the Event Center

(iv) Additional Freeway Service Patrols

**Mitigation Measure B.1-28:** During operation of the Event Center, the Event Center Applicant shall fund additional Freeway Service Patrols (up to four additional tow trucks with driver) through Metro's program to increase patrols on the freeway system around downtown before and after events.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles County Metropolitan Transportation Authority (Metro)
- **Monitoring Agency:** Los Angeles Department of Transportation; Caltrans
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Once, to verify funding to Metro prior to issuance of Certificate of Occupancy for Event Center; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Metro prior to issuance of Certificate of Occupancy for Event Center; Annual compliance certification report submitted by the Event Center Applicant

*(8) Develop and Implement a Transportation Management Plan*

**Mitigation Measure B.1-29:** Prior to operation of the Event Center, the Event Center Applicant shall develop and implement a comprehensive Transportation Management Plan (TMP) for the Proposed Project, for approval by LADOT. The TMP shall be developed in coordination with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate. The TMP will provide the framework and details for managing all aspects of transportation for events at the Proposed Project. This plan will build on the successful implementation of existing similar plans for STAPLES Center, L.A. LIVE, and the Convention Center. The Plan will provide an initial blueprint for transportation management, but will also be dynamic, flexible, and capable of responsiveness to the actual transportation conditions that may occur once the Proposed Project is in operation. The Plan will be a multi-modal plan that addresses transit, autos, parking, pedestrians, and bicycles. The Transportation Management Plan will include the following subjects:

- Event Center Site Description and Operations
- Event Center Scheduling
- Event Coordination Plan



- Trip-Generation Levels
- Overall Parking Strategy
- Parking Management and Access/Egress Plans
- Transit Service
- Pedestrian Circulation
- Transportation Demand Management and Trip Reduction (visitors and employees)<sup>3</sup>
- Traffic Management
- Pico-Union Neighborhood Traffic and Parking Management Plan
- Bicycle Access Plan

The Transportation Management Plan will include, but not necessarily be limited to, the following types of measures:

- Parking Locations by Type of Parking, and Parking Management Measures
- Access and Egress Routes to Parking
- Access and Egress Routes to Transit
- Event Ticket Bundling with Parking and Transit Passes
- Transit Service Provisions
- Integrated Transit Fare Measures
- Private Bus, Taxi, and Limousine Provisions
- Pedestrian Signage and Wayfinding
- Pedestrian Circulation Management
- Use of Traffic Control Officers
- Potential Temporary Street Closures
- Potential Temporary Turn Restrictions
- Potential Temporary Traffic Lane Closures and/or Reassignments
- Use of Changeable Message Signs

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<sup>3</sup> Including requirements of the City of Los Angeles and the CMP for the Transportation Demand Management Plan as applicable for the Proposed Project.

- Emergency Vehicle Provisions
- Temporary diversion of bus service in the vicinity of the Proposed Project during street closures and/or events
- Coordination measures for concurrent events at the Event Center and Dodger Stadium and the Event Center and the Los Angeles Coliseum

*(a) Potential Measures to Reduce Vehicle Trips*

The TMP may include, but not be limited to, the following types of programs to increase transit ridership and increase vehicle occupancies beyond the levels identified in the Draft EIR impact analysis in order to reduce the number of vehicle trips.

- Additional Metro and Metrolink Service  
Additional passengers could be carried by the Metro lines serving the Project Site and on the Metrolink six-county commuter rail lines serving Union Station. During certain time periods such increases might be accommodated by existing service levels. For other event scenarios, additional transit service would need to be provided by adding rail cars to trains, or by additional trains, to increase the frequency and capacity of the service.
- Special Metrolink Trains  
Metrolink could run special event trains, similar to those currently operated to Major League Baseball games at Angel Stadium of Anaheim and those that have been operated to Fontana Speedway and to concerts at Angel Stadium of Anaheim.
- Express Bus Park-and-Ride  
The Event Center could run an Express Park-and-Ride service where patrons could park in remote parking locations and ride Express Bus Service directly to the Event Center. This could operate in a similar fashion to the existing Hollywood Bowl Park-and-Ride service. While this service would be coordinated and managed by the Event Center, it would most likely be operated by private transit operators.
- Charter Bus Service  
The Event Center could encourage a resident football team to promote the use of charter buses for team fans to use to attend games rather than driving. These would be an efficient method of bringing fans who would travel longer distances to games (for example outside of Los Angeles County), and could also be organized by fan supporter and/or booster clubs.

- **Encourage and Incentivize Transit Use**

The use of transit would be encouraged and heavily promoted by the Proposed Project. This would include bundling of transit passes with event ticket sales, where patrons could purchase a transit ticket at the same time as the event ticket so patrons would not need to buy a transit ticket on the day of the event. The Proposed Project will work with transit operators to achieve a process where a single transit ticket/pass could be used on all connecting transit links to facilitate transfers. This would also include extensive use of marketing and promotional materials to ensure patrons would be aware of the availability, convenience, and benefits of all transit options, including use of electronic distribution methods such as web-site and cell phone applications. This measure could also include special offers and/or programs to encourage the use of transit, such as potentially offering discounts on merchandise or at restaurants, or running a "Transit Club" or "Transit Fan Appreciation Program" where continued use of transit provides patrons with certain benefits.

- **Increase Auto Occupancy**

Measures to increase auto occupancy could be aimed at increasing auto occupancy for events over the 3.00 persons per car assumed for weekend events and the 2.75 persons per car assumed for weekday events in the traffic analysis. Measures could include reduced parking rates for cars with 4+ people, and providing preferred parking locations for cars with 4+ people. The Proposed Project could also encourage the use of vanpools by facilitating the organization of vanpool programs for Event Center events, and by providing priority parking for vanpool vehicles.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation;
- **Monitoring Phase:** Pre-operation of Event Center for TMP plan approval; Operation of Event Center TMP implementation
- **Monitoring Frequency:** Once, for TMP plan approval; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of TMP plan prior to operation of the Event Center (Pre-operation); Annual compliance reports submitted by Event Center Applicant (Operation)

**Mitigation Measure B.1-29a:** Prior to the issuance of a building permit for the Event Center, the Event Center Applicant and the owners of the Los Angeles Dodgers and Dodger Stadium and its affiliated properties ("Dodgers") shall jointly develop event coordination measures ("Coordination Measures") for the purpose of coordinating concurrent events at the Event Center and Dodger Stadium. The Event Center Applicant shall include the Coordination Measures within its proposed Transportation Management Program ("TMP"). One year prior to the anticipated opening of the Event Center, the Event Center Applicant shall coordinate with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate regarding inclusion of the Event Coordination Measures in the TMP.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual written compliance certification from the Event Center Applicant

*(9) Construction Impacts*

**Mitigation Measure B.1-30:** Prior to issuance of a building permit for the Proposed Project, the Event Center Applicant shall prepare Construction Traffic and Parking Management Plans for all phases of construction activity at the Project Site for review and approval by LADOT. These Plans shall include, but not be limited to the following: specific provisions for truck routes and staging; roadway lane closures; maintenance of transit service; and maintenance of access/egress for all travel modes to the Project Site. Specifically, these plans shall include, but not be limited to the following elements, as appropriate:

- Coordination of construction activities with event schedules at Convention Center, STAPLES Center, and L.A. LIVE. Identification of truck staging areas, and management of truck access/egress to minimize truck impacts on the street system.
- Worksite Traffic Control Plans, including temporary traffic controls, lane reconfigurations, temporary traffic signal operation, signage, detour plans as appropriate, and provisions for flag personnel, etc.

- Construction Worker Transportation Demand Management Plan to encourage use of transit and ridesharing to minimize parking needs, and shuttles from remote parking sites used by construction workers.
- Construction Worker Parking Management Plan to provide sufficient parking, including multiple dispersed off-site parking locations to minimize potential associated off-site traffic impacts, and to prevent construction workers from using on-street parking in the Pico-Union area.
- Alternate routing, protection barriers, covered walkways where necessary and feasible, and other safety precautions for pedestrians and bicyclists through the Project Area.
- Event Construction Parking Plan to develop and implement temporary parking strategies for events for the Convention Center, STAPLES Center, and L.A. LIVE during construction.
- Pico-Union Construction Traffic and Parking Management Plan to minimize impacts in the Pico-Union area.
- Schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak commute periods.
- Freeway Truck Management Plan to be submitted to Caltrans.
- Coordinate with Metro regarding possible bus stop relocations and/or bus line/re-routings to minimize inconvenience to transit riders.
- Reroute construction trucks away from congested streets or sensitive receptor areas to the extent practical.
- Provide dedicated turn lanes for movement of construction trucks and equipment, where space is available and would not result in a safety concern for pedestrians and motorists, where feasible and acceptable to LADOT.
- Provide signal synchronization on construction truck routes where feasible and acceptable to LADOT.
- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or building permit; Periodic field inspections during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification of approval of Plans from the Los Angeles Department of Transportation prior to the issuance of demolition and construction permits for the Event Center (Pre-construction); Annual compliance certification report submitted by Project contractor (Operation)

**Mitigation Measure B.1-31:** The Event Center Applicant shall submit grading, utility plans, and a hydrology report as soon as they are available for Caltrans review purposes.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of a grading permit

## **B.2 Parking**

### *(1) Project Design Features*

**Project Design Feature B.2-1:** The Proposed Project will provide an additional 1,112 parking spaces after replacement of existing parking that will be demolished and replaced in new parking garages. The Proposed Project will construct two new parking garages, the Bond Street Garage (928 spaces) and the LA Live Way Garage (2,950 spaces which would be 2,092 spaces above the existing 858 spaces to be demolished by the Proposed Project).

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a building permit (Pre-construction);



Field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature B.2-2:** The Proposed Project will provide a total of 250 new bicycle parking spaces in the on-site parking garages.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy for the Event Center)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a building permit (Pre-construction); Field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature B.2-3:** The Event Center Applicant shall not schedule a ticketed event at the Event Center at the same time as a ticketed event at STAPLES Center where the combined attendance at both venues would exceed 72,000 spectators.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Periodic
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant

*(2) Mitigation Measures*

Transportation Management Plan

**Mitigation Measure B.2-1:** During operation of the Proposed Project, the Event Center Applicant shall implement parking strategies as part of the Transportation Management Plan designed such that patrons park in the targeted parking areas generally within the 20-minute walk contour in the most efficient manner, in order to minimize overall travel time and circulating traffic and to spread traffic across a multiplicity of arrival and departure routes. This plan may consist of,

but not be limited to: the publishing and distribution of promotional materials advising patrons of available parking areas and preferred access/egress routes; pre-selling parking tickets with event tickets, based on zip code origin; and directing patrons to the various appropriate access/egress routes through freeway and street signage, published materials, and real time media such as web sites, smart phones, and Southern California's 511 information system.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation for TMP Plan approval; Operation for TMP Plan implementation
- **Monitoring Frequency:** Once, for TMP Plan approval; Annually during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of TMP Plan prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annual compliance report submitted by Event Center Applicant (Operation)

#### ExpressPark Program

**Mitigation Measure B.2-2:** During operation of the Proposed Project, the Proposed Project shall coordinate with LADOT's Downtown *ExpressPark* Program to facilitate the efficient use of the parking supply. This shall involve including the on-site parking garages in the City's Program (for monitoring of occupancy and utilization), and coordinating information sources, types, and distribution methods for off-site parking locations and access/egress routes during events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation of the *ExpressPark* Program
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by the Event Center Applicant

**Mitigation Measure B.2-3:** During development of the TMP and during operation of the Proposed Project, the Event Center Applicant shall encourage the participation of other parking garages in the downtown in the *ExpressPark* Program. The Event Center Applicant shall also fund a

study (up to a total of \$200,000) for the City of Los Angeles to explore ways of extending parking garage participation in the *ExpressPark* Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from LADOT of Event Center Applicant funding prior to issuance of Certificate of Occupancy for the Event Center (Pre-operation); Annual compliance certification report submitted by the Event Center Applicant (Operation)

**Mitigation Measure B.2-4:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time fixed contribution of \$1,000,000 to the Downtown *ExpressPark* Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from LADOT of Event Center Applicant contribution prior to issuance of Certificate of Occupancy for the Event Center

**Mitigation Measure B.2-5:** The Event Center Applicant shall make a total 3-year annual contribution to the Downtown *ExpressPark* Program of \$100,000 per year for three years to be used by LADOT for system maintenance of the *ExpressPark* Program. Payments shall begin one year after opening of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually for three years

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Written verification from LADOT of Event Center Applicant annual contribution

Off-Site and Remote Parking

**Mitigation Measure B.2-6:** During operation of the Event Center, the Event Center Applicant shall provide off-site parking for employees who drive and shall provide shuttle bus service from the remote parking locations to the Project Site, similar to the programs successfully deployed for STAPLES Center and L.A. LIVE.

- **Enforcement Agency:** Los Angeles Department of Transportation and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Annual compliance certification report submitted by the Event Center Applicant

**Mitigation Measure B.2-7:** Use of Remote Parking When Necessary. During operation of the Event Center, for the occasional times when determined to be necessary (as defined in the TMP), the Event Center Applicant shall arrange remote parking outside the Primary Parking Area (for example, on Bunker Hill, at Union Station, east of Broadway, in Central City West (north of Olympic Boulevard), and south of the Project Site in the general USC/Coliseum area including the Shrine Auditorium), and shall provide connecting shuttle bus service to the Project Site as necessary (some remote parking locations would be connected to the Project Site by rail transit lines such as the Red Line, and the Blue/Expo Lines). The Event Center Applicant shall coordinate with potential additional parking facilities based on availability and willingness to participate. Remote parking plans shall be included in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation of the Event Center; Operation
- **Monitoring Frequency:** Once, prior to operation of the Event Center for plan approval; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
LADOT approval of the TMP (Pre-operation); Annual compliance

certification report submitted by the Event Center Applicant (Operation)

### **B.3 Pedestrian Circulation and Bicycle and Pedestrian Safety**

#### *(1) Project Design Features*

**Project Design Feature B.3-1:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall construct wider crosswalks (up to 30 feet) with differential paving (as was done for certain intersections for L.A. LIVE) at the following 12 intersections:

- L.A. Live Way & Chick Hearn Court
- L.A. Live Way & 12th Street
- L.A. Live Way & Pico Boulevard
- Georgia Street & Olympic Boulevard
- Francisco Street & Olympic Boulevard
- Francisco Street & James Wood Boulevard
- Figueroa Street & Pico Boulevard
- Figueroa Street & 9th Street
- Flower Street & Pico Boulevard
- Flower Street & 12th Street
- Flower Street & 11th Street
- Flower Street & Olympic Boulevard
- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of Certificate of Occupancy for Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of Certificate of Occupancy for Event Center (Construction)

**Project Design Feature B.3-2:** To further facilitate pedestrian safety in the immediate area of the Event Center, the east sidewalk of L.A. Live Way between Pico Boulevard and Chick Hearn Court shall be

widened from 10 feet to 15 feet; the south sidewalk of Chick Hearn Court between L.A. Live Way and Georgia Street shall be widened from 10 feet to 20 feet; and the north and south sidewalks of Pico Boulevard between Figueroa Street and L.A. Live Way shall be widened from 10 feet to 20 feet. These widenings shall be implemented in conjunction with Project Design Features B.1-1, B.1-2, and B.1-3.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off and issuance of Certificate of Occupancy for Event Center

**Project Design Feature B.3-3:** As part of the Proposed Project, it is expected that the following streets would be closed to thru traffic (local access and transit vehicles allowed) before, during, and after events, in order to minimize the conflicts between vehicles and pedestrians:

- L.A. Live Way, between Pico Boulevard and Chick Hearn Court
- Chick Hearn Court between L.A. Live Way and Georgia Street
- Georgia Street, between Chick Hearn Court and West Road
- 12th Street, between Figueroa Street and Flower Street
- Chick Hearn Court, between Figueroa Street and Georgia Street (closed to all traffic)

Final configuration of the traffic closures on Event Days shall be determined upon completion of the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** LADOT approval of traffic lane closures; Annual

compliance certification report submitted by the Event Center Applicant

*(2) Mitigation Measures*

*(a) Temporary Street Closures*

**Mitigation Measure B.3-1:** During operation of the Proposed Project, the Event Center Applicant in conjunction with LADOT shall effect the temporary closure of certain street segments after major events, as defined in the TMP. These could include the following:

- **Figueroa Street:** both directions, between Olympic Boulevard and Pico Boulevard
- **Flower Street:** both directions, between Olympic Boulevard and Pico Boulevard
- **11th Street:** both directions, between Figueroa Street and Hope Street
- **12th Street:** both directions, between Figueroa Street and Hope Street
- **Pico Boulevard:** westbound direction only, between Flower Street and L.A. Live Way

The actual street closure program shall be determined in the Transportation Management Plan. Where streets shall be closed, they shall be closed to all traffic, including transit vehicles, except for local access to adjacent properties. It is expected that these street closures would not need to occur for more than approximately one hour after a major event and may only be closed for a shorter period of time. The exact location, duration and details of closure shall be determined in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of Transportation Management Plan; Annual compliance certification report submitted by Event Center Applicant



## **C. Aesthetics/Visual Resources**

### *(1) Project Design Features*

**Project Design Feature C-1:** Temporary construction fencing shall be placed along the periphery of active construction areas to screen much of the construction activity from view at the street level.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off

**Project Design Feature C-2:** The Project Applicant shall monitor the Project Site for graffiti and contract with a graffiti removal company, as needed.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off

### *(2) Mitigation Measures*

#### *(a) Construction Mitigation Measures*

**Mitigation Measure C-1:** The Applicant shall provide through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance report by Project contractor

*(b) Operational Mitigation Measures*

**Mitigation Measure C-2:** The proposed streetscape improvements shall be reviewed and approved by the City's Department of Public Works Street Tree Division prior to issuance of the first grading permit.

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of first grading permit for Project

**Mitigation Measure C-3:** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of Planning during the building permit process.

- **Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)
- **Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check for Project; Once, prior to issuance of Certificate of Occupancy for Event Center and New Hall
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of applicable building permit (Pre-construction); Issuance of Certificate of Occupancy (Construction)

**Mitigation Measure C-4:** All new sidewalks along the Project Site's street frontages shall be paved with concrete, pavers, or other safe, non-slip material to create an environment accommodating to pedestrians.

- **Enforcement Agency:** Los Angeles Department of Public Works (Bureau of Engineering)
- **Monitoring Agency:** Los Angeles Department of Public Works (Bureau of Engineering)
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Field inspection sign-off and issuance of Certificate of Occupancy for Event Center and New Hall, as applicable (Construction)

## **D.1 Natural Light (Shading)**

### *(1) Project Design Features*

**Project Design Feature D.1-1:** Project building heights and massing shall substantially conform to the design guidelines and standards set forth in the proposed Convention and Event Center Specific Plan.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of Certificate of Occupancy for Event Center and New Hall, as applicable (Construction)

### *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## D.2 Artificial Light and Glare

### (1) Project Design Features

#### (a) Architectural Lighting Project Design Features

**Project Design Feature D.2-1: Event Center Architecture:** The Event Center architectural design includes the structure, façade, and the upper portion of the stadium structure supporting the deployable roof in the open position. The architectural design shall provide equivalent or reduced light transmissions when compared to the configurations of material properties shown in Figure 6.1.5.1 and Figure 6.1.5.2 of the Lighting Report included as Appendix K of the Draft EIR. These transmission limits shall reduce emissions from some field event lighting (located within the bowl) and other bowl light sources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature D.2-2: Screening on Parking Garages:** Exterior screening shall be installed to minimize the spill light from luminaires within open structure buildings from reaching beyond the Project Site. The screening shall also be installed so as to minimize the views and potential glare of headlights of motor vehicles within the garage from beyond the Project Site boundary. Screening measures may include, but are not limited to, shielding attached to the luminaire, building, or site structures.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-3: Building Façades:** The maximum measurable luminance of the illuminated building façade shall not exceed 40 cd/m<sup>2</sup>. Additionally, an area weighted average of field measurements shall not exceed 10 cd/m<sup>2</sup> for any single contiguous façade area greater than 7,500 square feet in area.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-4:** Glass used in building façades shall be anti-reflective or treated with an anti-reflective coating in order to minimize glare.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (during plan check); Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of applicable building permit for the Event Center and New Hall (Pre-construction);

Issuance of Certificate of Occupancy for the Event Center and New Hall, as applicable (Construction)

**Project Design Feature D.2-5:** Light levels from permanent light fixtures shall not exceed 10 fc (average, horizontal at the ground) within Gilbert Lindsey Plaza.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Pre-operation
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert within 10 days of first event within Gilbert Lindsey Plaza (Pre-operation)

*(b) Luminaire Project Design Features*

The following design and specification constraints for luminaires shall be implemented as part of the Proposed Project to minimize light emissions from lighting equipment:

**Project Design Feature D.2-6:** Illuminance from specified light sources shall not exceed 21.5 lux (2.0 fc) at the property line of the nearest residential property or light sensitive receptor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-7:** Luminaires illuminating the building façade with intensities greater than 10,000 candelas shall be shielded from view beyond the Project Site boundary.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-8:** Luminaires not illuminating the building façade with intensities greater than 10,000 candelas shall be shielded or rated as cut-off per the Illuminating Engineering Society of North America.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the Event Center (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature D.2-9:** Luminaires within the Bond Street and L.A. Live Way Garages shall be equipped with screening measures that limit light spill beyond the north and west sides of the garage toward to Project Site's northern and western boundaries, which are adjacent to sensitive receptors.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning



- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the garages (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the garages (Construction)

**Project Design Feature D.2-10:** Luminaires shall be shielded, reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness shall not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-11:** Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view so that the Glare Rating does not exceed 45 for motorists and vehicles operated on roadways. Prior to the issuance of the first building permit for the Event Center structure, the Event Center Applicant shall prepare a study of the Glare Ratings at all roadways that have a direct line of sight to the Event Center's Spectator Event luminaires located within a 1-mile radius of the Project Site. The lighting study shall demonstrate to the satisfaction of the City of Los Angeles Department of Building and Safety that the Event Center's design

does not result in a Glare Rating above 45 at any roadway location within a 1-mile radius of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the Event Center (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature D.2-12:** The aiming of Sky-Tracker luminaires shall be regulated to prevent the high intensity beam from striking any building façades. Sky-Tracker luminaires shall not project light more than 25 degrees from zenith. Use of Sky-Tracker luminaires shall adhere to the aiming constraints shown diagrammatically in Figure IV.D.2-2 on page IV.D.2-22.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report from approved lighting consultant/expert

*(c) Illuminated Signage Project Design Features*

**Project Design Feature D.2-13:** The measured illuminance from Proposed Project signage shall not exceed 32.3 lux (3.0 fc) at the property line of the nearest residential property or light sensitive receptor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-14:** The measured luminance from Proposed Project signage shall not exceed 800 cd/m<sup>2</sup> after sunset or before sunrise.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-15:** Self-illuminated signs and/or luminaires intended to illuminate signs shall be shielded, or reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness would not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-16:** The intensity of illuminated signage shall be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point shall be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

*(d) Construction Lighting Project Design Features*

**Project Design Feature D.2-17:** Light sources associated with Proposed Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Periodic field inspections during construction

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Field inspection sign-off (Construction); Annual compliance certification report submitted by Project contractor (Construction)

*(e) Special Event Lighting Project Design Features*

**Project Design Feature D.2-18:** Any Sky-tracker luminaire within the Event Center that is aimed out of the open roof structure shall be aimed within 25 degrees of zenith.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report from approved lighting consultant/expert

**Project Design Feature D.2-19:** All luminaires installed on a temporary basis on the Project Site shall be aimed so that the direct beam illuminance is directed on the event activity.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Event Center Applicant

**Project Design Feature D.2-20:** The number of fireworks displays at the Event Center shall be limited to 15 times per year. Each fireworks display shall not exceed 20 minutes in duration. Isolated use of firework devices during events would also be permitted.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works

- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Event Center Applicant

*(f) Interior Lighting Project Design Features*

**Project Design Feature D.2-21:** The interior lighting for the Proposed Project and associated luminances or interior surfaces shall be designed, specified, and installed so that maximum candela direct beam illuminance (from luminaires) is not directed out of the building envelope.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature:** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

*(2) Mitigation Measures*

*(a) Construction Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

*(b) Operational Mitigation Measures*

**Mitigation Measure D.2-1:** Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view in an effort to prevent the Glare Rating from exceeding 55 at all residences that have a direct line of sight to the Event Center's Spectator Event

luminaires located within a one-mile radius of the Project Site. Prior to the issuance of the first building permit for the Event Center structure, the Event Center Applicant shall prepare a study of the Glare Ratings at all such residences located as specified above to determine whether the Glare Rating at such residences from the Event Center's Spectator Event luminaires exceeds a Glare Rating of 55. For those residences located as specified above that exceed a Glare Rating of 55, the Event Center Applicant shall offer to install, at the Event Center Applicant's expense, window coverings that reduce the Glare Rating to a level of 55 or below.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of Glare Rating Study prior to issuance of building permit for Event Center (Pre-construction); Field inspection sign-off of installation of window coverings, as deemed necessary and appropriate (Construction)

**Mitigation Measure D.2-2:** As part of the building approval process, the Event Center Applicant shall submit a lighting plan to the satisfaction of the Director of Planning. The lighting plan shall include the following:

- the location(s) of Sky-tracker searchlights; and
- the locations of architectural lighting, as that type of lighting is defined in the Proposed Convention and Event Center Specific Plan.
- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check for Lighting Plan approval
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Director of Planning sign-off on Lighting Plan prior to issuance of applicable building permit



**Mitigation Measure D.2-3:** The Director of Planning shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign visible from the freeway to refresh no more frequently than once every four seconds, with an interval between messages of not less than one second, and with an unchanged intensity of illumination.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Director of Planning authorization as determined necessary by the Director of Planning

**Mitigation Measure D.2-4:** The Applicants' lighting design expert shall implement the following protocol to confirm compliance with all City Code requirements and lighting regulations (including without limitation, LAMC Section 93.0117 and the requirements of the Signage Supplemental Use District) and the lighting mitigation measures (including Project Design Feature D.2-3, D.2-5 through D.2-8, D.2-10, D.2-13 through D.2-15). The results of the foregoing testing shall be provided to the Los Angeles Department of Building and Safety (and copied to the Department of City Planning) immediately prior to initial signage operation, and immediately prior to initial stadium operation, with a follow-up compliance test to be performed 12 months after certificate of occupancy.

- A representative testing site shall be established on or next to those light-sensitive receptors which have the greatest exposure to signage and stadium lighting on each of the façades of the Proposed Project.
- A light meter mounted to a tripod at eye level, facing the Proposed Project buildings, shall be calibrated and measurements shall be taken to determine ambient light levels with the signage on, and when the stadium is in operation
- An opaque object (e.g., a board) shall also be used to block out the view of the sign, and the stadium, from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading shall be taken to determine the ambient light levels with the sign-off
- The difference between the ambient light levels with the signage being illuminated, and with the signage being off, would be the amount of light the signage casts onto the sensitive receptor

- The difference between the ambient light levels when the stadium is in operation and when it is not in operation would be the amount of light the stadium casts onto the sensitive receptor
- An alternative method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage, and to turn the stadium lighting on and off. This method takes more coordination, but is more accurate

In addition, if at any time, the Los Angeles Department of Building and Safety has good cause to believe the Proposed Project's signage lighting is not in compliance with the Los Angeles Municipal Code, regulations or mitigation measures, the Los Angeles Department of Building and Safety may request the protocol be implemented to determine compliance, at the expense of the Applicants. If the testing determines that the signage, or the stadium lighting, is not in compliance with the Los Angeles Municipal Code, regulations, mitigation measures, or project design features, the Applicants shall adjust the signage and/or lighting to bring it into compliance immediately.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to signage operation; Once, prior to Event Center operation; Once, 12 months after issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Los Angeles Department of Building and Safety approval of lighting testing results

## E. Noise

### (1) Project Design Features

#### (a) Construction

**Project Design Feature E-1:** Project construction shall utilize drilled piles during the late evening hours (between 9 P.M. and 12 A.M.), in order to reduce potential construction noise and vibration impacts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature E-2:** Project contractor shall equip all construction equipment used at the Project Site with properly operated and maintained, commercially available noise shielding and/or muffling devices that are consistent with the manufacturer's standards.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

*(b) Operation*

**Project Design Feature E-3:** The Event Center in-house sound system would utilize a distributed speakers system capable of aiming the sound toward the seating areas, to minimize sound spillage to the exterior of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan approval; Once, prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Compliance

verification submitted by technical expert (Construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature E-4:** Building mechanical/electrical equipment shall be designed to meet the noise limit requirements of LAMC, Chapter XI, Section 112.02.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Compliance verification submitted by technical expert (Construction); Issuance of a Certificate of Occupancy for the applicable building (Construction)

**Project Design Feature E-5:** Loading dock and trash/recycling areas for the Event Center and STAPLES Center shall be located in the subterranean level, which shall preclude noise from this source at exterior locations.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and ; Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature E-6:** All rooftop mechanical equipment shall be enclosed or screened from view with appropriate screening walls.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and Issuance of a Certificate of Occupancy for the applicable building (Construction)

*(2) Mitigation Measures*

*(a) Construction*

**Mitigation Measure E-1:** A temporary, continuous and impermeable noise barrier shall be provided as follows:

- A) During the Event Center construction, a noise barrier wall providing a minimum 5 dBA noise reduction at the first-floor level shall be erected along the Project northern boundary along the Project northern boundary between the Event Center construction area and Receptor R1 (Ritz Hotel and Residences and Marriott Hotel at L.A. LIVE).
  - B) During construction of the New Hall, a noise barrier wall providing a minimum 7 dBA noise reduction shall be erected between the New Hall construction area and off-site noise sensitive receptor R26 (southern boundary of New Hall construction area).
  - C) During construction of the Pico Station Second Platform, a noise barrier wall providing a minimum 11 dBA noise reduction shall be erected between the Pico Station Second Platform construction area and off-site noise sensitive receptors R2 and R3, along Pico Boulevard (southern construction area boundary) and a portion of Flower Street (extending approximately 100 feet from Pico Boulevard).
- **Enforcement Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Periodic field inspections during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor and technical noise expert

**Mitigation Measure E-2:** Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-3:** Stationary source construction equipment that may have a flexible specific location on-site (e.g., generators and compressors) shall be located so as to maintain the greatest distance from sensitive land uses and unnecessary idling of equipment shall be prohibited.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-4:** Engine idling from construction equipment such as bulldozers and haul trucks shall be limited. Idling of haul trucks shall be limited to five (5) minutes at any given location as established by the South Coast Air Quality Management District.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-5:** The use of vibratory rollers within 150 feet, or impact pile driving within 320 feet, of the Nokia Theatre shall be limited to time periods that do not coincide with events occurring at the Nokia Theatre.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-6:** The use of impact pile drivers within 320 feet of the Nokia Theater shall be coordinated with the Nokia Theatre to avoid conflicts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor



## F.1 Air Quality

### (1) *Project Design Features*

**Project Design Feature F.1-1:** The Project would comply with SCAQMD Rule 403 regarding fugitive dust control through implementation of the following measures:

- Use watering to control dust generation during the demolition of structures.
- Clean-up mud and dirt carried onto paved streets from the site.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Include provisions in contracts with contractors to enforce requirement that trucks and equipment hauling material such as debris or any fill material operating at the Project site or traveling to or from the Project site must be fully covered, and post signs on-site regarding this requirement.
- Suspend earthmoving operations or implement additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. A bilingual Spanish speaking construction relations officer shall be appointed to act as a community liaison concerning construction-related issues and on-site activity, including investigation and resolution of issues related to fugitive dust generation.
- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspection during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature F.1-2:** The roof specification for the New Hall shall meet the standards of a "cool roof."

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy for the New Hall (Construction)

**Project Design Feature F.1-3:** Outdoor lighting levels shall be reduced during non-event time periods to the extent that the reduced levels do not create an unsafe condition.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-4:** The Applicants shall provide information to vendors as to the nearest locations of electronic charging and alternative fuel stations, which will be updated as additional stations come on-line in the vicinity.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-5:** The Project Applicants shall only test one emergency back-up diesel generator for maintenance purposes on a given day and no emergency back-up diesel generator would be tested on days with events at the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-6:** The Project Applicants shall use alternative fueled steam cleaner heaters (e.g., propane) in lieu of diesel.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-7:** The Pico Passage shall be equipped with carbon monoxide sensors which would trigger operation of ventilation fans when needed to ensure compliance with ambient air quality standards.

- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy

- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy (Construction)

**Project Design Feature F.1-8:** The Event Center Applicant shall evaluate low carbon footprint concrete and consider it for potential uses in the construction to the greatest extent practical.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of building permit for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Los Angeles Department of Building and Safety approval of evaluation results

**Project Design Feature F.1-9:** L.A. Live Way and Bond Street Garages shall both provide a minimum ground floor clearance of 8 feet 2 inches for van pool access.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy (Construction)

*(2) Mitigation Measures*

*(a) Construction*

**Mitigation Measure F.1-1:** The Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the Project. The inventory shall include the horsepower rating, engine production year, and certification of the

specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the Project shall meet the Tier 3 standards and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters. Beginning in January 2015, the requirement shall increase to Tier 4 equipment where commercially available. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower shall be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities.

- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; **Construction Monitoring Frequency:** Once (initial submittal of inventory ); Periodic field inspections during construction (provision of unit specifications, documentation and permit onsite)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Submittal of inventory to SCAQMD and Los Angeles Department of Building and Safety (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure F.1-2:** All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-3:** Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions. In addition, the Applicant shall also require contractors to limit idling of construction equipment, trucks, and vehicles to the extent practical.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-4:** Emission generating construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-5:** To the extent practical, electric powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-6:** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-7:** Construction equipment shall incorporate, where commercially available, emissions-saving technology such as hybrid drives and specific fuel economy standards upon promulgation (e.g., CAFE Standards).

- **Enforcement Agency:** SCQAMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8:** Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.



- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8a:** During construction, the Project shall use contractors for soil import/export with haul trucks meeting EPA Model Year 2007 NO<sub>x</sub> emissions levels when such equipment is reasonably available to achieve a goal that at least 33 percent of the haul truck fleet meets this standard, provided that such usage is consistent with the Event Center Applicant's MBE/WBE goals.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8b:** Utilize low sulfur diesel fuel, bio-diesel, or LNG for any use of portable generators to power construction machinery.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8c:** Finish materials that include Triclosans in public areas shall not be used.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

*(b) Operation*

**Mitigation Measure F.1-9:** The Applicant shall work with vendors and suppliers to schedule as many deliveries as practical during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant

**Mitigation Measure F.1-10:** Lower emissions fireworks shall be used to the extent feasible for "proximate fireworks" where it would achieve a similar fireworks effect.

- **Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance report submitted by Event Center Applicant

**Mitigation Measure F-1-11:** New proposed diesel-fueled emergency generators shall be equipped with diesel particulate filters.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance report submitted by Event Center Applicant

**Mitigation Measure F-1-12:** Landscape maintenance lawn mower and leaf blower equipment shall be powered by electricity.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

**Mitigation Measure F-1.13:** New proposed sweepers shall be electric or alternatively fueled with HEPA filters, where commercially available.

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

**Mitigation Measure F-1.14:** The Applicant shall utilize water-based or low VOC cleaning products where a suitable replacement product is commercially available.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

## **F.2 Air Quality—Greenhouse Gases**

### *(1) Project Design Features*

**Project Design Feature F.2-1:** The Applicants shall implement a Sustainability Program as set forth in Appendix E of this Draft EIR.

- **Enforcement Agency:** Los Angeles Department of City Planning (Program approval); Los Angeles Department of Building and Safety (Operation)
- **Monitoring Agency:** Los Angeles Department of City Planning (Program approval); Los Angeles Department of Building and Safety (Operation)
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of a building permit (Pre-construction); Annual compliance report submitted by Event Center Applicant (Operation)

### *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **G. Geology and Soils**

### *(1) Project Design Features*

**Project Design Feature G-1:** All Project construction shall conform to the requirements of the LAMC, which incorporates the requirements of the CBC, including all provisions related to seismic safety.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of grading permit; Field inspection sign-off; Annual compliance certification report submitted by Project contractor

(2) *Mitigation Measures*

**Mitigation Measure G-1:** Prior to issuance of the building permit for the New Hall, Event Center, and new garages, a site-specific geotechnical report shall be prepared in accordance with the City of Los Angeles requirements, including those set forth in the LAMC, which incorporates the CBC. The recommendations contained within the site-specific geotechnical report, including those pertaining to site preparation, fill placement, and compaction, seismically induced ground acceleration, liquefaction; foundations; pavement design; footings; and foundations shall be implemented. The site-specific geotechnical reports shall include all applicable recommendations included in the *Report of Geotechnical Investigation* prepared by AMEC E&I, Inc. included as Appendix N to this Draft EIR.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of applicable building permit for report approval; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable building permit (Pre-construction); Field inspection sign-off (Construction); Annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure G-2:** Pursuant to the geotechnical report prepared in accordance with LADBS requirements, a temporary shoring system shall be implemented during Proposed Project construction to ensure slope stability during excavation activities. If the necessary space is available, temporary excavations up to 25 feet in depth may be sloped back at a 1:1 (horizontal to vertical), in lieu of shoring. Deeper excavations shall be sloped at an inclination of 1.25:1. Where there is not sufficient space for sloped embankments, temporary shoring shall be erected, to a reasonable satisfaction of

the LADBS. This may include, but is not limited to, installing steel soldier piers in drilled holes that would be backfilled with concrete and restrained with tie-in anchors. The shoring shall be designed by a professional geotechnical engineer with experience in the design of excavation shoring. The excavation shoring design shall be approved by LADBS prior to its installation.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable building; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of a grading permit for the applicable building (Pre-construction); Field inspection sign-off (Construction)

**Mitigation Measure G-3:** Testing of Project Site soils by a certified engineering geologist and/or geotechnical engineer shall be performed as part of the site-specific geotechnical report, and structure and site improvements shall be designed to resist the effects of expansive and corrosive soils.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of building permit; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable building permit (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

## H.1 Water Resources—Hydrology and Surface Water Quality

### (1) *Project Design Features*

**Project Design Feature H.1-1:** Prior to the issuance of a grading permit, the Project Applicants shall provide evidence to the City of Los Angeles

Department of Public Works, as appropriate, that a Notice of Intent has been filed with the State Water Resources Control Board for coverage under the General Construction Permit and a certification that a Storm Water Pollution Prevention Plan has been prepared. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or Regional Board, or a letter from either agency stating that the Notice of Intent has been filed. The Stormwater Pollution Prevention Plan shall include a menu of Best Management Practices to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of a grading permit for the Project
- **Action(s) Indicating Compliance with Project Design Feature(s):** Notice of Intent and Approval of a Stormwater Pollution Prevention Plan; Issuance of grading permit

**Project Design Feature H.1-2:** Prior to approval of B-Permit Plans or issuance of building permit, the Project Applicants shall prepare and submit for review and approval a Standard Urban Stormwater Mitigation Plan that shall include Best Management Practices (e.g., infiltration systems, bio-filtration, structural treatment systems) and demonstrate compliance with Low Impact Development Ordinance requirements to the City of Los Angeles Department of Public Works or Department of Building and Safety, as applicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check prior to approval of B-permit Plans or issuance of applicable building permit
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of a Standard Urban Stormwater Mitigation Plan; Approval of B-Permit Plans or issuance of applicable building permit



**Project Design Feature H.1-3:** The Project Applicants shall control nitrates through the selection of native plants and minimal use of nitrogen-based fertilizers in on-going landscape maintenance.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction; Operation
- **Monitoring Frequency:** Once, with approval of landscape plans at plan check; Once, at field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center and New Hall; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of building permit (Pre-construction); Issuance of a Certificate of Occupancy (Construction); Annual compliance report by Project Applicants (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **H.2 Water Resources—Groundwater**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **I.1 Cultural Resources—Historical Resources**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure I.1-1: Recordation.** Prior to issuance of a demolition permit for the West Hall, photographic documentation noting the exterior elevations and interior features of the West Hall shall be conducted. Photographs shall be 35 mm, black and white taken by a professional photographer familiar with the recordation of historical buildings. Archival copies of the photographs along with existing drawings of the West Hall should be submitted to the Los Angeles Public Library, Central Library.

- **Enforcement Agency:** Los Angeles Department of City Planning, Office of Historic Preservation
- **Monitoring Agency:** Los Angeles Department of City Planning, Office of Historic Preservation
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of a demolition permit
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of a demolition permit

**I.2 Cultural Resources—Archaeological Resources***(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure I.2-1:** Prior to starting ground-disturbing activities, such as construction work on the Project Site in the areas identified as archaeologically sensitive in Figure IV.I.2-1, the Project shall retain a Project archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards and is eligible for or listed in the Register of Professional Archaeologists.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with archaeologist
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification by qualified archaeologist prior to ground-disturbing activities

**Mitigation Measure 1.2-1a:** The Event Center Applicant shall retain a Native American Heritage Commission recognized representative of the Gabrieleño Band of Mission Indians to monitor excavation activities for the Event Center. A monitoring schedule with a maximum of eight man-hours per week during excavation of the Event Center and an "on-call" program shall be established by the Event Center Applicant in coordination with the City of Los Angeles to ensure adequate oversight of earth disturbance activities.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit for the Event Center; Eight hours per week during excavation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit (Pre-construction); Annual compliance certification report by the Project contractor (Construction)

**Mitigation Measure 1.2-2:** If potential archaeological resources are identified during monitoring of ground-disturbing activity, the archaeologist shall order the temporary diversion of work outside a 200-foot radius around the discovery until the archaeologist has evaluated whether they are eligible for the listing in the California Register of Historical Resources or National Register of Historic Places. After the archaeologist determines that the resources are not significant, or if significant, have been successfully recovered (per Mitigation Measure 1.2-3), work may resume in the area where the archaeological resources were encountered.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered.
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report by a qualified archaeologist.

**Mitigation Measure I.2-3:** If archaeological resources are found to be eligible and thus are significant historical resources under CEQA, a data recovery plan shall be developed and implemented. This data recovery plan shall include methods for hand-excavation, analysis, and report writing and shall also provide procedures for the curation of any collected material and associated Project material at a facility meeting federal standards. The historical resource shall be recorded in accordance with requirements of the Office of Historic Preservation (i.e., using Department of Parks and Recreation 523 Series forms).

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report and data recovery plan by a qualified archaeologist.

**Mitigation Measure I.2-4:** If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office and the Los Angeles Police Department shall be notified, as prescribed in Public Resources Code §5097.98 and Health and Safety Code §7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in §15064.5(e) of the State CEQA Guidelines. The Proposed Project shall follow the guidelines set forth in Public Resources Code §§5097.98 and 5097.94(k).

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with Native American Heritage Commission upon discovery of resource(s)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of written evidence by the Los Angeles Department of City Planning of compliance with Public Resources Code § 5097.98 and Health and Safety Code § 7050.5

**Mitigation Measure I.2-5:** If significant archaeological resources are found, draft reports on archaeological findings shall be prepared by the project archaeologist for submission to the City of Los Angeles for review. Final versions of these reports shall be submitted to the City of Los Angeles and the South Central Coastal Information Center at California State University, Fullerton.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety;
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist upon discovery of resource(s)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report and report(s) on archaeological findings by a qualified archaeologist.

## J.1 Police Protection

### *(1) Project Design Features*

**Project Design Feature J.1-1: Comprehensive Security Plan.** The Applicants, in conjunction with the LAPD, shall finalize the preliminary Comprehensive Security Plan (CSP) through further consultation with the California Department of Transportation (Caltrans), Los Angeles Fire Department (LAFD), California Highway Patrol (CHP), Los Angeles County Sheriff's Department (LASD), and Metropolitan Transit Authority (Metro) as the Proposed Project proceeds through its final design phases and prior to operation. The Applicants shall implement the final CSP during operation of the Proposed Project.

The Comprehensive Security Plan shall include provisions for closure of streets and other security measures as may be appropriate for protection of Pico Passage depending on the size and nature of

events. Further, in the course of finalizing the Comprehensive Security Plan and the design of the New Hall over Pico Blvd, the Applicant shall engage a qualified consultant to evaluate security risks, and in particular how to address the potential for blast related events both in design and operations, and make recommendations that may be appropriate based on the provisions of the Comprehensive Security Plan. The Applicant shall submit the consultant's report and recommendations to, and consult with LADBS, LACC, LAPD, the New Hall design team and BOE, regarding appropriate operational and design measures in consideration of the report and recommendations.

- **Enforcement Agency:** Los Angeles Police Department, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of the applicable Certificate of Occupancy (for plan approval); Annually, during operation (for implementation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval by LAPD and issuance of applicable Certificate of Occupancy (Construction); Annual compliance report by Project Applicants (Operation)

**Project Design Feature J.1-2: Security Features during Construction.** During construction of the Proposed Project, both Applicants shall implement private security measures including security fencing, lighting, locked entry, and security patrol on the Project Site.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually throughout construction; during field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off and annual compliance certification report by the Project contractor.

*(2) Mitigation Measures*

**Mitigation Measure J.1-1:** The Los Angeles Police Department (LAPD) and the Event Center Applicant shall agree to a Memorandum of Agreement

(MOA) prior to the opening of the Event Center. This MOA shall ensure appropriate public safety and security deployment by the Applicant's layered security resources (plain-clothed and uniform security officers) such that there would not be an impact on service levels provided by the LAPD, including response times or other delays in service.

The MOA shall ensure scaled levels of police and security staffing based upon identified, objective standards, including, but not limited to: anticipated crowd size, historical data associated with crowd or fan behavior, event type, etc.

The MOA should include provisions for:

- Standard supervision/management-to-officer ratios;
- A minimum of one full-time Police Manager (Police Captain);
- A minimum of two support staff members; and
- Applicant's use of uniformed, off-duty LAPD officers and the LAPD deployment of on-duty uniformed resources.

In addition, the MOA shall:

- Identify the secure staging location, within the Project Site, for first responders (such as Bomb Squad, Hazmat, and other appropriate LAPD units); and
- Identify a mutually agreed upon dedicated location for explosives detection equipment storage and additional first responder equipment.

The MOA shall ensure that any measures to mitigate or avoid significant adverse changes are fully enforceable. Full implementation of the MOA's stipulations shall also be required.

- **Enforcement Agency:** Los Angeles Police Department, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center (for plan approval) ; Annually, during operation (for implementation)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written confirmation of receipt of MOA by Los Angeles Police Department prior to issuance of Certificate of Occupancy for Event Center (Construction); Annual compliance report by Event Center Applicant (Operation)



## J.2 Fire Protection

### *(1) Project Design Features*

**Project Design Feature J.2-1:** Construction managers and personnel shall be trained in emergency response and fire safety operations.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Project contractor

**Project Design Feature J.2-2:** Fire suppression equipment specific to Project construction shall be maintained on the construction sites in accordance with OSHA and Fire Code requirements.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature J.2-3:** Develop a response/access plan for both construction and operations in consultation with the LAFD. This plan shall be prepared in coordination with the Proposed Project's Transportation Management and Comprehensive Security Plans.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of first building permit of the applicable building (construction plan); Once, prior to operation of the applicable building (operation plan)

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of the response/access plan by the Los Angeles Fire Department for the applicable building

**Project Design Feature J.2-4:** Fire inspector(s) shall be assigned to the Project Site as needed during relevant construction phases.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** As determined necessary by the Los Angeles Fire Department
- **Action(s) Indicating Compliance with Project Design Feature(s):** Written verification from Los Angeles Fire Department

**Project Design Feature J.2-5:** A plot plan shall be submitted to the LAFD for approval prior to approval of the first building permit. The plot plan shall include the following minimum design features:

- Fire lanes, where required, shall be a minimum of 20 feet in width clear to sky, posted with a sign of no less than three square feet in area and/or painted with "Fire Lane No Parking," and have an adequate approved turning area. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions would not be less than 28 feet in width;
- Access for LAFD apparatus and personnel to and into all structures would be provided;
- Identify the locations and sizes of all fire hydrants; and
- All structures would be within 300 feet of an approved fire hydrant.
- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of first building permit
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of the plot plan by the Los Angeles Fire Department

**Project Design Feature J.2-6:** The Convention Center Applicant and Event Center Applicant shall develop a first responder communications plan for their respective structures in consultation with, and approved by, the LAFD. The plan shall address the need for communications equipment. The first responder communications plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction (prior to issuance of a Certificate of Occupancy for Plan approval); Operation (for Plan implementation and updating)
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for Plan approval; Annually (for Plan implementation and updating)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted to LAFD by Event Center Applicant

**Project Design Feature J.2-7:** The operator of the Event Center shall provide or cause to be provided ambulance services such that one ambulance is on-site in accordance with the provisions of the Fire Life Safety Resources Management Plan.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted to LAFD by Event Center Applicant

**Project Design Feature J.2-8:** The operators of the Convention Center and Event Center shall provide an ambulance station with adequate resources for basic life support and advanced life support services at all Event Center events, per the provisions of the Fire Life Safety Resources Management Plan (see Project Design Feature J.2.6).

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department

- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-operation); Annual compliance report submitted to LAFD by Event Center Applicant (Operation)

**Project Design Feature J.2-9:** A Fire Life Safety Resources Management Plan shall be developed in consultation with, and approved by, the LAFD, prior to issuance of a certificate of occupancy for the Event Center. In the development of the Fire Life Safety Resources Management Plan, the Applicant and LAFD shall consult regarding the need for personnel, equipment and facilities. As part of the Plan, the Applicant shall provide funding as needed for event-day deployment of personnel and equipment in a manner that is appropriate to the type and size of events at the Event Center and consistent with measures undertaken for other large attendance venues. The Fire Life Safety Resources Management Plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-operation (plan approval); Operation (implementation)
- **Monitoring Frequency:** Once prior to issuance of a Certificate of Occupancy for the Event Center (Pre-operation); Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Written verification of Plan approval by the LAFD prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annual compliance report submitted to LAFD by Event Center Applicant (Operation)

## *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## K.1 Utilities—Water

### (1) Project Design Features

**Project Design Feature K.1-1:** As indicated in the Applicant's Sustainability Program (see Appendix E of the Draft EIR) the New Hall and the Event Center will achieve a water use reduction of 33 percent and 35 percent of the estimated baseline.<sup>4</sup> These water reduction requirements shall be met by specific measures which may include the following:

#### Commercial/Public Facility Water Conservation Features

- Install high-efficiency toilets that use a maximum of 1.28 gallons per flush.
- Install high-efficiency urinals (0.125 gallon/flush) for the Convention Center, and waterless urinals for the Event Center.
- Install low-flow faucets for public and most private locations with a maximum flow rate of 0.5 gallon per minute. Low-flow faucets will be of a self-closing design (i.e., that would automatically turn off when not in use).
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2 gallons per minute.
- Install Prep and Service faucets with low-flow aerators that use 1.8 gallons per minute in lieu of the standard 2.2 gallons per minute.
- Install high efficiency dishwashers that are Energy Star rated or equivalent within kitchen/food preparation areas minimum per City ordinance requirements.
- Install high-efficiency clothes washers with a water factor of 6.0 or less that are Energy Star rated, when possible. Includes both large and small washers to accommodate variances in load sizes.
- Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers.
- For Cooling Towers: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property

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<sup>4</sup> Water Baseline calculated according to the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code as cited in 2010 Los Angeles Green Building Code.

line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.

Landscaping Water Conservation Measures

- Install high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology.
- Install matched precipitation (flow) rates for sprinkler heads.
- Install drip/microspray/subsurface irrigation, where appropriate.
- Achieve minimum irrigation system distribution uniformity of 85 percent.
- Install a separate water meter (or submeter), flow sensor, and master valve shut-off for irrigated landscape areas totaling 5,000 square feet and greater.
- Use water efficient landscaping such as proper hydro-zoning.
- Use landscape contouring to minimize precipitation runoff.
- Use artificial turf for the proposed Event Center playing surface.
- For irrigation systems: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.
- Use best current landscaping practices that balance water use, shade, CO<sub>2</sub> removal, aesthetics and practical design concerns.

Water Performance

- Install, at minimum, whole building water meters that measure total potable water use for the entire building. Install submeters on cooling towers and irrigation subsystems per above.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (at plan check); Operation
- **Monitoring Frequency:** Once, at plan check; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval for incorporation of water reduction features into plans prior to issuance of building permit for Event

Center and New Hall as applicable (Pre-construction); Annual compliance certification report submitted by Applicants (Operation)

*(2) Mitigation Measures*

**Mitigation Measure K.1-1:** Prior to issuance of a certificate of occupancy, the Proposed Project shall coordinate with the City of Los Angeles Department of Water and Power for the anticipated upgrade of the existing 8-inch water main located on the south side of Pico Boulevard between L.A. Live Way and Figueroa Street to a 12-inch water main in accordance with all applicable City standards.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Written verification from LADWP and issuance of Certificate of Occupancy for the Event Center (Construction)

**K.2 Utilities—Wastewater**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure IV.K.2-1:** Sewer connections between the Proposed Project and the existing municipal sewer systems would be designed to conform to the standards of the Department of Public Works.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works



- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction) Written verification from LADWP and issuance

**Mitigation Measure IV.K.2-2:** The Event Center Applicant shall construct a local sewer line that connects into System 2's 66-inch line.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction) Written verification from LADWP and issuance

### **K.3 Utilities—Solid Waste**

#### *(1) Project Design Features*

**Project Design Feature K.3-1:** The Applicants will extend the existing on-site solid waste recycling programs to include both the Event Center and the New Hall.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Operation

- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted by Applicants

*(a) Convention Center*

**Project Design Feature K.3-2:** A minimum of 20 percent of all building materials and products for development will consist of recycled content or be manufactured regionally or use rapidly renewable resources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check; Annually, during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

**Project Design Feature K.3-3:** Divert a combined minimum of 75 percent of construction waste and/or debris from landfill storage for both the demolition and new construction phases.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division;
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature K.3-4:** The New Hall would divert at least 50 percent of its solid waste during operation.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to operation; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-operation); Annual compliance report by Convention Center Applicant (Operation)

*(b) Event Center*

**Project Design Feature K.3-5:** Seventy-five percent of solid waste will be diverted during construction and operation of the Event Center. The Event Center will divert waste from landfill through robust recycling, the donation of durable goods, and implementing a front of house composting program that includes sourcing of biodegradable concessions packages.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Pre-Construction; Construction; Operation
- **Monitoring Frequency:** Once, at plan check; Periodic field inspections during construction; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction); Annual compliance report from Event Center Applicant (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## K.4 Utilities—Electricity

### (1) Project Design Features

**Project Design Feature K.4-1:** The New Hall would implement additional efficiency measures to achieve a 20 percent reduction in energy consumption relative to the California Energy Efficiency Standards and would also comply with the required measures of the 2010 Los Angeles Green Building Code.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check for the New Hall
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the New Hall

**Project Design Feature K.4-2:** The Event Center would implement additional efficiency measures to achieve a 14 percent reduction than the estimated baseline.<sup>5</sup>

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the Event Center

**Project Design Feature K.4-3:** The L.A. Live Way Garage and the Bond Street Garage shall feature energy efficient lighting.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

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<sup>5</sup> Energy Baseline calculated according to Title 24 2008 as cited in the City of Los Angeles Green Building Code.

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garage; Once, prior to Certificate of Occupancy for the applicable garage
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garages (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage (Construction)

**Project Design Feature K.4-4:** A minimum total of 12 electric car charging stations shall be provided within the on-site parking garages.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garages; Once, prior to Certificate of Occupancy for the applicable garage
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garage (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage (Construction)

**Project Design Feature K.4-5:** Install solar panels which, at a minimum, will replace the output of the solar panels that currently exist at LACC.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garage(s); Once, prior to issuance of Certificate of Occupancy for the applicable garage(s)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garage(s) (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage(s) (Construction)

(2) *Mitigation Measures*

(a) *Convention Center*

**Mitigation Measure K.4-1:** Construct, if determined to be required by the LADWP, an additional redundant 35 kV underground electrical feeder in Pico Boulevard paralleling the existing feeders, or other improvements determined by the LADWP.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure K.4-2:** Construct additional LADWP transformation and switching equipment to the existing below grade vault south of Pico Boulevard and East of Convention Center Way.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure K.4-3:** Construct new LADWP transformation and switching equipment in the lot between Convention Center Way and L.A. Live Way, in an above ground screened location. The exact location of the electrical feeder and LADWP vault, and transformation and switching equipment would be determined as plans for the Project are further refined.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(b) Event Center*

**Mitigation Measure K.4-4:** Construct two (2) 34.5 kV circuits from the intersection of Figueroa Street and Chick Hearn Court or from the intersection of Figueroa Street and Pico Boulevard. The circuits shall be extended in concrete encased conduits with manholes located approximately 300 feet on center to a new LADWP vault at the Event Center. The conduits, manholes and vault shall be installed per LADWP requirements.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

## **K.5 Utilities—Natural Gas**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.



*(2) Mitigation Measures*

**Mitigation Measure K.5-1:** In the event that the Event Center final building design requires connection to the existing natural gas line in Chick Hearn Court, then the Event Center Applicant shall upgrade or cause to be upgraded the existing 4-inch natural gas line located in Chick Hearn Court between L.A. Live Way and Georgia Street to a 6-inch line prior to the completion of construction of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, SoCalGas
- **Monitoring Agency:** Los Angeles Department of Building and Safety, SoCalGas
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**IV.L. Environmental Hazards***(1) Project Design Features*

**Project Design Feature L-1:** The Applicants shall prepare and implement a Soil Management Plan approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address potential contamination in soil within the Project Site. The approved Soil Management Plan shall include procedures for soil sampling and remedial options that may include removal (excavation), treatment (*in-situ* or *ex-situ*), or other measures, as appropriate. If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's (SCAQMD) Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading shall be temporarily halted and redirected around the observed area(s) until the appropriate evaluation and follow-up measures are implemented, as contained in SCAQMD's Rule 1166. The contaminated soil discovered shall then be evaluated and

managed in accordance with the approved Soil Management Plan in order for grading activities to resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Department of Toxic Substances Control; Los Angeles Fire Department. SCAQMD if soil contamination is suspected.
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for Plan approval; Ongoing with periodic field inspections during construction for plan implementation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of soil management plan by regulatory agency (Pre-construction); Written compliance report by a qualified environmental consultant (Construction).

**Project Design Feature L-2:** A comprehensive asbestos-containing materials survey shall be conducted on all structures prior to renovation or demolition. If any Regulated Asbestos-Containing Materials (RACM), Category I/Class I Non-Friable and Category I/Class II Non-Friable ACMs that may become friable are determined to be present, they shall be removed prior to renovation or demolition activities taking into account the following: EPA's National Emission Standards for Hazardous Air Pollutants (NESHAPs) and South Coast Air Quality Management District's Rule EPA's NESHAPs 1403. EPA Guidance Document 340/1-92-013 "A Guide to Normal Demolition Practices under the Asbestos NESHAPs" shall be referred to prior to initiation of a proposed demolition project. In addition to asbestos regulations that control the release of asbestos to the ambient environment, federal and State OSHA regulations outlining specific work practices for handling ACMs shall be followed.

All asbestos removal shall be performed by an experienced, state-licensed, Cal/OSHA- and SCAQMD-registered asbestos contractor. All work shall take place under the guidance of an independent, California Certified Asbestos Consultant. The Consultant shall be responsible for reviewing the redevelopment drawings, designing engineering controls used to control airborne asbestos contamination, visual inspections of engineering controls, and ambient air monitoring to determine airborne fiber levels.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD, Cal/OSHA

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction, if ABCM is found
- **Monitoring Frequency:** Once, for survey prior to issuance of demolition or renovation permit ; Periodic field inspections during Asbestos Containing Materials (ACM) removal if ACMs are found
- **Action(s) Indicating Compliance with Project Design Feature(s):** Submittal of survey and issuance of demolition or renovation permit (Pre-construction); Compliance report signoff by a California Certified Asbestos Consultant to LADBS if ACMs are found; Issuance of demolition or renovation permit (Construction).

**Project Design Feature L-3:** A comprehensive lead-based paint survey shall be conducted on all structures prior to renovation or demolition. In the event that lead-based paint is present, all removal activities shall conform to federal and California OSHAs regulations (e.g., Interim Final Rule found in 29 CFR Part 1926.62).

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction, if lead-based paint (LBP) is found
- **Monitoring Frequency:** Once, prior to issuance of demolition or renovation permits; Ongoing during construction if LBP is found
- **Action(s) Indicating Compliance with Project Design Feature(s):** Submittal of LBP survey and issuance of demolition or renovation permit (Pre-construction); if LBP is found, compliance report signoff by a qualified environmental consultant (Construction)

**Project Design Feature L-4:** The Applicants shall submit to the City Fire Department and City Department of Building and Safety, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of the Proposed Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. The update to this plan shall be coordinated with the Proposed Project's Construction Traffic and Parking Management Control Plan (see Mitigation Measure B.1-30, Section IV.B.1, Transportation).

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, for Plan approval prior to operation; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval prior to operation (Pre-operation); Annual compliance certification report submitted by Event Center Applicant (Operation)

*(2) Mitigation Measures*

**Mitigation Measure L-1:** A Geophysical Survey of the West Hall, Cherry Street Garage, and the surface parking lot located south of Pico Boulevard, between L.A. Live Way and Bond Street shall be conducted to assess the presence of undocumented USTs, or other subsurface impoundments, in these locations. A subsurface soil investigation and soil gas survey shall also be conducted in order to investigate the presence of residual contaminants in the soil in these areas. The data from the investigation shall be included in a Soil Management Plan for the Project Site, which shall indicate the proper characterization, removal, and disposal requirements for contaminated soils identified, and shall be submitted to the Department of Toxic Substances Control for approval prior to the redevelopment of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Department of Toxic Substances Control; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Once, during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of soil management plan by regulatory agency prior to issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant (Construction)

**Mitigation Measure L-2:** In the event that USTs, fill materials or undocumented areas of contamination are encountered during construction or redevelopment activities, work in the affected areas shall be discontinued until appropriate health and safety procedures are implemented. The LAFD shall be notified regarding the contamination. The appropriate program shall be selected based on the nature of the contamination identified. The contamination remediation activities shall be conducted in accordance with pertinent regulatory guidelines, under the oversight of the appropriate regulatory agency. If contaminated soil is to remain in place, it shall be evaluated for vapor intrusion concerns and if vapor intrusion issues are present, all overlying structures shall be designed to mitigate the vapor intrusion risk.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during excavation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor; Approval by regulatory agency to resume construction activity in the event that contamination is encountered.

**Mitigation Measure L-3:** All USTs and ASTs shall be removed following all applicable local, state and federal regulations. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Fire Department and South Coast Air Quality Management District, as applicable. An experienced environmental professional, along with LAFD representatives, shall provide oversight and monitoring of the removal and soil collection process during the tank removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Once a site has been initially evaluated via soil and/or groundwater collection and analysis, further site investigation and remediation activities may be warranted. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination, vapor intrusion risk, and/or groundwater contamination shall be undertaken. Local oversight by the City of Los Angeles Fire Department and/or Regional Water Quality Control Board is required. An environmental professional (i.e., Professional Geologist) is required to provide oversight and project monitoring to ensure the

health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required. Once approved, the remedial plan shall be implemented. Environmental closure shall be granted prior to construction, if practical. If environmental closure is not granted prior to commencement of construction of structures, then appropriate steps shall be implemented that allow for later assessment, remediation, and prevention of vapor intrusion. The environmental regulatory oversight agency shall approve the appropriate steps that are being proposed to allow for the later assessment, remediation, and prevention of vapor intrusion.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department; SCAQMD; Regional Water Quality Control Board
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or grading permit to verify applicable permits obtained; ongoing during removal of USTs/ASTs
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of permit(s) by regulatory agency(ies) and issuance of demolition permit (Pre-construction); Written compliance report by environmental professional (Construction)

**Mitigation Measure L-4:** Prior to any construction activities beneath the West Hall, the California Division of Oil, Gas and Geothermal Resources and the City of Los Angeles shall be contacted regarding construction requirements associated with the former on-site oil well. If demolition or construction activities encounter remnants of, or materials associated with the former oil well, evaluation by the DOGGR and the City of Los Angeles, including possible re-abandonment in accordance with all applicable regulations shall occur.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; DOGGR; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction (if remnants of or materials associated with former wells are encountered)
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Once, at field inspection during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written compliance report by environmental professional and issuance of grading permits (Pre-construction); Written approval by DOGGR or Los Angeles Fire Department in the event that construction activities encounter remnants or materials associated with former oil wells (Construction)

**Mitigation Measure L-5:** Soil sampling at the northwestern corner of L.A. Live Way and Pico Boulevard and verification of the former 2,000-gallon gasoline UST closure/remediation status with the Convention Center and LAFD shall be conducted prior to any soil disturbance in this area. This former UST shall be closed to current regulatory standards, in accordance with all LAFD regulations.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; DTSC; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Once, upon closure of the former UST
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Survey approval and grading permit issuance (Pre-construction); Written verification and approval by LAFD (Construction)

**Mitigation Measure L-6:** Regularly scheduled pumping and maintenance of all on-site clarifiers and interceptors shall continue as long as they remain in use on-site. Interceptors/clarifiers to be removed shall comply with local sanitation district and/or environmental health permitting, which may include inspection and/or sample collection. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Sanitation District and City of Los Angeles Building and Safety Department, as applicable. An experienced environmental professional shall provide oversight and monitoring of the removal and soil collection process during the removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination shall be undertaken. An environmental professional (i.e., Professional Geologist) shall be required to provide oversight and monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required.

- **Enforcement Agency:** Los Angeles Department of Building and Safety



- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Periodic field inspections during excavation; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable permits from local oversight agencies; Written compliance report by a qualified environmental consultant (Construction); Annual compliance report by the Applicants (Operation)

**Mitigation Measure L-7:** Universal, electronic, and radioactive wastes shall be removed prior to demolition activities and set aside for re-use or disposal/recycling by a licensed recycler or specific licensee. Light tubes, lamps, or monitors shall be re-used on-site or recycled at a licensed universal/electronic/radioactive waste facility. Recycling facilities shall be authorized by the Cal-EPA—Department of Toxic Substances Control or the state in which they are located. Bill(s) of lading shall accompany each load of universal, electronic, or radioactive, waste that leaves the site, including the name and address of the generator, contractor, pick-up site, disposal site, and quantity of universal waste disposed. The recycler shall provide a statement certifying recycling/disposal/destruction of the identified wastes, including the date(s) of recycling/disposal/destruction, and identifying the disposal/destruction process used.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition); Construction, if universal/electronic/radioactive wastes are found
- **Monitoring Frequency:** Once, prior to issuance of demolition permits; Ongoing during construction if universal/electronic/radioactive wastes are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of demolition permit (Pre-construction); if universal/electronic/radioactive wastes are found, certified compliance statement signoff by a qualified environmental consultant (Construction)

**Mitigation Measure L-8:** Electrical transformers, hydraulic elevator equipment, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or

removal. All equipment found to contain PCBs shall be removed and disposed in accordance with all applicable local, state and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil are recommended. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition); Construction, if potential PCBs are found
- **Monitoring Frequency:** Once, prior to issuance of demolition permit; Ongoing during construction if potential PCBs are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Submittal of PCB survey and issuance of demolition permit (Pre-construction); if PCBs are found, compliance report signoff by a qualified environmental consultant (Construction)

**Mitigation Measure L-9:** During subsurface excavation activities, including borings, trenching, and grading, Cal-OSHA worker safety measures shall be implemented as required to preclude an exposure to unsafe levels of soil gases, including but not limited to methane.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by Project contractor

**Mitigation Measure L-10:** Site testing of subsurface geological formations shall be conducted in accordance with the City's Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist, and shall be performed by a testing agency approved by the Los Angeles Department of Building and Safety. The licensed Architect,

registered Engineer or Geologist, shall indicate in a report to the Los Angeles Department of Building and Safety the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration (i.e., the highest concentration of methane gas found during site testing) and the Design Methane Pressure (i.e., the highest pressure of methane gas found during site testing). The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level which shall be required within the proposed site buildings.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant; Field inspection sign-off (Construction)

**Mitigation Measure L-11:** Projects that disturb more than one acre shall adhere to the requirements of the General Construction Permit issued by the Regional Water Quality Control Board. One of the requirements of the permit is the implementation of a storm water pollution prevention plan, which includes measures to prevent the accidental release of hazardous materials used during construction. Any storage or use of hazardous materials related to the fueling and maintenance of construction equipment would require a Hazardous Materials Business Plan with the LAFD, and compliance with local, state and federal regulations regarding the handling of hazardous materials. All development and redevelopment shall require the use of construction Best Management Practices to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater, stormwater runoff, and soils.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department

- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permits; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Plan approval and issuance of grading permits (Pre-construction);  
Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure L-12:** Prior to the start of construction, a hazardous materials expert shall train designated construction personnel in the visual identification of hazardous materials that may be uncovered during excavation activities at the Project Site. In the event that hazardous materials are identified during the course of site excavation, all excavation activities shall cease in the immediate area of the potential contamination and a hazardous materials expert shall be called to the site to properly assess and develop recommendations, in accordance with all applicable regulatory requirements, regarding the proper handling and disposal of any hazardous materials that may be uncovered. Once the hazardous materials are appropriately handled, the hazardous materials expert shall determine when construction in the affected area can resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction, if hazardous materials are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Issuance of grading permits (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure L-13:** Mercury thermostats shall be removed and properly disposed of prior to the demolition of the West Hall.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition);

- **Monitoring Frequency:** Once, prior to issuance of demolition permit
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of demolition permit

**Mitigation Measure Bio-1:** To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented:

- Conduct vegetation removal associated with building demolition and construction from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1<sup>st</sup> through August 31<sup>st</sup>) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

- OR -

- Conduct pre-construction surveys for nesting birds if vegetation removal, building demolition or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct a weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City and County Department of Planning in charge of Mitigation Monitoring, depending on within

which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for the Event Center; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist.
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Project contractor; or, if vegetation removal, building demolition or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

**Mitigation Measure Paleo-1:** To avoid impacting unique paleontological resources or geologic features, the following shall be implemented:

- If any paleontological materials are encountered during the course of the Project development, the Project shall be halted until the services of a qualified paleontologist are secured and a curation agreement with an appropriate paleontological curation facility is secured.
- The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources and evaluate the impact.
- A report on the paleontological findings shall be prepared by a qualified paleontologist. A copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.
- A letter of retainer from a qualified paleontologist shall be secured prior to obtaining a grading permit.
- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with paleontologist if resource(s) are discovered.
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report by a qualified paleontologist.



## APPENDIX D

### ALCOHOL APPROVAL CONDITIONS

#### I. CONDITIONS APPLICABLE TO SUBAREA 2 (EVENT CENTER) AND PLAZA AREAS

- (1) A record of the completion of the alcohol training program shall be maintained on the premises and shall be presented upon request of the Planning Director.
- (2) All personnel serving alcohol shall be 21 years of age or older.
- (3) No booth or group seating shall be installed which completely prohibits observation of the occupants.
- (4) A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free nonalcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Planning Director for review and approval prior to the opening of any facility offering alcoholic beverages.
- (5) The respective operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the issuance of any alcohol use approval. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the LAPD. These security personnel shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Specific Plan area and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Specific Plan area. The establishment operator shall notify the LAPD of special events as far in advance as feasible.
- (6) The Planning Director, or his or her designee, shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
- (7) Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.

- (8) The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
- (9) The Applicant shall provide plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
- (10) Establishments may serve alcohol from 6 a.m. - 2:00 a.m., 7 days per week.
- (11) All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
- (12) A copy of these conditions shall be retained at all times on the premises in each establishment which serves alcoholic beverages and shall be produced immediately upon the request of the Planning Director or the LAPD.
- (13) Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Appendix D applicable to such establishment and to record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Zoning Administrator for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Planning Director, or his or her designee.
- (14) All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
- (15) All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.

- (16) The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
- (17) All operators shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease and shall be maintained on the premises and available upon request by an enforcement agency.
- (18) All vendors of alcoholic beverages shall be made aware that violation of these conditions may result in revocation of the privileges of serving alcoholic beverages within that establishment.
- (19) The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall notify the applicant within a reasonable period of time of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to notify the applicant of any claim action or proceeding within a reasonable period of time, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

## **II. CONDITIONS FOR OFF-SITE ALCOHOL CONSUMPTION**

- (1) All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
- (2) No employee, while working, shall solicit or accept any alcoholic beverage from any customer while on the premises.
- (3) A sufficient number of security personnel, as determined by the Planning Director (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of each establishment and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking

areas serving these establishments to prevent any unusual disturbances within the Specific Plan area and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Specific Plan area. The LAPD shall be notified of special events as far in advance as feasible.

- (4) The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
- (5) The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
- (6) A copy of these conditions shall be retained at all times on the premises in each establishment that sells alcoholic beverages and shall be produced immediately upon the request of the Planning Director or the LAPD.
- (7) The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.
- (8) All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours after its occurrence.
- (9) The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
- (10) The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall notify the applicant within a reasonable period of time of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to notify the applicant of any claim action or proceeding within a reasonable period of time, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

**DETERMINATION LETTER**  
**CPC-2012-849-GPA-VZC-SP-**  
**3N**  
**SCH No. 2011031049**  
**MAILING DATE: 09/18/12**

Fa'avae Fa'avae  
The T.U.T. Foundation  
23238 E. Main Street  
Carson, CA 90745

Daniel Morales  
1833 W. 8<sup>th</sup> Street, #111  
Los Angeles, CA 90057

Shiraz Tangri  
Downtown LA Neighborhood  
Council  
P.O. Box 3057  
Los Angeles, CA 90013

Rachel Torres  
164 Lucas Avenue, Suite 201  
Los Angeles, CA 90017

State Senator Curren D. Price  
State Senate District 26  
700 State Drive  
Los Angeles, CA 90037

Monica Rodriguez  
Play Fair Coalition  
1304 W. 2<sup>nd</sup> Street, #363  
Los Angeles, CA 90026

Ron Wood  
Valley Economic Alliance  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 910403

Randy Sayer  
A.T.S.E.  
328 N. Hollywood Way  
Burbank, CA 91505

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

William Delvac, Armbruster,  
Goldsmith & Delvac, LLP  
11611 San Vicente Blvd.  
Suite 900  
Los Angeles, CA 90049

Michelle Ganakian  
2029 Century Park East  
Los Angeles, CA 90067

Cathy Farrar  
YWCA / Los Angeles Job Corps.  
1020 S. Olive Street  
Los Angeles, CA 90015

Ed Gutierrez  
LAANE  
464 Lucas Avenue  
Los Angeles, CA 90017

Tina Hossain  
350 S. Bixel Street  
Los Angeles, CA 90017

Foresoe Hogan Roules  
CFRC  
4060 S. Figueroa Street  
Los Angeles, CA 90037

Roman Couarrubias  
Davis Blueprint  
3205 N. Main Street  
Los Angeles, CA 90031

Patti Berman  
DLANC  
541 S. Spring Street, #319  
Los Angeles, CA 90013

Stuart Waldman  
VICA  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 91405

John Schafer  
S.W. Reg. Council of Carpenters  
728 N. Lagoon Avenue  
Wilmington, CA 90074

Timothy McOsker  
Mayor Brown LLP  
350 S. Grand Avenue  
Los Angeles, CA 90017

Anne Williams  
Century City Assoc.  
626 Wilshire Blvd., Suite 200  
Los Angeles, CA 90017

Simon Ha  
DLANC  
645 W. 9<sup>th</sup> Street, #227  
Los Angeles, CA 90015

Frank Lopez  
L. A. Chamber of Commerce  
350 S. Bixel  
Los Angeles, CA 90017

JJ Crisp  
P.O. Box 645  
Buena Park, CA 90621

Martha Arevalo  
Carelen  
2845 W. 7<sup>th</sup> Street  
Los Angeles, CA 90005

Russell Brown  
DLANC  
541 S. Main Street  
Los Angeles, CA 90017

Brian Farris  
1003 San Juan Street  
Oceanside, CA 92058

Justin Hurd  
Staples Center  
949 S. Hope Street, #949  
Los Angeles, CA 90015

Irene Lewis  
The Salvation Army  
1532 W. 11<sup>th</sup> Street  
Los Angeles, CA 90015



David Roberts  
512 ½ W. 31<sup>st</sup> Street  
Los Angeles, CA 90007

Ron Miller  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Robbie Hunter  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Susana Arreluin  
1424 S. Arapahoe Street  
Los Angeles, CA 90006

Joel Jacinto  
SIPA  
3200 W. Temple Street  
Los Angeles, CA 90026

Ricardo Rodriguez  
IDEPSCA  
530 S. Main Street  
Los Angeles, CA 90013

Adrian Dove, Chairman  
M.L.K. Parade  
3230 Wilshire Blvd., 500-A  
Los Angeles, CA 90048

Alix Wisner  
Thomas Properties Group  
515 S Flower Street  
Los Angeles, CA 90071

Jennifer Lucky  
Human Impact Partners  
304 12<sup>th</sup> Street, Suite 3B  
Oakland, CA 94131

Crystal McMillan  
Bus Riders OMDN  
3780 Wilshire Blvd., #1200  
Los Angeles, CA 90010

Anthony Brown  
2701 Wilshire Blvd., Ste. 100  
Los Angeles, CA 90057

Jessica Lall  
Mayor Office  
200 N. Spring Street  
Los Angeles, CA 90012

Shomari Davis  
BEW Local 11  
297 N. Marengo Avenue  
Pasadena, CA 91101

Priscilla Cheng  
LA County Federation of Labor  
2130 W. James M. Wood Blvd.  
Los Angeles, CA 90006

Rocky Pelliccino  
2120 Auto Center Dr.  
Glendora, CA 91740

Norman E. Ross Jr.  
E. Ross & Ross Enterprises, LLC  
4991 Medina Dr.  
Woodland Hills, CA 91364

Charisse Brenard  
Brotherhood Crusade  
200 East Slauson Avenue  
Los Angeles, CA 90011

Jim Mulligan  
Farmers Insurance  
4680 Wilshire  
Los Angeles, CA 90010

Elizabeth Nichols  
15162 Holiday Way  
Sylmar, CA 91342

Carmen Vaughn  
Pico Union  
1149 S. Burlington Avenue  
Los Angeles, CA 90006

Carlos Vaquerano  
1625 W. Olympic Blvd., Ste. 718  
Los Angeles, CA 90015

David Menchaca  
United Way  
1150 South Olive  
Los Angeles, CA 90015

Rev. Eric Lee  
SCLC  
4182 S. Western Ave.  
Los Angeles, CA 90062

Joe Donlin  
SAJE  
152 W. 32<sup>nd</sup>  
Los Angeles, CA 90007

Ryan Novales  
301 S. San Pedro  
Los Angeles, CA 90044

Suzanne Gonzalez  
10220 Riverside Dr., Ste. B  
Toluca Lake, CA 91602

Orlando Ward  
3600 Wilshire Blvd., Ste. 1500  
Los Angeles, CA 90010

Darrell Clarke  
Sierra Club  
3435 Wilshire Blvd., #320  
Los Angeles, CA 90010

Brian Farris  
1429 Oak Street  
Los Angeles, CA 90015

Amy F.  
11611 San Vicente Blvd.  
Los Angeles, CA 90049

Mai Lee  
301 S. San Pedro Street  
Los Angeles, CA 90014

Nathan Freeman  
440 S. Vermont Avenue, #201  
Los Angeles, CA 90020

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

John Kenney  
3450 Mount Vernon  
Los Angeles, CA 90003

Thelmy Perez  
346 S. Gless Street  
Los Angeles, CA 90033

Craig Lawson  
8758 Venice Blvd., #200  
Los Angeles, CA 90034

Councilmember Jan Perry  
Ninth Council District  
City Hall, Room 420  
Mail Stop #215





**DETERMINATION LETTER  
CPC-2012-851-SP  
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William Delvac, Armbruster,  
Goldsmith & Delvac, LLP  
11611 San Vicente Blvd.  
Suite 900  
Los Angeles, CA 90049

Timothy McOsker  
Mayor Brown LLP  
350 S. Grand Avenue  
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YWCA / Los Angeles Job Corps.  
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Los Angeles, CA 90015

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DLANC  
645 W. 9<sup>th</sup> Street, #227  
Los Angeles, CA 90015

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Downtown LA Neighborhood  
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P.O. Box 3057  
Los Angeles, CA 90013

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Carelen  
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Los Angeles, CA 90005

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Los Angeles, CA 90026

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Davis Blueprint  
3205 N. Main Street  
Los Angeles, CA 90031

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541 S. Main Street  
Los Angeles, CA 90017

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Valley Economic Alliance  
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Sherman Oaks, CA 910403

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541 S. Spring Street, #319  
Los Angeles, CA 90013

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Oceanside, CA 92058

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Burbank, CA 91505

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VICA  
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Sherman Oaks, CA 91405

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Staples Center  
949 S. Hope Street, #949  
Los Angeles, CA 90015

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Los Angeles, CA 90031

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Los Angeles, CA 90026

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Los Angeles, CA 90013

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Los Angeles, CA 90048

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Los Angeles, CA 90010

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Sylmar, CA 91342

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Toluca Lake, CA 91602

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3600 Wilshire Blvd., Ste. 1500  
Los Angeles, CA 90010

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Sierra Club  
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Los Angeles, CA 90015

Amy F.  
11611 San Vicente Blvd.  
Los Angeles, CA 90049

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301 S. San Pedro Street  
Los Angeles, CA 90014

Nathan Freeman  
440 S. Vermont Avenue, #201  
Los Angeles, CA 90020

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

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Los Angeles, CA 90003

Thelmy Perez  
346 S. Gless Street  
Los Angeles, CA 90033

Craig Lawson  
8758 Venice Blvd., #200  
Los Angeles, CA 90034

Councilmember Jan Perry  
Ninth Council District  
City Hall, Room 420  
Mail Stop #215



# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>
CPC-2012-851-SP	HENRY CHU 213-978-1324	9
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Location of Project (Include project titles, if any.)</b>		
<p>FARMER'S FIELD</p> <p>1000 WEST OLYMPIC BOULEVARD</p>		
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER</p> </div> <div style="width: 50%;"> <p>REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH &amp; DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800</p> </div> </div>		
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>		
<p><b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)</p>		
<p>In conjunction with the Convention and Event Center Project, an amendment to Section 6.B.4 of the Los Angeles Sports and Entertainment District (LASED) Specific Plan and Section 3.1.3(a) of the LASED Development Agreement to allow development of the Convention Center Expansion site with any use permitted in the LASED upon whichever is the earlier, issuance of a Temporary Certificate of Occupancy for the New Hall of the Convention Center or October 21, 2021.</p>		
<b>Fiscal Impact Statement</b>	<b>Environmental No.</b>	<b>Commission Vote:</b>
<small>*Determination states administrative costs are recovered through fees.</small> Yes <input type="checkbox"/> No <input type="checkbox"/>	ENV-2011-585-EIR	9- 0
JAMES K. WILLIAMS, Commission Executive Assistant II		Date:    September 18, 2012

## **IV. Mitigation Monitoring and Reporting Program**

### **1. Introduction**

The California Environmental Quality Act ("CEQA") requires a Mitigation Monitoring and Reporting Program ("MMRP") for projects where mitigation measures are a condition of their approval and development. An Environmental Impact Report ("EIR") has been prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, the EIR identifies project design features or recommends mitigation measures to avoid or substantially lessen the significant environmental impacts associated with the Proposed Project. This MMRP is designed to monitor implementation of these project design features and mitigation measures. This MMRP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. This MMRP describes the procedures the Applicants shall use to implement the project design features and mitigation measures adopted in connection with the approval of the Proposed Project and the methods of monitoring and reporting on such actions. "Monitoring" is generally an ongoing or periodic process of project oversight. "Reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. For this MMRP, the City of Los Angeles is the Lead Agency for the Proposed Project.

### **2. Purpose**

It is the intent of this MMRP to:

1. Verify compliance with the identified project design features and required mitigation measures of the EIR;
2. Provide a methodology to document implementation of project design features and required mitigation;
3. Provide a record and status of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of mitigation measures;

6. Establish the frequency and duration of monitoring and reporting; and
7. Utilize the existing agency review processes' wherever feasible.

### **3. Administrative Procedures**

The Applicants shall be obligated to provide documentation concerning implementation of the listed project design features and mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all project design features and mitigation measures shall be the Applicant unless otherwise noted.

As shown on the following pages, each identified project design feature and required mitigation measure for the Proposed Project is listed and categorized by impact area, with accompanying discussion of:

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- Monitoring Agency—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase—the phase of the Proposed Project during which the project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored. Because Project construction would be completed in phases, repeat monitoring may be required for some project design features and mitigation measure to demonstrate compliance for each phase.
- Action(s) Indicating Compliance—the action(s) of which the Enforcement or Monitoring Agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

### **4. Enforcement**

This MMRP shall be in place throughout all phases of the Proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring

agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

## 5. Program Modification

After review and approval of the final MMRP by the Lead Agency, minor changes and modifications to the MMRP are permitted, but can only be made by the Applicants or their successors subject to the approval by the City of Los Angeles. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the nature of the MMRP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

## 6. Mitigation Monitoring and Reporting Program

### A Land Use

No project design features or mitigation measures are identified in the EIR for this environmental issue.

### B.1 Transportation

#### a. Project Design Features

##### *(1) Project Area Street Modifications*

The Proposed Project will make improvements and modifications to the streets listed below in order to achieve wider sidewalks.

##### *(a) L.A. Live Way (Collector Street)*

**Project Design Feature B.1-1:** L.A. Live Way between Pico Boulevard and Chick Hearn Court/11th Street shall be modified to comprise an 89 foot right-of-way, and a 64-foot curb-curb width, with a 10-foot sidewalk on the west side of the street and a 15-foot sidewalk on the east side of the street. The existing lane configuration shall remain, except for the elimination of one midblock northbound lane, (as shown on Figure A.10.4.1.1 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.



- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy<sup>1</sup> for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a Certificate of Occupancy for the Event Center

*(b) Chick Hearn Court (Collector Street)*

**Project Design Feature B.1-2:** Chick Hearn Court between L.A. Live Way and Georgia Street shall be modified to comprise a 72-foot curb-to-curb width with a 15-foot sidewalk on the north side of the street and a 20-foot sidewalk on the south side of the street, between L.A. Live Way and the east-most driveway to the L.A. LIVE West Garage; and a 60.5-foot curb-curb width with a 26.5 foot sidewalk on the north side and a 20-foot sidewalk on the south side of the street between the east-most driveway of the L.A. LIVE West Garage and Georgia Street; and the existing 107-foot right-of-way for the entire block shall be maintained (as shown on Figure A.10.4.1.2 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). The existing lane configuration shall be maintained. This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center

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<sup>1</sup> All references to a Certificate of Occupancy herein shall refer to a Final Certificate of Occupancy for the relevant building or improvement

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(c) Pico Boulevard (Modified Secondary Highway)*

**Project Design Feature B.1-3:** Pico Boulevard between Figueroa Street and a point approximately 600 feet west of Figueroa Street shall be modified to comprise a 70-foot curb-to-curb width, with three eastbound lanes and two westbound lanes, and with a minimum 20-foot sidewalk on the north side of the street and a minimum 20-foot sidewalk on the south side of the street, (of which 10 feet may be on Convention Center property). From the point approximately 600 feet west of Figueroa Street to L.A. Live Way, the existing roadway width of 80 feet curb-to-curb and lane configuration shall be maintained, and a minimum 20-foot sidewalk provided on both the north and south side of the street (all of which in each case may be provided on Convention Center property). The existing street right-of-way of 100 feet shall be maintained between Figueroa Street and L.A. Live Way. (See Figure A.10.4.1.3 of Appendix A of the Transportation Study contained in Appendix I of this Draft EIR). This shall be completed by the New Hall Applicant prior to issuance of a certificate of occupancy for the New Hall.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the New Hall
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the New Hall (Construction)

*(2) Trip Reduction Measures*

**Project Design Feature B.1-4:** The Proposed Project shall coordinate its planning with the City on the City's current plans to provide a Bike Station on or in the vicinity of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Ongoing during Pre-construction and Construction of the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant during Pre-construction and Construction

**Project Design Feature B.1-5:** The Proposed Project shall coordinate its planning with the concept plans currently being evaluated in the Figueroa Corridor Study for providing a bike lane in each direction on Figueroa Street between USC and downtown, provided such plans do not include a raised curb delineating the bike lanes in the vicinity of the Project Site as they would create pedestrian safety impacts.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction of the Event Center
- **Monitoring Frequency:** Ongoing during Pre-construction and Construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant during Pre-construction and Construction

*(3) Green Transportation Measures*

**Project Design Feature B.1-6:** Prior to issuance of a certificate of occupancy for the parking garages, the Event Center Applicant shall provide up to 12 electric vehicle charging stations in one or more of the on-site parking garages to facilitate and encourage the use of electric vehicles.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy for the garages
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval prior to issuance of applicable building permit for the garages (Pre-construction); Issuance of a Certificate of Occupancy for the garages (Construction)

**Project Design Feature B.1-7:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide priority parking locations for alternative fueled and electric vehicles, to facilitate and encourage the use of these vehicles.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction of the Event Center
- **Monitoring Frequency:** Once, at plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(4) Construction Truck Trips*

**Project Design Feature B.1-7a:** The Project Applicants shall limit construction related truck trips to off-peak periods to the extent practical.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Project contractor and issuance of a Certificate of Occupancy

*(5) Transportation Management Center*

**Project Design Feature B.1-8:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide an appropriately sized building (approximately 2,000 square feet) on the Project Site to accommodate a Field Operations Center (FOC). This facility shall provide space for the on-site coordination of security staff, the LAPD, LADOT, Metro, and Caltrans, and communications capabilities to each agency's main control center. In addition to functioning as the security and safety management center, the FOC shall also provide for the centralized coordination of all transportation and parking management activities during events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Police Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

## b. Mitigation Measures

*(1) Transit Measures—Improve Pico Metro Station*

**Mitigation Measure B.1-1:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall enter into an agreement with Metro requiring the Event Center Applicant to fund improvements to the Pico Station in accordance with a mutually agreed development schedule and design with a total estimated cost of \$10.35 million. The Pico Metro Station shall also be improved prior to the operation of the Event Center. The Pico Metro Station, located on Flower Street between 12th Street and Pico Boulevard one block from the Project Site, is currently a single platform station with limited capacity access to the platform from the east sidewalk of Flower Street. Metro will use the Event Center Applicant's contribution to (a) add a second platform parallel to the existing Pico Metro Station platform, and (b) refurbish the existing station platform to improve the passenger handling capacity.

- **Enforcement Agency:** Los Angeles Department of Transportation

- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center; Once, prior to operation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Executed agreement between Event Center Applicant and Metro prior to issuance of a building permit for the Event Center (Pre-construction); Written certification by Metro prior to Event Center operation (Pre-Operation)

*(2) Trip Reduction Measures*

*(a) Encourage Use of Alternative Modes*

(i) Bicycle Use

**Mitigation Measure B.1-2:** During operation of the Proposed Project, the Event Center Applicant shall provide for an on-site Bicycle Valet Program that shall be operated during major events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation;
- **Monitoring Phase:** Construction; Operation of the Event Center
- **Monitoring Frequency:** Once, for Program approval; Annually during operation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Program approval prior to issuance of Certificate of Occupancy for the Event Center (Construction); Annual compliance certification submitted by Event Center Applicant (Operation)

**Mitigation Measure B.1-3:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$250,000 to the City's recently established Bicycle Trust Fund, for the purposes of improving bicycle facilities in the vicinity of the Proposed Project.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction

- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation; Issuance of a building permit for the Event Center

(ii) Mobility Hub<sup>2</sup>

**Mitigation Measure B.1-4:** To support a local Mobility Hub, prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide space on or in the vicinity of the Project Site for a car-share program (i.e., approximately 300 sq. ft. for a rental office and parking for up to 20 car-share vehicles).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, during plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of plans by Los Angeles Department of Transportation (Pre-construction); Issuance of Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure B.1-5:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$750,000 to LADOT's Mobility Hub Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction

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<sup>2</sup> LADOT has received funding to implement the Integrated Mobility Hubs project within Downtown Los Angeles. This program would provide secure bicycle parking and a fleet of shared bikes and cars in an attempt to enhance urban mobility and serve as an extension of the current transportation network. Integrated mobility hubs provide an opportunity to customize the first and last mile experience by providing the end-user with vehicle options that would meet their particular needs for the day.



- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation; Issuance of a building permit for the Event Center

*(3) Traffic Management Measures*

*(a) Portable Surface Street Changeable Message Signs (CMS)*

**Mitigation Measure B.1-6:** The Event Center Applicant shall obtain and use up to 25 portable CMS trailers for use in traffic operations management during events. Their specific use shall be determined in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, for plan approval prior to operation of the Event Center; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval (Pre-operation); Annual compliance certification report submitted by Event Center Applicant (Operation)

*(b) Permanent Surface Street Changeable Message Signs (CMS)*

**Mitigation Measure B.1-7:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall obtain and install new permanent surface street Changeable Message Signs (CMS) signs (up to a total cost of \$1,200,000) to be used in conjunction with the existing CMS signs on streets in the area around the Project Site to provide specific traffic and parking messages as needed. Their specific use shall be determined in the Transportation Management Plan. These shall be smaller and less visually intrusive than the existing CMS signs in the area, and shall be used to expand and augment the existing system.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation and Issuance of a Certificate of Occupancy for the Event Center

*(c) Fixed Signage*

**Mitigation Measure B.1-8:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall implement a fixed signage program (up to a total cost of \$500,000) that provides directional information to parking zones, parking facilities and preferred access/egress routes, as defined in the TMP.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Program approval and issuance of a Certificate of Occupancy for the Event Center

*(4) Pico-Union Neighborhood Traffic and Parking Management Plan*

**Mitigation Measure B.1-9:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop and implement a Neighborhood Traffic and Parking Management Plan to minimize potential impacts to local residential streets due to possible cut-through traffic and parking impacts. The Plan area shall include Pico Union, South Park and South Los Angeles. The Plan, which shall include up to \$75,000 for traffic and parking signage, and up to \$250,000 for potential traffic and parking control measures shall be developed in coordination with LADOT and the community.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of Neighborhood Traffic and Parking Management Plan and issuance of a Certificate of Occupancy for the Event Center

*(5) Street Intersection Improvements*

(i) Blaine Street at SR-110 Southbound Off-Ramp

**Mitigation Measure B.1-10:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes into a shared left and right lane. This will modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. It will not require any widening or additional right-of-way but would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.1 in Appendix A of the Transportation Study, provided as Appendix I of this Draft EIR).

- **Enforcement Agency:** Los Angeles Department of Transportation; Caltrans
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy (Construction)

(ii) Blaine Street at 11th Street

**Mitigation Measure B.1-11:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on 11th Street to include one exclusive left-turn lane and one shared left-through lane. This will

modify the existing approach from the configuration of one shared left-through lane and one through lane, to a configuration of one exclusive left-turn lane and one shared left-through lane. This measure will provide two left-turn lanes to the SR-110 Southbound On-Ramp at this intersection rather than the existing one left turn lane, thereby increasing access capacity to the ramp for outbound traffic from the Proposed Project. This measure will require widening on the south-east corner of the intersection. This measure would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.2 in Appendix A of the Transportation Study, provided as Appendix I of this Draft EIR).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iii) Los Angeles Street at 17th Street

**Mitigation Measure B.1-12:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure will require widening on the south side in the Caltrans right-of-way, and would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering;
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iv) Main Street at 17th Street

**Mitigation Measure B.1-13:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(v) Broadway at 17th Street

**Mitigation Measure B.1-14:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction

- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(vi) Hill Street at 17th Street

**Mitigation Measure B.1-15:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy of the Event Center (Construction)

(vii) Olive Street at 17th Street

**Mitigation Measure B.1-16:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one through lane and one shared through-right lane to a configuration of two through lanes and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction Construction

- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(viii) Grand Avenue at 17th Street

**Mitigation Measure B.1-17:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one through lane to a configuration of one shared left-through lane and two through lanes.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iv) Hill Street at 18th Street

**Mitigation Measure B.1-18:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering



- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(x) Broadway at 18th Street

**Mitigation Measure B.1-19:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This would modify the existing configuration of one left turn lane, one through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(xi) Los Angeles Street at 18th Street

**Mitigation Measure B.1-20:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the eastbound approach on 18th Street to add an additional left-turn lane. This will modify the existing configuration of one left-turn lane, one through lane, and one shared through-right lane to a configuration of two left-turn lanes, one through lane, and one shared through-right lane. This measure will require widening into the Caltrans right-of-way on the northwest corner of the 18th Street and Los Angeles Street intersection, and would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(6) ATSAC System Upgrades*

**Mitigation Measure B.1-21:** Prior to issuance of a certificate of occupancy for the Event center, the Event Center Applicant shall install, or shall pay LADOT to install a fixed amount of \$1,200,000 to provide for the design and installation of, traffic signal controller upgrades and additional CCTV cameras as defined in Mitigation Measures B.1-21A and B.1-21B below. These improvements shall be implemented either by the Applicant through the City's B-Permit process, or through payment of the \$1,200,000 fixed fee to LADOT who shall then design and install the improvements (if the latter then payment shall be made prior to the issuance of a building permit for the Event Center).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit

Plans (Pre-construction) and issuance of a Certificate of Occupancy for the Event Center (Construction)

*(a) Intersection Traffic Signal Controller Upgrades*

**Mitigation Measure B.1-21A:** The Applicant shall install or fund (as defined above) the upgrade of the signal controllers from the older model Type 170 Controllers to the newer Type 2070 Controllers at the following 73 intersection locations:

1. Griffith Avenue & 16th Street
2. San Pedro Street & 16th Street
3. Maple Avenue & 16th Street
4. Maple Avenue & 18th Street
5. Maple Avenue & 23rd Street
6. Maple Avenue & Adams Boulevard
7. Los Angeles Street & 16th Street
8. Los Angeles Street & 17th Street
9. Los Angeles Street & 18th Street
10. Main Street & 16th Street
11. Main Street & 17th Street
12. Main Street & 18th Street
13. Main Street & 23rd Street
14. Broadway & Alpine Street
15. Broadway & Ord Street
16. Broadway & 16th Street
17. Hill Street & 1st Street
18. Hill Street & 2nd Street
19. Hill Street & 3rd Street
20. Hill Street & 4th Street
21. Hill Street & 16th Street
22. Hill Street & 17th Street
23. Hill Street & 18th Street
24. Hill Street & Adams Boulevard
25. Olive Street & 16th Street
26. Grand Avenue & 16th Street
27. Grand Avenue & Adams Boulevard
28. Hope Street & 2nd Street
29. Hope Street & 4th Street
30. Hope Street & Wilshire Boulevard
31. Hope Street & 8th Street
32. Hope Street & 9th Street
33. Hope Street & 11th Street
34. Hope Street & 12th Street
35. Hope Street & Pico Boulevard
36. Flower Street & 9th Street

37. Flower Street & 11th Street
38. Figueroa Street & Olympic Boulevard
39. Figueroa Street & Convention Center Bus Exit
40. Figueroa Street & Venice Boulevard
41. Figueroa Street & 18th Street
42. Figueroa Street & 23rd Street
43. Francisco Street & 8th Street
44. Georgia Street & 9th Street
45. Convention Center Drive & Venice Boulevard
46. Lucas Street & Wilshire Boulevard
47. L.A. Live Way & 11th Street
48. Blaine Street & SR-110 SB Off-Ramp
49. Blaine Street & 11th Street
50. Albany Street & Pico Boulevard
51. Valencia Street & 11th Street
52. Valencia Street & Pico Boulevard
53. Oak Street & Washington Boulevard
54. Union Avenue & 11th Street
55. Union Avenue & 12th Street
56. Union Avenue & Venice Boulevard
57. Union Avenue & Washington Boulevard
58. Union Avenue & 23rd Street
59. Bonnie Brae Street & Pico Boulevard
60. Burlington Avenue & Venice Boulevard
61. Alvarado Street & 11th Street
62. Alvarado Street & 12th Street
63. Alvarado Street & Pico Boulevard
64. Hoover Street & Pico Boulevard
65. Hoover Street & Washington Boulevard
66. Hoover Street & 20th Street
67. Hoover Street & I-10 EB Ramps
68. Magnolia Avenue & Pico Boulevard
69. Magnolia Avenue & Venice Boulevard
70. Magnolia Avenue & Washington Boulevard
71. Westmoreland Avenue & Venice Boulevard
72. Catalina Street & Pico Boulevard
73. Loyola High School Driveway & Venice Boulevard

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the

installation option, once prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center

- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit Plans (Pre-construction) and issuance of a Certificate of Occupancy (Construction)

*(b) Closed Circuit Television (CCTV) Cameras*

**Mitigation Measure B.1-21B: CCTV Camera Installation Locations.** The Applicant shall install or fund (as defined above) new CCTV cameras (including necessary mounting poles, fiber optic and electrical connections) at the following nine intersection locations:

1. Broadway & 3rd Street
2. Broadway & 17th Street
3. Broadway & 18th Street
4. Grand Avenue & 1st Street
5. Flower Street & 3rd Street
6. Flower Street & 9th Street
7. Figueroa Street & 2nd Street
8. Figueroa Street & 5th Street
9. Figueroa Street & Adams Boulevard

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit Plans (Pre-construction) and issuance of a Certificate of Occupancy (Construction)

(7) *Freeway Measures*(a) *Freeway Ramps*(i) SR-110 Southbound Off-Ramp to Blaine Street (Olympic Boulevard)

**Mitigation Measure B.1-22:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes to a shared left and right lane. This would modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. This measure would enhance the capacity of the off-ramps for Event Center traffic inbound to the parking garages at the Proposed Project. This measure would not require any widening or additional right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-10).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(ii) I-10 Westbound Off-Ramp at Los Angeles Street

**Mitigation Measure B.1-23:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a lane. This would modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure would require widening on the south side in the Caltrans right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-12).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iii) Ramp Metering Upgrades

**Mitigation Measure B.1-24:** Prior to issuance of a building permit for the Event Center, the Event Center, Applicant shall make a one time, fixed contribution of \$1,600,000 to Caltrans for the purpose of implementing upgrades to ramp meters on on-ramps in the downtown area. These would also facilitate event traffic management. Installation locations would be determined in conjunction with Caltrans and LADOT and incorporated along with all other ramp metering locations in the downtown area into the Transportation Management Plan. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a building permit for the Event Center



*(b) Freeway Mainline Segments*(i) Contribution to Regional-Level Improvement

**Mitigation Measure B.1-25:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time, fixed contribution of \$2,400,000 to Caltrans towards the mainline freeway improvement project in Downtown Los Angeles that would add an auxiliary lane to the northbound US-101 Hollywood Freeway between the Four-Level Interchange (with SR-110) and Alvarado Street. This improvement would correct merge-weave related traffic congestion that causes significant backups on both the westbound US-101 and the northbound SR-110 freeways. This contribution would fund initial engineering studies and a Project Study Report (PSR) or other appropriate report that would represent a necessary initial step toward implementing the freeway improvement project and make it available for state and federal funding. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a Certificate of Occupancy for the Event Center

(ii) CMS Signs

**Mitigation Measure B.1-26:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install, in conjunction with Caltrans, five additional mainline freeway changeable message signs (CMS) on the freeway systems surrounding and/or approaching downtown (up to a total cost of \$2,500,000) to facilitate event traffic management. Installation locations will be determined in conjunction with Caltrans and LADOT and incorporated into the Transportation Management Plan. This measure would require the approval of Caltrans. If Caltrans elects to install these signs, then prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a payment of \$2,500,000 to Caltrans for installation of the signs.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (prior to issuance of building permit for Event Center) if Caltrans elects to install signs; Construction (prior to issuance of a Certificate of Occupancy for the Event Center) if Event Center Applicant installs signs
- **Monitoring Frequency:** Once, prior to issuance of building permit for Event Center, if Caltrans elects to install signs; Once, prior to issuance of a Certificate of Occupancy for the Event Center, if Event Center Applicant installs signs
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans of payment from Event Center Applicant for CMS if Caltrans elects to install the signs, (Pre-construction) or written verification from Caltrans of installation of CMS by Event Center Applicant prior to issuance of a Certificate of Occupancy for the Event Center, if Event Center Applicant installs signs (Construction)

(iii) Fixed Directional Signage

**Mitigation Measure B.1-27:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install fixed directional signage on the freeway system approaching and surrounding the downtown (up to a total of \$2,000,000) to provide information on access routes to the parking areas for the Proposed Project to help manage traffic flows in a distributed manner as specified in the parking management strategy. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a Certificate of Occupancy for the Event Center

(iv) Additional Freeway Service Patrols

**Mitigation Measure B.1-28:** During operation of the Event Center, the Event Center Applicant shall fund additional Freeway Service Patrols (up to four additional tow trucks with driver) through Metro's program to increase patrols on the freeway system around downtown before and after events.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles County Metropolitan Transportation Authority (Metro)
- **Monitoring Agency:** Los Angeles Department of Transportation; Caltrans
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Once, to verify funding to Metro prior to issuance of Certificate of Occupancy for Event Center; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Metro prior to issuance of Certificate of Occupancy for Event Center; Annual compliance certification report submitted by the Event Center Applicant

*(8) Develop and Implement a Transportation Management Plan*

**Mitigation Measure B.1-29:** Prior to operation of the Event Center, the Event Center Applicant shall develop and implement a comprehensive Transportation Management Plan (TMP) for the Proposed Project, for approval by LADOT. The TMP shall be developed in coordination with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate. The TMP will provide the framework and details for managing all aspects of transportation for events at the Proposed Project. This plan will build on the successful implementation of existing similar plans for STAPLES Center, L.A. LIVE, and the Convention Center. The Plan will provide an initial blueprint for transportation management, but will also be dynamic, flexible, and capable of responsiveness to the actual transportation conditions that may occur once the Proposed Project is in operation. The Plan will be a multi-modal plan that addresses transit, autos, parking, pedestrians, and bicycles. The Transportation Management Plan will include the following subjects:

- Event Center Site Description and Operations
- Event Center Scheduling
- Event Coordination Plan

- Trip-Generation Levels
- Overall Parking Strategy
- Parking Management and Access/Egress Plans
- Transit Service
- Pedestrian Circulation
- Transportation Demand Management and Trip Reduction (visitors and employees)<sup>3</sup>
- Traffic Management
- Pico-Union Neighborhood Traffic and Parking Management Plan
- Bicycle Access Plan

The Transportation Management Plan will include, but not necessarily be limited to, the following types of measures:

- Parking Locations by Type of Parking, and Parking Management Measures
- Access and Egress Routes to Parking
- Access and Egress Routes to Transit
- Event Ticket Bundling with Parking and Transit Passes
- Transit Service Provisions
- Integrated Transit Fare Measures
- Private Bus, Taxi, and Limousine Provisions
- Pedestrian Signage and Wayfinding
- Pedestrian Circulation Management
- Use of Traffic Control Officers
- Potential Temporary Street Closures
- Potential Temporary Turn Restrictions
- Potential Temporary Traffic Lane Closures and/or Reassignments
- Use of Changeable Message Signs

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<sup>3</sup> Including requirements of the City of Los Angeles and the CMP for the Transportation Demand Management Plan as applicable for the Proposed Project.

- Emergency Vehicle Provisions
- Temporary diversion of bus service in the vicinity of the Proposed Project during street closures and/or events
- Coordination measures for concurrent events at the Event Center and Dodger Stadium and the Event Center and the Los Angeles Coliseum

*(a) Potential Measures to Reduce Vehicle Trips*

The TMP may include, but not be limited to, the following types of programs to increase transit ridership and increase vehicle occupancies beyond the levels identified in the Draft EIR impact analysis in order to reduce the number of vehicle trips.

- Additional Metro and Metrolink Service

Additional passengers could be carried by the Metro lines serving the Project Site and on the Metrolink six-county commuter rail lines serving Union Station. During certain time periods such increases might be accommodated by existing service levels. For other event scenarios, additional transit service would need to be provided by adding rail cars to trains, or by additional trains, to increase the frequency and capacity of the service.

- Special Metrolink Trains

Metrolink could run special event trains, similar to those currently operated to Major League Baseball games at Angel Stadium of Anaheim and those that have been operated to Fontana Speedway and to concerts at Angel Stadium of Anaheim.

- Express Bus Park-and-Ride

The Event Center could run an Express Park-and-Ride service where patrons could park in remote parking locations and ride Express Bus Service directly to the Event Center. This could operate in a similar fashion to the existing Hollywood Bowl Park-and-Ride service. While this service would be coordinated and managed by the Event Center, it would most likely be operated by private transit operators.

- Charter Bus Service

The Event Center could encourage a resident football team to promote the use of charter buses for team fans to use to attend games rather than driving. These would be an efficient method of bringing fans who would travel longer distances to games (for example outside of Los Angeles County), and could also be organized by fan supporter and/or booster clubs.

- **Encourage and Incentivize Transit Use**

The use of transit would be encouraged and heavily promoted by the Proposed Project. This would include bundling of transit passes with event ticket sales, where patrons could purchase a transit ticket at the same time as the event ticket so patrons would not need to buy a transit ticket on the day of the event. The Proposed Project will work with transit operators to achieve a process where a single transit ticket/pass could be used on all connecting transit links to facilitate transfers. This would also include extensive use of marketing and promotional materials to ensure patrons would be aware of the availability, convenience, and benefits of all transit options, including use of electronic distribution methods such as web-site and cell phone applications. This measure could also include special offers and/or programs to encourage the use of transit, such as potentially offering discounts on merchandise or at restaurants, or running a "Transit Club" or "Transit Fan Appreciation Program" where continued use of transit provides patrons with certain benefits.

- **Increase Auto Occupancy**

Measures to increase auto occupancy could be aimed at increasing auto occupancy for events over the 3.00 persons per car assumed for weekend events and the 2.75 persons per car assumed for weekday events in the traffic analysis. Measures could include reduced parking rates for cars with 4+ people, and providing preferred parking locations for cars with 4+ people. The Proposed Project could also encourage the use of vanpools by facilitating the organization of vanpool programs for Event Center events, and by providing priority parking for vanpool vehicles.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation;
- **Monitoring Phase:** Pre-operation of Event Center for TMP plan approval; Operation of Event Center TMP implementation
- **Monitoring Frequency:** Once, for TMP plan approval; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of TMP plan prior to operation of the Event Center (Pre-operation); Annual compliance reports submitted by Event Center Applicant (Operation)

**Mitigation Measure B.1-29a:** Prior to the issuance of a building permit for the Event Center, the Event Center Applicant and the owners of the Los Angeles Dodgers and Dodger Stadium and its affiliated properties ("Dodgers") shall jointly develop event coordination measures ("Coordination Measures") for the purpose of coordinating concurrent events at the Event Center and Dodger Stadium. The Event Center Applicant shall include the Coordination Measures within its proposed Transportation Management Program ("TMP"). One year prior to the anticipated opening of the Event Center, the Event Center Applicant shall coordinate with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate regarding inclusion of the Event Coordination Measures in the TMP.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual written compliance certification from the Event Center Applicant

*(9) Construction Impacts*

**Mitigation Measure B.1-30:** Prior to issuance of a building permit for the Proposed Project, the Event Center Applicant shall prepare Construction Traffic and Parking Management Plans for all phases of construction activity at the Project Site for review and approval by LADOT. These Plans shall include, but not be limited to the following: specific provisions for truck routes and staging; roadway lane closures; maintenance of transit service; and maintenance of access/egress for all travel modes to the Project Site. Specifically, these plans shall include, but not be limited to the following elements, as appropriate:

- Coordination of construction activities with event schedules at Convention Center, STAPLES Center, and L.A. LIVE. Identification of truck staging areas, and management of truck access/egress to minimize truck impacts on the street system.
- Worksite Traffic Control Plans, including temporary traffic controls, lane reconfigurations, temporary traffic signal operation, signage, detour plans as appropriate, and provisions for flag personnel, etc.



- Construction Worker Transportation Demand Management Plan to encourage use of transit and ridesharing to minimize parking needs, and shuttles from remote parking sites used by construction workers.
- Construction Worker Parking Management Plan to provide sufficient parking, including multiple dispersed off-site parking locations to minimize potential associated off-site traffic impacts, and to prevent construction workers from using on-street parking in the Pico-Union area.
- Alternate routing, protection barriers, covered walkways where necessary and feasible, and other safety precautions for pedestrians and bicyclists through the Project Area.
- Event Construction Parking Plan to develop and implement temporary parking strategies for events for the Convention Center, STAPLES Center, and L.A. LIVE during construction.
- Pico-Union Construction Traffic and Parking Management Plan to minimize impacts in the Pico-Union area.
- Schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak commute periods.
- Freeway Truck Management Plan to be submitted to Caltrans.
- Coordinate with Metro regarding possible bus stop relocations and/or bus line/re-routings to minimize inconvenience to transit riders.
- Reroute construction trucks away from congested streets or sensitive receptor areas to the extent practical.
- Provide dedicated turn lanes for movement of construction trucks and equipment, where space is available and would not result in a safety concern for pedestrians and motorists, where feasible and acceptable to LADOT.
- Provide signal synchronization on construction truck routes where feasible and acceptable to LADOT.
- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or building permit; Periodic field inspections during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification of approval of Plans from the Los Angeles Department of Transportation prior to the issuance of demolition and construction permits for the Event Center (Pre-construction); Annual compliance certification report submitted by Project contractor (Operation)

**Mitigation Measure B.1-31:** The Event Center Applicant shall submit grading, utility plans, and a hydrology report as soon as they are available for Caltrans review purposes.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of a grading permit

## **B.2 Parking**

### *(1) Project Design Features*

**Project Design Feature B.2-1:** The Proposed Project will provide an additional 1,112 parking spaces after replacement of existing parking that will be demolished and replaced in new parking garages. The Proposed Project will construct two new parking garages, the Bond Street Garage (928 spaces) and the LA Live Way Garage (2,950 spaces which would be 2,092 spaces above the existing 858 spaces to be demolished by the Proposed Project).

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a building permit (Pre-construction);

Field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature B.2-2:** The Proposed Project will provide a total of 250 new bicycle parking spaces in the on-site parking garages.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy for the Event Center)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a building permit (Pre-construction); Field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature B.2-3:** The Event Center Applicant shall not schedule a ticketed event at the Event Center at the same time as a ticketed event at STAPLES Center where the combined attendance at both venues would exceed 72,000 spectators.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Periodic
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant

*(2) Mitigation Measures*

Transportation Management Plan

**Mitigation Measure B.2-1:** During operation of the Proposed Project, the Event Center Applicant shall implement parking strategies as part of the Transportation Management Plan designed such that patrons park in the targeted parking areas generally within the 20-minute walk contour in the most efficient manner, in order to minimize overall travel time and circulating traffic and to spread traffic across a multiplicity of arrival and departure routes. This plan may consist of,

but not be limited to: the publishing and distribution of promotional materials advising patrons of available parking areas and preferred access/egress routes; pre-selling parking tickets with event tickets, based on zip code origin; and directing patrons to the various appropriate access/egress routes through freeway and street signage, published materials, and real time media such as web sites, smart phones, and Southern California's 511 information system.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation for TMP Plan approval; Operation for TMP Plan implementation
- **Monitoring Frequency:** Once, for TMP Plan approval; Annually during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of TMP Plan prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annual compliance report submitted by Event Center Applicant (Operation)

ExpressPark Program

**Mitigation Measure B.2-2:** During operation of the Proposed Project, the Proposed Project shall coordinate with LADOT's Downtown *ExpressPark* Program to facilitate the efficient use of the parking supply. This shall involve including the on-site parking garages in the City's Program (for monitoring of occupancy and utilization), and coordinating information sources, types, and distribution methods for off-site parking locations and access/egress routes during events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation of the *ExpressPark* Program
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by the Event Center Applicant

**Mitigation Measure B.2-3:** During development of the TMP and during operation of the Proposed Project, the Event Center Applicant shall encourage the participation of other parking garages in the downtown in the *ExpressPark* Program. The Event Center Applicant shall also fund a

study (up to a total of \$200,000) for the City of Los Angeles to explore ways of extending parking garage participation in the *ExpressPark* Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from LADOT of Event Center Applicant funding prior to issuance of Certificate of Occupancy for the Event Center (Pre-operation); Annual compliance certification report submitted by the Event Center Applicant (Operation)

**Mitigation Measure B.2-4:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time fixed contribution of \$1,000,000 to the Downtown *ExpressPark* Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from LADOT of Event Center Applicant contribution prior to issuance of Certificate of Occupancy for the Event Center

**Mitigation Measure B.2-5:** The Event Center Applicant shall make a total 3-year annual contribution to the Downtown *ExpressPark* Program of \$100,000 per year for three years to be used by LADOT for system maintenance of the *ExpressPark* Program. Payments shall begin one year after opening of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually for three years

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Written verification from LADOT of Event Center Applicant annual contribution

Off-Site and Remote Parking

**Mitigation Measure B.2-6:** During operation of the Event Center, the Event Center Applicant shall provide off-site parking for employees who drive and shall provide shuttle bus service from the remote parking locations to the Project Site, similar to the programs successfully deployed for STAPLES Center and L.A. LIVE.

- **Enforcement Agency:** Los Angeles Department of Transportation and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Annual compliance certification report submitted by the Event Center Applicant

**Mitigation Measure B.2-7:** Use of Remote Parking When Necessary. During operation of the Event Center, for the occasional times when determined to be necessary (as defined in the TMP), the Event Center Applicant shall arrange remote parking outside the Primary Parking Area (for example, on Bunker Hill, at Union Station, east of Broadway, in Central City West (north of Olympic Boulevard), and south of the Project Site in the general USC/Coliseum area including the Shrine Auditorium), and shall provide connecting shuttle bus service to the Project Site as necessary (some remote parking locations would be connected to the Project Site by rail transit lines such as the Red Line, and the Blue/Expo Lines). The Event Center Applicant shall coordinate with potential additional parking facilities based on availability and willingness to participate. Remote parking plans shall be included in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation of the Event Center; Operation
- **Monitoring Frequency:** Once, prior to operation of the Event Center for plan approval; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
LADOT approval of the TMP (Pre-operation); Annual compliance

certification report submitted by the Event Center Applicant (Operation)

### B.3 Pedestrian Circulation and Bicycle and Pedestrian Safety

#### (1) Project Design Features

**Project Design Feature B.3-1:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall construct wider crosswalks (up to 30 feet) with differential paving (as was done for certain intersections for L.A. LIVE) at the following 12 intersections:

- L.A. Live Way & Chick Hearn Court
- L.A. Live Way & 12th Street
- L.A. Live Way & Pico Boulevard
- Georgia Street & Olympic Boulevard
- Francisco Street & Olympic Boulevard
- Francisco Street & James Wood Boulevard
- Figueroa Street & Pico Boulevard
- Figueroa Street & 9th Street
- Flower Street & Pico Boulevard
- Flower Street & 12th Street
- Flower Street & 11th Street
- Flower Street & Olympic Boulevard
- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of Certificate of Occupancy for Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of Certificate of Occupancy for Event Center (Construction)

**Project Design Feature B.3-2:** To further facilitate pedestrian safety in the immediate area of the Event Center, the east sidewalk of L.A. Live Way between Pico Boulevard and Chick Hearn Court shall be

widened from 10 feet to 15 feet; the south sidewalk of Chick Hearn Court between L.A. Live Way and Georgia Street shall be widened from 10 feet to 20 feet; and the north and south sidewalks of Pico Boulevard between Figueroa Street and L.A. Live Way shall be widened from 10 feet to 20 feet. These widenings shall be implemented in conjunction with Project Design Features B.1-1, B.1-2, and B.1-3.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off and issuance of Certificate of Occupancy for Event Center

**Project Design Feature B.3-3:** As part of the Proposed Project, it is expected that the following streets would be closed to thru traffic (local access and transit vehicles allowed) before, during, and after events, in order to minimize the conflicts between vehicles and pedestrians:

- L.A. Live Way, between Pico Boulevard and Chick Hearn Court
- Chick Hearn Court between L.A. Live Way and Georgia Street
- Georgia Street, between Chick Hearn Court and West Road
- 12th Street, between Figueroa Street and Flower Street
- Chick Hearn Court, between Figueroa Street and Georgia Street (closed to all traffic)

Final configuration of the traffic closures on Event Days shall be determined upon completion of the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** LADOT approval of traffic lane closures; Annual



compliance certification report submitted by the Event Center Applicant

*(2) Mitigation Measures*

*(a) Temporary Street Closures*

**Mitigation Measure B.3-1:** During operation of the Proposed Project, the Event Center Applicant in conjunction with LADOT shall effect the temporary closure of certain street segments after major events, as defined in the TMP. These could include the following:

- **Figueroa Street:** both directions, between Olympic Boulevard and Pico Boulevard
- **Flower Street:** both directions, between Olympic Boulevard and Pico Boulevard
- **11th Street:** both directions, between Figueroa Street and Hope Street
- **12th Street:** both directions, between Figueroa Street and Hope Street
- **Pico Boulevard:** westbound direction only, between Flower Street and L.A. Live Way

The actual street closure program shall be determined in the Transportation Management Plan. Where streets shall be closed, they shall be closed to all traffic, including transit vehicles, except for local access to adjacent properties. It is expected that these street closures would not need to occur for more than approximately one hour after a major event and may only be closed for a shorter period of time. The exact location, duration and details of closure shall be determined in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of Transportation Management Plan; Annual compliance certification report submitted by Event Center Applicant

## C. Aesthetics/Visual Resources

### (1) Project Design Features

**Project Design Feature C-1:** Temporary construction fencing shall be placed along the periphery of active construction areas to screen much of the construction activity from view at the street level.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off

**Project Design Feature C-2:** The Project Applicant shall monitor the Project Site for graffiti and contract with a graffiti removal company, as needed.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off

### (2) Mitigation Measures

#### (a) Construction Mitigation Measures

**Mitigation Measure C-1:** The Applicant shall provide through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance report by Project contractor

*(b) Operational Mitigation Measures*

**Mitigation Measure C-2:** The proposed streetscape improvements shall be reviewed and approved by the City's Department of Public Works Street Tree Division prior to issuance of the first grading permit.

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of first grading permit for Project

**Mitigation Measure C-3:** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of Planning during the building permit process.

- **Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)
- **Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check for Project; Once, prior to issuance of Certificate of Occupancy for Event Center and New Hall
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of applicable building permit (Pre-construction); Issuance of Certificate of Occupancy (Construction)

**Mitigation Measure C-4:** All new sidewalks along the Project Site's street frontages shall be paved with concrete, pavers, or other safe, non-slip material to create an environment accommodating to pedestrians.

- **Enforcement Agency:** Los Angeles Department of Public Works (Bureau of Engineering)
- **Monitoring Agency:** Los Angeles Department of Public Works (Bureau of Engineering)
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Field inspection sign-off and issuance of Certificate of Occupancy for Event Center and New Hall, as applicable (Construction)

#### **D.1 Natural Light (Shading)**

##### *(1) Project Design Features*

**Project Design Feature D.1-1:** Project building heights and massing shall substantially conform to the design guidelines and standards set forth in the proposed Convention and Event Center Specific Plan.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of Certificate of Occupancy for Event Center and New Hall, as applicable (Construction)

##### *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## D.2 Artificial Light and Glare

### (1) Project Design Features

#### (a) Architectural Lighting Project Design Features

**Project Design Feature D.2-1: Event Center Architecture:** The Event Center architectural design includes the structure, façade, and the upper portion of the stadium structure supporting the deployable roof in the open position. The architectural design shall provide equivalent or reduced light transmissions when compared to the configurations of material properties shown in Figure 6.1.5.1 and Figure 6.1.5.2 of the Lighting Report included as Appendix K of the Draft EIR. These transmission limits shall reduce emissions from some field event lighting (located within the bowl) and other bowl light sources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature D.2-2: Screening on Parking Garages:** Exterior screening shall be installed to minimize the spill light from luminaires within open structure buildings from reaching beyond the Project Site. The screening shall also be installed so as to minimize the views and potential glare of headlights of motor vehicles within the garage from beyond the Project Site boundary. Screening measures may include, but are not limited to, shielding attached to the luminaire, building, or site structures.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-3: Building Façades:** The maximum measurable luminance of the illuminated building façade shall not exceed 40 cd/m<sup>2</sup>. Additionally, an area weighted average of field measurements shall not exceed 10 cd/m<sup>2</sup> for any single contiguous façade area greater than 7,500 square feet in area.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-4:** Glass used in building façades shall be anti-reflective or treated with an anti-reflective coating in order to minimize glare.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (during plan check); Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of applicable building permit for the Event Center and New Hall (Pre-construction);

Issuance of Certificate of Occupancy for the Event Center and New Hall, as applicable (Construction)

**Project Design Feature D.2-5:** Light levels from permanent light fixtures shall not exceed 10 fc (average, horizontal at the ground) within Gilbert Lindsey Plaza.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Pre-operation
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert within 10 days of first event within Gilbert Lindsey Plaza (Pre-operation)

*(b) Luminaire Project Design Features*

The following design and specification constraints for luminaires shall be implemented as part of the Proposed Project to minimize light emissions from lighting equipment:

**Project Design Feature D.2-6:** Illuminance from specified light sources shall not exceed 21.5 lux (2.0 fc) at the property line of the nearest residential property or light sensitive receptor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-7:** Luminaires illuminating the building façade with intensities greater than 10,000 candelas shall be shielded from view beyond the Project Site boundary.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-8:** Luminaires not illuminating the building façade with intensities greater than 10,000 candelas shall be shielded or rated as cut-off per the Illuminating Engineering Society of North America.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the Event Center (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature D.2-9:** Luminaires within the Bond Street and L.A. Live Way Garages shall be equipped with screening measures that limit light spill beyond the north and west sides of the garage toward to Project Site's northern and western boundaries, which are adjacent to sensitive receptors.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning



- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the garages (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the garages (Construction)

**Project Design Feature D.2-10:** Luminaires shall be shielded, reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness shall not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-11:** Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view so that the Glare Rating does not exceed 45 for motorists and vehicles operated on roadways. Prior to the issuance of the first building permit for the Event Center structure, the Event Center Applicant shall prepare a study of the Glare Ratings at all roadways that have a direct line of sight to the Event Center's Spectator Event luminaires located within a 1-mile radius of the Project Site. The lighting study shall demonstrate to the satisfaction of the City of Los Angeles Department of Building and Safety that the Event Center's design

does not result in a Glare Rating above 45 at any roadway location within a 1-mile radius of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the Event Center (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature D.2-12:** The aiming of Sky-Tracker luminaires shall be regulated to prevent the high intensity beam from striking any building façades. Sky-Tracker luminaires shall not project light more than 25 degrees from zenith. Use of Sky-Tracker luminaires shall adhere to the aiming constraints shown diagrammatically in Figure IV.D.2-2 on page IV.D.2-22.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report from approved lighting consultant/expert

*(c) Illuminated Signage Project Design Features*

**Project Design Feature D.2-13:** The measured illuminance from Proposed Project signage shall not exceed 32.3 lux (3.0 fc) at the property line of the nearest residential property or light sensitive receptor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-14:** The measured luminance from Proposed Project signage shall not exceed 800 cd/m<sup>2</sup> after sunset or before sunrise.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-15:** Self-illuminated signs and/or luminaires intended to illuminate signs shall be shielded, or reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness would not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-16:** The intensity of illuminated signage shall be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point shall be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

*(d) Construction Lighting Project Design Features*

**Project Design Feature D.2-17:** Light sources associated with Proposed Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Periodic field inspections during construction

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Field inspection sign-off (Construction); Annual compliance certification report submitted by Project contractor (Construction)

*(e) Special Event Lighting Project Design Features*

**Project Design Feature D.2-18:** Any Sky-tracker luminaire within the Event Center that is aimed out of the open roof structure shall be aimed within 25 degrees of zenith.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report from approved lighting consultant/expert

**Project Design Feature D.2-19:** All luminaires installed on a temporary basis on the Project Site shall be aimed so that the direct beam illuminance is directed on the event activity.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Event Center Applicant

**Project Design Feature D.2-20:** The number of fireworks displays at the Event Center shall be limited to 15 times per year. Each fireworks display shall not exceed 20 minutes in duration. Isolated use of firework devices during events would also be permitted.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works

- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Event Center Applicant

*(f) Interior Lighting Project Design Features*

**Project Design Feature D.2-21:** The interior lighting for the Proposed Project and associated luminances or interior surfaces shall be designed, specified, and installed so that maximum candela direct beam illuminance (from luminaires) is not directed out of the building envelope.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature:** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

*(2) Mitigation Measures*

*(a) Construction Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

*(b) Operational Mitigation Measures*

**Mitigation Measure D.2-1:** Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view in an effort to prevent the Glare Rating from exceeding 55 at all residences that have a direct line of sight to the Event Center's Spectator Event

luminaires located within a one-mile radius of the Project Site. Prior to the issuance of the first building permit for the Event Center structure, the Event Center Applicant shall prepare a study of the Glare Ratings at all such residences located as specified above to determine whether the Glare Rating at such residences from the Event Center's Spectator Event luminaires exceeds a Glare Rating of 55. For those residences located as specified above that exceed a Glare Rating of 55, the Event Center Applicant shall offer to install, at the Event Center Applicant's expense, window coverings that reduce the Glare Rating to a level of 55 or below.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of Glare Rating Study prior to issuance of building permit for Event Center (Pre-construction); Field inspection sign-off of installation of window coverings, as deemed necessary and appropriate (Construction)

**Mitigation Measure D.2-2:** As part of the building approval process, the Event Center Applicant shall submit a lighting plan to the satisfaction of the Director of Planning. The lighting plan shall include the following:

- the location(s) of Sky-tracker searchlights; and
- the locations of architectural lighting, as that type of lighting is defined in the Proposed Convention and Event Center Specific Plan.
- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check for Lighting Plan approval
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Director of Planning sign-off on Lighting Plan prior to issuance of applicable building permit

**Mitigation Measure D.2-3:** The Director of Planning shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign visible from the freeway to refresh no more frequently than once every four seconds, with an interval between messages of not less than one second, and with an unchanged intensity of illumination.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Director of Planning authorization as determined necessary by the Director of Planning

**Mitigation Measure D.2-4:** The Applicants' lighting design expert shall implement the following protocol to confirm compliance with all City Code requirements and lighting regulations (including without limitation, LAMC Section 93.0117 and the requirements of the Signage Supplemental Use District) and the lighting mitigation measures (including Project Design Feature D.2-3, D.2-5 through D.2-8, D.2-10, D.2-13 through D.2-15). The results of the foregoing testing shall be provided to the Los Angeles Department of Building and Safety (and copied to the Department of City Planning) immediately prior to initial signage operation, and immediately prior to initial stadium operation, with a follow-up compliance test to be performed 12 months after certificate of occupancy.

- A representative testing site shall be established on or next to those light-sensitive receptors which have the greatest exposure to signage and stadium lighting on each of the façades of the Proposed Project.
- A light meter mounted to a tripod at eye level, facing the Proposed Project buildings, shall be calibrated and measurements shall be taken to determine ambient light levels with the signage on, and when the stadium is in operation
- An opaque object (e.g., a board) shall also be used to block out the view of the sign, and the stadium, from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading shall be taken to determine the ambient light levels with the sign-off
- The difference between the ambient light levels with the signage being illuminated, and with the signage being off, would be the amount of light the signage casts onto the sensitive receptor



- The difference between the ambient light levels when the stadium is in operation and when it is not in operation would be the amount of light the stadium casts onto the sensitive receptor
- An alternative method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage, and to turn the stadium lighting on and off. This method takes more coordination, but is more accurate

In addition, if at any time, the Los Angeles Department of Building and Safety has good cause to believe the Proposed Project's signage lighting is not in compliance with the Los Angeles Municipal Code, regulations or mitigation measures, the Los Angeles Department of Building and Safety may request the protocol be implemented to determine compliance, at the expense of the Applicants. If the testing determines that the signage, or the stadium lighting, is not in compliance with the Los Angeles Municipal Code, regulations, mitigation measures, or project design features, the Applicants shall adjust the signage and/or lighting to bring it into compliance immediately.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to signage operation; Once, prior to Event Center operation; Once, 12 months after issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Los Angeles Department of Building and Safety approval of lighting testing results

## E. Noise

### (1) Project Design Features

#### (a) Construction

**Project Design Feature E-1:** Project construction shall utilize drilled piles during the late evening hours (between 9 P.M. and 12 A.M.), in order to reduce potential construction noise and vibration impacts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature E-2:** Project contractor shall equip all construction equipment used at the Project Site with properly operated and maintained, commercially available noise shielding and/or muffling devices that are consistent with the manufacturer's standards.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

*(b) Operation*

**Project Design Feature E-3:** The Event Center in-house sound system would utilize a distributed speakers system capable of aiming the sound toward the seating areas, to minimize sound spillage to the exterior of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan approval; Once, prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Compliance

verification submitted by technical expert (Construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature E-4:** Building mechanical/electrical equipment shall be designed to meet the noise limit requirements of LAMC, Chapter XI, Section 112.02.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Compliance verification submitted by technical expert (Construction); Issuance of a Certificate of Occupancy for the applicable building (Construction)

**Project Design Feature E-5:** Loading dock and trash/recycling areas for the Event Center and STAPLES Center shall be located in the subterranean level, which shall preclude noise from this source at exterior locations.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and ; Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature E-6:** All rooftop mechanical equipment shall be enclosed or screened from view with appropriate screening walls.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and Issuance of a Certificate of Occupancy for the applicable building (Construction)

*(2) Mitigation Measures*

*(a) Construction*

**Mitigation Measure E-1:** A temporary, continuous and impermeable noise barrier shall be provided as follows:

- A) During the Event Center construction, a noise barrier wall providing a minimum 5 dBA noise reduction at the first-floor level shall be erected along the Project northern boundary along the Project northern boundary between the Event Center construction area and Receptor R1 (Ritz Hotel and Residences and Marriott Hotel at L.A. LIVE).
  - B) During construction of the New Hall, a noise barrier wall providing a minimum 7 dBA noise reduction shall be erected between the New Hall construction area and off-site noise sensitive receptor R26 (southern boundary of New Hall construction area).
  - C) During construction of the Pico Station Second Platform, a noise barrier wall providing a minimum 11 dBA noise reduction shall be erected between the Pico Station Second Platform construction area and off-site noise sensitive receptors R2 and R3, along Pico Boulevard (southern construction area boundary) and a portion of Flower Street (extending approximately 100 feet from Pico Boulevard).
- **Enforcement Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Periodic field inspections during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor and technical noise expert

**Mitigation Measure E-2:** Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-3:** Stationary source construction equipment that may have a flexible specific location on-site (e.g., generators and compressors) shall be located so as to maintain the greatest distance from sensitive land uses and unnecessary idling of equipment shall be prohibited.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-4:** Engine idling from construction equipment such as bulldozers and haul trucks shall be limited. Idling of haul trucks shall be limited to five (5) minutes at any given location as established by the South Coast Air Quality Management District.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-5:** The use of vibratory rollers within 150 feet, or impact pile driving within 320 feet, of the Nokia Theatre shall be limited to time periods that do not coincide with events occurring at the Nokia Theatre.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-6:** The use of impact pile drivers within 320 feet of the Nokia Theater shall be coordinated with the Nokia Theatre to avoid conflicts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

## F.1 Air Quality

### (1) Project Design Features

**Project Design Feature F.1-1:** The Project would comply with SCAQMD Rule 403 regarding fugitive dust control through implementation of the following measures:

- Use watering to control dust generation during the demolition of structures.
- Clean-up mud and dirt carried onto paved streets from the site.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Include provisions in contracts with contractors to enforce requirement that trucks and equipment hauling material such as debris or any fill material operating at the Project site or traveling to or from the Project site must be fully covered, and post signs on-site regarding this requirement.
- Suspend earthmoving operations or implement additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. A bilingual Spanish speaking construction relations officer shall be appointed to act as a community liaison concerning construction-related issues and on-site activity, including investigation and resolution of issues related to fugitive dust generation.
- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspection during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature F.1-2:** The roof specification for the New Hall shall meet the standards of a "cool roof."

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy for the New Hall (Construction)

**Project Design Feature F.1-3:** Outdoor lighting levels shall be reduced during non-event time periods to the extent that the reduced levels do not create an unsafe condition.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-4:** The Applicants shall provide information to vendors as to the nearest locations of electronic charging and alternative fuel stations, which will be updated as additional stations come on-line in the vicinity.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant



**Project Design Feature F.1-5:** The Project Applicants shall only test one emergency back-up diesel generator for maintenance purposes on a given day and no emergency back-up diesel generator would be tested on days with events at the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-6:** The Project Applicants shall use alternative fueled steam cleaner heaters (e.g., propane) in lieu of diesel.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-7:** The Pico Passage shall be equipped with carbon monoxide sensors which would trigger operation of ventilation fans when needed to ensure compliance with ambient air quality standards.

- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy

- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy (Construction)

**Project Design Feature F.1-8:** The Event Center Applicant shall evaluate low carbon footprint concrete and consider it for potential uses in the construction to the greatest extent practical.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of building permit for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Los Angeles Department of Building and Safety approval of evaluation results

**Project Design Feature F.1-9:** L.A. Live Way and Bond Street Garages shall both provide a minimum ground floor clearance of 8 feet 2 inches for van pool access.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy (Construction)

*(2) Mitigation Measures*

*(a) Construction*

**Mitigation Measure F.1-1:** The Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the Project. The inventory shall include the horsepower rating, engine production year, and certification of the

specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the Project shall meet the Tier 3 standards and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters. Beginning in January 2015, the requirement shall increase to Tier 4 equipment where commercially available. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower shall be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities.

- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction **Monitoring Frequency:** Once (initial submittal of inventory ); Periodic field inspections during construction (provision of unit specifications, documentation and permit onsite)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Submittal of inventory to SCAQMD and Los Angeles Department of Building and Safety (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure F.1-2:** All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-3:** Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions. In addition, the Applicant shall also require contractors to limit idling of construction equipment, trucks, and vehicles to the extent practical.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-4:** Emission generating construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-5:** To the extent practical, electric powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-6:** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-7:** Construction equipment shall incorporate, where commercially available, emissions-saving technology such as hybrid drives and specific fuel economy standards upon promulgation (e.g., CAFE Standards).

- **Enforcement Agency:** SCQAMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8:** Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8a:** During construction, the Project shall use contractors for soil import/export with haul trucks meeting EPA Model Year 2007 NO<sub>x</sub> emissions levels when such equipment is reasonably available to achieve a goal that at least 33 percent of the haul truck fleet meets this standard, provided that such usage is consistent with the Event Center Applicant's MBE/WBE goals.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8b:** Utilize low sulfur diesel fuel, bio-diesel, or LNG for any use of portable generators to power construction machinery.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8c:** Finish materials that include Triclosans in public areas shall not be used.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

*(b) Operation*

**Mitigation Measure F.1-9:** The Applicant shall work with vendors and suppliers to schedule as many deliveries as practical during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant

**Mitigation Measure F.1-10:** Lower emissions fireworks shall be used to the extent feasible for "proximate fireworks" where it would achieve a similar fireworks effect.

- **Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance report submitted by Event Center Applicant

**Mitigation Measure F-1-11:** New proposed diesel-fueled emergency generators shall be equipped with diesel particulate filters.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance report submitted by Event Center Applicant

**Mitigation Measure F-1-12:** Landscape maintenance lawn mower and leaf blower equipment shall be powered by electricity.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

**Mitigation Measure F-1-13:** New proposed sweepers shall be electric or alternatively fueled with HEPA filters, where commercially available.

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

**Mitigation Measure F-1-14:** The Applicant shall utilize water-based or low VOC cleaning products where a suitable replacement product is commercially available.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually



- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

## **F.2 Air Quality—Greenhouse Gases**

### *(1) Project Design Features*

**Project Design Feature F.2-1:** The Applicants shall implement a Sustainability Program as set forth in Appendix E of this Draft EIR.

- **Enforcement Agency:** Los Angeles Department of City Planning (Program approval); Los Angeles Department of Building and Safety (Operation)
- **Monitoring Agency:** Los Angeles Department of City Planning (Program approval); Los Angeles Department of Building and Safety (Operation)
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of a building permit (Pre-construction); Annual compliance report submitted by Event Center Applicant (Operation)

### *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **G. Geology and Soils**

### *(1) Project Design Features*

**Project Design Feature G-1:** All Project construction shall conform to the requirements of the LAMC, which incorporates the requirements of the CBC, including all provisions related to seismic safety.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of grading permit; Field inspection sign-off; Annual compliance certification report submitted by Project contractor

(2) *Mitigation Measures*

**Mitigation Measure G-1:** Prior to issuance of the building permit for the New Hall, Event Center, and new garages, a site-specific geotechnical report shall be prepared in accordance with the City of Los Angeles requirements, including those set forth in the LAMC, which incorporates the CBC. The recommendations contained within the site-specific geotechnical report, including those pertaining to site preparation, fill placement, and compaction, seismically induced ground acceleration, liquefaction; foundations; pavement design; footings; and foundations shall be implemented. The site-specific geotechnical reports shall include all applicable recommendations included in the *Report of Geotechnical Investigation* prepared by AMEC E&I, Inc. included as Appendix N to this Draft EIR.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of applicable building permit for report approval; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable building permit (Pre-construction); Field inspection sign-off (Construction); Annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure G-2:** Pursuant to the geotechnical report prepared in accordance with LADBS requirements, a temporary shoring system shall be implemented during Proposed Project construction to ensure slope stability during excavation activities. If the necessary space is available, temporary excavations up to 25 feet in depth may be sloped back at a 1:1 (horizontal to vertical), in lieu of shoring. Deeper excavations shall be sloped at an inclination of 1.25:1. Where there is not sufficient space for sloped embankments, temporary shoring shall be erected, to a reasonable satisfaction of

the LADBS. This may include, but is not limited to, installing steel soldier piers in drilled holes that would be backfilled with concrete and restrained with tie-in anchors. The shoring shall be designed by a professional geotechnical engineer with experience in the design of excavation shoring. The excavation shoring design shall be approved by LADBS prior to its installation.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable building; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of a grading permit for the applicable building (Pre-construction); Field inspection sign-off (Construction)

**Mitigation Measure G-3:** Testing of Project Site soils by a certified engineering geologist and/or geotechnical engineer shall be performed as part of the site-specific geotechnical report, and structure and site improvements shall be designed to resist the effects of expansive and corrosive soils.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of building permit; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable building permit (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

## **H.1 Water Resources—Hydrology and Surface Water Quality**

### *(1) Project Design Features*

**Project Design Feature H.1-1:** Prior to the issuance of a grading permit, the Project Applicants shall provide evidence to the City of Los Angeles

Department of Public Works, as appropriate, that a Notice of Intent has been filed with the State Water Resources Control Board for coverage under the General Construction Permit and a certification that a Storm Water Pollution Prevention Plan has been prepared. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or Regional Board, or a letter from either agency stating that the Notice of Intent has been filed. The Stormwater Pollution Prevention Plan shall include a menu of Best Management Practices to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of a grading permit for the Project
- **Action(s) Indicating Compliance with Project Design Feature(s):** Notice of Intent and Approval of a Stormwater Pollution Prevention Plan; Issuance of grading permit

**Project Design Feature H.1-2:** Prior to approval of B-Permit Plans or issuance of building permit, the Project Applicants shall prepare and submit for review and approval a Standard Urban Stormwater Mitigation Plan that shall include Best Management Practices (e.g., infiltration systems, bio-filtration, structural treatment systems) and demonstrate compliance with Low Impact Development Ordinance requirements to the City of Los Angeles Department of Public Works or Department of Building and Safety, as applicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check prior to approval of B-permit Plans or issuance of applicable building permit
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of a Standard Urban Stormwater Mitigation Plan; Approval of B-Permit Plans or issuance of applicable building permit

**Project Design Feature H.1-3:** The Project Applicants shall control nitrates through the selection of native plants and minimal use of nitrogen-based fertilizers in on-going landscape maintenance.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction; Operation
- **Monitoring Frequency:** Once, with approval of landscape plans at plan check; Once, at field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center and New Hall; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of building permit (Pre-construction); Issuance of a Certificate of Occupancy (Construction); Annual compliance report by Project Applicants (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **H.2 Water Resources—Groundwater**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **I.1 Cultural Resources—Historical Resources**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure I.1-1: Recordation.** Prior to issuance of a demolition permit for the West Hall, photographic documentation noting the exterior elevations and interior features of the West Hall shall be conducted. Photographs shall be 35 mm, black and white taken by a professional photographer familiar with the recordation of historical buildings. Archival copies of the photographs along with existing drawings of the West Hall should be submitted to the Los Angeles Public Library, Central Library.

- **Enforcement Agency:** Los Angeles Department of City Planning, Office of Historic Preservation
- **Monitoring Agency:** Los Angeles Department of City Planning, Office of Historic Preservation
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of a demolition permit
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of a demolition permit

**I.2 Cultural Resources—Archaeological Resources***(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure I.2-1:** Prior to starting ground-disturbing activities, such as construction work on the Project Site in the areas identified as archaeologically sensitive in Figure IV.I.2-1, the Project shall retain a Project archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards and is eligible for or listed in the Register of Professional Archaeologists.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with archaeologist
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification by qualified archaeologist prior to ground-disturbing activities

**Mitigation Measure I.2-1a:** The Event Center Applicant shall retain a Native American Heritage Commission recognized representative of the Gabrieleño Band of Mission Indians to monitor excavation activities for the Event Center. A monitoring schedule with a maximum of eight man-hours per week during excavation of the Event Center and an "on-call" program shall be established by the Event Center Applicant in coordination with the City of Los Angeles to ensure adequate oversight of earth disturbance activities.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit for the Event Center; Eight hours per week during excavation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit (Pre-construction); Annual compliance certification report by the Project contractor (Construction)

**Mitigation Measure I.2-2:** If potential archaeological resources are identified during monitoring of ground-disturbing activity, the archaeologist shall order the temporary diversion of work outside a 200-foot radius around the discovery until the archaeologist has evaluated whether they are eligible for the listing in the California Register of Historical Resources or National Register of Historic Places. After the archaeologist determines that the resources are not significant, or if significant, have been successfully recovered (per Mitigation Measure 1.2-3), work may resume in the area where the archaeological resources were encountered.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered.
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report by a qualified archaeologist.

**Mitigation Measure I.2-3:** If archaeological resources are found to be eligible and thus are significant historical resources under CEQA, a data recovery plan shall be developed and implemented. This data recovery plan shall include methods for hand-excavation, analysis, and report writing and shall also provide procedures for the curation of any collected material and associated Project material at a facility meeting federal standards. The historical resource shall be recorded in accordance with requirements of the Office of Historic Preservation (i.e., using Department of Parks and Recreation 523 Series forms).

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report and data recovery plan by a qualified archaeologist.

**Mitigation Measure I.2-4:** If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office and the Los Angeles Police Department shall be notified, as prescribed in Public Resources Code §5097.98 and Health and Safety Code §7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in §15064.5(e) of the State CEQA Guidelines. The Proposed Project shall follow the guidelines set forth in Public Resources Code §§5097.98 and 5097.94(k).

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction



- **Monitoring Frequency:** To be determined by consultation with Native American Heritage Commission upon discovery of resource(s)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of written evidence by the Los Angeles Department of City Planning of compliance with Public Resources Code § 5097.98 and Health and Safety Code § 7050.5

**Mitigation Measure I.2-5:** If significant archaeological resources are found, draft reports on archaeological findings shall be prepared by the project archaeologist for submission to the City of Los Angeles for review. Final versions of these reports shall be submitted to the City of Los Angeles and the South Central Coastal Information Center at California State University, Fullerton.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety;
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist upon discovery of resource(s)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report and report(s) on archaeological findings by a qualified archaeologist.

## J.1 Police Protection

### *(1) Project Design Features*

**Project Design Feature J.1-1: Comprehensive Security Plan.** The Applicants, in conjunction with the LAPD, shall finalize the preliminary Comprehensive Security Plan (CSP) through further consultation with the California Department of Transportation (Caltrans), Los Angeles Fire Department (LAFD), California Highway Patrol (CHP), Los Angeles County Sheriff's Department (LASD), and Metropolitan Transit Authority (Metro) as the Proposed Project proceeds through its final design phases and prior to operation. The Applicants shall implement the final CSP during operation of the Proposed Project.

The Comprehensive Security Plan shall include provisions for closure of streets and other security measures as may be appropriate for protection of Pico Passage depending on the size and nature of

events. Further, in the course of finalizing the Comprehensive Security Plan and the design of the New Hall over Pico Blvd, the Applicant shall engage a qualified consultant to evaluate security risks, and in particular how to address the potential for blast related events both in design and operations, and make recommendations that may be appropriate based on the provisions of the Comprehensive Security Plan. The Applicant shall submit the consultant's report and recommendations to, and consult with LADBS, LACC, LAPD, the New Hall design team and BOE, regarding appropriate operational and design measures in consideration of the report and recommendations.

- **Enforcement Agency:** Los Angeles Police Department, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of the applicable Certificate of Occupancy (for plan approval); Annually, during operation (for implementation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval by LAPD and issuance of applicable Certificate of Occupancy (Construction); Annual compliance report by Project Applicants (Operation)

**Project Design Feature J.1-2: Security Features during Construction.** During construction of the Proposed Project, both Applicants shall implement private security measures including security fencing, lighting, locked entry, and security patrol on the Project Site.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually throughout construction; during field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off and annual compliance certification report by the Project contractor.

## *(2) Mitigation Measures*

**Mitigation Measure J.1-1:** The Los Angeles Police Department (LAPD) and the Event Center Applicant shall agree to a Memorandum of Agreement

(MOA) prior to the opening of the Event Center. This MOA shall ensure appropriate public safety and security deployment by the Applicant's layered security resources (plain-clothed and uniform security officers) such that there would not be an impact on service levels provided by the LAPD, including response times or other delays in service.

The MOA shall ensure scaled levels of police and security staffing based upon identified, objective standards, including, but not limited to: anticipated crowd size, historical data associated with crowd or fan behavior, event type, etc.

The MOA should include provisions for:

- Standard supervision/management-to-officer ratios;
- A minimum of one full-time Police Manager (Police Captain);
- A minimum of two support staff members; and
- Applicant's use of uniformed, off-duty LAPD officers and the LAPD deployment of on-duty uniformed resources.

In addition, the MOA shall:

- Identify the secure staging location, within the Project Site, for first responders (such as Bomb Squad, Hazmat, and other appropriate LAPD units); and
- Identify a mutually agreed upon dedicated location for explosives detection equipment storage and additional first responder equipment.

The MOA shall ensure that any measures to mitigate or avoid significant adverse changes are fully enforceable. Full implementation of the MOA's stipulations shall also be required.

- **Enforcement Agency:** Los Angeles Police Department, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center (for plan approval) ; Annually, during operation (for implementation)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written confirmation of receipt of MOA by Los Angeles Police Department prior to issuance of Certificate of Occupancy for Event Center (Construction); Annual compliance report by Event Center Applicant (Operation)

## J.2 Fire Protection

### *(1) Project Design Features*

**Project Design Feature J.2-1:** Construction managers and personnel shall be trained in emergency response and fire safety operations.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Project contractor

**Project Design Feature J.2-2:** Fire suppression equipment specific to Project construction shall be maintained on the construction sites in accordance with OSHA and Fire Code requirements.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature J.2-3:** Develop a response/access plan for both construction and operations in consultation with the LAFD. This plan shall be prepared in coordination with the Proposed Project's Transportation Management and Comprehensive Security Plans.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of first building permit of the applicable building (construction plan); Once, prior to operation of the applicable building (operation plan)

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of the response/access plan by the Los Angeles Fire Department for the applicable building

**Project Design Feature J.2-4:** Fire inspector(s) shall be assigned to the Project Site as needed during relevant construction phases.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** As determined necessary by the Los Angeles Fire Department
- **Action(s) Indicating Compliance with Project Design Feature(s):** Written verification from Los Angeles Fire Department

**Project Design Feature J.2-5:** A plot plan shall be submitted to the LAFD for approval prior to approval of the first building permit. The plot plan shall include the following minimum design features:

- Fire lanes, where required, shall be a minimum of 20 feet in width clear to sky, posted with a sign of no less than three square feet in area and/or painted with "Fire Lane No Parking," and have an adequate approved turning area. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions would not be less than 28 feet in width;
- Access for LAFD apparatus and personnel to and into all structures would be provided;
- Identify the locations and sizes of all fire hydrants; and
- All structures would be within 300 feet of an approved fire hydrant.
- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of first building permit
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of the plot plan by the Los Angeles Fire Department

**Project Design Feature J.2-6:** The Convention Center Applicant and Event Center Applicant shall develop a first responder communications plan for their respective structures in consultation with, and approved by, the LAFD. The plan shall address the need for communications equipment. The first responder communications plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction (prior to issuance of a Certificate of Occupancy for Plan approval); Operation (for Plan implementation and updating)
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for Plan approval; Annually (for Plan implementation and updating)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted to LAFD by Event Center Applicant

**Project Design Feature J.2-7:** The operator of the Event Center shall provide or cause to be provided ambulance services such that one ambulance is on-site in accordance with the provisions of the Fire Life Safety Resources Management Plan.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted to LAFD by Event Center Applicant

**Project Design Feature J.2-8:** The operators of the Convention Center and Event Center shall provide an ambulance station with adequate resources for basic life support and advanced life support services at all Event Center events, per the provisions of the Fire Life Safety Resources Management Plan (see Project Design Feature J.2.6).

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department

- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-operation); Annual compliance report submitted to LAFD by Event Center Applicant (Operation)

**Project Design Feature J.2-9:** A Fire Life Safety Resources Management Plan shall be developed in consultation with, and approved by, the LAFD, prior to issuance of a certificate of occupancy for the Event Center. In the development of the Fire Life Safety Resources Management Plan, the Applicant and LAFD shall consult regarding the need for personnel, equipment and facilities. As part of the Plan, the Applicant shall provide funding as needed for event-day deployment of personnel and equipment in a manner that is appropriate to the type and size of events at the Event Center and consistent with measures undertaken for other large attendance venues. The Fire Life Safety Resources Management Plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-operation (plan approval); Operation (implementation)
- **Monitoring Frequency:** Once prior to issuance of a Certificate of Occupancy for the Event Center (Pre-operation); Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Written verification of Plan approval by the LAFD prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annual compliance report submitted to LAFD by Event Center Applicant (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## K.1 Utilities—Water

### (1) Project Design Features

**Project Design Feature K.1-1:** As indicated in the Applicant's Sustainability Program (see Appendix E of the Draft EIR) the New Hall and the Event Center will achieve a water use reduction of 33 percent and 35 percent of the estimated baseline.<sup>4</sup> These water reduction requirements shall be met by specific measures which may include the following:

#### Commercial/Public Facility Water Conservation Features

- Install high-efficiency toilets that use a maximum of 1.28 gallons per flush.
- Install high-efficiency urinals (0.125 gallon/flush) for the Convention Center, and waterless urinals for the Event Center.
- Install low-flow faucets for public and most private locations with a maximum flow rate of 0.5 gallon per minute. Low-flow faucets will be of a self-closing design (i.e., that would automatically turn off when not in use).
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2 gallons per minute.
- Install Prep and Service faucets with low-flow aerators that use 1.8 gallons per minute in lieu of the standard 2.2 gallons per minute.
- Install high efficiency dishwashers that are Energy Star rated or equivalent within kitchen/food preparation areas minimum per City ordinance requirements.
- Install high-efficiency clothes washers with a water factor of 6.0 or less that are Energy Star rated, when possible. Includes both large and small washers to accommodate variances in load sizes.
- Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers.
- For Cooling Towers: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property

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<sup>4</sup> Water Baseline calculated according to the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code as cited in 2010 Los Angeles Green Building Code.



line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.

Landscaping Water Conservation Measures

- Install high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology.
- Install matched precipitation (flow) rates for sprinkler heads.
- Install drip/microspray/subsurface irrigation, where appropriate.
- Achieve minimum irrigation system distribution uniformity of 85 percent.
- Install a separate water meter (or submeter), flow sensor, and master valve shut-off for irrigated landscape areas totaling 5,000 square feet and greater.
- Use water efficient landscaping such as proper hydro-zoning.
- Use landscape contouring to minimize precipitation runoff.
- Use artificial turf for the proposed Event Center playing surface.
- For irrigation systems: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.
- Use best current landscaping practices that balance water use, shade, CO<sub>2</sub> removal, aesthetics and practical design concerns.

Water Performance

- Install, at minimum, whole building water meters that measure total potable water use for the entire building. Install submeters on cooling towers and irrigation subsystems per above.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (at plan check); Operation
- **Monitoring Frequency:** Once, at plan check; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval for incorporation of water reduction features into plans prior to issuance of building permit for Event

Center and New Hall as applicable (Pre-construction); Annual compliance certification report submitted by Applicants (Operation)

*(2) Mitigation Measures*

**Mitigation Measure K.1-1:** Prior to issuance of a certificate of occupancy, the Proposed Project shall coordinate with the City of Los Angeles Department of Water and Power for the anticipated upgrade of the existing 8-inch water main located on the south side of Pico Boulevard between L.A. Live Way and Figueroa Street to a 12-inch water main in accordance with all applicable City standards.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Written verification from LADWP and issuance of Certificate of Occupancy for the Event Center (Construction)

**K.2 Utilities—Wastewater**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure IV.K.2-1:** Sewer connections between the Proposed Project and the existing municipal sewer systems would be designed to conform to the standards of the Department of Public Works.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works

- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction) Written verification from LADWP and issuance

**Mitigation Measure IV.K.2-2:** The Event Center Applicant shall construct a local sewer line that connects into System 2's 66-inch line.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction) Written verification from LADWP and issuance

### **K.3 Utilities—Solid Waste**

#### *(1) Project Design Features*

**Project Design Feature K.3-1:** The Applicants will extend the existing on-site solid waste recycling programs to include both the Event Center and the New Hall.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Operation

- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted by Applicants

*(a) Convention Center*

**Project Design Feature K.3-2:** A minimum of 20 percent of all building materials and products for development will consist of recycled content or be manufactured regionally or use rapidly renewable resources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check; Annually, during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

**Project Design Feature K.3-3:** Divert a combined minimum of 75 percent of construction waste and/or debris from landfill storage for both the demolition and new construction phases.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division;
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature K.3-4:** The New Hall would divert at least 50 percent of its solid waste during operation.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to operation; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-operation); Annual compliance report by Convention Center Applicant (Operation)

*(b) Event Center*

**Project Design Feature K.3-5:** Seventy-five percent of solid waste will be diverted during construction and operation of the Event Center. The Event Center will divert waste from landfill through robust recycling, the donation of durable goods, and implementing a front of house composting program that includes sourcing of biodegradable concessions packages.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Pre-Construction; Construction; Operation
- **Monitoring Frequency:** Once, at plan check; Periodic field inspections during construction; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction); Annual compliance report from Event Center Applicant (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## K.4 Utilities—Electricity

### (1) Project Design Features

**Project Design Feature K.4-1:** The New Hall would implement additional efficiency measures to achieve a 20 percent reduction in energy consumption relative to the California Energy Efficiency Standards and would also comply with the required measures of the 2010 Los Angeles Green Building Code.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check for the New Hall
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the New Hall

**Project Design Feature K.4-2:** The Event Center would implement additional efficiency measures to achieve a 14 percent reduction than the estimated baseline.<sup>5</sup>

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the Event Center

**Project Design Feature K.4-3:** The L.A. Live Way Garage and the Bond Street Garage shall feature energy efficient lighting.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

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<sup>5</sup> Energy Baseline calculated according to Title 24 2008 as cited in the City of Los Angeles Green Building Code.

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garage; Once, prior to Certificate of Occupancy for the applicable garage
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garages (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage (Construction)

**Project Design Feature K.4-4:** A minimum total of 12 electric car charging stations shall be provided within the on-site parking garages.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garages; Once, prior to Certificate of Occupancy for the applicable garage
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garage (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage (Construction)

**Project Design Feature K.4-5:** Install solar panels which, at a minimum, will replace the output of the solar panels that currently exist at LACC.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garage(s); Once, prior to issuance of Certificate of Occupancy for the applicable garage(s)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garage(s) (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage(s) (Construction)

*(2) Mitigation Measures**(a) Convention Center*

**Mitigation Measure K.4-1:** Construct, if determined to be required by the LADWP, an additional redundant 35 kV underground electrical feeder in Pico Boulevard paralleling the existing feeders, or other improvements determined by the LADWP.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure K.4-2:** Construct additional LADWP transformation and switching equipment to the existing below grade vault south of Pico Boulevard and East of Convention Center Way.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure K.4-3:** Construct new LADWP transformation and switching equipment in the lot between Convention Center Way and L.A. Live Way, in an above ground screened location. The exact location of the electrical feeder and LADWP vault, and transformation and switching equipment would be determined as plans for the Project are further refined.



- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(b) Event Center*

**Mitigation Measure K.4-4:** Construct two (2) 34.5 kV circuits from the intersection of Figueroa Street and Chick Hearn Court or from the intersection of Figueroa Street and Pico Boulevard. The circuits shall be extended in concrete encased conduits with manholes located approximately 300 feet on center to a new LADWP vault at the Event Center. The conduits, manholes and vault shall be installed per LADWP requirements.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

## **K.5 Utilities—Natural Gas**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure K.5-1:** In the event that the Event Center final building design requires connection to the existing natural gas line in Chick Hearn Court, then the Event Center Applicant shall upgrade or cause to be upgraded the existing 4-inch natural gas line located in Chick Hearn Court between L.A. Live Way and Georgia Street to a 6-inch line prior to the completion of construction of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, SoCalGas
- **Monitoring Agency:** Los Angeles Department of Building and Safety, SoCalGas
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**IV.L. Environmental Hazards***(1) Project Design Features*

**Project Design Feature L-1:** The Applicants shall prepare and implement a Soil Management Plan approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address potential contamination in soil within the Project Site. The approved Soil Management Plan shall include procedures for soil sampling and remedial options that may include removal (excavation), treatment (*in-situ* or *ex-situ*), or other measures, as appropriate. If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's (SCAQMD) Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading shall be temporarily halted and redirected around the observed area(s) until the appropriate evaluation and follow-up measures are implemented, as contained in SCAQMD's Rule 1166. The contaminated soil discovered shall then be evaluated and

managed in accordance with the approved Soil Management Plan in order for grading activities to resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Department of Toxic Substances Control; Los Angeles Fire Department. SCAQMD if soil contamination is suspected.
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for Plan approval; Ongoing with periodic field inspections during construction for plan implementation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of soil management plan by regulatory agency (Pre-construction); Written compliance report by a qualified environmental consultant (Construction).

**Project Design Feature L-2:** A comprehensive asbestos-containing materials survey shall be conducted on all structures prior to renovation or demolition. If any Regulated Asbestos-Containing Materials (RACM), Category I/Class I Non-Friable and Category I/Class II Non-Friable ACMs that may become friable are determined to be present, they shall be removed prior to renovation or demolition activities taking into account the following: EPA's National Emission Standards for Hazardous Air Pollutants (NESHAPs) and South Coast Air Quality Management District's Rule EPA's NESHAPs 1403. EPA Guidance Document 340/1-92-013 "A Guide to Normal Demolition Practices under the Asbestos NESHAPs" shall be referred to prior to initiation of a proposed demolition project. In addition to asbestos regulations that control the release of asbestos to the ambient environment, federal and State OSHA regulations outlining specific work practices for handling ACMs shall be followed.

All asbestos removal shall be performed by an experienced, state-licensed, Cal/OSHA- and SCAQMD-registered asbestos contractor. All work shall take place under the guidance of an independent, California Certified Asbestos Consultant. The Consultant shall be responsible for reviewing the redevelopment drawings, designing engineering controls used to control airborne asbestos contamination, visual inspections of engineering controls, and ambient air monitoring to determine airborne fiber levels.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD, Cal/OSHA

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction, if ABCM is found
- **Monitoring Frequency:** Once, for survey prior to issuance of demolition or renovation permit ; Periodic field inspections during Asbestos Containing Materials (ACM) removal if ACMs are found
- **Action(s) Indicating Compliance with Project Design Feature(s):** Submittal of survey and issuance of demolition or renovation permit (Pre-construction); Compliance report signoff by a California Certified Asbestos Consultant to LADBS if ACMs are found; Issuance of demolition or renovation permit (Construction).

**Project Design Feature L-3:** A comprehensive lead-based paint survey shall be conducted on all structures prior to renovation or demolition. In the event that lead-based paint is present, all removal activities shall conform to federal and California OSHAs regulations (e.g., Interim Final Rule found in 29 CFR Part 1926.62).

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction, if lead-based paint (LBP) is found
- **Monitoring Frequency:** Once, prior to issuance of demolition or renovation permits; Ongoing during construction if LBP is found
- **Action(s) Indicating Compliance with Project Design Feature(s):** Submittal of LBP survey and issuance of demolition or renovation permit (Pre-construction); if LBP is found, compliance report signoff by a qualified environmental consultant (Construction)

**Project Design Feature L-4:** The Applicants shall submit to the City Fire Department and City Department of Building and Safety, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of the Proposed Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. The update to this plan shall be coordinated with the Proposed Project's Construction Traffic and Parking Management Control Plan (see Mitigation Measure B.1-30, Section IV.B.1, Transportation).

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, for Plan approval prior to operation; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval prior to operation (Pre-operation); Annual compliance certification report submitted by Event Center Applicant (Operation)

*(2) Mitigation Measures*

**Mitigation Measure L-1:** A Geophysical Survey of the West Hall, Cherry Street Garage, and the surface parking lot located south of Pico Boulevard, between L.A. Live Way and Bond Street shall be conducted to assess the presence of undocumented USTs, or other subsurface impoundments, in these locations. A subsurface soil investigation and soil gas survey shall also be conducted in order to investigate the presence of residual contaminants in the soil in these areas. The data from the investigation shall be included in a Soil Management Plan for the Project Site, which shall indicate the proper characterization, removal, and disposal requirements for contaminated soils identified, and shall be submitted to the Department of Toxic Substances Control for approval prior to the redevelopment of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Department of Toxic Substances Control; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Once, during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of soil management plan by regulatory agency prior to issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant (Construction)

**Mitigation Measure L-2:** In the event that USTs, fill materials or undocumented areas of contamination are encountered during construction or redevelopment activities, work in the affected areas shall be discontinued until appropriate health and safety procedures are implemented. The LAFD shall be notified regarding the contamination. The appropriate program shall be selected based on the nature of the contamination identified. The contamination remediation activities shall be conducted in accordance with pertinent regulatory guidelines, under the oversight of the appropriate regulatory agency. If contaminated soil is to remain in place, it shall be evaluated for vapor intrusion concerns and if vapor intrusion issues are present, all overlying structures shall be designed to mitigate the vapor intrusion risk.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during excavation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor; Approval by regulatory agency to resume construction activity in the event that contamination is encountered.

**Mitigation Measure L-3:** All USTs and ASTs shall be removed following all applicable local, state and federal regulations. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Fire Department and South Coast Air Quality Management District, as applicable. An experienced environmental professional, along with LAFD representatives, shall provide oversight and monitoring of the removal and soil collection process during the tank removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Once a site has been initially evaluated via soil and/or groundwater collection and analysis, further site investigation and remediation activities may be warranted. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination, vapor intrusion risk, and/or groundwater contamination shall be undertaken. Local oversight by the City of Los Angeles Fire Department and/or Regional Water Quality Control Board is required. An environmental professional (i.e., Professional Geologist) is required to provide oversight and project monitoring to ensure the

health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required. Once approved, the remedial plan shall be implemented. Environmental closure shall be granted prior to construction, if practical. If environmental closure is not granted prior to commencement of construction of structures, then appropriate steps shall be implemented that allow for later assessment, remediation, and prevention of vapor intrusion. The environmental regulatory oversight agency shall approve the appropriate steps that are being proposed to allow for the later assessment, remediation, and prevention of vapor intrusion.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department; SCAQMD; Regional Water Quality Control Board
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or grading permit to verify applicable permits obtained; ongoing during removal of USTs/ASTs
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of permit(s) by regulatory agency(ies) and issuance of demolition permit (Pre-construction); Written compliance report by environmental professional (Construction)

**Mitigation Measure L-4:** Prior to any construction activities beneath the West Hall, the California Division of Oil, Gas and Geothermal Resources and the City of Los Angeles shall be contacted regarding construction requirements associated with the former on-site oil well. If demolition or construction activities encounter remnants of, or materials associated with the former oil well, evaluation by the DOGGR and the City of Los Angeles, including possible re-abandonment in accordance with all applicable regulations shall occur.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; DOGGR; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction (if remnants of or materials associated with former wells are encountered)
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Once, at field inspection during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written compliance report by environmental professional and issuance of grading permits (Pre-construction); Written approval by DOGGR or Los Angeles Fire Department in the event that construction activities encounter remnants or materials associated with former oil wells (Construction)

**Mitigation Measure L-5:** Soil sampling at the northwestern corner of L.A. Live Way and Pico Boulevard and verification of the former 2,000-gallon gasoline UST closure/remediation status with the Convention Center and LAFD shall be conducted prior to any soil disturbance in this area. This former UST shall be closed to current regulatory standards, in accordance with all LAFD regulations.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; DTSC; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Once, upon closure of the former UST
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Survey approval and grading permit issuance (Pre-construction); Written verification and approval by LAFD (Construction)

**Mitigation Measure L-6:** Regularly scheduled pumping and maintenance of all on-site clarifiers and interceptors shall continue as long as they remain in use on-site. Interceptors/clarifiers to be removed shall comply with local sanitation district and/or environmental health permitting, which may include inspection and/or sample collection. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Sanitation District and City of Los Angeles Building and Safety Department, as applicable. An experienced environmental professional shall provide oversight and monitoring of the removal and soil collection process during the removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination shall be undertaken. An environmental professional (i.e., Professional Geologist) shall be required to provide oversight and monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required.

- **Enforcement Agency:** Los Angeles Department of Building and Safety



- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Periodic field inspections during excavation; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable permits from local oversight agencies; Written compliance report by a qualified environmental consultant (Construction); Annual compliance report by the Applicants (Operation)

**Mitigation Measure L-7:** Universal, electronic, and radioactive wastes shall be removed prior to demolition activities and set aside for re-use or disposal/recycling by a licensed recycler or specific licensee. Light tubes, lamps, or monitors shall be re-used on-site or recycled at a licensed universal/electronic/radioactive waste facility. Recycling facilities shall be authorized by the Cal-EPA—Department of Toxic Substances Control or the state in which they are located. Bill(s) of lading shall accompany each load of universal, electronic, or radioactive, waste that leaves the site, including the name and address of the generator, contractor, pick-up site, disposal site, and quantity of universal waste disposed. The recycler shall provide a statement certifying recycling/disposal/destruction of the identified wastes, including the date(s) of recycling/disposal/destruction, and identifying the disposal/destruction process used.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition); Construction, if universal/electronic/radioactive wastes are found
- **Monitoring Frequency:** Once, prior to issuance of demolition permits; Ongoing during construction if universal/electronic/radioactive wastes are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of demolition permit (Pre-construction); if universal/electronic/radioactive wastes are found, certified compliance statement signoff by a qualified environmental consultant (Construction)

**Mitigation Measure L-8:** Electrical transformers, hydraulic elevator equipment, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or

removal. All equipment found to contain PCBs shall be removed and disposed in accordance with all applicable local, state and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil are recommended. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition); Construction, if potential PCBs are found
- **Monitoring Frequency:** Once, prior to issuance of demolition permit; Ongoing during construction if potential PCBs are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Submittal of PCB survey and issuance of demolition permit (Pre-construction); if PCBs are found, compliance report signoff by a qualified environmental consultant (Construction)

**Mitigation Measure L-9:** During subsurface excavation activities, including borings, trenching, and grading, Cal-OSHA worker safety measures shall be implemented as required to preclude an exposure to unsafe levels of soil gases, including but not limited to methane.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by Project contractor

**Mitigation Measure L-10:** Site testing of subsurface geological formations shall be conducted in accordance with the City's Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist, and shall be performed by a testing agency approved by the Los Angeles Department of Building and Safety. The licensed Architect,

registered Engineer or Geologist, shall indicate in a report to the Los Angeles Department of Building and Safety the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration (i.e., the highest concentration of methane gas found during site testing) and the Design Methane Pressure (i.e., the highest pressure of methane gas found during site testing). The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level which shall be required within the proposed site buildings.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant; Field inspection sign-off (Construction)

**Mitigation Measure L-11:** Projects that disturb more than one acre shall adhere to the requirements of the General Construction Permit issued by the Regional Water Quality Control Board. One of the requirements of the permit is the implementation of a storm water pollution prevention plan, which includes measures to prevent the accidental release of hazardous materials used during construction. Any storage or use of hazardous materials related to the fueling and maintenance of construction equipment would require a Hazardous Materials Business Plan with the LAFD, and compliance with local, state and federal regulations regarding the handling of hazardous materials. All development and redevelopment shall require the use of construction Best Management Practices to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater, stormwater runoff, and soils.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department

- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permits; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of grading permits (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure L-12:** Prior to the start of construction, a hazardous materials expert shall train designated construction personnel in the visual identification of hazardous materials that may be uncovered during excavation activities at the Project Site. In the event that hazardous materials are identified during the course of site excavation, all excavation activities shall cease in the immediate area of the potential contamination and a hazardous materials expert shall be called to the site to properly assess and develop recommendations, in accordance with all applicable regulatory requirements, regarding the proper handling and disposal of any hazardous materials that may be uncovered. Once the hazardous materials are appropriately handled, the hazardous materials expert shall determine when construction in the affected area can resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction, if hazardous materials are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permits (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure L-13:** Mercury thermostats shall be removed and properly disposed of prior to the demolition of the West Hall.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition);

- **Monitoring Frequency:** Once, prior to issuance of demolition permit
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of demolition permit

**Mitigation Measure Bio-1:** To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented:

- Conduct vegetation removal associated with building demolition and construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1st through August 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

- OR -

- Conduct pre-construction surveys for nesting birds if vegetation removal, building demolition or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct a weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City and County Department of Planning in charge of Mitigation Monitoring, depending on within which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when



## CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: SEP 18 2012

CASE: CPC-2012-0851-SP  
CEQA: ENV-2011-0585-EIR  
SCH No. 2011031049

Location: 1000 West Olympic Boulevard  
Council District: 9 – Hon. Jan Perry  
Plan Area: Central City  
Requests: Specific Plan Amendment

Applicant: L.A Arena Land Company, LLC  
Representative: Armbruster, Goldsmith, & Delvac, LLP

At its meeting on September 13, 2012, the following action was taken by the City Planning Commission:

1. **Recommend** that the City Council **Find** that the previously certified Environmental Impact Report (EIR) is adequate for the following actions and that it has reviewed and considered the information contained in the Draft and Final EIR, Case No. ENV-2011-0585-EIR (SCH No. 2011031049); and **Recommend** that the City Council **Adopt** the Mitigation Monitoring and Reporting Program and that the City Council Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. **Recommend** that the City Council **Approve** the requested Specific Plan Amendment, pursuant to LAMC Section 11.5.7.G, to modify Section 6.B.4 of the LASED Specific Plan to allow development of the Convention Center Expansion Parcel with any other use permitted by the Specific Plan upon the earlier of issuance of a Temporary Certificate of Occupancy for the New Hall of the Convention Center or October 21, 2021.
3. **Recommend** that the City Council **Adopt** the attached findings.
4. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that **mitigation measures** are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. **Advise** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Perlman  
**Seconded:** Romero  
**Ayes:** Burton, Cardoso, Freer, Hovaguimian, Kim, Lessin, Roschen  
**Vote:** 9 - 0

  
James Williams, Commission Executive Assistant II  
City Planning Commission

**Effective Date/Appeals:** This decision of the City Planning Commission is final upon the date of this letter and is not appealable.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings, Specific Plan, Specific Plan Ordinance  
City Planner: Henry Chu  
Senior City Planner: Jon Foreman

The Statement of Environmental Impacts, Findings and Mitigation Measures; Statement of Overriding Considerations, Mitigation Monitoring Program and Errata are located in the administrative CPC-2012-0849-GPA-VZC-SP-SN, and are available upon request.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Ordinance Nos. 174,224, 178,134, 179,413 and 181,334 known as the Los Angeles Sports and Entertainment District Specific Plan, for a portion of the Central City Community Plan area.

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

Section 1. A definition for the term "New Hall" is added to Section 4 of Ordinance No. 174,224, as follows:

**"New Hall.** A new convention and exhibition structure as depicted on Map 4 of the Convention and Event Center Specific Plan."

Sec 2. Subdivision 4 of Subsection B of Section 6 of the Los Angeles Sports and Entertainment District Specific Plan is amended to read:

"Notwithstanding Subdivisions 1, 2 and 3, development on the Convention Center Expansion Parcel shall be limited to 250,000 square feet of development for Convention Center Expansion Uses, parking, or temporary uses (including but not limited to construction staging) and signage, unless the Director of Planning determines that such temporary uses or signage will interfere with Convention Center Expansion Uses. In the event the development of the Convention Center Expansion does not occur by October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by this Specific Plan. Notwithstanding the foregoing, upon the earlier of (a) issuance of a temporary Certificate of Occupancy for the New Hall or (b) October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by this Specific Plan."

Sec. 3. The rules and regulations established hereby shall apply to the property within the Los Angeles Sports and Entertainment Specific Plan area from and after the date upon which the Event Center Ground Lease becomes effective. The Event Center Ground Lease is defined as the Ground Lease proposed to be entered into by the City of Los Angeles, as ground lessor, and L.A. Event Center, LLC, as ground lessee, for a portion of the Los Angeles Convention Center property.



Sec. 4. 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 E. TRUTANICH, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No(s). \_\_\_\_\_

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

September \_\_\_\_, 2012

See attached report.

\_\_\_\_\_  
Michael LoGrande  
Director of Planning

## FINDINGS

### Specific Plan Amendment Findings

#### 1. Findings under Charter Section 556: Conformance with the General Plan

Los Angeles City Charter Section 556 and Los Angeles Municipal Code ("LAMC") Section 12.32(C)(2) require that prior to adopting a land use ordinance, the Planning Commission make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the City of Los Angeles General Plan ("General Plan"). The proposed amendment to the Los Angeles Sports and Entertainment District Specific Plan ("LASED Specific Plan") would be in conformance with the purposes, intent and provisions of the General Plan in that it would conform to the goals, objectives and policies of the Central City Community Plan ("Community Plan"), General Plan Framework, Transportation Element and LASED Specific Plan as discussed below.

##### A. Central City Community Plan

The proposed amendment would modify a section of the LASED Specific Plan pertaining to Convention Center Expansion Parcel Development Site 1a in the Olympic West Subarea Area. Section 6.B.4 of the LASED Specific Plan presently allows development of 250,000 square feet for Convention Center expansion uses, parking, or temporary uses and provides that in the event the development of the Convention Center expansion uses does not occur by October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by the LASED Specific Plan. The proposed amendment would account for the construction of the Convention and Event Center Project, approved immediately prior to consideration of this LASED Specific Plan Amendment. The Convention and Event Center Project includes an expansion of the Convention Center with the construction of a new convention center building ("New Hall") and multi-purpose event center that could function as exhibit hall space ("Event Center") on the Convention Center site. The New Hall would replace the outmoded West Hall with a modern facility contiguous to the existing South Hall. By creating a more efficient exhibit hall contiguous to the existing South Hall, the New Hall would enhance the marketability of the Convention Center, making it more competitive nationally. Further, the Event Center would complement and promote the Convention Center by providing a new multi-purpose room of a size that could function as exhibit hall space, meeting rooms or a ballroom with direct physical connections to the Convention Center, an amenity that the Convention Center cannot currently offer. Construction of the New Hall would therefore obviate the need for a Convention Center Expansion Parcel in the LASED Specific Plan area. Thus, the applicant proposes to modify Section 6.B.4 to allow development of the Convention Center Expansion Parcel with any other use permitted by the LASED Specific Plan upon the earlier of issuance of a temporary Certificate of Occupancy for the New Hall or October 21, 2021, the existing release date for the development restrictions pertaining to the Convention Center Expansion Parcel.

The LASED Specific Plan Amendment, especially in combination with the proposed Convention and Event Center Specific Plan, would promote the objectives, policies and goals of the Community Plan and the LASED Specific Plan by fostering a complete development of the Los Angeles Sports and Entertainment District. Objectives 2-2, 2-3 and 2-4 and Policy 2-4.1 of the Community Plan, which are set forth below, seek to promote a mixed-use, 24-hour downtown environment, including retail, dining, entertainment, night clubs, theaters and hotels that will advance the development of residential uses, business, conventions, trade shows and tourism.

**Objective 2-2** *To retain the existing retail base in Central City.*

**Objective 2-3** *To promote land uses in Central City that will address the needs of all visitors to Downtown for business, conventions, trade shows and tourism.*

**Objective 2-4** *To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.*

**Policy 2-4.1** *Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters and other specialty uses to reinforce existing pockets of activities.*

The proposed LASED Specific Plan Amendment would meet the objectives and policies of the Community Plan by releasing the Convention Center Expansion Parcel from development restrictions earlier than the existing release date should the parcel no longer be needed for the Convention Center expansion because of construction of the New Hall. By removing such restrictions, the LASED Specific Plan Amendment would enable development on the parcel consistent with the LASED Specific Plan that will encourage tourism, commercial and retail activity in the Los Angeles Sports and Entertainment District. Thus, the proposed LASED Specific Plan Amendment will be consistent with the objectives and policies of the Community Plan.

## **B. General Plan Framework**

The General Plan Framework, adopted in December 1996, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines Citywide policies for land use, housing, urban form and urban design, open space and conservation, transportation, infrastructure and public spaces. The LASED Specific Plan Amendment would be consistent with the following goals, objectives and policies of the General Plan Framework.

### **a. Land Use**

The Los Angeles Sports and Entertainment District is situated in what the Framework terms as the "Downtown Center," the location for "major cultural and entertainment facilities, hotels, high-rise residential towers, regional transportation facilities and the Convention Center." The Framework element also states "nighttime uses should be encouraged and public safety enhanced to meet the needs of residents and visitors." Objective 3.11 of the General Plan Framework provides for "the continuation and expansion of government, business, cultural entertainment, visitor-serving uses, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center." The proposed LASED Specific Plan Amendment would accomplish the intent of Objective 3.11 in that it will expand cultural, entertainment and visitor-serving uses within the Los Angeles Sports and Entertainment District by allowing development of the Convention Center Expansion Parcel with uses permitted by the LASED Specific Plan once such parcel is no longer needed for Convention Center expansion rather than holding the parcel for Convention Center expansion uses until 2021.

b. Economic Development

The LASED Specific Plan Amendment would further the goals and policies specified in the Economic Development chapter of the General Plan Framework. These include:

**Policy 7.8.1** *Place the highest priority on attracting new development projects to Los Angeles which have the potential to generate a net fiscal surplus for the City.*

**Policy 7.8.3** *Encourage mixed-use development projects, which include revenue generating retail, to offset the fiscal costs associated with residential development.*

By releasing the development restrictions on the Convention Center Expansion Parcel once the New Hall is constructed as part of the Convention and Event Center Project, the LASED Specific Plan Amendment would make available the parcel for development of uses consistent with the LASED Specific Plan. Releasing the use restrictions for the Convention Center Expansion Parcel once they are no longer needed would attract new development to the Los Angeles Sports and Entertainment District, including revenue generating retail, that would help generate a net fiscal surplus for the City.

c. Urban Form and Neighborhood Design

**Objective 5.2** *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*

**Policies 5.2.1** *Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.*

**Policy 5.2.2** *Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime.*

The LASED Specific Plan area constitutes a large part of the urban core of Los Angeles and is the City's sports and entertainment focal point. It is also situated within the center of Los Angeles' economic and government centers, within the highest density residential area, and within the major public transportation hub for the region. The proposed LASED Specific Plan Amendment would meet the above-noted objectives and policies by making available for development consistent with the LASED Specific Plan the Convention Center Expansion Parcel once such parcel is no longer needed for expansion of the Convention Center.

d. Transportation Element.

The LASED Specific Plan Amendment is consistent with applicable objectives and policies of the Transportation Element, including Objective 3, related to supporting development in regional centers, community centers, major economic activity areas and along mixed-use boulevards as designated in the Community Plan. The Los Angeles Sports and Entertainment District is a mixed-use district, designated as a regional center by the General Plan. Thus, the amendment would promote additional development within a designated regional center consistent with the LASED Specific Plan, consistent with the Transportation Element. Further, because the LASED Specific Plan already allows for development of the Convention Center Expansion Parcel with uses permitted

in the LASED Specific Plan should development of the Convention Center Expansion Parcel not occur by October 21, 2021, the proposed amendment would not result in any significant transportation, parking or circulation issues that were not already analyzed in the EIR for the LASED Specific Plan.

### **Findings under Charter Section 558**

Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(2) require that prior to adopting a land use ordinance, the City Planning Commission make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice.

1. The LASED Specific Plan Amendment would conform to public necessity, convenience, general welfare and good zoning practice in the following respects:

The LASED Specific Plan Amendment is consistent with the goal to provide flexibility in the development of the Los Angeles Sports and Entertainment District while ensuring that environmental impacts do not exceed those analyzed in the LASED EIR. The proposed LASED Specific Plan Amendment would result in a complementary and compatible use of the Convention Center Expansion Parcel, which has the potential to be underutilized should construction of the New Hall obviate the need for additional Convention Center uses on the Convention Center Expansion Parcel. As demonstrated above, the proposed amendment would meet the goals, policies and objectives of the General Plan, including promoting land uses that address the needs of visitors to Downtown, encouraging a mix of uses to create an active Downtown environment, attracting new development projects which have the potential to generate a net fiscal surplus for the City and encouraging development along corridors served by transit. Thus, the proposed LASED Specific Plan Amendment would conform to the public necessity, convenience, general welfare and good zoning practice.

2. The Proposed LASED Specific Plan Amendment Would Be Consistent with LASED Specific Plan Purposes.

The proposed LASED Specific Plan Amendment would be consistent with the following LASED Specific Plan Purposes:

- *Provide continued and expanded development of the site as a major entertainment mixed-use development providing hotel, retail, entertainment, residential (including residential condominium units), live theaters, movie theaters, sound stages, office, medical clinic/sports medicine center, tourism, and similar or related uses within the Specific Plan area in conformance with the goals and objectives of local and regional plans and policies;*
- *Expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region;*
- *Enhance the existing Convention Center and STAPLES Center development, by providing additional employment opportunities and additional revenues to the region.*

By releasing the Convention Center Expansion Parcel from development restrictions once the parcel is no longer needed for convention center uses, the LASED Specific Plan Amendment would enable additional development in the Los Angeles Sports and Entertainment District consistent with the LASED Specific Plan. This additional development would expand the economic base of the City and enhance the Convention Center and STAPLES Center development by providing additional employment opportunities and revenues to the region.

### **Environmental Finding**

1. The underlying project has previously been evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act (CEQA) and is exempt from further review pursuant to Article II, Section 2i of the Los Angeles City CEQA Guidelines. There have been no changes to the project or substantial changes in circumstances or new information since the approval and certification of the Convention and Event Center Project Final EIR that would warrant subsequent or supplemental environmental analysis in accordance with CEQA.

# LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

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## Specific Plan

Ordinance No. 174,224  
Effective October 21, 2001

Amended by Ordinance No. 178,134  
Effective January 27, 2007

Amended by Ordinance No. 179,413  
Effective November 30, 2007

Amended by Ordinance No. \_\_\_\_\_  
Effective \_\_\_\_\_

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<a href="http://cityplanning.lacity.org">http://cityplanning.lacity.org</a> (General Plan - Specific Plan)	

# LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

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## Specific Plan

An ordinance establishing a Specific Plan, known as the Los Angeles Sports and Entertainment District Specific Plan, for a portion of the Central City Community Plan area.

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

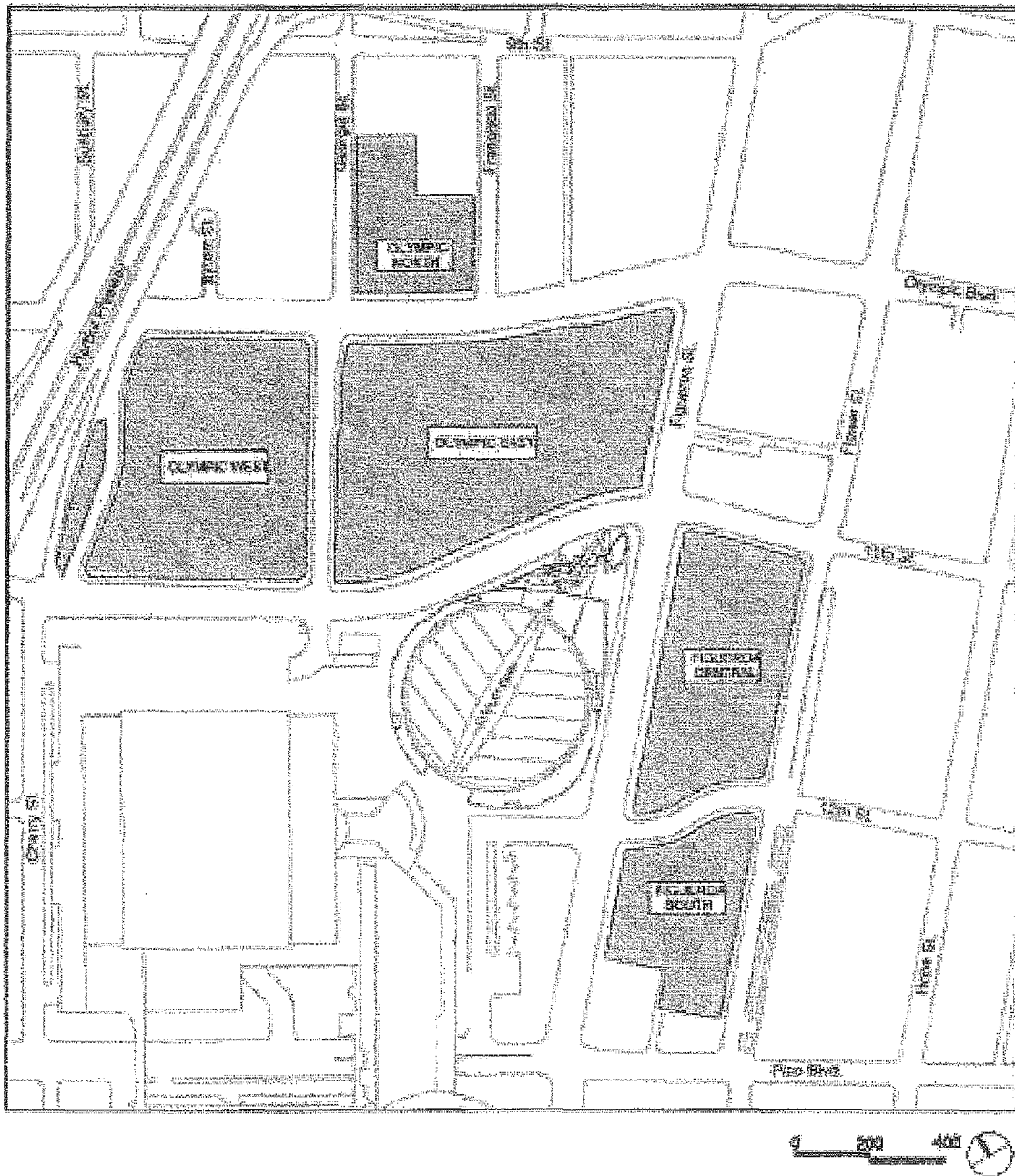
### Section 1.

#### ESTABLISHMENT OF THE LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT SPECIFIC PLAN

The City Council establishes the Los Angeles Sports and Entertainment District Specific Plan (LASED) for the area bounded generally by Olympic Boulevard on the north; Flower Street on the east; Pico Boulevard on the south; and the 110 Freeway on the west; and including the area north of Olympic Boulevard between Georgia Street and Francisco Street, as shown upon the following Map 1 within the heavy dashed lines:



MAP 1:  
BOUNDARIES OF SPECIFIC PLAN AREA (Revised)



## Section 2.

### PURPOSES.

This Specific Plan is intended to:

- A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates;
- B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan area;
- C. Provide continued and expanded development of the site as a major entertainment/mixed-use development providing hotel, retail, entertainment, residential (including residential condominium units), live theaters, movie theaters, sound stages, office, medical clinic/sports medicine center, tourism, and similar or related uses within the Specific Plan area, in conformance with the goals and objectives of local and regional plans and policies;
- D. Expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region;
- E. Enhance the existing Convention Center and STAPLES Center development, by providing a convention center hotel site, public gathering places and a pedestrian friendly environment through the establishment of unique streetscape design guidelines; and
- F. Ensure adequate parking for the STAPLES Center and the mix of uses anticipated by this Specific Plan, through the use of shared parking, reduced parking and/or other similar measures. This Specific Plan acknowledges that the current designated parking for the STAPLES Center is within the Specific Plan area and within the Convention Center parking facilities pursuant to the Parking Lease by and between the City of Los Angeles and the LA Arena Land Company, Inc, but that parking may also be provided outside the Specific Plan area within 1500 feet of the Specific Plan boundary as provided in Section 14(D)(3) of this Specific Plan.

## Section 3.

### RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE.

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC), Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.
- B. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space and landscape requirements), which are different from, more restrictive or more permissive than would be allowed pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

- C. **Site Plan Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 and 12.24 U 14 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- D. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.23 A 23, and 12.24 W 27 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- E. **Developments Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A 18, 12.24 V 2 and 12.24 W 15 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- F. **Floor Area Averaging.** Approvals pursuant to LAMC Sections 12.22 A 18, 12.24 V 2 and 12.24 W 15 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- G. **Hotels When Located Within 500 Feet of an A or R Zone.** Approvals pursuant to LAMC Section 12.24 W 24 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.
- H. **Transfer of Floor Area.** Approvals pursuant to LAMC Article 4.5, et seq., are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that Article.
- I. **Open Space Requirements.** Approvals pursuant to LAMC Section 12.21 G are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- J. **Sign Ordinance.** This Specific Plan shall supersede the city-wide sign regulations in the LAMC that address types of signs permitted, sign heights, maximum sign area permitted, sign face, location of signs including freeway exposure and spacing between signs, illumination of signs, permitted sign devices, projection of signs and combination of signs. The Sign regulations contained in this Specific Plan shall supersede those restrictions or prohibitions established by Interim Control Ordinance No. 173,681, and any extensions.
- K. **Guest Rooms and Dwelling Unit Densities.** This Specific Plan shall supersede any regulations in the LAMC which address the number of guest rooms or dwelling units permitted within the buildable area of a lot, for purposes of determining permitted density.
- L. **Conditional Use Permit for Alcoholic Beverages.** Approvals pursuant to LAMC Sections 12.24 W 1 and 12.24 X 2 are not required for the sale of alcohol specifically authorized in Section 12 and 13 of this Specific Plan, because the Specific Plan supersedes those sections.
- M. **Conditional Use Permit for Drive-Through Establishments.** Approvals pursuant to LAMC Section 12.24 W 17 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.

N. Telecommunications. Approvals pursuant to LAMC Section 12.24 W 49 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section..

O. Other Uses permitted by Conditional Use Permit Pursuant to LAMC Section 12.24, *et seq.* These approvals shall be processed in accordance with the procedures established in Section 12.24.

#### Section 4.

#### DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in LAMC Sections 12.03, or 91.201-227, or Section 16 of this Specific Plan.

**Alcohol Advisory Group.** The Alcohol Advisory Group shall consist of a representative of each of the property owners within the Specific Plan area (except for residential properties, which shall include a representative of the home owner or tenant associations), the Pico Union Family Resource Center, Social Model Recovery Systems, Inc./United Coalition East Prevention Project, Pueblo Nuevo Neighborhood Watch, Pico Union Neighborhood Watch, the City Councilmember(s) of the district(s) in which the Specific Plan is located, the Los Angeles Police Department, the State ABC, South Park Stakeholders, South Park Business Improvement District and other area stakeholders, as determined to be appropriate by the Director.

**Alcohol Use Approval.** A Zoning Administrator review of each proposed establishment or special event permit for the sale of alcoholic beverages, as set forth in Sections 12 and 13 of this Specific Plan.

**Applicant.** Any person, as defined in LAMC Section 11.01, or entity submitting an application for a Project Permit Compliance Review.

**Arena Parking.** Those 2,198 parking spaces that must be provided for use by the Arena during scheduled Arena events, pursuant to the LAMC

**Central Plaza.** An area located within the Olympic Properties, measuring at least 30,000 square feet in size, as further described in Section 10. The location of this plaza is as set forth on Map 2.

**Condo-Hotel Units.** Hotel rooms which are owned by third parties as condominium/hotel rooms but are managed and operated as part of a hotel pursuant to a management agreement that addresses issues such as reservations, check-in and check-out procedures, restrictions on length of stay, room access, housekeeping, and the collection and remittance of the transient occupancy tax. Condo-Hotel Units shall be treated as Hotel Rooms for purposes of the Equivalency Matrix of the Specific Plan.

**Convention Center Expansion Parcel.** An airspace parcel (lot 15 of VTTM 53383) on Development Site 1a in the Olympic West Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

**Convention Center Expansion Uses.** These uses include Convention Center related uses, including meeting rooms, display rooms, exhibition rooms, offices used by employees of the Convention Center, loading, storage, concourses, food service relating to convention activities (but not including restaurants open to the public) and parking.

**Development Agreement.** A development agreement, authorized pursuant to California Government Code Section 65864, *et seq.*

Los Angeles Sports and Entertainment District

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, and in November 2007, and in \_\_\_\_\_ relating to, among other things, the Specific Plan area.

**Development Site.** An area within the Specific Plan which is proposed for that amount and type of development as set forth in Map 2.

**Director.** The Director of Planning or his or her designee.

**Donor Site.** A lot or lots within the Specific Plan area from which all or a portion of the unused Floor Area permitted on the lot or lots is transferred to another lot or lots within the Specific Plan area, pursuant to Section 15.

**Eleventh Street Pedestrian Area.** That area within the public right-of-way of Eleventh Street, between Figueroa Street and Georgia Street, as shown on Map 2, and which is designated in this Specific Plan for pedestrian activity during specified times.

**Entertainment Uses.** This term includes entertainment and recreational uses which include, but are not limited to: amphitheaters, arenas, auditoriums or other similar facilities; museums; live theaters; movie theaters; live entertainment; cabarets; comedy clubs; dance clubs; billiards; bowling alleys; electronic/game arcades; family entertainment centers; ice and in-line skating rinks; and similar uses or enterprises which are oriented, marketed and intended for tourists, visitors and/or recreational consumers and permitted by the LASED Zone.

**Equivalency Transfers.** The ability to exchange a certain amount of square feet for one type of use (e.g., office use) to a certain amount of square feet for a different use (e.g., hotel use), based on an equivalency factor established in Section 6 of this Specific Plan.

**Figueroa Central Subarea.** That area bounded by Figueroa Street on the west, Flower Street on the east, Eleventh Street on the north and 12<sup>th</sup> Street on the south, as shown on Map 1.

**Figueroa South Subarea.** That area bounded by Figueroa Street on the west, Flower Street on the east, 12<sup>th</sup> Street on the north and almost to Pico Boulevard on the south, as shown on Map 1.

**Floor Area.** Floor Area shall be as defined in LAMC Section 12.03, except that outdoor eating areas on all floors and on Private Setback areas shall not count as Floor Area.

**Floor Area Transfer.** The conveyance of Floor Area from a Donor Site to a Receiver Site or the Unused Floor Area Pool, in accordance with the requirements of Section 15.

**General Manager.** The General Manager of the Department of Transportation, or his or her designee.

**Grade (Adjacent Ground Elevation).** Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. Except that, light wells, stair wells and driveways shall not be considered in determining the lowest point of elevation of the finished surface of the ground.

**Height, Podium.** The vertical distance above grade measured to the highest point of the podium roof. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of the podium. In addition, roof-top equipment shall be permitted pursuant to LAMC Section 12.21.1 B 3. The podium is that portion of a building which rises from grade to a maximum height, as set forth in Section 10, and provides a base for a building tower.

**Height, Tower.** The vertical distance above grade measured to the highest point of the tower roof. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, spires, flagpoles, solar energy structures, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limit specified in the district where the property is located, but no penthouse or roof structure, or any other space above that height limit shall be allowed for the purpose of providing additional floor space. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a tower. The tower is that portion of a building which rises from grade to a maximum height, as set forth in Section 10.

**Hotel Uses.** This term includes hotel related uses, which include, but are not limited to: hotel rooms; meeting and ballroom facilities; retail, restaurant, office or entertainment uses that are ancillary to the operation of a hotel; parking and other hotel amenities.

**LASED.** Los Angeles Sports and Entertainment District Specific Plan.

**Olympic East Subarea.** That area bounded by Georgia Street on the west, Figueroa Street on the east, Olympic Boulevard on the north and 11<sup>th</sup> Street on the south, as shown on Map 1.

**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  $\frac{4}{3}$   $\frac{2}{3}$  of the length of the block to James M. Wood Boulevard on the north, as shown on Map 1.

**Olympic West Subarea.** That area bounded by the 110 Freeway (Harbor Freeway) on the west, Georgia Street on the east, Olympic Boulevard on the north and 11<sup>th</sup> Street on the south, as shown on Map 1.

**Pass-By Trip.** A Trip made as an intermediate stop on the way from an origin to a primary Trip destination.

**Peak Hour.** That highest single traffic volume hour, as determined by the General Manager.

**Pedestrian Linkage.** Those areas linking the Specific Plan to the LA Convention Center, STAPLES Center, South Park District, 7<sup>th</sup>/Flower Metro Station, Pico/Flower Metro Station and Central Business District which would provide pedestrian use, and consisting of attractive hardscape, landscape, lighting, improvements and directional signs.

**Private Setback.** That portion of a lot located adjacent to the public sidewalk area, which may be used for landscaping, outdoor dining or uses which incorporate non-permanent and non-habitable structures.

**Project.** The construction, erection, addition to or structural alteration of any building or structure, or use of building or land or change of use of a building or land on a lot located in whole or in part within the Specific Plan area which requires the issuance of a grading permit, foundation permit, building permit, or use of land permit.

A Project shall not include the following:

1. Demolition;
2. Interior remodeling of a building, or the change of use of a building or land or the relocation of existing uses, so long as the remodeling, change of use or relocation is consistent with the Environmental Equivalency Matrix, unless the interior remodeling, change of use or relocation:
  - a. changes the footprint of a building by more than 10% in area; or
  - b. increases the Floor Area by more than ten percent and exceeds 50,000 additional square feet of Floor Area within a lot; or
3. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the replacement value of the building or structure before the alterations or additions, as determined by the Department of Building and Safety; or
4. Notwithstanding LAMC Section 12.23 A 4, the rehabilitation or reconstruction of a conforming or nonconforming building or structure which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster.

**Project Permit Compliance Review.** A determination by the Director that a Project complies with the regulations of this Specific Plan, including the Appendices, and that the Project complies with all applicable environmental mitigation measures as set forth in Appendix E.

**Receiver Site.** A lot or lots within the Specific Plan area to which unused permitted Floor Area is transferred from one or more Donor Sites within the Specific Plan area, pursuant to Section 15.

**Residential Uses.** This term shall include rental apartment units and lofts, residential condominium units, assisted/elderly units, and live-work artisan/professional units.

**Significant Hotel Parcel.** Development Site 2 in the Olympic East Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

**Specific Plan.** The Los Angeles Sports and Entertainment District Specific Plan.

**Sports Bar.** An establishment with a full service kitchen that offers a full menu of food items. These establishments typically include a bar or lounge area for the service of alcoholic beverages and also sports-related entertainment activities, such as televised viewing of sporting events. Sports Bars have at least one television screen or video monitor for each 500 square feet of floor area that is accessible to patrons.

**Trip.** The arrival at or departure from a Project during the Peak Hour by a motor vehicle.

**Unused Floor Area Pool.** That Floor Area within the Specific Plan area, which has not been developed and which may be transferred from one or more Donor Sites within the Specific Plan area, pursuant to Section 15, or transferred to one or more lots outside of the Specific Plan area by separate application and approval as set forth in Section 15. The owner of all unused floor area is LA Arena Land Company, Inc., or its successor.

## Section 5.

### PROHIBITION.

#### A. Project Permit Compliance Review.

1. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within the Specific Plan area, unless the Director has issued a Project Permit Compliance Review approval pursuant to the procedures set forth in LAMC Section 11.5.7. In issuing a Project Permit Compliance, the Director's review shall determine whether an individual Project is in compliance with those regulations, guidelines and mitigation measures which are set forth in this Specific Plan.
2. The Director shall consult with the Administrator of the Community Redevelopment Agency, prior to issuance of a Project Permit Compliance Review Approval.
3. Any Project which utilizes an Environmental Equivalency Transfer shall be reviewed by the Director to determine if it exceeds any of the environmental thresholds set forth in Appendix D. If the Project does not exceed any of the environmental thresholds set forth in Appendix D, the Director shall then review the Project pursuant to the Project Permit Compliance Review. If the Project does exceed any of the environmental thresholds set forth in Appendix D, additional environmental review shall be required.
4. The prohibition in Subdivision 1 shall not apply to any construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair or replace an unsafe or substandard condition.

#### B. Maximum Permitted Floor Area. The maximum total permitted Floor Area within the Specific Plan area shall not exceed 5,515,104 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	Square Footage
Hotel and Ballroom	1,624,376 <u>1,389,106</u>
Retail/Entertainment/Restaurant	789,486
Convention Center Expansion	250,000
Office	245,800 <u>847,600</u>
Residential	2,485,439 <u>2,423,794</u>
Cinema	120,000 <u>127,327</u>
Total Square Footage	5,515,101 <u>5,827,313</u>

- D. Land area subject to easements granted pursuant to Section 10 F2 shall be counted as buildable area for the purposes of determining maximum floor area ratio.

## Section 6.

### LAND USE EQUIVALENCY TRANSFERS.

- A. **Purpose.** The Land Use Equivalency Matrix is established to provide development flexibility by permitting shifts of permitted Floor Area between certain land uses over the life of the Specific Plan, while maintaining the intent and regulatory requirements of the Plan. The Land Use Equivalency Matrix allows for Floor Area reallocations between the land uses, utilizing conversion factors that are based upon environmental impact equivalencies.

B. **Limitations.**

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 ~~5,515,101~~ 5,827,313 square feet.
2. There shall be no fewer than 500 dwelling units (approximately 543,750 square feet) at build out constructed within the Specific Plan area. No Equivalency Transfer shall be permitted which would conflict with this requirement.
3. There shall be no fewer than 1200 hotel rooms (approximately 1,236,200 square feet) at build out constructed within the Specific Plan area. Up to 200 of these required hotel rooms may be provided as Condo-Hotel Units. There shall be no Condo-Hotel Units on the Significant Hotel Parcel. No Equivalency Transfer shall be permitted which would conflict with this requirement.
4. Notwithstanding Subdivisions 1, 2 and 3, development on the Convention Center Expansion Parcel shall be limited to 250,000 square feet of development for Convention Center Expansion Uses, parking, or temporary uses (including but not limited to construction staging) and signage, unless the Director of Planning determines that such temporary uses or signage will interfere with Convention Center Expansion Uses. In the event the development of the Convention Center Expansion does not occur by October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by this Specific Plan.

5. Notwithstanding Subdivisions 1, 2 and 3, development on the Significant Hotel Parcel shall be limited to Hotel Uses and Residential Uses, developed in conjunction with the Convention Center Hotel, surface parking or construction staging, unless the Director of Planning determines that construction staging will interfere with the development of the Significant Hotel Parcel. The hotel or hotels that comprise the Convention Center Hotel collectively shall contain a minimum of 1,000 rooms. In the event the development of the Convention Center Hotel does not occur by October 21 2021, the Significant Hotel Parcel may be used for any other use permitted by this Specific Plan. Meeting and ballroom facilities servicing the Convention Center Hotel may be located on Development Site 1.

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

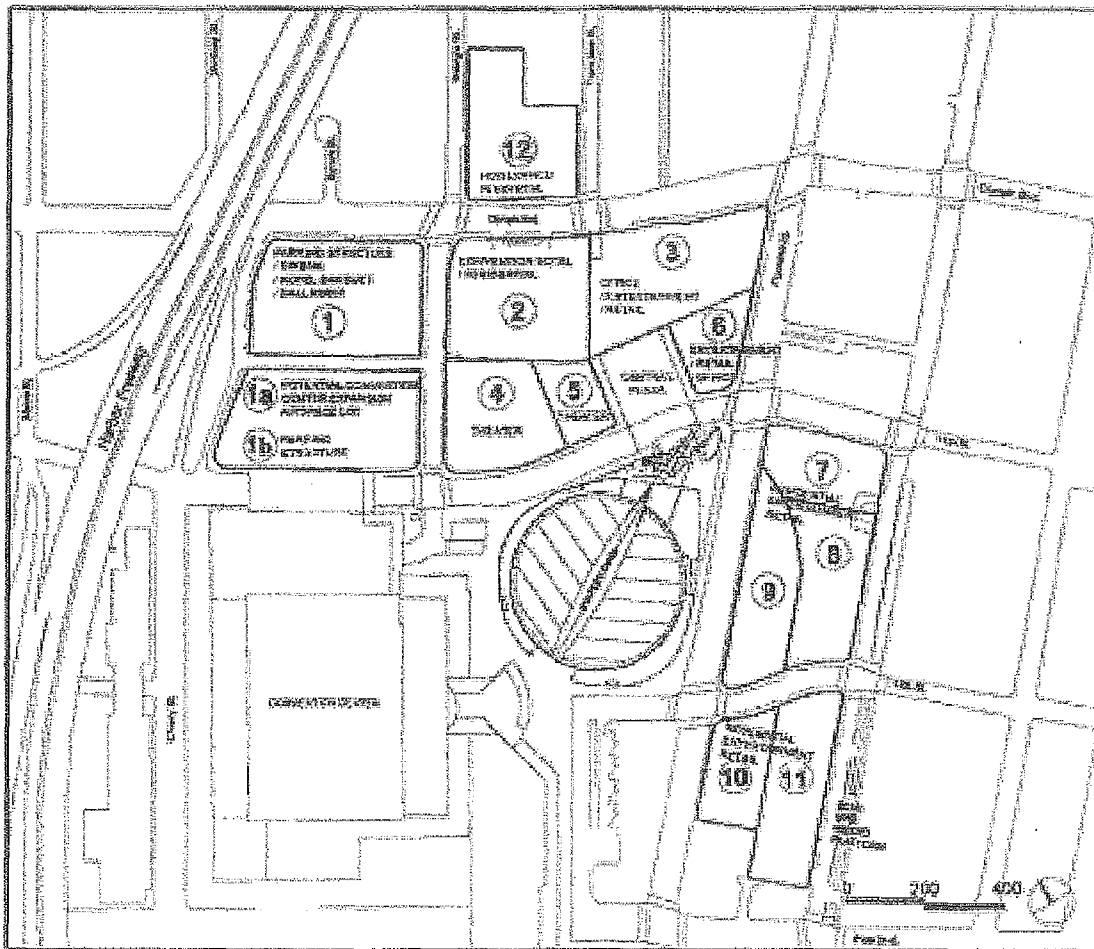
From this land use	To this land use	Hotel	Live Theater	Entertainment	Museum	Restaurant	Retail	General Office	Residential	Sports Broadcast Office	Cinemas	Convention Center Expansion	Production/Tech Office/Studio
Hotel		NA	17.111 <sup>1</sup>	0.417 <sup>2</sup>	0.349	0.093	0.169	0.272	1.203 <sup>3</sup>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

- Numbers shown in table represent conversion factors for square footage from one land use to another, to maintain trip totals equivalent to and not exceeding those assumed in the DEIR.
- Numbers are based on weekday PM peak hour trip generation data.

For example, if it was desired to convert project square footage from retail to restaurant uses, the conversion factor to be used is 0.554, i.e. 75,000 sf of retail uses could be replaced with 41,550 sf of restaurant uses (75,000 x 0.554) without increasing the number of trips.

- Ratios are conversion factors from rooms to seats.
- Ratios are conversion factors from rooms to 1,000 sf.
- Ratios are conversion factors from rooms to DU's.
- Ratios are conversion factors from seats to rooms.
- Ratios are conversion factors from seats to 1,000 sf.
- Ratios are conversion factors from seats to DU's.
- Ratios are conversion factors from 1,000 sf to rooms.
- Ratios are conversion factors from 1,000 sf to seats.
- Ratios are conversion factors from 1,000 sf to DU's.
- Ratios are conversion factors from DU's to rooms.
- Ratios are conversion factors from DU's to seats.
- Ratios are conversion factors from DU's to 1,000 sf.

MAP 2  
SPECIFIC PLAN LAND USE MAP (Revised)



DEVELOPMENT SITE	USE						TOTAL
	Convention Ct. Exp (SF)	Cinema (SF)	Hotel and Ballroom (SF)	Office (SF)	Residential (SF)	Retail/Ent./ Restaurant (SF)	
1		120,000	205,000				325,000
1a	250,000						250,000
1b*							0
2			862,000 (1,080 rooms)		504,000 (225 DU)		1,366,000
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			350,000 (400 rooms)		150,000 (100 DU)		500,000
	250,000	120,000		245,800			
			1,624,376		2,485,439	789,486	5,515,101
<b>Total (SF)</b>							
<b>Total Specific Plan</b>							
			(1,702 rooms)		(1,833 DU)		

DEVELOPMENT SITE	USE						TOTAL
	Convention Ct. Exp (SF)	Cinema (SF)	Hotel and Ballroom (SF)	Office (SF)	Residential (SF)	Retail/Ent./ Restaurant (SF)	
4		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
	250,000	127,327	4,389,106	847,600	2,423,794	789,486	5,827,313
<b>Total (SF)</b>							
<b>Total Specific Plan</b>							
			(1,498 rooms)		(1,787 DU)		

\* LASED Parking shall be permitted on Development Site 1b.

\* 52 surplus Saturday evening peak hour trips are allocated to Development Site 12 per May 2007 Addendum to the LASED EIR

**Section 7.**

**ANNUAL REPORT.**

An Annual Report, in accordance with the adopted Development Agreement, shall be prepared each year and submitted to the Area Planning Commission.

**Section 8.**

**DIRECTOR REVIEW OF EXTERIOR REMODELING OF EXISTING BUILDINGS.**

- A. **Director's Authority.** The Director shall review the exterior remodeling of existing buildings, for compliance with the following design guidelines set forth in Appendix A, as applicable: architectural character; articulation and fenestration; material and colors; and lighting. The Director shall have the authority to review a proposed exterior remodeling and determine if it is compliance with the Specific Plan.
- B. **Time Limit.** The Director shall complete this review within ten days from the date a complete application is submitted by the Applicant and is deemed complete by the City Planning Department.
- C. **Appeal.** The procedure for processing appeals of Director's determinations on exterior remodeling of existing buildings shall be the same as those set forth for Project Permit Compliance Review determinations.

**Section 9.**

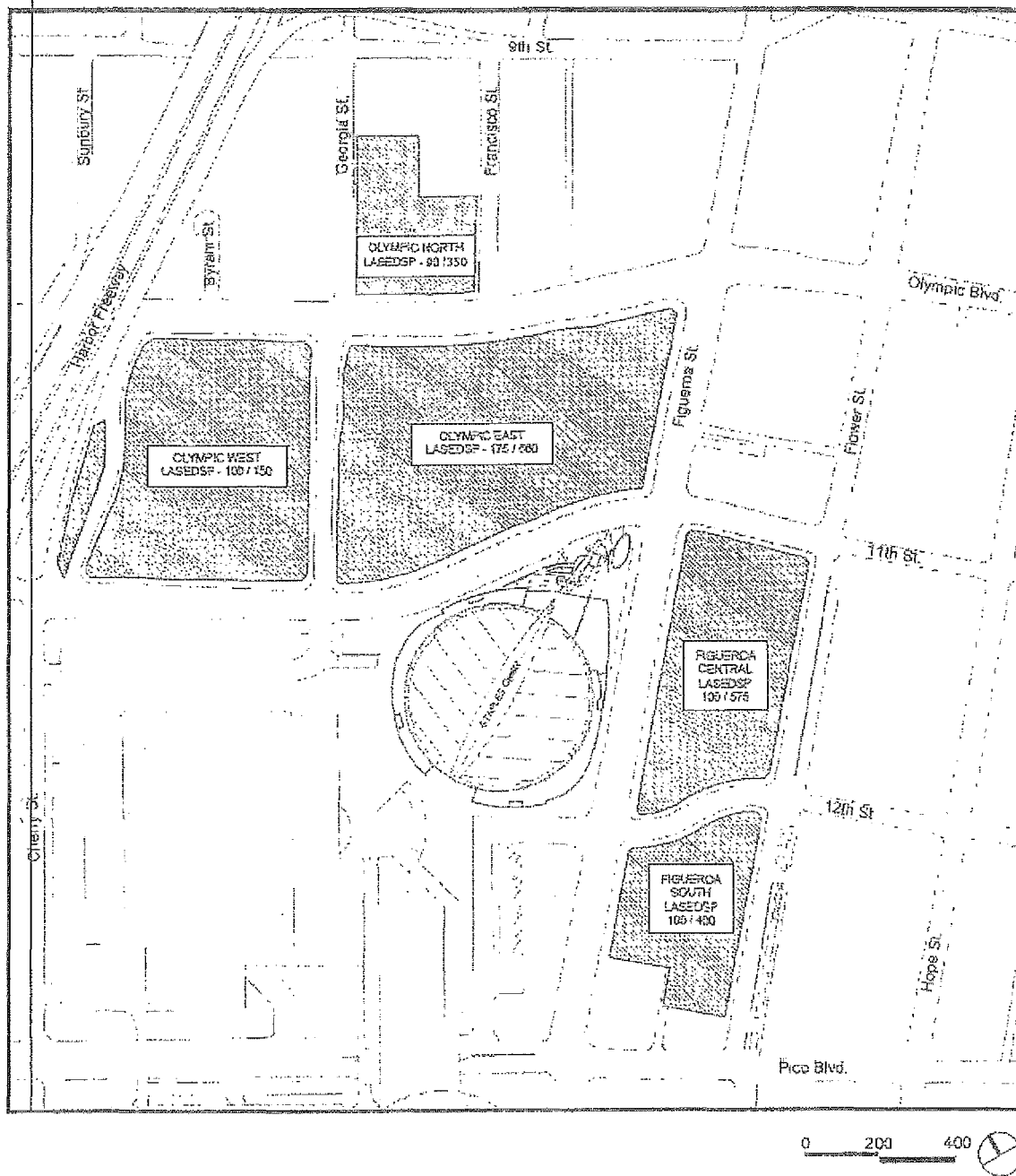
**LAND USE.**

- A. **Designation of Subareas.** The Specific Plan contains five Subareas, as shown on the Subareas Map, Map 3 in this Section. The Subareas are designated as: Olympic West; Olympic East; Olympic North; Figueroa Central; and Figueroa South.
- B. **Podium Height/Tower Height Limits.** Each lot within the Specific Plan includes Podium Height/Tower Height (Height) limits as provided for in Section 10.
- C. **Permitted Uses.** The use regulations of the C2 Zone, as specified in LAMC Section 12.14 and the use of that portion of the M1 Zone as specified in LAMC Section 12.17.6 A 4 (assemblies of more than 3,000 individuals) shall apply to all lots in the LASED Zone, which are located within the Specific Plan area. In addition, the following uses shall be permitted:
  - 1. **Outdoor Eating Areas.** Notwithstanding LAMC Section 12.14 A 1(a)(10), outdoor eating areas on all floors of buildings, Private Setback areas and on public sidewalk areas, in compliance with all other applicable local, state and federal code requirements. Outdoor eating areas shall be designed in accordance with Urban Design Guidelines set forth in Appendix A.
  - 2. **Outdoor Vendor Carts.** These uses shall be permitted within the Specific Plan area and within the Eleventh Street Pedestrian Area when Eleventh Street is not used for vehicular traffic. At no time shall there be more than 300 outdoor vendor carts operated within the Eleventh Street Pedestrian Area.
  - 3. **Transit Stations and Related Facilities and Uses.**

4. **Alcohol Use Approvals for the Sale and Service of Alcoholic Beverages for On-Site Consumption, Including Restaurants, Cafes, Hotels, Nightclubs, Cabarets, Comedy Clubs, Dance Clubs, Sports Bars and Similar Uses, and Within the Central Plaza.** Thirty Alcohol Use Approvals for on-site consumption, in addition to one establishment that may be allocated either as an on-site or off-site Alcohol Use Approval, shall be permitted and subject to the restrictions set forth in Section 12.
5. **Dancing and Live Entertainment.** While permitted by this Specific Plan, these uses must still have dancing/live entertainment permits from the Los Angeles Police Commission, if applicable or required by the LAMC.
6. **Alcohol Use Approvals for the Sale of Alcoholic Beverages for Off-Site Consumption.** Two Alcohol Use Approvals for off-site consumption, and a third Alcohol Use Approval may be allocated for off-site consumption if not allocated for on-site consumption, shall be permitted and subject to the restrictions set forth in Section 13.
7. **Entertainment and Commercial Recreation Uses and Establishments Including Billiards, Bowling Alleys, Live Theaters, Museums, Cinemas, Electronic/Game Arcades, Family Entertainment Centers, In-Line and Ice Skating Rink and Similar Uses.**
8. **Special Events and Temporary Uses Including Carnivals, Circuses, Parades, Street Fairs and Festivals, Outdoor Performances, TV/Movie Stages and Sets and Other Similar Uses, So Long as the Use Is Consistent with the Provisions in Section 11 B.**
9. **Surface and Structured Parking Lots (Including Those at Grade, Above Grade and Subterranean).**
10. **Telecom Facilities, Including Transmission, Switching Stations, Uplinks and Satellite Dishes.** Telecom facilities shall be permitted within any floor of a building except the first floor, unless that first floor telecom facility pertains to movie, television, theatrical or music studio uses. Exterior satellite dishes shall be either screened from view or shall be incorporated into the architectural design and character of the building.
11. **Motion Picture, Television and Broadcast Studios, Indoor or Outdoor Stages and Sets, Video and Media Production.**
12. **Hotels Located Within 500 Feet of an R Zone, which May Also Contain Residential Condominiums.**
13. **Public Artwork.**
14. **Mixed-Use Developments, which May Include Residential, Hotel, Retail, Entertainment, Office or Other Uses Permitted by this Specific Plan.**
15. **Klieg Lights and Laser Beams.**

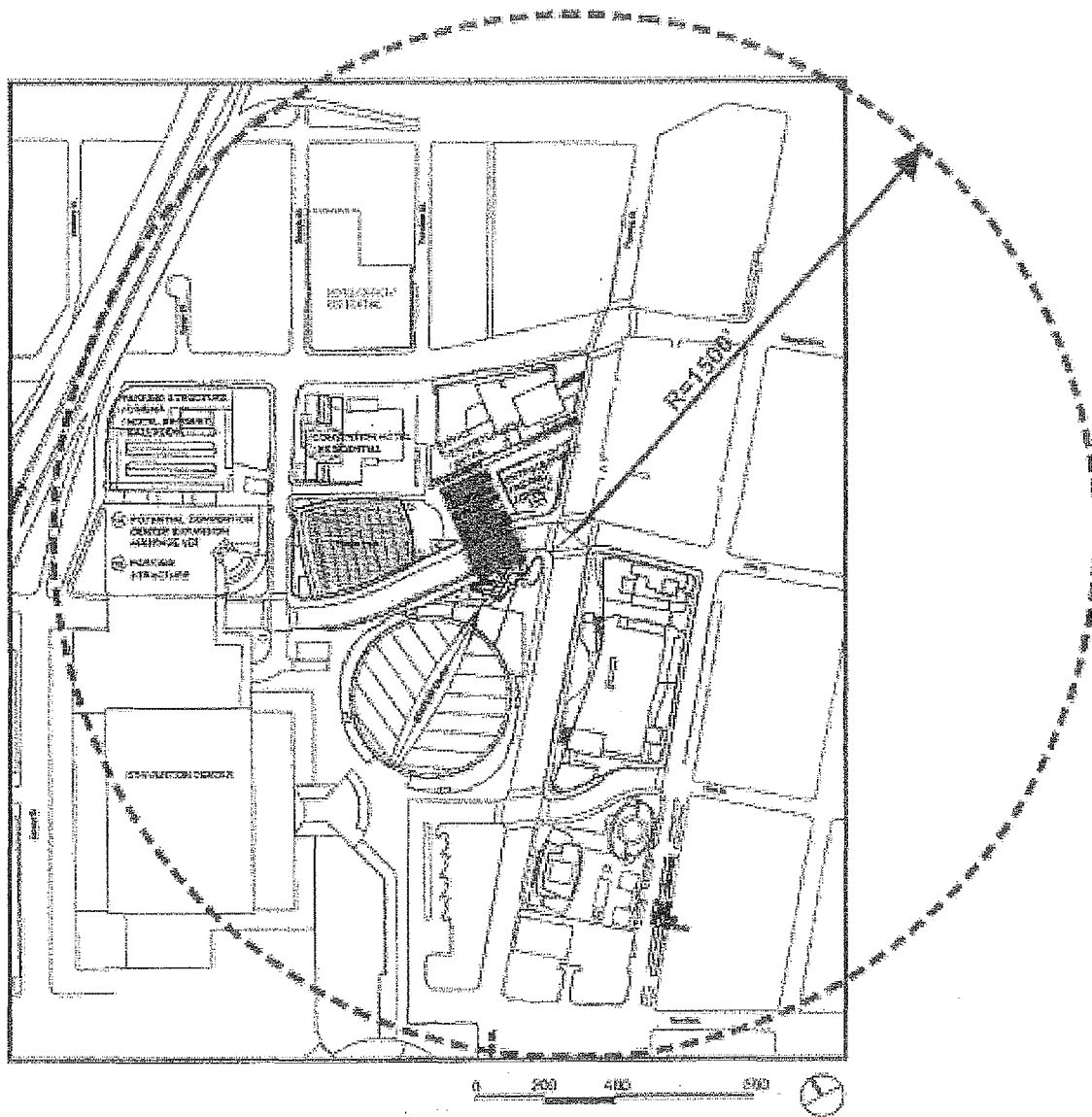
16. **Conditional Uses Listed in LAMC Section 12.24 when Approved Pursuant to that Section.** This includes establishments that sell and serve alcoholic beverages for on-site and off-site consumption pursuant to LAMC Section 12.24 W.
  17. **Helistops and Infrequent Helicopter Landings.** The Applicant may file for the establishment of up to two helistops for commercial use as provided for in LAMC Section 12.24 U 1. These helistops shall be located as indicated on Map 5 or as otherwise permitted by conditional use. In addition, infrequent helicopter landings and takeoffs as permitted in LAMC Section 12.22 A 6 shall be permitted. Helistops shall be designed and operated in accordance with all applicable federal and state (FAA and CALTRANS) laws and regulations.
  18. **Child Care.**
- D. **Prohibited Uses.** The following uses, when located within the Specific Plan Area and within 1,500 feet of the intersection of Figueroa Street and Eleventh Street, as indicated on Map 4, shall be prohibited:
1. Adult-oriented business, as defined in the LAMC;
  2. Strip tease show.
- E. **Yard and Setback Regulations.** Notwithstanding the requirements set forth in the LAMC, no Project shall be required to provide front, side or rear yards or building setbacks. A Project shall be required to provide a Private Setback, as defined by this Specific Plan, and as required in Appendix A.

MAP 3  
SUB AREAS (Revised)

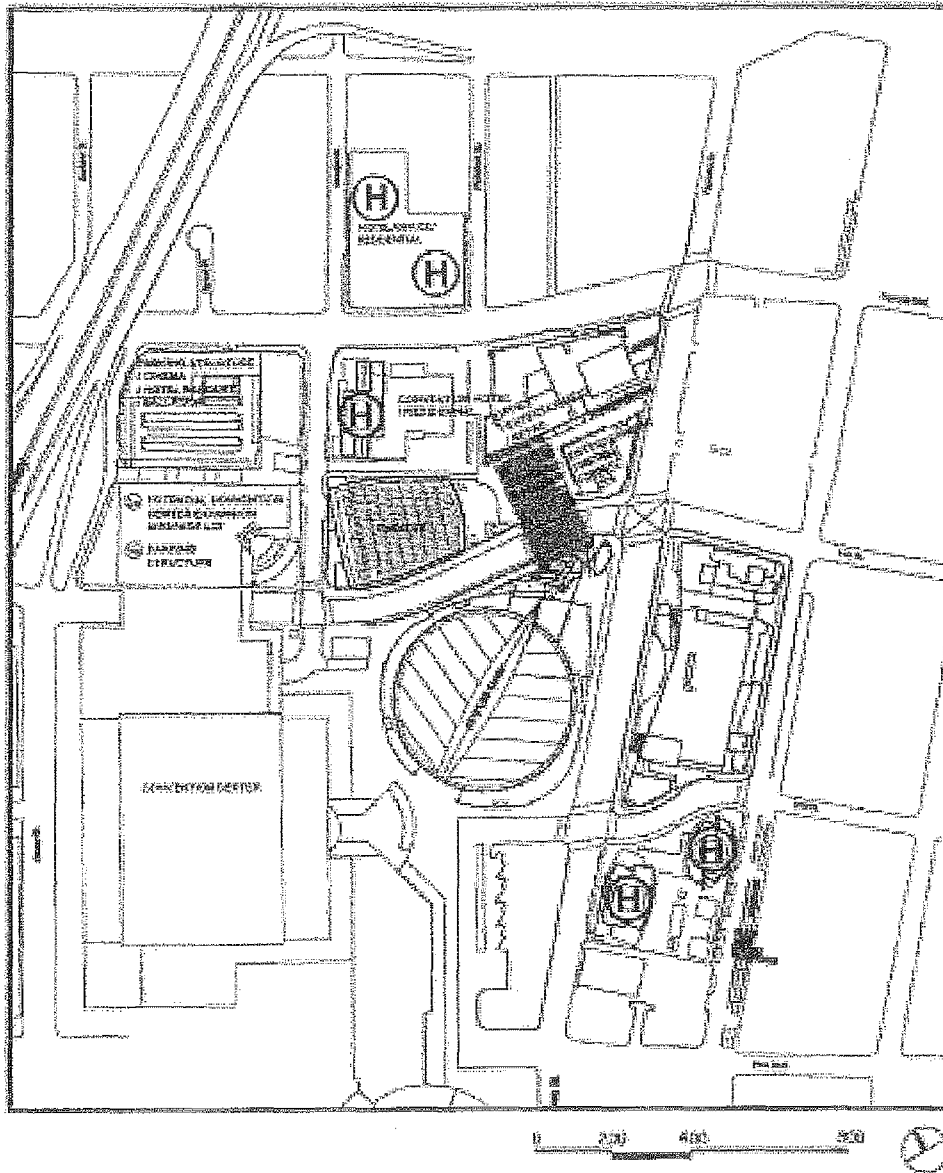




MAP 4  
PROHIBITED USE AREA (Revised)



MAP 5  
CONCEPTUAL HELISTOP LOCATIONS (Revised)



URBAN DESIGN REGULATIONS.

A. Building Height and Massing.

1. **Olympic West Subarea.** The maximum permitted height of any Project on a lot within the Olympic West Subarea, as shown on Map 3 and Diagram 1, shall be limited as follows:

Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: Towers shall not exceed 150 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 20% of total land area within this Subarea.

2. **Olympic East Subarea.** The maximum permitted height and setback of any Project on a lot within the Olympic East Subarea, as shown on Map 3 and Diagram 2, shall be limited as follows:

Podium Height: Podiums shall not exceed 175 feet in height.

Tower Height: Towers shall not exceed 660 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 15% of total land area within this Subarea.

Tower Setback: Towers which are adjacent to 11<sup>th</sup> Street frontage shall be set back 20 feet from that edge of the Podium that is adjacent to 11<sup>th</sup> Street.

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

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

Tower Height: Towers shall not exceed 200 ~~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.

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

Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: This part of the Subarea may be developed with a combination of tower heights, ranging from over 100 feet up to 575 feet in height, subject to the following limitations:

- (a) The combination of all Towers over 100 feet and up to 160 feet in height shall

not exceed 60% of the total land area within the Subarea; or

(b) The combination of all Towers which are over 455 feet and up to 575 feet in height shall not exceed 10% of the total land area within the Subarea, and the combination of all Towers which are over 160 feet and up to 455 feet in height shall not exceed 20% of the total land area within the Subarea; or

(c) Alternatively, the Applicant may request the Director of Planning to approve a combination of Tower heights, as long as the total mass (land area coverage) is not greater than the greater of alternatives (a) or (b) above.

Tower Setback: Towers which are adjacent to Figueroa Street frontage shall be set back 20 feet from that edge of the Podium that is adjacent to Figueroa Street.

5. **Figueroa South Subarea.** The maximum permitted height of any Project on a lot within the Figueroa South Subarea, as shown on Map 3 and Diagram 4, shall be limited as follows:

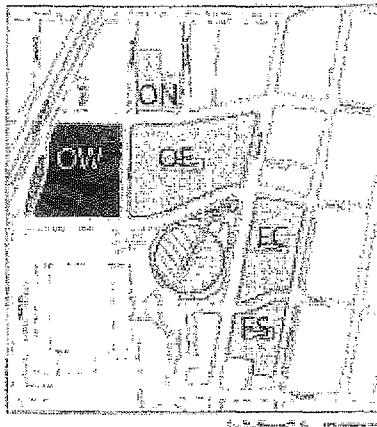
Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: Towers shall not exceed 400 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 34% of total land area within this Subarea.

Tower Setback: Towers which are adjacent to Figueroa Street frontage shall be set back 20 feet from that edge of the Podium that is adjacent to Figueroa Street.

- B. **Urban Design Guidelines.** Projects shall comply with the Urban Design Guidelines specified in Appendix A. The City Planning Commission may revise the Urban Design Guidelines after notice and hearing.

EXHIBIT 1  
ALLOWABLE BUILDING HEIGHT & MASSING  
OLYMPIC WEST SUB-AREA (Revised)



SUB-AREA LOCATION

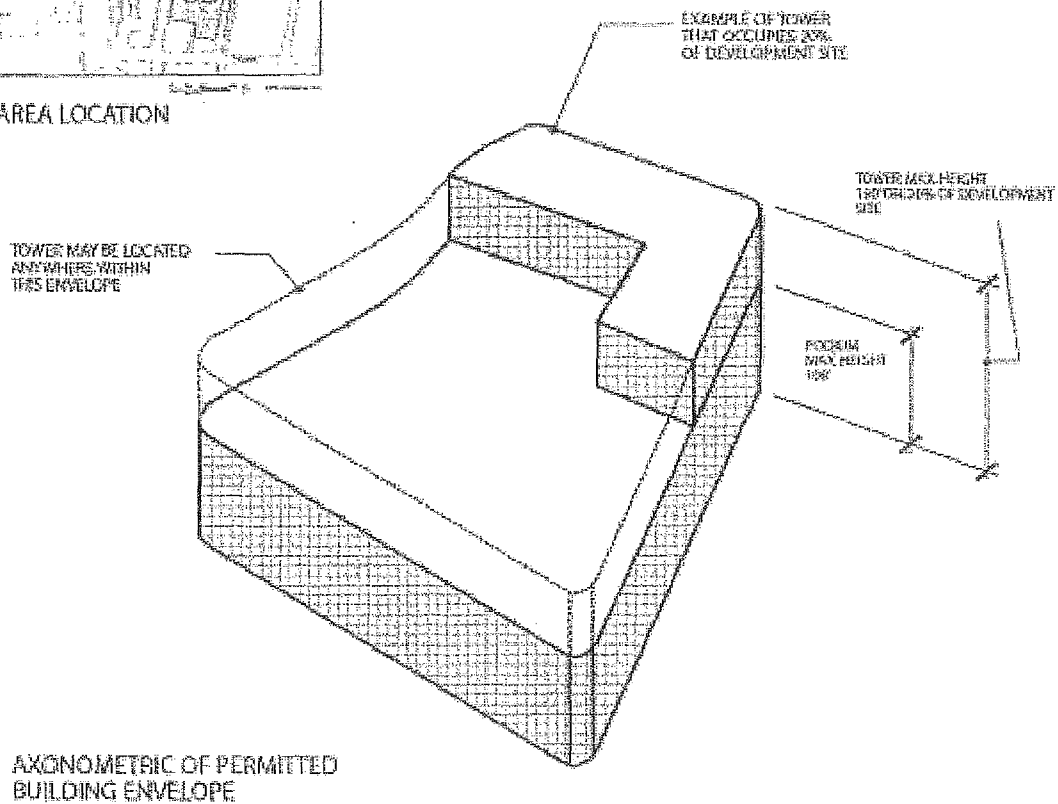
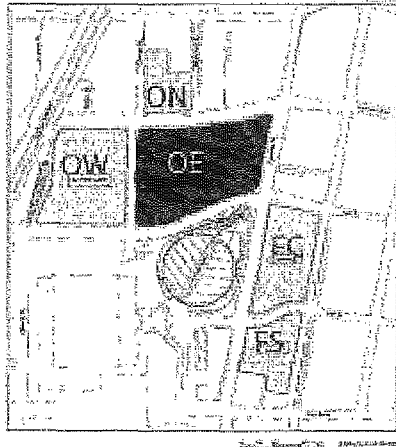


EXHIBIT 2  
ALLOWABLE BUILDING HEIGHT & MASSING  
OLYMPIC EAST SUB-AREA (Revised)



SUB-AREA LOCATION

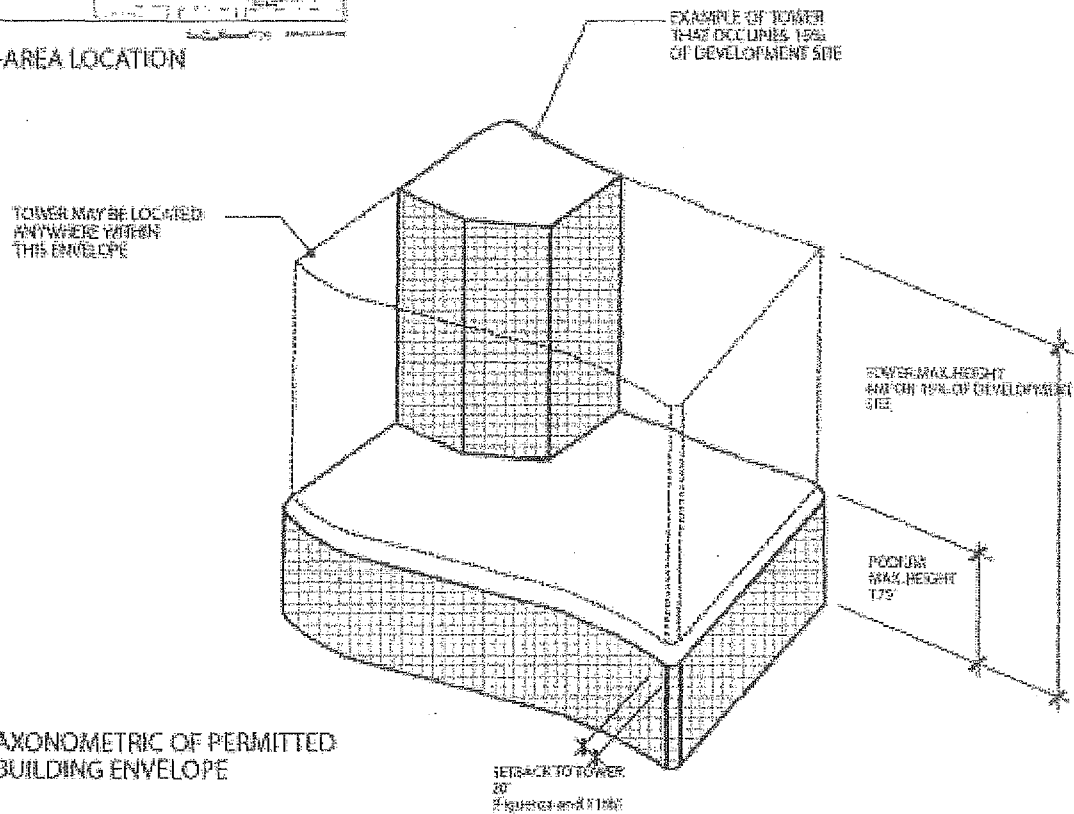
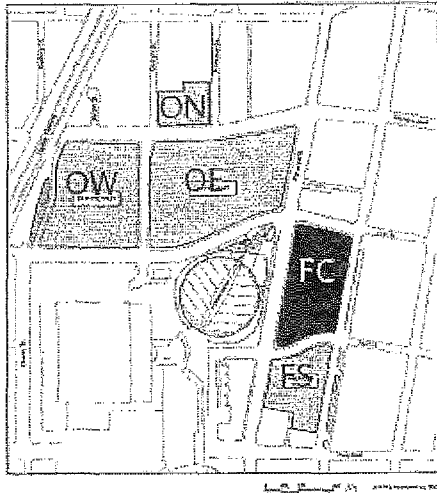
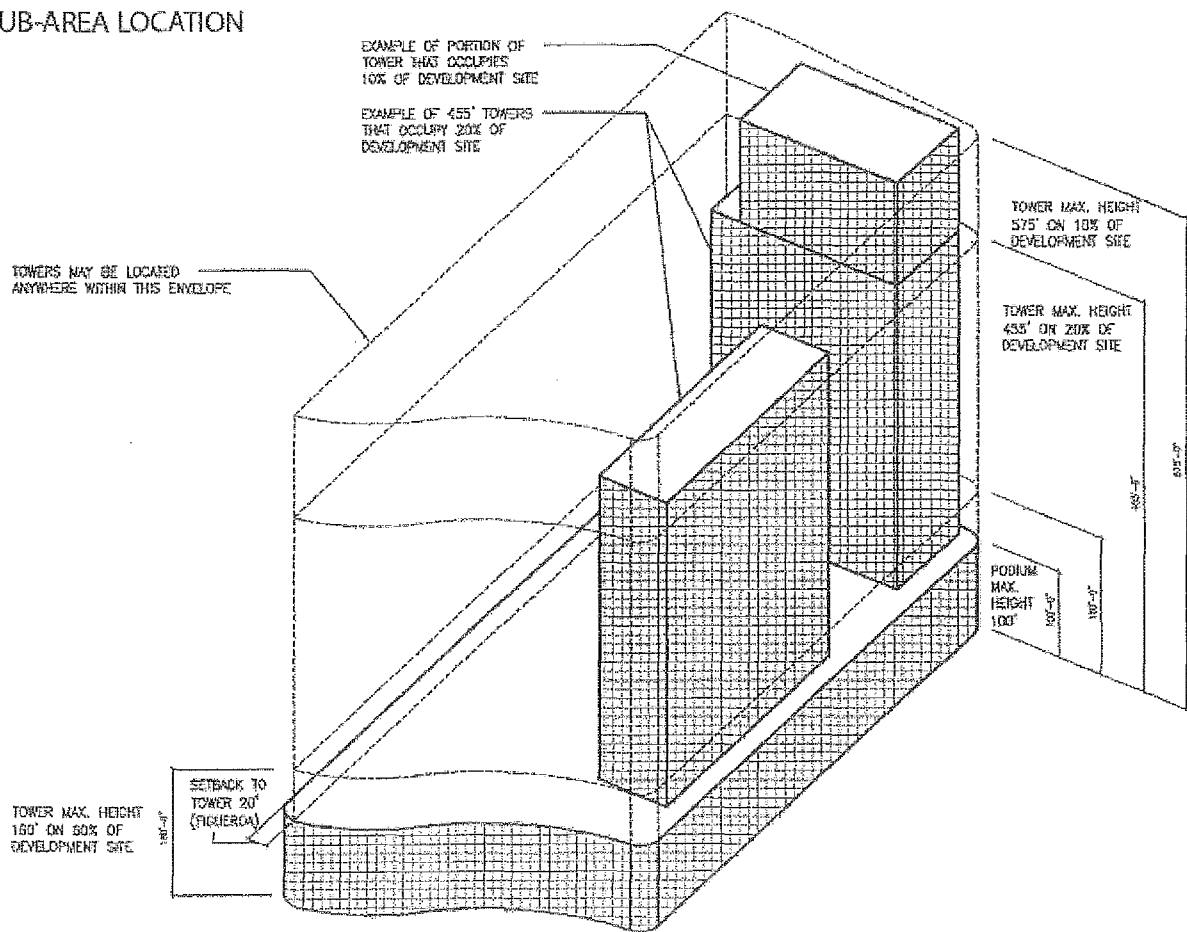


EXHIBIT 3  
ALLOWABLE BUILDING HEIGHT & MASSING  
FIGUEROA CENTRAL SUB-AREA (Revised)

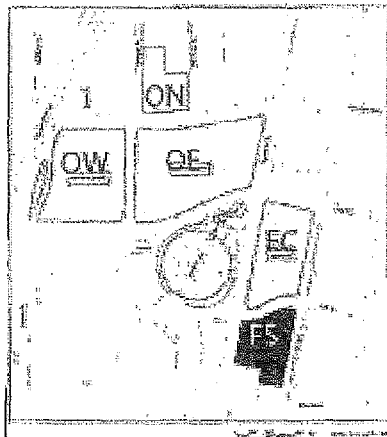


SUB-AREA LOCATION

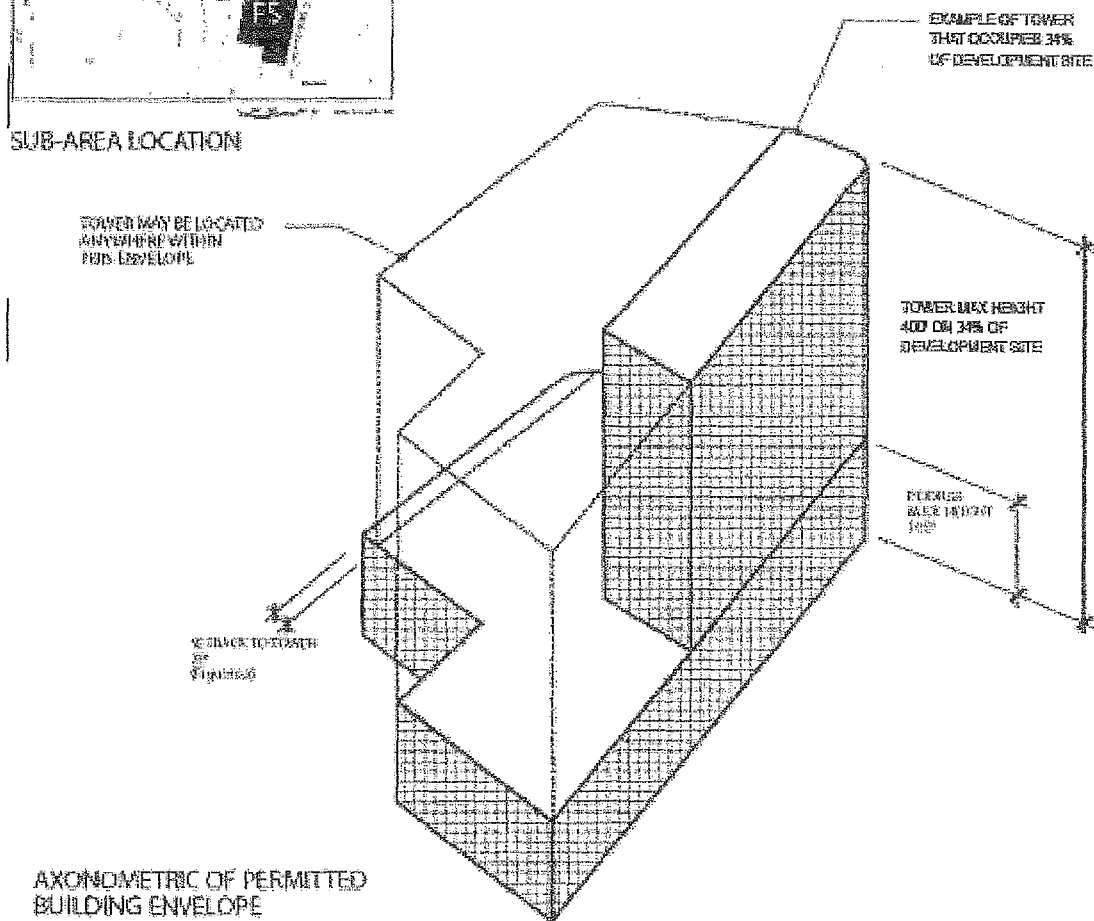


AXONOMETRIC OF PERMITTED  
BUILDING ENVELOPE

EXHIBIT 4  
ALLOWABLE BUILDING HEIGHT & MASSING  
FIGUEROA SOUTH SUB-AREA (Revised)



SUB-AREA LOCATION





[illegible]

## AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

C. **Central Plaza Regulations.** The Central Plaza area shall be located within the Olympic East Subarea, as indicated on Map 2. The Central Plaza shall be open to the public during normal business hours, except for restricted access during occasional private events. It may include retail and food kiosks and carts. Hours of operation for permitted uses within the Central Plaza shall be 8:00 a.m. to 2:00 a.m., seven days a week. The Central Plaza shall be a minimum of 30,000 square feet in size, and shall be developed in accordance with those guidelines set forth in Appendix A.

D. **Open Space/Landscape/Pedestrian Linkage Regulations.**

1. **General Open Space Requirements.**

- a. A minimum total of 150,000 square feet of open space shall be provided within the Specific Plan area.
- b. Required open space may be located at or above grade, or on rooftops. Parking areas, driveways, service access and facilities shall not qualify as open space.
- c. Required open space may be provided in the form of courtyards, plazas, including the Central Plaza, pedestrian paseos, Private Setbacks, roof terraces, gardens, or other similar outdoor gathering places. Open space may be distributed throughout the Specific Plan area as set forth in Map 5.
- d. Required open space need not be dedicated to the City as publicly owned property.
- e. Open space shall be provided in accordance with the Design Guidelines set forth in Appendix A.

2. **Residential Open Space Requirements.** A minimum total of 150 square feet of residential open space area shall be provided for each residential unit, and may be provided in any combination of common or private residential open space areas.

- a. No more than 50 square feet of the Central Plaza per residential dwelling unit may be used to satisfy this requirement.
- b. Residential open space may be provided at or above grade, or on rooftops.
- c. Except for the Central Plaza and open space provided in connection with buildings that include both Residential Uses and Hotel Uses, common residential open space shall be devoted to the use of inhabitants of the Specific Plan area in order to be counted toward the minimum residential open space requirement. In addition, recreation rooms of at least 600 square feet may qualify for up to 25 percent of the total residential open space area requirements.
- d. Common residential open space areas shall be accessible to all residents and open to the sky, except for a

pedestrian arcade or similar amenity. Additionally, a common open space area shall be a minimum of 400 square feet in area, with no horizontal dimension less than 15 feet, in order to be counted toward the residential open space requirement.

- e. Residential open space may be counted toward the total open space requirement for the Specific Plan area.
- f. A private residential open space area shall be contiguous to the dwelling unit and maintain a minimum eight foot clearance under any projection in order to be counted toward the open space requirement.

#### **E. General Landscape Requirements.**

- 1. All planted areas shall be designed and installed in compliance with the Design Guidelines set forth in Appendix A.
- 2. Open space areas, including plazas, courtyards and roof terraces, but excluding paseos, the Central Plaza and Pedestrian Linkages, shall contain a minimum of 15% planted area which can include trees, shrubs, and/or groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement. Common residential open space areas shall contain a minimum of 25% planted area; however, this requirement does not apply to any indoor recreation room counted toward the open space requirements, pursuant to Subsection D 2 (c) above.
- 3. The Central Plaza shall contain a minimum of ten percent planted area including, but not limited to, trees, shrubs and groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement.
- 4. Automatic Irrigation: All planted areas shall be provided with automatic irrigation systems and conform to City's water conservation requirements.
- 5. No additional landscaping shall be required for the interior of those surface parking lots that exist at the time of the adoption of this ordinance. However, perimeter landscaping of existing surface lots shall be maintained so long as the surface lot is maintained.

#### **F. General Pedestrian Linkage Requirements.**

- 1. Pedestrian Linkages shall be provided, as set forth in Exhibit 5. Pedestrian linkages shall link the Specific Plan with the following surrounding uses/districts:

LA Convention Center  
STAPLES Center  
South Park District.  
7<sup>th</sup>/Flower Metro Station.  
Pico/Flower Metro Station.  
Central Business District (CBD).

- 2. Pedestrian Linkages shall consist of attractive hardscape, landscape, lighting improvements, and directional signs. Accordingly, projects shall provide a public sidewalk width

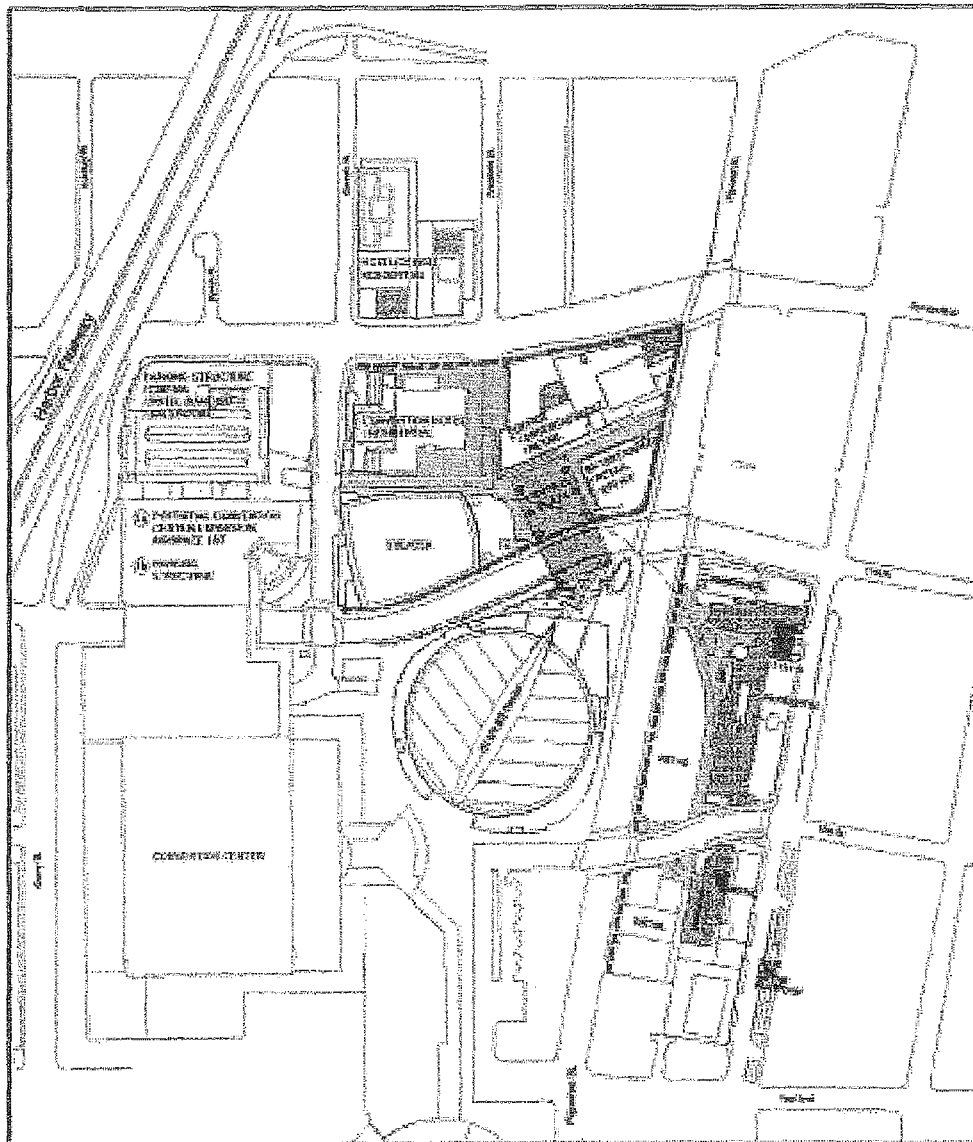
and a Private Setback width, as set forth in Appendix A. In most instances, the public sidewalk shall be 15 feet in width. However, due to limited public right-of-way, should the public sidewalk be less than 15 feet in width, the Applicant shall record a non-exclusive easement in favor of the City of Los Angeles over that portion of the adjoining Private Setback area, in order to achieve a total of 15 feet in width for public sidewalk purposes. The easement shall prohibit constructions or erections of any permanent barriers, such as permanent planters, curbs or railings, but shall permit placement of temporary or movable items, such as planters, street furniture, tables, chairs or benches. The easement shall be required prior to issuance of a certificate of occupancy for the Project, and the easement shall be reviewed and approved by the City prior to recordation.

The Specific Plan requires the provision of private setbacks in certain locations to increase the width of the pedestrian realm, as required by Design Guideline 2 of Appendix A. Street furniture, sidewalk dining amenities, tables, chairs, lighting, heating, decorative dining area railings no higher than 42 inches, and other similar elements are permitted within this setback, subject to the approval of the Director of Planning. Service and washing areas, habitable structures, and dining area enclosures above 42 inches are not permitted.





Notwithstanding the above, within the Olympic East subarea only, buildings may encroach into the Private Setback area, provided that such building encroachments are 30 feet or more above grade and otherwise conform to the Design Guidelines outlined in Appendix A. Building encroachments which are less than 30 feet from grade shall be permitted only pursuant to a Director's finding that such building encroachment does not impact pedestrian uses and streetscape trees and other amenities within the Private Setback area.

3. Bus stops located along Pedestrian Linkages shall provide appropriate landing areas for pedestrian boarding or disembarking.
4. LASED Streetscape Plan. All Projects shall comply with the LASED Streetscape Plan set forth in Appendix F.
5. Prior to issuance of a certificate of occupancy for any Project, the Director may require the Applicant to record a covenant guaranteeing to the City that the Project shall improve and maintain the public right-of-way in accordance with the LASED Streetscape Plan. Prior to recordation, the City Planning Department must review and approve any required covenant.

MAP 6  
GENERAL OPEN SPACE COMPONENTS (Revised)



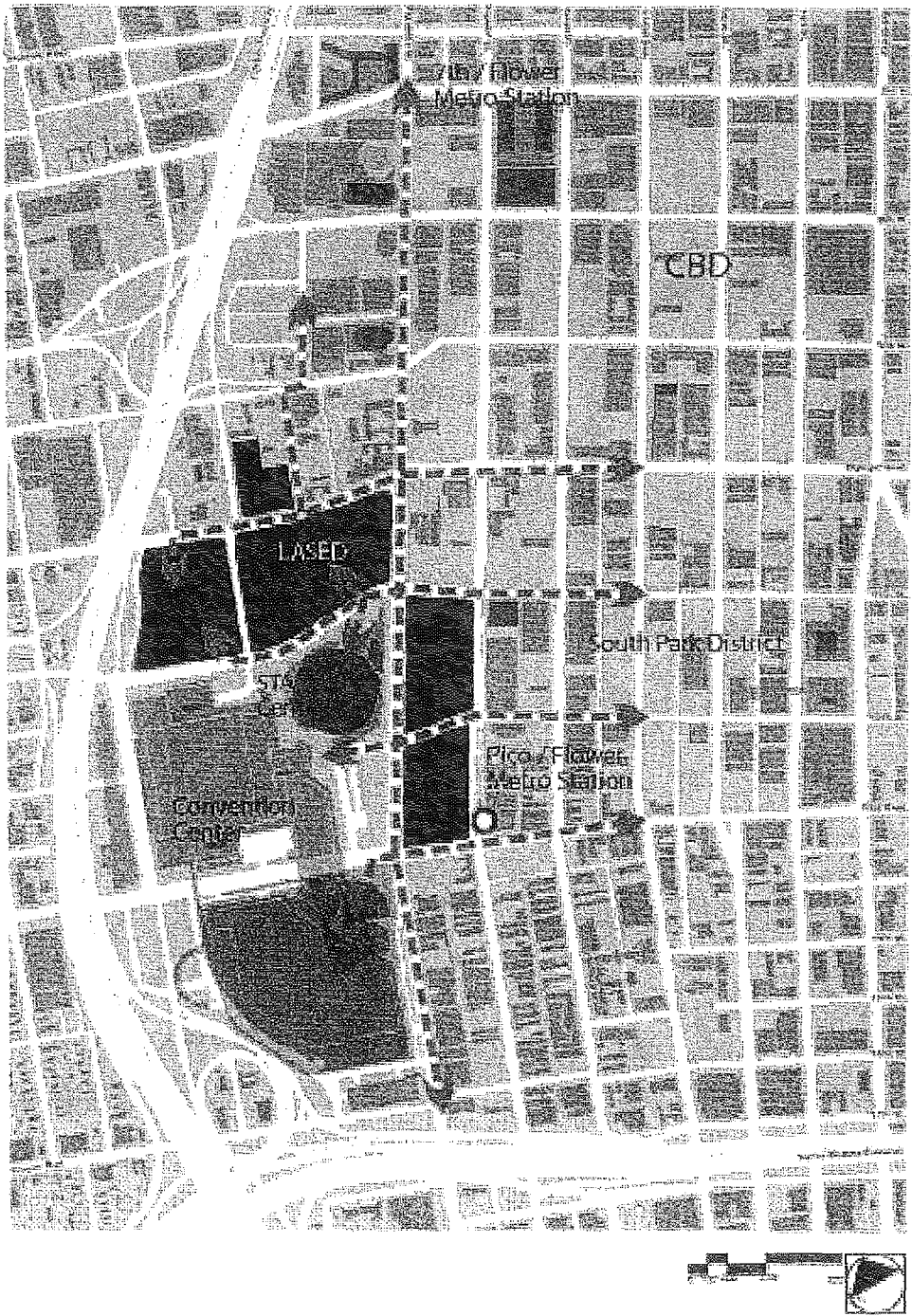
OPEN SPACE COMPONENTS

-  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



EXHIBIT 5  
PEDESTRIAN LINKAGES



Section 11.

ELEVENTH STREET PEDESTRIAN AREA.

- A. **Purpose.** The Specific Plan permits that Eleventh Street, between Figueroa Street and Georgia Street, will be used as a public gathering place and a place for public activities during non-peak hour traffic periods, subject to the approval of the General Manager and pursuant to applicable State law.
- B. **Limitations on Use.** During those non-peak hour traffic periods, when Eleventh Street is not required for use as a public right-of-way for vehicular traffic, as determined by the General Manager, retail and food kiosks and carts may be permitted within the Eleventh Street Pedestrian Area. No alcoholic beverages may be sold or served within the Eleventh Street Pedestrian Area.
- C. **General Design Requirements.** The following requirements shall be designed and implemented subject to the approval of the General Manager.
  - 1. The use of Eleventh Street as a Pedestrian Area shall be limited to that portion of Eleventh Street between Georgia Street and Figueroa Street.
  - 2. Temporary closure of the street to vehicular traffic shall be accomplished with traffic barriers, removable bollards or other devices. The Applicant shall submit a temporary closure plan to the Department of Transportation for review and approval prior to the start of any closure.
  - 3. The roadway width of Eleventh Street used for vehicular traffic shall be a minimum of 65 feet and equipped with rolling curbs, removable bollards or similar devices that define the edge of the area used for vehicular traffic when operating as a through street.
  - 4. Permanent street trees and planting shall be restricted to outside of vehicular space; removable planters shall be permitted within vehicular space only during those periods of street closure.
  - 5. Special paving treatment shall differentiate that portion of the street under temporary closure and shall complement and unify this space with the Central Plaza and Star Plaza at STAPLES Center satisfactory to the General Manager and to the Bureau of Engineering.
  - 6. Permanent furniture shall be restricted to outside of vehicular space; removable furniture shall be permitted within vehicular space only during those periods of street closure.
  - 7. The Eleventh Street Pedestrian Area shall be developed in accordance with those guidelines set forth in Appendix A.
  - 8. An annual closure plan shall be submitted to the Departments of Public Works and Transportation and may be included in the Annual Report provided for in any Development Agreement involving the Specific Plan area.

**ON-SITE ALCOHOL CONSUMPTION REGULATIONS.**

The sale and service of alcoholic beverages for on-site consumption shall be permitted. Entities that sell and serve alcoholic beverages for on-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

**A. LASED Alcohol Use Approvals for Alcoholic Beverage Sales for On-Site Consumption.** Except as set forth below, Alcohol Use Approvals shall be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption and processed pursuant to the procedures in LAMC Section 12.24 M:

1. **Establishments.** A maximum total of 33 Alcohol Use Approvals (including on-site and off-site) shall be permitted. A maximum of 30 on-site establishments, which include but are not limited to, hotels, restaurants, night clubs, theaters or bars, in addition to one establishment that may be allocated either as an on-site or off-site Alcohol Use Approval are permitted. An Alcohol Use Approval seeking both off-site and on-site sales (such as a wine bar) shall be allocated for purposes of this Specific Plan as an off-site use, and shall be subject to the applicable conditions of both on-site sales and off-site sales as outlined in this Specific Plan. Each hotel shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages: (i) as part of its banquet, lobby, meeting room, pool area and room services; (ii) within mini-bars located in each guest room; and (iii) within other establishments that are physically located within the hotel. The Convention Center Hotel shall be considered a single establishment, even if it is comprised of more than one hotel on the Significant Hotel Parcel. One performing arts center shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages.
2. **Special events.** One Alcohol Use Approval shall be allocated to the Central Plaza area for special event purposes. However, in no event may alcoholic beverages be sold or served within the Eleventh Street Pedestrian Area of the Central Plaza Area. The Applicant shall provide, or cause to be provided, notice to the Alcohol Advisory Group, of any event in the Central Plaza in which alcohol will be sold. Notice shall be provided to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Applicant.
3. **Requirements regarding purchase of existing alcoholic beverage licenses.** Of the 30 on-site Alcohol Use Approvals and the two off-site Alcohol Use Approvals, and the one Alcohol Use Approval that may be allocated for either on-site or off-site consumption, allowed by this Specific Plan, nine shall be purchased from existing State ABC licensed establishments located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five -mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five -mile radius from the intersection of 11<sup>th</sup> and Figueroa Streets. Under the Alcohol Use approval



process, the Director or Zoning Administrator may act to further enlarge this repurchase area to include the entire five -mile radius from the intersection of 11<sup>th</sup> and Figueroa Streets (with the exception of the Hollywood Community Plan Area), upon a demonstrated good faith effort by the Applicant and submission of the following documentation to the Director, Zoning Administrator and the Alcohol Advisory Group:

- (1) evidence of contacting the owners of all Type 20, 21, 47 and 48 licenses within the repurchase area in writing,
- (2) evidence that site visits have been conducted to all license locations within the repurchase area to determine which are active,
- (3) evidence of following up on all licenses within the repurchase area that are not operable for possible purchase,
- (4) evidence of following up on all referrals within the repurchase area of nuisance operations, and
- (5) demonstrated readiness to purchase State ABC licenses as they become available.

For every five Alcohol Use Approvals issued, at least one shall be from among the nine State ABC licenses required to be purchased from existing licensed establishments, as referenced above. In addition to these nine State ABC licenses which are required to be purchased, a good-faith effort shall be made, to the satisfaction of the Zoning Administrator, to purchase an additional three State ABC licenses from existing licensed establishments which are located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five -mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five -mile radius from the intersection of 11<sup>th</sup> and Figueroa Streets.. Further, of the nine State ABC licenses which are required to be purchased, there shall be a priority to acquire these licenses from establishments that have created problems in the community, as determined by the State ABC.

- B. **Conditions.** Conditions for on-site alcohol consumption, consistent with the volunteered conditions identified in the Development Agreement are listed in Table 1. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with Table 1.

Applicants for Alcohol Use Approval shall also provide the following information, as applicable: number of seats; square footage and floor plan; signage; security measures to be provided; the proposed menu, if applicable; number of employees at any given time; minimum age requirements for patrons and enforcement measures.

- C. **Public Hearings by a Zoning Administrator.** The Zoning Administrator shall conduct public hearings on at least nine of the

33 Alcohol Use Approval applications, with particular attention to nightclubs and Sportsbars. The Zoning Administrator shall conduct a public hearing on any Alcohol Use Approval involving a wine store seeking on-site and off-site consumption. The Zoning Administrator shall conduct public hearings on any of the 33 Alcohol Use Approvals if problems arise, in consultation with the Los Angeles Police Department (LAPD).

- D. **Discontinuance of Use.** Notwithstanding LAMC Section 12.24 Q to the contrary, the 33 Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.
- E. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.
- F. **Notice of Actions to Alcohol Advisory Group.** The Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, of any application filed pursuant to LAMC Section 11.5.7 G to amend this section, or of any hearing or action under this Specific Plan related to alcohol to the Alcohol Advisory Group. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.
- G. **Additional Restrictions for the Figueroa Central Subarea.** There shall be a maximum of one nightclub/bar and a maximum of one Sports bar permitted within the Figueroa Central Subarea. A maximum of one alcohol use within the Figueroa Central Subarea shall be permitted to sell distilled spirits by the bottle for on-site consumption. The sale of distilled spirits by the bottle for on-site consumption shall be limited to a hotel establishment within the subarea.

## Section 13.

### OFF-SITE ALCOHOL CONSUMPTION REGULATIONS.

The sale and service of alcoholic beverages for off-site consumption shall be permitted. Establishments that sell alcoholic beverages for off-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the ABC.

- A. **LASED Alcohol Use Approvals for Alcoholic Beverages for Off-Site Consumption.** Two Alcohol Use Approvals shall be allowed for the sale of a full line of alcoholic beverages for off-site consumption, and a third Alcohol Use Approval may be allocated for off-site consumption, if not allocated for on-site consumption, as follows:
  - 1. **Establishments.** A maximum total of 33 Alcohol Use Approvals (including on-site and off-site) shall be permitted. A maximum of three off-site permits shall be permitted. An Alcohol Use Approval seeking both off-site and on-site sales (such as a wine bar) shall be allocated for purposes of this

Specific Plan as an off-site use, and shall be subject to the applicable conditions of both on-site sales and off-site sales as outlined in this Specific Plan.

2. **Requirements regarding purchase of existing alcoholic beverage licenses.** Of the 30 on-site Alcohol Use Approvals and the two off-site Alcohol Use Approvals allowed by this Specific Plan, and the one Alcohol Use Approval, which may be allocated for either on-site or off-site consumption, nine shall be purchased from existing State ABC licensed establishments located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Under the Alcohol Use approval process, the Director or Zoning Administrator may act to further enlarge this repurchase area to include the entire five-mile radius from the intersection of 11th and Figueroa Streets (with the exception of the Hollywood Community Plan Area), upon a demonstrated good faith effort by the applicant and submission of the following documentation to the Director, Zoning Administrator and the Alcohol Advisory Group:

- (1) evidence of contacting the owners of all Type 20, 21, 47 and 48 licenses within the repurchase area in writing,
- (2) evidence that site visits have been conducted to all license locations within the repurchase area to determine which are active,
- (3) evidence of following up on all licenses within the repurchase area that are not operable for possible purchase,
- (4) evidence of following up on all referrals within the repurchase area of nuisance operations, and
- (5) demonstrated readiness to purchase State ABC licenses as they become available.

For every five Alcohol Use Approvals issued, at least one shall be from among the nine State ABC licenses required to be purchased from existing licensed establishments, as referenced above. In addition to these nine State ABC licenses which are required to be purchased, a good-faith effort shall be made, to the satisfaction of the Zoning Administrator, to purchase an additional three State ABC licenses from existing licensed establishments which are located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets.. Further, of the nine State ABC licenses which are required to be purchased, there shall be a priority to acquire these licenses from establishments that have

created problems in the community, as determined by the State ABC.

- B. **Conditions.** Conditions for off-site alcohol consumption, consistent with the volunteered conditions identified in the Development Agreement are listed in Table 2. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with Table 2.

Applicants for Alcohol Use Approvals shall also provide the following information, as applicable: square footage and floor plan; amount of shelf space anticipated for display and sale of alcoholic beverages; signage; security measures to be provided; the number of employees at any given time.

- C. **Public Hearings by a Zoning Administrator.** The Zoning Administrator shall conduct public hearings on at least nine of the 33 Alcohol Use Approvals applications, with particular attention to nightclubs and Sportsbars, but may conduct public hearings on any of the 33 Alcohol Use Approvals. The Zoning Administrator shall conduct a public hearing on any Alcohol Use Approval involving a wine store seeking on-site and off-site consumption.
- D. **Discontinuance of Use.** Notwithstanding LAMC Section 12.24 Q to the contrary, the 33 Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.
- E. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.
- F. **Notice of Actions to Alcohol Advisory Group.** The Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, of any application filed pursuant to LAMC Section 11.5.7 G to amend this section, or of any hearing or action under this Specific Plan related to alcohol to the Alcohol Advisory Group. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.

TABLE 1

CONDITIONS VOLUNTEERED IN THE DEVELOPMENT AGREEMENT  
FOR ON-SITE ALCOHOL CONSUMPTION

1. All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
2. The sale of distilled spirits by the bottle, for on-site consumption, is permitted at four establishments within the Specific Plan area, to be operated by experienced, high quality, licensed operators, with proven track records, in accordance with State ABC licenses and the below conditions:
  - (a) Only servers employed by the establishment may serve distilled spirits from the bottle. Patrons are prohibited from serving themselves.
  - (b) The sale of distilled spirits by the bottle shall not be permitted when minors are on the premises.
  - (c) Distilled spirits shall not be sold in bottles exceeding 750 ml.
  - (d) Patrons shall be prohibited from removing bottles of distilled spirits from the establishment.
  - (e) The sale of distilled spirits by the bottle shall not be permitted before 8:00 p.m. Patrons may not commence purchase of bottles of distilled spirits after midnight.
  - (f) At a minimum, food service shall be available from 8:00 p.m. to midnight.
  - (g) Each table where sale of distilled spirits by the bottle is permitted shall be tended to by at least one server to ensure that the requirements of these conditions are being monitored.
  - (h) The sale of distilled spirits by the bottle shall be made only to parties of two or more patrons. No more than three 750 ml bottles of spirits shall be at a table at any given time.
  - (i) For parties of two patrons, only one bottle of distilled spirits may be served at a time.
  - (j) No server may serve distilled spirits by the bottle prior to completing a training program provided by the Applicant regarding the requirements of these conditions and State ABC requirements.
  - (k) The sale of distilled spirits by the bottle shall not be permitted until the Applicant submits to the Director a copy of the training plan used to train servers regarding the requirements of these conditions.
  - (l) Within one year from the date each Alcohol Use Approval is issued for an establishment that permits the sale of distilled spirits by the bottle for on-site consumption, the Applicant shall file an application, along with a compliance report, with the Zoning Administrator's Office for a review of compliance with the above conditions. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with the above conditions. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. The Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12 C and 13 C of

the Specific Plan. Notice of the hearing shall be provided in accordance with the City's Early Notification System to members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Zoning Administrator.

3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free non-alcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Director for review and approval prior to the opening of any facility offering alcoholic beverages.
6. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owner(s) or operator(s) of the establishment, shall be provided. In determining the sufficient number of security personnel, the Zoning Administrator shall take into account such factors as square footage, use, capacity, location, operating hours and permitted occupancy of the establishment, site layout, and other security design features that are provided. The respective property owner(s) or operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the issuance of any alcohol use approval. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the LAPD. These security personnel shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The establishment operator shall notify the LAPD of special events as far in advance as feasible.
7. The Zoning Administrator shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
8. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
9. The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
10. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
11. Establishments may serve alcohol 10:00 a.m. - 2:00 a.m., 7 days per week. Mini-bars located within hotel guest rooms shall not be limited in the hours of alcohol service.
12. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.

13. A copy of this Table shall be retained at all times on the premises in each establishment which serves alcoholic beverages and shall be produced immediately upon the request of the Director or the LAPD.
14. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Zoning Administrator for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Zoning Administrator.
15. The Applicant shall ensure that no alcoholic beverages, which are purchased within the Applicant's establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
16. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
17. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
18. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises
19. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:
  - a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment. There shall be no requirement to purchase a minimum number of drinks.
  - b. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
  - c. Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
  - d. For six establishments, gross annual sales of alcoholic beverages shall not exceed 50% of the total gross annual restaurant sales. For each of the remaining establishments, gross annual sales of alcoholic beverages shall not exceed 40% of the total gross annual restaurant sales.
  - e. Entertainment activities, such as live or recorded music, may be permitted so long as no less than 70% of the restaurant floor area is dedicated to food preparation, food service, eating areas, and entertainment and other areas where alcoholic beverages are not sold, such as dance floors, bowling alleys, stages and other performance areas and associated back of house areas, performance viewing areas, restrooms and storage areas.
  - f. No more than two pool tables are permitted for each restaurant.
  - g. There shall be a full-service kitchen and a full menu.
  - h. A minimum of ten of the permitted on-site consumption permits within the Specific Plan shall be for Restaurant/Cafes.
20. Sports Bar. The following conditions shall apply to Sports Bars:
  - a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.

- b. Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
  - c. Persons under 21 years of age shall not be admitted into those areas dedicated exclusively for pool tables, a bar or a cocktail lounge after the sale of food items have been discontinued.
  - d. Within one year from the date an Alcohol Use Approval is issued for a Sports Bar establishment, the Applicant shall file an application with the Zoning Administrator's office for a review of the operations of the establishment. In addition, the Applicant shall file an application with the Zoning Administrator's Office for a review of the operations of the establishment every two years thereafter, unless the Zoning Administrator determines that the two-year reviews are no longer necessary. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with all conditions of approval. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. If the Zoning Administrator deems it necessary or if there has not been compliance with the conditions imposed on the operation of the establishment, the Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12 C and 13 C.
  - e. Each Sports Bar may include other entertainment activities, such as live or recorded music, dancing, pool tables or other coin-operated/non-coin-operated games of skill.
21. Nightclubs/Bars. The following conditions shall apply to nightclubs and bars:
- a. Persons under 21 years of age shall not be permitted within any Nightclub or bar when alcohol is being served. Signage shall be prominently posted on the exterior of the establishment, stating this age restriction.
  - b. Within one year from the date an Alcohol Use Approval is issued for a Nightclub establishment, the Applicant shall file an application with the Zoning Administration's office for a review of the operations of the establishment. In addition, the Applicant shall file an application with the Zoning Administrator's Office for a review of the operations of the establishment every two years thereafter, unless the Zoning Administrator determines that the two-year reviews are no longer necessary. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with all conditions of approval. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. If the Zoning Administrator deems it necessary or if there has not been compliance with the conditions imposed on the operation of the establishment, the Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12 C and 13 C.
22. Sales of alcohol for off-site consumption shall be prohibited.



TABLE 2

CONDITIONS VOLUNTEERED IN THE DEVELOPMENT AGREEMENT  
FOR OFF-SITE ALCOHOL CONSUMPTION.

1. All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
2. Of the two Alcohol Use Approvals for off-site consumption, which are permitted by this section, and one Alcohol Use Approval that may be allocated to off-site consumption if not allocated to on-site consumption, one shall be located and operated in conjunction with the residential components of the Specific Plan, such as a grocery store, drug store, or similar uses that are intended to primarily serve the residential uses in the Specific Plan area.
3. No employee, while working, shall solicit or accept any alcoholic beverage from any customer while on the premises.
4. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The LAPD shall be notified of special events as far in advance as feasible.
5. The Zoning Administrator, or his/her designee, shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
6. The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
7. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
8. A copy of this Table shall be retained at all times on the premises in each establishment that sells alcoholic beverages and shall be produced immediately upon the request of the Director or the LAPD.
9. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms, conditions established in this Specific Plan and shall record the agreement in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being

recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Zoning Administrator.

10. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
11. The Applicant shall ensure that no alcoholic beverages which are purchased within the Applicant's establishment are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
12. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.
13. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
14. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours after its occurrence.
15. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
16. Drug Stores/Grocery Stores. The following conditions shall apply to Drug Stores and Grocery Stores:
  - a. The sales of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m., seven days a week.
  - b. No wine shall be sold with an alcoholic content of greater than 15% by volume, except for "dinner wines" which have been aged two years or more and which are maintained in corked bottles.
  - c. The sale of beer or malt beverages in individual containers of one quart, 22 ounces or 32 ounces is prohibited. No beer or malt beverages may be sold in quantities of less than six containers per sale.
  - d. Beer, malt beverages and wine coolers in individual containers of 16 ounces or less is prohibited. These individual containers that are 16 ounces or less must be sold in manufacturer's pre-packaged, multi-unit quantities.
  - e. Wine and distilled spirits shall not be sold in bottles or containers smaller than 750 milliliters. Beer coolers, wine coolers or pre-mixed distilled spirit cocktails must be sold in manufacturer's pre-packaged, multi-unit quantities.
17. On-site consumption of alcoholic beverages may be permitted when provided in conjunction with a gourmet wine store. The gourmet wine store may serve alcohol for on-site consumption from 10:00 a.m. to 2:00 a.m., seven days per week. The following additional conditions shall apply to wine tasting:
  - a. The owner or operator shall maintain a record of wines used for wine tastings. Records of wines consumed at wine tastings on-site or of those furnished by the establishment to any organization for wine tasting off-site shall include the date of the tasting, name and address of licensee, name of the organization if applicable, the address of the tasting if not conducted on the applicant's premises, and the brand, type, and quantity of each wine used. Wine tasting records shall be retained for a period of three years, and provided to the Zoning Administrator when requested.
  - b. Dump buckets shall be provided in conjunction with wine tasting.
  - c. Non-alcoholic beverages, in addition to water, shall be served.

- d. No person under the legal age of 21 or any person who appears to be intoxicated shall be served an alcoholic beverage.
- e. Food or snacks shall be provided in conjunction with wine tasting.

**TRANSPORTATION AND PARKING REGULATIONS.**

- A. **Project Trip Generation.** In conjunction with each Project Permit Compliance Review application, the Applicant shall calculate the number of Trips for a Project and submit the calculation to the General Manager for review and approval. The calculation of Trips for each Project shall be based on the Trip Generation Table in Appendix B. The City Planning Commission, after notice and hearing, may for good cause, revise the Trip Generation Table based upon the recommendations of the Director and the General Manager.

Trips for a Project having more than one use shall be calculated by adding together the Trips generated by the proportion of Floor Area of the Project devoted to each use unless the General Manager, based on reasonable methods, determines otherwise.

The General Manager shall use reasonable methods to determine the appropriate number of Trips for Projects which include a use not listed in the Trip Generation Table or a recognized data source, such as the Institute of Transportation Engineers (ITE) Trip Generation tables.

The General Manager's determination shall reflect the anticipated effect of the Pass-By Trips, use of transit, trips remaining internal to the Project, Trips generated by existing uses on the Project site, trips related jointly to STAPLES Center and Los Angeles Convention Center, and implementation of other transportation demand management measures.

The Applicant may appeal the General Manager's calculation of Trips to the Area Planning Commission within 15 days from the date of mailing of the General Manager's written determination. Upon appeal, the Commission shall, for good cause, sustain, reverse or modify the General Manager's calculation within 30 days of the filing of the appeal. If the Commission fails to act within this specified time, the calculation by the General Manager shall be the final determination.

**B. Required Traffic Improvements.**

1. **Phasing Plan.** Prior to the issuance of the first Project Permit Compliance, the Applicant shall submit a Traffic Mitigation Phasing Plan (TMPP) to the General Manager for approval. The Plan shall identify which improvements must be constructed in connection with individual development sites. The General Manager, in consultation with the Director and the Applicant, may modify the approved TMPP, if he or she determines the TMPP to be infeasible.
2. **Improvement Assignments.** Prior to the issuance of a Project Permit Compliance Review approval for a Project, the General Manager, in consultation with the Director of Planning and the applicant, shall assign traffic improvements to the Project, from the list in Appendix C. Applicants may seek assignment of Project traffic improvements for individual trips, or for entire phases of development.
3. **Guarantee of Traffic Improvements.**
  - a. **Traffic Improvements.** Prior to issuance of a building permit for a Project, the Applicant shall guarantee to the

satisfaction of the General Manager, the construction of any traffic improvements for which the Project Applicant is responsible. Prior to the issuance of a certificate of occupancy, the Project Applicant shall provide improvement design plans satisfactory to the General Manager, and shall construct, the assigned traffic improvement. If the General Manager determines that construction of the assigned traffic improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the improvement to the satisfaction of the General Manager.

- b. **Fair Share Traffic Improvements for Harbor Freeway 9<sup>th</sup> Street Northbound Off-Ramp.** The Project Applicant shall provide suitable guarantees for the Project's fair share of the costs of improvements (including the cost of preparing the Project Study Report) to the northbound 9<sup>th</sup> street off-ramp from the Harbor Freeway, to the satisfaction of the General Manager. The Project Study Report shall meet the requirements set by the State Department of Transportation (CALTRANS) for this improvement.
  - c. **Guarantee Provisions.** Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer and the General Manager.
4. **Traffic Improvement Modifications.** The General Manager, at the request of the Applicant, may determine the implementation of any transportation improvement listed in Appendix C is infeasible and should be substituted with a comparable transportation improvement of equivalent cost or effectiveness. In that situation, the General Manager, in consultation with the Director, may modify or substitute the traffic improvement, provided the General Manager meets with the Applicant and determines what alternate and/or additional mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection.

**C. Transportation Demand Management (TDM) Regulations.**

1. **Transportation Management Organization (TMO).** The owners of property within the Specific Plan area shall establish a TDM Plan approved by the General Manager. In order to implement this TDM Plan, the owners of property within the Specific Plan area shall establish a TMO, in which owners or property and tenants within the Specific Plan area shall participate. Participation in the TMO shall be required as a term of the tenant's lease with the owners of property within the Specific Plan area or with the management firm.
2. **Implementation.** Owners of property within the Specific Plan area shall submit an annual TDM report to the TMO, which shall submit one consolidated annual report to the General Manager. The General Manager shall review the annual report, to verify that development in the Specific Plan area has not exceeded environmental thresholds related to traffic and parking, based on Appendix B and the Parking Requirements Table, set forth in this Specific Plan.

3. **TDM Measures.** The TMO may utilize those incentives or other measures it determines appropriate within its TDM Plan. These measures may include, but are not limited to the following:

- ▶ Building and site design elements that facilitate employee/visitor Trip reduction efforts.
- ▶ Conveniently located loading and unloading areas for high-occupancy vehicles (HOVs).
- ▶ Bicycle facilities.
- ▶ Preferential parking for HOVs.
- ▶ Conveniently located public transit stops.
- ▶ Educational programs or materials on ridesharing/transit services for employees or visitors of the Specific Plan area.
- ▶ Sale of transit passes.
- ▶ Provision of ridesharing coordination services.

**D. Parking Regulations.**

1. **Supersedes LAMC requirements.** Where this Specific Plan contains language or standards that require more parking or permit less parking than LAMC Section 12.21, this Specific Plan shall supersede the LAMC.
2. **Parking Requirements.** The following minimum parking ratios shall apply to uses within the Specific Plan area:

### Parking Requirements Table

Land Use	Parking Requirements
Arena	2,198 spaces for the STAPLES Center arena.
Entertainment	
Theater	1 space/10 seats
Night Club/Sports Bar	1 space/100 sf
Museum	1 space/100 sf
Convention Center Use	3.65 space/1,000 sf*
Health Club	1 space/1,000 sf
Hotel**	
Banquet Room	1 space/100 sf
Guest Rooms	.5 space/room for first 20 rooms .25 space/room for next 20 rooms .16 space/room for remaining rooms
Medical Office	1 space/1,000 sf
Office	1 space/1,000 sf (maximum)
Residential	1.25 space/dwelling unit
Assisted/Elderly units	.5 space/room for first 20 rooms .25 space/room for next 20 rooms .16 space/room for remaining rooms
Restaurant	1 space/1,000 sf
Retail	1 space/1,000 sf
Telecom facility	1 space/10,000 sf

\* Uses ancillary to the operation of a hotel shall not be subject to a separate parking requirement.

However, the parking rate for office use within the existing Traffic Impact Zone (north of Olympic Blvd.) shall be 0.6 sp/1,000 square feet. When the downtown parking requirements are modified by the Community Plan Update, as recommended by City Planning Commission action dated November 12, 1998, those modified parking requirements shall apply within this Specific Plan.

3. **Location of Parking.** Parking required by this Specific Plan for an individual Project may be located at any location within the Specific Plan area or within 1500 feet of the Specific Plan boundary by covenant, lease, license or other arrangement to the satisfaction of the Director. Parking shall be distributed throughout the Specific Plan area, to ensure convenient access by all individual Projects.
4. **Shared parking requirements.** The Director of Planning, in consultation with the General Manager, may authorize shared use parking, based upon a finding that adequate parking will be provided. The Applicant shall prepare a shared parking analysis for approval by the Director and the General Manager.
5. **Reduced parking requirements.** The Director of Planning, in consultation with the General Manager, may authorize the reduction of these minimum parking requirements, based upon a finding that adequate parking will be provided. No reduction may exceed 10% of the minimum parking requirements established by this Specific Plan. The Applicant shall prepare a reduced parking analysis for approval by the Director and the General Manager.

TRANSFER OF FLOOR AREA.

Except as provided in Section 6 of this Specific Plan, Owners of a lot located within the Specific Plan area may transfer unused permitted Floor Area to another lot within the Specific Plan area, or may transfer unused permitted Floor Area into the Unused Floor Area Pool, pursuant to the procedures of this Section. In addition, owners of a lot located within the Specific Plan area may transfer unused permitted Floor Area to another lot outside of the Specific Plan area pursuant to Article 4.5 of the LAMC, LAMC Section 12.24 W 19 and the procedures set forth below in Subdivision 2 (b), (c) and (d).

A. **Limitation.** Any Project constructed with transferred Floor Area shall comply with all regulations set forth in this Specific Plan.

B. **Procedures.** The Director shall approve the transfer of unused permitted Floor Area if it meets the following procedures:

1. An applicant shall submit to the Director, a request for the Transfer. The request shall indicate the Donor Site, the Receiver Site and the amount of Floor Area to be transferred. If the request is to transfer Floor Area from a Donor Site to the Unused Floor Area Pool, then the request shall so indicate, and shall state the amount of Floor Area to be transferred. If the request is to transfer Floor Area from the Unused Floor Area Pool to a Receiver Site, then the request shall so indicate, and shall state the amount of Floor Area to be transferred.
2. The Director shall establish and maintain a record of all transfers pursuant to this Specific Plan. The Director shall include this record as part of the LASED Annual Report to the Area Planning Commission. The Transfer record shall be available for public inspection.
3. The Director shall verify that the Donor Site contains adequate unused Floor Area to be transferred to the Receiver Site or to the Unused Floor Area Pool.
4. Any transfer approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by an executed and recorded covenant approved by the Director. Where the Floor Area is being transferred to a Receiver Site, it shall be executed and recorded against both the Donor Site and Receiver Site. Where the Floor Area is being transferred to the Unused Floor Area Pool, the covenant shall be executed and recorded against the Donor Site. The covenant shall specify the total Floor Area being transferred from, and any remaining Floor Area at, the Donor Site and shall restrict further development on the Donor Site to that amount of Floor Area, if any, remaining, unless additional Floor Area is subsequently transferred to the Donor Site. After recordation, a copy bearing the Recorder's number and date shall be furnished to the Director and the General Manager for their records.



SIGNAGE.

A. Specific Plan Compliance Requirements.

1. **Prohibition.** The Department of Building and Safety (LADBS) shall not issue a permit for a sign unless the sign complies with the requirements of this Section, as determined by the Director of Planning. Unless otherwise specified in this Specific Plan to the contrary, all signs shall comply with the provisions of LAMC 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.

2. **Review Procedure.**

a. **Review Processes.** The Applicant shall submit three copies of the sign plan drawn to scale, indicating the sign area, sign type, sign height, placement, lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall also identify the Sign District location, as shown graphically on Map 8, the proposed location of the sign, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section.

1) **Planning Department Sign Off Required.** A permit may be issued by LADBS for the following type of signs with only a Planning Department sign off on the permit application:

- a. Aerial View Sign
- b. Architectural Ledge Sign
- c. Awning Sign
- d. Banner Sign
- e. Channel Letter Sign
- f. Inflatable Signs
- g. Ground Mounted Sign
- h. Temporary Sign in Sign District A-1
- i. Tenant ID Sign
- j. Wall Sign up to 1500 square feet in area
- k. Wayfinding Sign

Upon review and approval that the sign complies with the requirements of this Section, the Director shall stamp, sign, and date the permit application plans which shall be given to LADBS prior to the issuance of any permit to ensure consistency in the permitting process.

2) **Sign Application Required.** No permit shall be issued by LADBS for the following types of signs

unless the Director has issued a Sign Application Compliance approval, or unless the Area Planning Commission has issued a Comprehensive Sign Plan Review approval, pursuant to the procedures set forth in this section:

- a. Animated Sign
- b. Building I.D. Sign
- c. Electronic Message Display Sign
- d. Freeway Edge Sign
- e. Plaza Tower Sign
- f. Projected Image Sign
- g. Projecting Sign
- h. Roof Sign
- i. Supergraphic Sign
- j. Temporary Signs in Sign District A, B, C
- k. Wall Sign greater than 1500 square feet in area
- l. any other signs which are permitted by the LAMC and are not prohibited by this Specific Plan

Applicants may apply for sign approvals for individual signs or for projects which have been granted a Project Permit Compliance Review, through approval of a sign application by the Director. The Applicant may submit a sign application following the Project Permit Compliance Review or simultaneously with the Project Permit Compliance Review. Applicants may apply for sign approvals for multiple block areas through approval of a Comprehensive Sign Plan Review by the Area Planning Commission. The Director shall make a determination of whether the sign(s) complies with the requirements of this Specific Plan within 30 days from the date the application is deemed complete, unless the time limit is extended by mutual consent of the Applicant and the Director. Prior to the issuance of any permit by LADBS, the Director shall stamp, sign, and date an approved sign plan to be given to LADBS to ensure consistency in the permitting process.

- b. **Sign Application.** Prior to issuance of any permit for a sign or sign support structure not eligible for sign off pursuant to Paragraph (a)(1) of this subdivision, the Applicant shall submit a sign application for review by the Director. The Applicant shall submit three copies of the sign plan drawn to scale, indicating the sign area, sign type, sign height, placement, lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall also identify the Sign District location, as shown graphically on Map 8, the proposed location of the

sign, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section. Approval of a Sign Plan Application shall be based on traffic safety, conformance with the sign regulations of this Specific Plan, and a determination that the design of a proposed sign is in keeping with the character of this Specific Plan as provided for in the Design Guidelines for Signs (Appendix A). Prior to the issuance of any permit, the Director shall stamp, sign, and date an approved sign plan to be given to LADBS to ensure consistency in the permitting process.

- c. **Comprehensive Sign Plan Review.** An applicant may submit a Comprehensive Sign Plan Application for consideration by the Area Planning Commission.

- (1) **Area Planning Commission Review.** The Director shall prepare a recommendation to the Area Planning Commission regarding each Comprehensive Sign Plan Application. The Area Planning Commission may approve, approve with modification, or disapprove a Comprehensive Sign Plan. Actions of the Area Planning Commission with regard to Comprehensive Sign Plans shall be based on consideration of the design intent of the design Guidelines for Signs, Appendix A – Design Guideline 20, traffic safety, and the compatibility of the proposed sign with the architectural and landscape character of the surrounding development.

- (2) **Comprehensive Sign Plan Application.** Applicants seeking a Comprehensive Sign Plan Review by the Area Planning Commission shall submit a Comprehensive Sign Plan application to the Department of City Planning. The Applicant shall submit three copies of the Comprehensive Sign Plan drawn to scale, indicating the sign area, sign height, placement, lettering styles, materials, colors, lighting methods for the proposed signs, and elevations showing sign placement on structures and adjacent development. There can be only one Comprehensive Sign Plan for each Project located in the Specific Plan area. The application shall also identify the Sign District location(s), as shown graphically on Map 8, where the signs are proposed, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section.

- d. **Fee.** A sign application submittal shall be accompanied by a fee equal to the fee required for sign reviews pursuant to LAMC Section 19.01 Q. A Comprehensive Sign Plan application submittal shall be accompanied by a fee equal to the fee required for All Other Reviews for Specific Plan Design Review Approval in LAMC Section 19.01 Q.

- e. **Time Limit.** The Director shall approve, disapprove, or approve with conditions a sign application within 30 days from the date the application is deemed complete, unless the time limit is extended by mutual consent of the Applicant and the Director. The Area Planning Commission shall approve, disapprove, or approve with conditions a proposed Comprehensive Sign Plan within 75 days from the date the application is deemed complete,

unless the time limit is extended by mutual consent of the Applicant and the Director.

- f. **Findings Required for Sign Application Compliance.** Signs within this Specific Plan area shall not be subject to the Project Permit Compliance Review procedure. Signs shall be reviewed for consistency with all applicable sections of the Specific Plan. A Sign Application Compliance approval may be conditioned per applicable regulations and guidelines of the Specific Plan. Prior to approval of a Sign Application, the Director shall make the following findings:

- 1) All proposed signs are appropriately scaled to the architectural character of all buildings, existing signs, and structures on the lot;
- 2) All existing and proposed signs result in a complementary enhancement to the architecture and open spaces on the lot, and result in a visually uncluttered appearance;
- 3) The proposed signs comply with all of the applicable sign regulations of this section, including sign area, total signage facade coverage, sign type, sign height, and operating hours; and
- 4) The proposed signs comply with all applicable sign guidelines found in Appendix A of the Specific Plan.

- g. **Appeal Process.** The Director's determination shall be mailed to adjacent property owners. An Applicant or any other person aggrieved by the Director's determination regarding a sign application may appeal the Director's determination to the Area Planning Commission. An Applicant or any other person aggrieved by the Area Planning Commission's determination regarding a Comprehensive Sign Plan Application may appeal to the City Council. The appeal shall be filed within 15 days of the date of the determination on forms provided by the Department. The appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was an error by the Director in acting on a sign application or the Area Planning Commission acting on a Comprehensive Sign Plan Application.

- B. **Definitions.** The following terms whenever used in this Section are defined below or cross-referenced to definitions used in the LAMC. To the extent that other terms used in this section are not listed below but are defined in the LAMC, those definitions shall apply. Sign Districts shall be as shown on Map 8. The definitions set forth in this section are intended to encompass future technologies and materials which may be utilized in the construction or implementation of the signs permitted.

**Aerial View Sign:** A sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky. An Aerial View Sign shall not be visible from any adjacent public right-of-way.

**Animated Sign:** A sign that contains images, parts or illumination which flash, change, move, stream, scroll, blink or otherwise incorporate motion.

**Architectural Ledge Sign:** A sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

**Awning Sign:** A sign located anywhere on the surface of an awning.

**Banner Sign:** A sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole or building and is fixed in place.

**Building I.D. Sign:** A sign that is limited to a company logo, name of building, business, or destination.

**Channel letters Sign:** Multi-dimensional, individually cut letters, numbers or figures which are affixed to a building or structure.

**Electronic Message Display Sign:** A sign that displays still images, scrolling images or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

**Freeway Edge Sign:** A sign that may consist of a Ground Mounted, Projecting, or Wall Sign within Sign District B.

**Ground Mounted Sign:** A sign that is free-standing, mounted to the ground and does not use columns, poles or uprights as its primary, visual structural support.

**Inflatable Sign:** An object that is inflated with cold air, hot air, helium or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord, rope, cable or similar method.

**Large-scale Architectural Lighting:** Lighting elements placed on a significant portion of a building's facade to highlight or accentuate vertical, horizontal, or other elements of the structure's architecture.

**Non-animated Sign:** Any sign other than an Animated Sign. For purposes of this Specific Plan, a sign which has images, parts or illumination that change less than once every hour shall be considered a Non-animated Sign.

**Off-site Sign:** Any sign other than an On-site Sign.

**On-site Sign:** A sign which identifies or promotes a facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person, institution, or sponsor of any of the foregoing, which is conducted, sold, manufactured, produced, exhibited, displayed, promoted, presented, broadcast, televised, offered or occurring within this Specific Plan area, Staples Arena, or the Convention Center,

including any incidental facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person or institution.

**Plaza Tower Sign:** A sign that consists of a free-standing multi-sided structure, located only within the Central Plaza. A Plaza Tower Sign may consist of, but shall not be limited to, an Electronic Message Display Sign, a Projected Image Sign, or a Supergraphic Sign and located only within Sign District A-1. A Plaza Tower Sign shall not be considered to be a Pole Sign, as defined by LAMC Sec. 91.6203, or a Ground Mounted Sign.

**Projected Image:** An image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall. A Projected Image shall count as sign area.

**Projecting Sign:** A sign, other than a Wall Sign, that is attached to a building or structure and projects outward and/or upward from the wall of a building or structure and contains one or more sign faces.

**Roof Sign:** A sign erected upon a roof of a building. For purposes of this ordinance, a Roof Sign shall be limited to freestanding letters or characters which are not applied or attached to any background structure, building or material, except as necessary to support. Except for Building I.D. signs, Roof signs shall be framed by a higher building wall, so that the display does not break the skyline when viewed at a distance of 500 feet from any public street.

**Sign:** Any display board, wall, screen, projected image, object, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public.

**Sign Height:** Shall be measured from the adjacent finished grade to the top of the sign.

**Supergraphic Sign:** A sign which consists of an image, with or without written text, which is applied to and made integral with a wall, projected onto a wall, illuminated by LED or other pixilated lighting where permitted, or printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.

**Temporary Sign:** Any sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single building facade, and which is not permanently affixed to the ground, a building or structure. Temporary Signs include Inflatable Signs. Temporary Signs shall count as sign area, except as provided for in Subsection C 5 a of this section.

**Tenant I.D. Sign:** A sign that is limited to a company logo or the name of a business.

**Wall Mural:** A painted or digitally produced image generally large in scale, which is incorporated onto the facade of a building. Wall Murals shall count as sign area.

**Wall Sign:** A sign attached to, painted on or erected against the wall and/or parapet of a building or structure, with the exposed face

of the sign on a plane approximately parallel to the plane of the wall.

**Wayfinding Sign:** A pedestrian or auto oriented sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a non-advertising character.

**Window Sign:** A sign placed directly behind a building window and intended to be visible from the exterior of the building. A Window Sign does not include a Supergraphic Sign or Wall Mural Sign.

**C. General Requirements:**

1. **General Requirements of LAMC.** The intent of this Specific Plan is to create a vibrant and animated entertainment district, with dynamic and creative signage, including many signs that are not otherwise permitted by the LAMC. Except as otherwise provided, and pursuant to Section 3J of this Specific Plan, LAMC Sections 91.6205.6.1, 91.6205.6.2, 91.6205.11.2, 91.6205.11.4, 91.6205.11.7, 91.6205.11.8, 91.6205.12, 91.6205.13, 91.6207-91.6215, 91.6216.2, 91.6216.3, 91.6217-91.6219, 28.10, 28.11, 67.02(a) and 67.29 shall be superseded by this Specific Plan.
2. **Permitted Signs.** Except as otherwise provided in Subdivision 3, below, all signs defined in subsection B above and signs which are otherwise permitted by the LAMC shall be permitted, as set forth in this Specific Plan.
3. **Prohibited Signs.** Except as otherwise provided, the following signs shall be prohibited:
  - a. Internally Illuminated Awnings.
  - b. Conventional plastic faced box, canister, or cabinet signs.
  - c. Formed plastic faced box or injection molded plastic signs.
  - d. Luminous vacuum formed letters.
  - e. Odor-producing signs.
  - f. Any sign covering windows, with the exception of Supergraphic Signs which shall maintain outward views from windows.
  - g. Pole Signs.
  - h. Sandwich board signs.
  - i. Off-site signs
4. **Hazard Review.** Signs that adhere to the regulations outlined in Tables 3,4,5,6, and 7 of this Specific Plan shall be exempted from the Hazard Determination review procedures in LAMC Section 91.6205.5. Electronic Message Display Signs shall be subject to review under the process established by Subsection A of this Section. As part of this process, the Director of Planning shall consult with the General Manager on the design and operational elements of

any Electronic Message Display sign. All applicable signs shall continue to be subject to Caltrans approval.

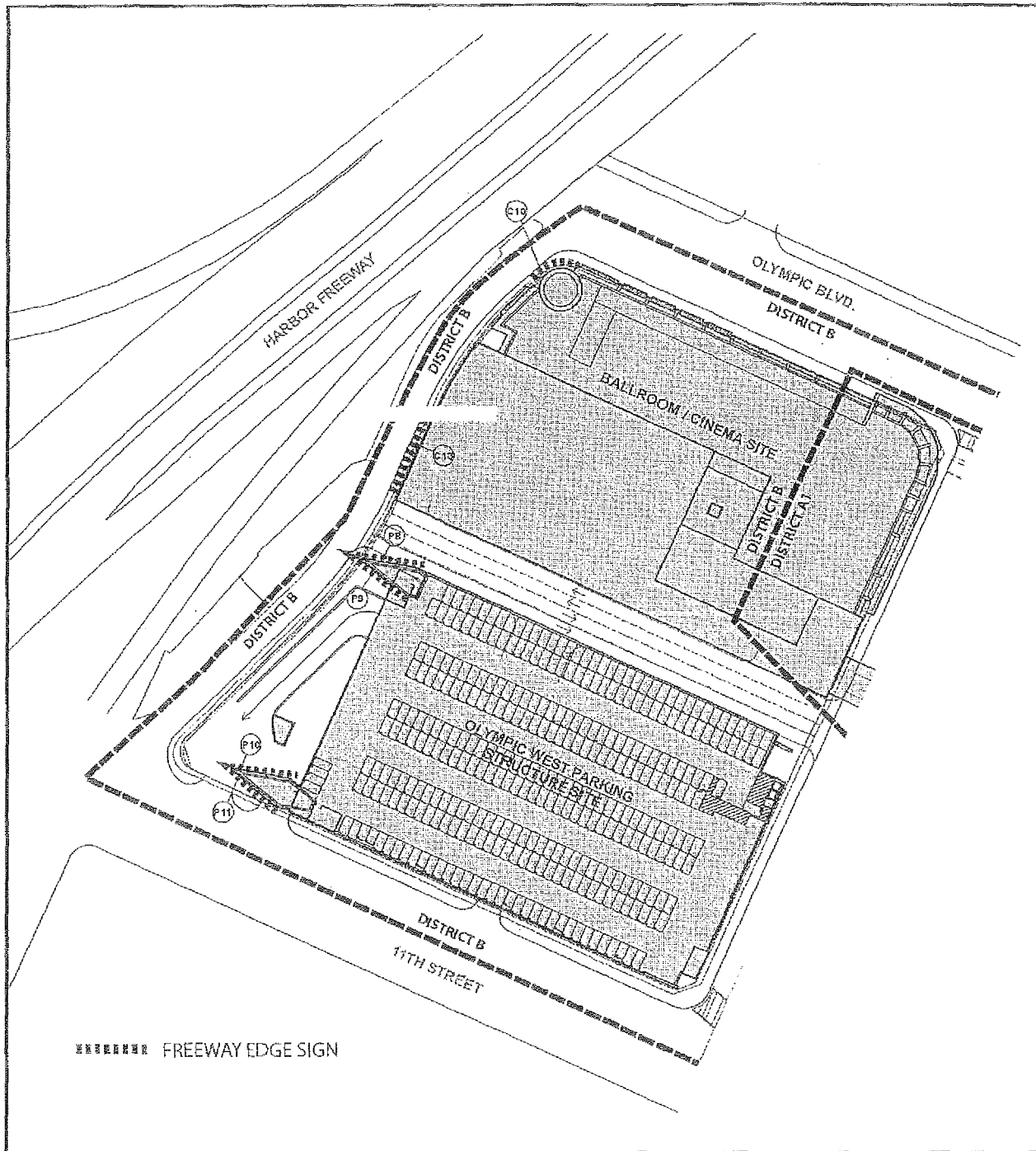
5. **Sign Area Calculation.** Sign area shall be calculated in accordance with LAMC Section 91.6203, except as follows:
  - a. Temporary Signs in Sign District A-1 (See Map 8) shall be excluded from computation of sign area, up to a total of 10,000 square feet.
  - b. Wayfinding signs shall be excluded from computation of sign area.
  - c. Aerial View signs shall be excluded from computation of sign area.
6. **Freeway Exposure.** Notwithstanding provisions of LAMC 91.6205.6 to the contrary, all Signs permitted by this Specific Plan are determined to be exempt from LAMC 91.6205.6.1. The total square footage of all Animated Signs and Electronic Message Display Signs located on the Olympic West Subarea shall not exceed 1,500 square feet. The Director shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign within the Olympic West Subarea to refresh no more frequently than once every four seconds, with an interval between messages of not less than one second, and with an unchanged intensity of illumination.
7. **Sign Height for Ground Mounted Signs.** Ground Mounted Signs shall be limited to 35 feet. Ground Mounted Signs may exceed 35 feet for a height of up to 50 feet only if they do not break the roofline of the podium level of the adjacent building wall. Sign height shall be measured as the vertical distance from the adjacent finished Grade to the top of the sign.
8. **Sign Height for Freeway Edge Signs.** Freeway Edge Signs shall be limited to 65 feet in height.
9. **Sign Height for Plaza Tower Signs:** Plaza Tower signs shall be limited to 100 feet in height.
10. **Existing Signs.** Existing signs and/or sign support structures that legally exist prior to October 21, 2001 and signs authorized by Ordinance No. 172465 shall be permitted to continue pursuant to LAMC Section 91.6206. The sign area of preexisting signs shall count toward sign area allowed by this Specific Plan, with the exception of signs authorized by Ordinance 172465, which shall be excluded from computation of sign area.
11. **Illumination.** All signs within the Specific Plan may be illuminated. Signs may be illuminated by either internal or external means. Methods of signage illumination may include, but not be limited to: electric lamps, such as neon tubes; fiber optic; incandescent lamps; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures. All Illuminated Signs shall be designed, located or screened so as to limit direct light sources onto any residential units that are located outside of the Specific Plan area.



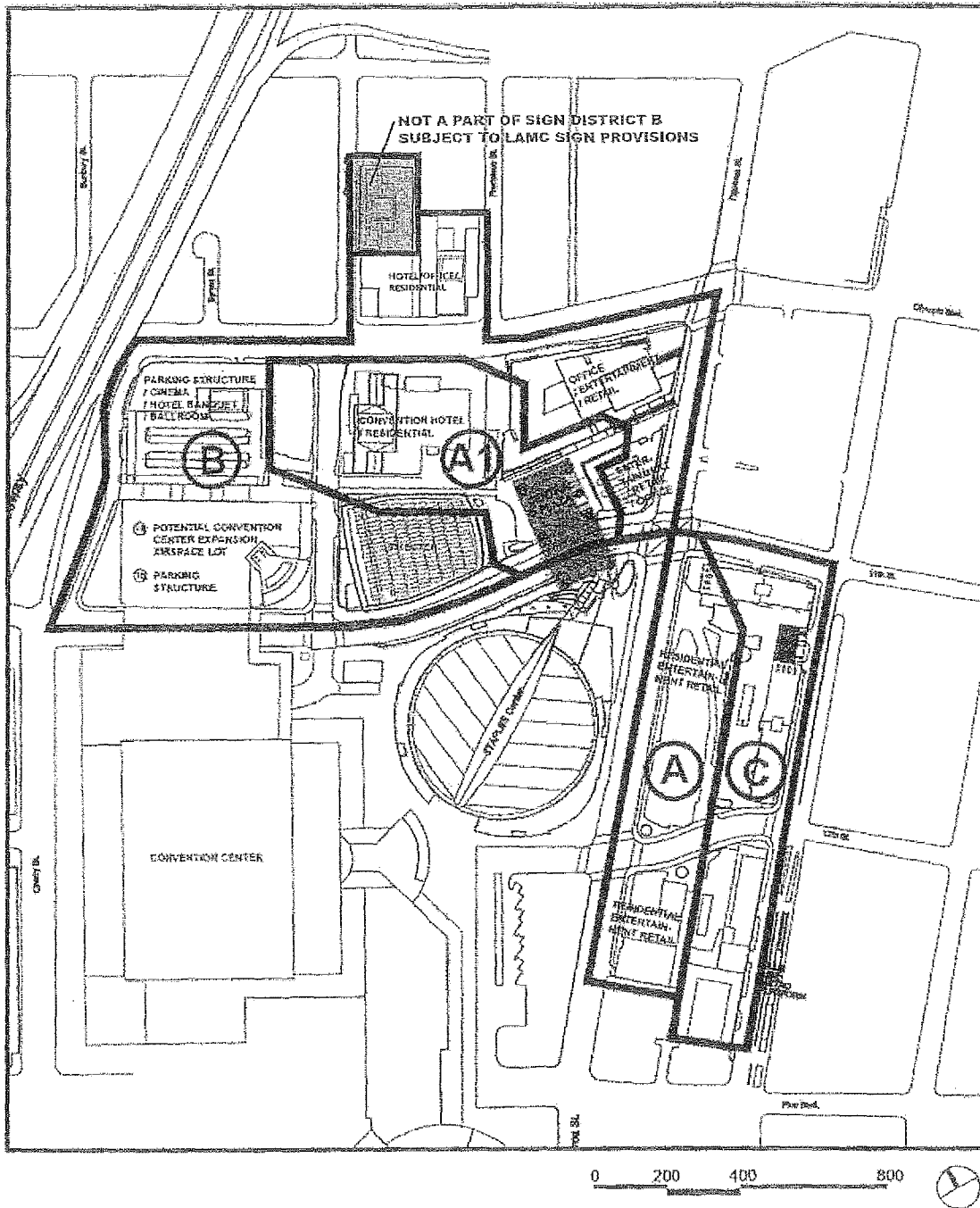
12. **Building I.D. Signs.** Any signage that includes corporate sponsors as part of the building identification, shall be designed so as to present internally consistent and internally proportionate sign copy. Signs that include corporate sponsors shall utilize lettering size and styles which are generally uniform, in order that all words or names within the sign are not of a significantly different scale than the rest of the sign copy. Building I.D. Signs are permitted to break the plane of the roof. Any portion of a Building I.D. Sign above the plane of the roof shall consist of free-standing letters or characters which are not applied or attached to any background structure, building, or material, except as necessary for support.
13. **Inflatable Signs.** An Inflatable Sign shall only be permitted in Sign District A-1. An Inflatable Sign is a temporary sign. An Inflatable Sign shall be equipped with a rapid deflation device acceptable to LADBS. Inflatable Signs may be attached to a building, but may not cover doors, vents, rescue windows, or other openings that serve occupants of the building. Inflatable signs may not exceed the height limits of the building envelope permitted in each Subarea pursuant to Section 10 of this Specific Plan. An Inflatable Sign shall not contain any text message except for the name of the business or event for which it is displayed.
14. **Supergraphic Signs.** Locations for all Supergraphic Signs, with the exception of temporary Supergraphic Signs, shall be identified at the time of building design plan development and shall be integrated into the architecture of the building to the satisfaction of the Director. In no event shall a Supergraphic Sign be permitted above 150 feet in height, with the exception of Sign District A-1, where sign heights of up to 225 feet shall be permitted. A Supergraphic Sign that is comprised of vinyl or other material may be attached to a wall with an adhesive approved by the Fire Department or by mechanical means approved by LADBS. A Supergraphic Sign shall not cover doors, vents, rescue windows, or other openings that serve occupants of the building. Supergraphic Signs comprised of mylar or other film-like transparent material, such as perforated vinyl, may be applied directly to windows.
15. **Freeway Edge Signs.** A Freeway Edge Sign may be located as indicated on Map 7. The size of a Freeway Edge Sign shall comply with Tables 4 and 6. The Director shall refer to the Conceptual Signage Map of the Olympic West Subarea, dated October 16, 2006, and located in the City file, to provide guidance in approving Freeway Edge Signs.
16. **Sign Types and Heights.** Except for Temporary Signs, signage types located at heights above 150 feet shall be limited to Building I.D. Signs, Tenant I.D. Signs, and, where permitted, Supergraphic Signs.
17. **Sign Districts.** For sign regulation purposes, the Specific Plan area is divided into four Sign Districts, as shown on Map 8.
18. **Additional Limitation for Signage in Sign District A-1 and Sign District B.** In no event shall the combined total amount of square footage of signage in Sign District A-1 and B exceed 136,000 square feet, exclusive of up to 10,000 square feet of temporary signage.

19. **Vertical Sign Zones.** For sign regulation purposes, Sign Districts are divided into Vertical Sign Zones, as shown on Exhibits 6-A and 6-B.
20. **Signs Within More Than One Sign District or Vertical Sign Zone.** In those instances where a single sign is proposed to cross more than one Sign District or more than one Vertical Sign Zone, the sign shall be permitted and the sign area shall be calculated based upon each applicable district and level within which the sign is located. In no event shall the sign area of an individual sign exceed that permitted in the most permissive Sign District or Vertical Sign Zone area in which the sign is located. Adjustments to facade coverage requirements for Building I.D. signs primarily located within one Vertical Sign Zone, and protruding into a second, more restrictive Vertical Sign Zone less than 10 linear feet, may be processed as a Specific Plan Adjustment pursuant to LAMC Section 11.5.7.E. Where portions of a sign are subject to differing animation, hours of operation or other regulations, each portion of the sign shall be subject to the applicable regulations for that portion of the sign. No sign separations shall be required for a single sign which is located in more than one Sign District or Vertical Sign Zone.
21. **Conceptual Signage Map for Olympic East, West and North Subareas.** The Director shall refer to the Conceptual Signage Map for the Olympic East, West and North Subareas, dated October 16, 2006 and located in the City file, to provide guidance in approving permitted signage within the Specific Plan area as it relates to Sign Districts A-1 and B, as set forth in Tables 4 and 6. The Conceptual Signage Map may be modified and updated, in accordance with this Specific Plan and as approved by the Director.
22. **Large-Scale Architectural lighting.** Large-scale architectural lighting may be approved at the time of building design development by a Director's determination, and shall be exempt from sign area for purposes of this Specific Plan. Large-Scale Architectural Lighting shall contain no text, logos, messages, or images of any kind, and shall serve only to highlight or accentuate vertical, horizontal, or other elements of the structure. Large-Scale Architectural Lighting that acts to extend a sign image background over a larger architectural area shall be included in the calculation of sign area. Large-Scale Architectural Lighting may be multi-hued and may gently change hues in a slow, deliberate manner with a slow, drawn-out constant intensity, and may mark special seasons, weather, or events with unique color arrangements. At no time shall Large-Scale Architectural Lighting flash, blink, scroll, move, or stream. For purposes of this Specific Plan, Large-Scale Architectural Lighting shall change hue no more than once every ten minutes with no change in intensity and be considered a non-animated lighting element. The Director of Planning shall place limits on illumination intensity and retain the right to impose additional conditions.

MAP 7  
 FREEWAY EDGE SIGN LOCATIONS



MAP 8  
SIGN DISTRICTS (Revised)



- D. **Vertical Sign Zones.** For sign regulation purposes, the Specific Plan area is also divided into five Vertical Sign Zones, as shown in Exhibit 6-A and 6-B. The purpose is to address different sign viewing distances, including pedestrian views from street level, pedestrian views from a distance, and views from vehicles.

Sign Districts A, B, C:

- Level 1: This zone is applicable to all signs located at street level, defined as 0 foot – 35 feet above grade.
- Level 2: This zone is applicable to all signs located at the mid-level of multi-story buildings, defined as 35 feet – 100 feet above grade.
- Level 3: This zone is applicable to all signs located at the upper levels of mid-to high-rise buildings, defined as 100 feet or more above grade.

Sign District A-1:

- Level 1: This zone is applicable to all signs located at street level, defined as 0 -100 feet above grade.
- Level 2: This zone is applicable to all signs located at the upper levels of mid-to high-rise buildings or structures, defined as 100 feet or more above grade.

1. **Sign Classification.** All signs shall be classified as either Animated or Non-animated, as defined by this ordinance and as set forth in Table 3.
2. **Permitted Sign Area.** Permitted sign area within the Specific Plan is a percentage of the building façade area, which is the general outer surface of any exterior wall of a building or structure, not including cornices, bay windows, projections, indentations or other architectural features or articulation of the exterior surface as set forth in Table 4. The sign area of Plaza Tower Signs and Freeway Edge Signs shall not be based upon facade area, but shall be limited by Table 4. Signs within the Specific Plan shall not exceed those amounts permitted by Table 4.
3. **Sign Hours of Operation.** Signs which are illuminated or are animated shall be limited in their hours of operation as set forth in Table 4, to the extent applicable.
4. **Design Guidelines.** Signs shall comply with the Urban Design Guidelines specified in Appendix A.

**EXHIBIT 6-A**  
**VERTICAL SIGN ZONES**  
(Applies to Sign Districts A, B, and C)

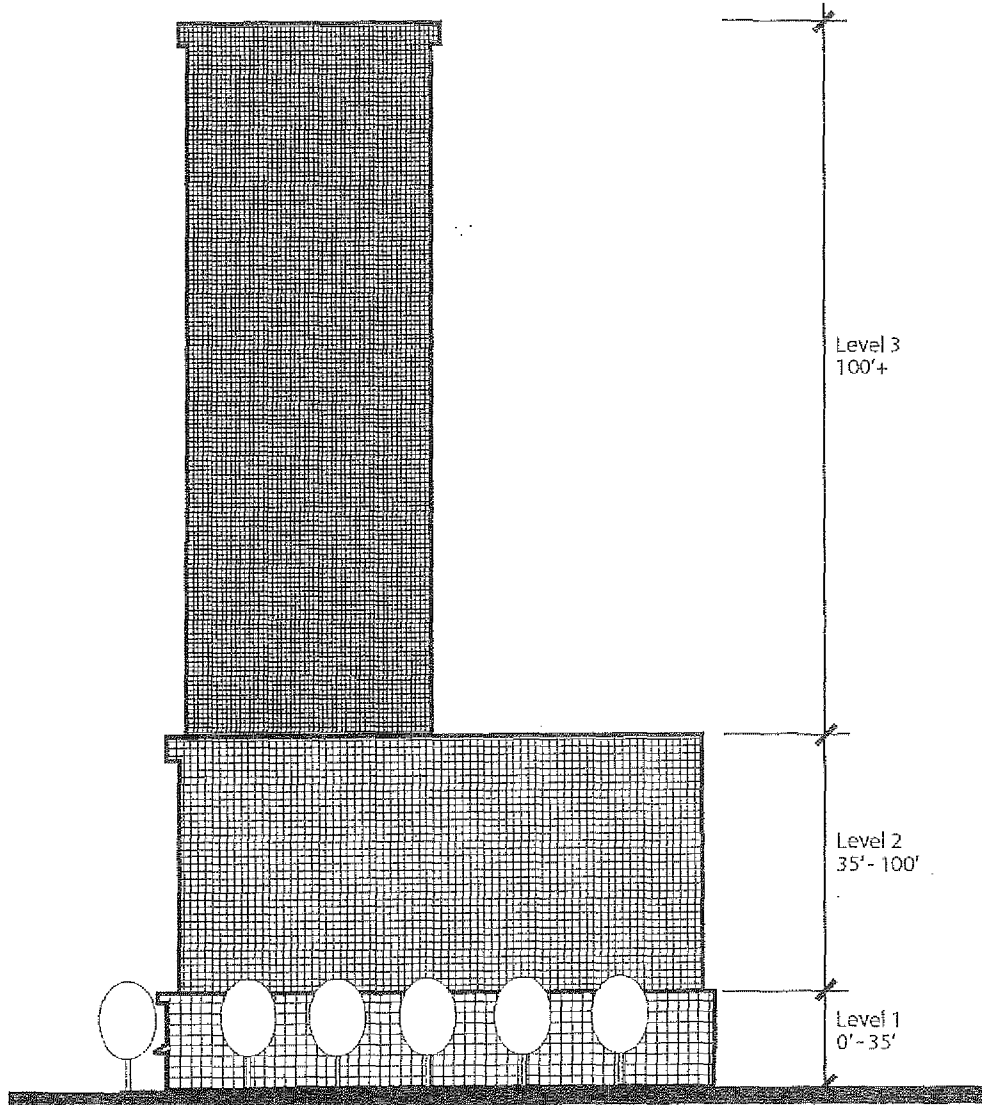


EXHIBIT 6-B  
VERTICAL SIGN ZONES  
(Applies to Sign District A-1)

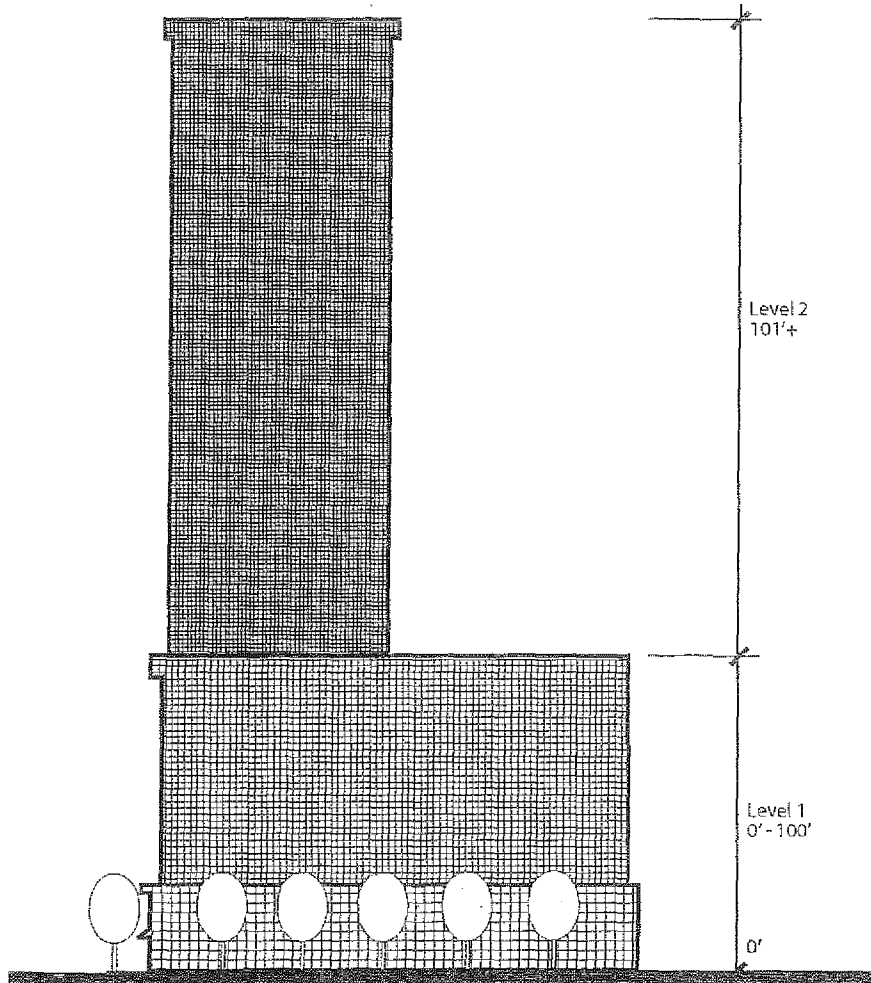


TABLE 3  
SIGN CLASSIFICATION  
FOR PERMITTED SIGN DETERMINATION

	NON-ANIMATED SIGNS	ANIMATED SIGNS
Aerial View Sign	Yes	No
Architectural Ledge Sign	Yes	No
Awning Sign	Yes	No
Banner Sign	Yes	No
Building ID Sign	Yes	No
Channel Letters Sign	Yes	No
Electronic Message Display Sign	Yes	Yes
Freeway Edge Sign	Yes	No
Ground Mounted Sign	Yes	Yes
Inflatable Sign	Yes	No
Plaza Tower Sign	Yes	Yes
Projected Image	Yes	Yes
Projecting Sign	Yes	Yes
Roof Sign	Yes	Yes
Supergraphic Sign	Yes	Yes
Temporary Sign	Yes	Yes
Tenant ID Sign	Yes	Yes
Wall Mural	Yes	No
Wall Sign	Yes	Yes
Wayfinding Sign	Yes	No
Window Sign	Yes	No



**TABLE 4  
PERMITTED SIGNS & MAXIMUM PERMITTED SIGN AREA**

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS	MAXIMUM PERMITTED SIGN AREA (as a % of facade area)
Level 1	Permitted	Not Permitted	20%
Level 2	Permitted	Permitted	60%
Level 3	Permitted	Not Permitted	5%

**District A-1**

Level 1	Permitted	Permitted	40%
Level 2	Permitted	Permitted	15%

**District B**

Level 1	Permitted	Not Permitted*	20%
Level 2	Permitted	Permitted	30%
Level 3	Permitted	Not Permitted	5% <sup>1</sup>

**District C**

Level 1	Permitted	Not Permitted	10%
Level 2	Permitted	Not Permitted	15%
Level 3	Permitted	Not Permitted	5%

**District A-1 (Plaza Tower Signs)**

Tower Signs	Permitted	Permitted	6 Tower Signs/1480 sf sign area each
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**District B (Freeway Edge Signs)**

Freeway Edge Signs	Permitted	Not Permitted	4 Freeway Edge Signs/maximum total of 8970 sf sign area <sup>2</sup>
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\*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11<sup>th</sup> Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12<sup>th</sup> Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11<sup>th</sup> Street and 12<sup>th</sup> Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West

<sup>1</sup> The 5% of façade area may be exceeded to permit signage on the eastern façade of the building located at the corner of Figueroa Street and 11<sup>th</sup> Street, within Level 3, for a maximum of 150 sf of sign area.

<sup>2</sup> See Map 7 for conceptual Freeway Edge Signs location.

subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.

TABLE 5  
PERMITTED OPERATING HOURS

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS
Level 1	dawn to 2 AM	not permitted
Level 2	no restriction	no restriction
Level 3	no restriction	not permitted

District A-1

Level 1	no restriction	no restriction
Level 2	no restriction	dawn to 2 AM

District B

Level 1	dawn to 2 AM	not permitted
Level 2	dawn to 2 AM	dawn to 2 AM
Level 3	no restriction	not permitted

District C

Level 1	Dawn to 12 midnight	not permitted
Level 2	Dawn to 12 midnight	not permitted
Level 3	no restriction	not permitted

District A-1 (Plaza Tower Signs)

Tower Signs	No restriction	No restriction
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District B (Freeway Edge Signs)

Freeway Edge Signs	No restriction	not permitted
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\*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11<sup>th</sup> Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12<sup>th</sup> Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11<sup>th</sup> Street and 12<sup>th</sup> Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.

TABLE 6  
MAXIMUM PERMITTED INDIVIDUAL SIGN AREA

**District A**

**NON-ANIMATED SIGNS**

**ANIMATED SIGNS**

Level 1	2,000 sf	not permitted
Level 2	8,000 sf	8,000 sf
Level 3	2,000 sf	not permitted

**District A-1**

Level 1	8,000 sf	8,000 sf
Level 2	8,000 sf	8,000 sf

**District B**

Level 1	2,000 sf	not permitted
Level 2	5,000 sf	4,000 sf
Level 3	2,000 sf	not permitted

**District C**

Level 1	250 sf	not permitted
Level 2	1,000 sf	not permitted
Level 3	2,000 sf	not permitted

**District A-1 (Plaza Tower Signs)**

Tower Signs	1480 sf	1480 sf
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**District B (Freeway Edge Signs)**

Freeway Edge Signs	3000 sf	not permitted
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\*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11<sup>th</sup> Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12<sup>th</sup> Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11<sup>th</sup> Street and 12<sup>th</sup> Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.

TABLE 7  
MINIMUM SEPARATION BETWEEN INDIVIDUAL SIGNS

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS
Level 1	1 ft	not permitted
Level 2	2 ft	4 ft
Level 3	5 ft	not permitted

District A-1

Level 1	0	0
Level 2	0	0

District B

Level 1	1 ft	not permitted
Level 2	2 ft	4 ft
Level 3	5 ft	not permitted

District C

Level 1	2 ft	not permitted
Level 2	8 ft	not permitted
Level 3	20 ft	not permitted

District A-1 (Plaza Tower Signs)

Tower Signs	0 ft	0 ft
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District B (Freeway Edge Signs)

Freeway Edge Signs	0 ft	not permitted
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\*Adjacent signage located on perpendicular facades shall not require any separation.

Section 17.

**USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN.**

Any legally existing uses, buildings or structures which are made non-conforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Legal, nonconforming uses may not be expanded.

Section 18.

**INTERPRETATION.**

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan.

Section 19.

**AMENDMENTS TO APPENDICES AND A AND F - DESIGN GUIDELINES AND STREETScape PLAN.**

Any amendments to the Design Guidelines, as set forth in Appendix A to this Specific Plan, or to the Streetscape Plan, as set forth in Appendix F to this Specific Plan, may be approved by adoption of a resolution by the City Planning Commission, and shall not require the approval of the City Council.

Section 20.

**SEVERABILITY.**

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

## APPENDIX A

### LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT DESIGN GUIDELINES

#### 1. Site Planning

##### A. Building-Street Relationship

Design Guideline 1: Build a strong urban relationship between the District's buildings and public streets by maintaining a continuous building street wall with visual interest. (For guidelines on articulation, fenestration, and/or other means of providing visual interest; see Section 4.2 Architecture)

- Design Standard 1A: Building podiums shall create a consistent urban street wall defining the street edge. A building street wall shall be defined as the street facing façade of a building's podium level.
- Design Standard 1B: Breaks in the building street wall shall be restricted to that necessary to accommodate pedestrian paseos, public plazas, entry forecourts, permitted vehicular access driveways, and residential/hotel drop-offs (e.g. porte-cochere).
- Design Standard 1C: A building street wall shall be located within 15 feet of the property line along a minimum percentage of the public street frontage of each block face, as specified in Table 1 below, excluding street frontage devoted to the Central Plaza. Building features such as a sidewalk arcade and porte-cochere within the building line shall be considered a part of the building street wall.
- Design Standard 1D: Provide for a pedestrian connection between the Convention Center (Expansion) with the Convention Center Hotel.

Table 1

Street	Minimum Street Wall Frontage
<i>Figueroa</i>	80%
<i>Olympic (between Georgia and Flower)</i>	80%
<i>Olympic (west of Georgia)</i>	75%
<i>11<sup>th</sup> (between Georgia and Figueroa)</i>	85%*
<i>11<sup>th</sup> (west of Georgia and east of Figueroa)</i>	70%
<i>Flower</i>	80%
<i>12<sup>th</sup></i>	70%
<i>Georgia</i>	70%
<i>Cherry</i>	50%

\* excluding frontage devoted to Central Plaza

Design Guideline 2: Establish building setbacks that contribute to comfortable use of the sidewalk and support sidewalk activity.

- Design Standard 2A: Building placement shall maintain minimum setback widths as specified in Table 2 below.

Table 2

Street	Public Sidewalk Width	Private Setback Width	Total Width of Setback from Curb
Figueroa	15'	8'	23'
Olympic (between Georgia and Figueroa)	15'	8'	23'
Olympic (west of Georgia)	15'	0'	15'
11 <sup>th</sup> (between Georgia and Figueroa)	15'	8'	23'
11 <sup>th</sup> (west of Georgia and east of Figueroa)	15'	0'	15'
Flower	15'	0'	15'
12 <sup>th</sup>	15'	0'	15'
Georgia	15'	0'	15'
Cherry	12'	0'	12'

- Design Standard 2B: Towers shall be setback from the face of the podium a minimum of 20 feet along Figueroa, and 11<sup>th</sup> (between Georgia and Figueroa).

Design Guideline 3: Minimize the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians.

- Design Standard 3A: A maximum number of curb cuts for accessing parking and/or service facilities are permitted along each street as specified in Table 3 below.

Table 3

Street	Max. Permitted Curb cuts
Figueroa	1 per block face
Olympic (between Georgia and Figueroa)	3 per block face
Olympic (west of Georgia )	1 per block face
11 <sup>th</sup> (between Georgia and Figueroa)	1 per block face
11 <sup>th</sup> (west of Georgia and east of Figueroa)	1 per block face
Flower	3 per block face
12 <sup>th</sup>	2 per block face
Georgia	2 per block face
Cherry	4 total

Design Guideline 4: Ensure interaction with other downtown buildings through fronting buildings on the street so as to promote the sidewalk orientation and non-internalized character of the District.

- Design Standard 4A: A building's primary entrance, defined as that entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall front on a public street.
- Design Standard 4B: Each building street frontage shall contain at least one (1) public entrance, unlocked during business hours which may be either a building or tenant entrance, except along Cherry Street.
- Design Standard 4C: Corner buildings shall provide a public entrance, unlocked during business hours, on both sides of buildings facing public streets

Design Guideline 5: Orient tenant spaces to the street; maximize retail storefronts and entrances along public streets and other important public spaces to sustain street level interest, and promote pedestrian traffic.

- Design Standard 5A: Street level tenants with frontage along a public street shall provide their primary entrance along that street. These tenants may provide secondary entrances along paseos or other public spaces as appropriate.
- Design Standard 5B: A street level retail or restaurant tenant's primary entrance shall front on a public street, pedestrian paseo or open space area devoted to public gatherings, except uses accessory to a hotel.

Design Guideline 6: Provide generous windows and openings at the street level so as to promote a high level of visual interest and transparency along public streets to promote pedestrian activity.

- Design Standard 6A: Wall openings such as storefront windows and doors shall occupy a minimum percentage of a street level facade, as specified in the Table 4 below. However, up to 25% of this requirement may be satisfied through architectural treatment,, including window boxes and displays porte-cocheres, as well as public art elements as determined by the Cultural Affairs Commission.

**Table 4**

Street	Min. Wall Openings
Figueroa	75%
Olympic (between Georgia and Flower)	75%
Olympic (west of Georgia)	50%
11 <sup>th</sup> (between Georgia and Figueroa)	75%
11 <sup>th</sup> (west of Georgia and east of Figueroa)	50%
Flower	75%
12 <sup>th</sup>	75%
Georgia	75%
Cherry	none specified

- Design Standard 6B: Dark tinted, reflective or opaque glazing is prohibited for any required wall opening. Glazing for required wall openings shall allow for a minimum 90% light transmission.

Design Guideline 7: Incorporate architectural features that enhance the transition between buildings, streets, and public open space, and regulate the opportunity for sun and shade along public streets and common open spaces.

- Design Standard 7A: Architectural features such as canopies, awnings, and overhangs shall be permitted to extend up to 5 feet beyond the face of the building, and extend up to 8 feet beyond the face of the building within the Private Setback area, not impeding any streetscape trees or other streetscape elements.
- Design Standard 7B: Architectural features such as canopies, awnings, and overhangs shall be integral to the architecture of the building.



- Design Standard 7C: Architectural features such as canopies, awnings and overhangs may be constructed of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated, vinyl awnings shall not be permitted.

**Advisory Design Criteria:**

- **Advisory Criteria:** Curb cuts along Figueroa and 11<sup>th</sup> are discouraged, but are not expressly prohibited.
- **Advisory Criteria:** More public entrances than the minimum specified, including building and/or tenant entrances, are encouraged along the District's streets, especially along Figueroa, Olympic and 11<sup>th</sup> (east of Georgia).
- **Advisory Criteria:** Required wall openings (i.e. storefront doors and windows along a street level facade) should use clear glazing for maximum transparency, especially in conjunction with a retail use.
- **Advisory Criteria:** Canopies, arcades, and/or building overhangs integral to the building architecture should be incorporated along a public street frontage. Integral shading devices are especially encouraged in conjunction with a primary building or tenant entrance, and along south facing elevations.

**B. Open Space**

Design Guideline 8: Establish a clear hierarchy of common open spaces distinguished by design and function to create an open, connective pedestrian realm conducive to both active and passive use. The district's common open spaces are comprised of the following open space types:

1. **Streets:** Streets are the most public of all open spaces within the District, and functions as links to the adjacent South Park and Downtown areas. Defined by building facades, streets communicate the highly public character of the District. They should be safe and comfortable for pedestrians, while accommodating necessary vehicular movement. Reference the LASED Streetscape Plan for applicable design standards and regulations.
2. **Sidewalks:** Sidewalks, located within public right-of-way, are the primary realm of pedestrians. As such, they provide the critical connections between destinations within the District and to its surroundings. Reference the LASED Streetscape Plan for applicable design standards and regulations.
3. **Building Setbacks (Sidewalk Extension):** Building setbacks from the street are required along Figueroa, Olympic (between Georgia and Figueroa) and 11<sup>th</sup> (between Georgia and Figueroa). The required setback is 8 feet and is designed as an extension of the sidewalk. Setbacks are intended for commercial and sidewalk activities such as outdoor dining, window shopping, or especially heavy pedestrian traffic.

4. **Paseos:** Paseos are an important extension of the street grid. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities.
  5. **Entry Forecourts:** Entry forecourts announce the function and importance of primary building entrances. Their design creates a clear and comfortable transition between exterior and interior space.
  6. **Courtyards:** Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. These spaces in particular are treated as outdoor room with a high degree of enclosure.
  7. **Plazas:** Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses.
  8. **Central Plaza:** The Central Plaza is the central meeting and gathering place for the District, and is strategically located across from the Star Plaza at STAPLES Center. The Central Plaza is designed as a multi-use space that accommodates a variety of seasonal and celebratory events.
  9. **Roofscape:** Roof terraces and gardens augment District open space. Their design and location should encourage human occupation and use. These spaces are especially encouraged in conjunction with hotels or residential uses.
- Design Standard 8A: Open space types shall be sited in relation to the street in accordance with the Table 5 below.

Table 5

Open Space Type	Location	Connection to Street
Streets	reference LASED Streetscape Plan	
Sidewalks	reference LASED Streetscape Plan	
Building Setback	street level required	design as extension of sidewalk
Paseos	street level required*	direct connection to street required
Entry Forecourts	street level required*	direct connection to street required
Courtyards	street level or above grade permissible	direct connection to street not required
Plazas	street level required*	direct connection to street required
Central Plaza	street level required*	direct connection to street required
Roof Terrace	above grade or rooftop permissible	direct connection to street not required

\* permits minor deviations of up to 2 vertical feet from sidewalk level

- Design Standard 8B: Open space types shall permit public access in accordance with Table 6. At a minimum, public access shall be provided during normal business hours.

Table 6

Open Space Type	Public Access
Streets	reference LASED Streetscape Plan
Sidewalks	reference LASED Streetscape Plan
Building Setback	required
Paseos	required
Entry Forecourts	required
Courtyards	not required
Plazas	required
Central Plaza	required
Roof Terrace	not required

Design Guideline 9: Provide a diversity of open space throughout the District to reinforce its public character, including space devoted to public gatherings, pedestrian movement, and other social and recreational functions.

- Design Standard 9A: The size and number of each open space type shall be provided in accordance with the following Table 7, in addition to any requirements identified within the Open Space/Landscape Regulations of the Specific Plan.

Table 7

Open Space Type	Min. Number	Min. Area	Min. Dimension
Streets	reference LASED Streetscape Plan		
Sidewalks	reference LASED Streetscape Plan		
Building Setback	per setback requirements	none specified	8'
Paseos	none specified	none specified	20'
Entry Forecourts	none specified	none specified	none specified
Courtyards	none specified	400 SF	15'
Plazas	1 per Sub-area, except Olympic West	1,000 SF	25'
Central Plaza	1 shall be located within Olympic East	30,000 SF	100'
Roof Terrace	1 per residential project	400 SF	15'

Design Guideline 10: Make the District conducive to a variety of outdoor activities such as standing, sitting, strolling, conversing, window shopping, dining, etc. Incorporate amenities that support these activities. In particular, add seating for comfort and use plants for their shading, cooling, and aesthetic qualities.

- Design Standard 10A: Each open space type shall provide amenities in the form of a minimum planted area and number of seats in accordance with Table 8 below.
- News paper racks on private setback, shall be provided at a rate no greater than 2 per block and be of a design consistent with that of the Streetscape.

Table 8

Open Space Type	Min. Planted Area	Min. Seating*
Streets	reference LASED Streetscape Plan	
Sidewalks	reference LASED Streetscape Plan	
Setbacks	reference LASED Streetscape Plan	none specified
Paseos	5%	1 seat per 2000 SF**
Entry Forecourts	none specified	none specified
Courtyards	15%	1 seat per 500 SF**
Plazas	15%	1 seat per 500 SF**
Central Plaza	10%	1 seat per 250 SF**
Roof Terrace	15%	none specified

\* seats may be permanent or temporary, accessible during normal business hours

\*\* benches and seat walls are to be counted at a rate of 1 seat per 2 lineal feet of bench or seat wall

Design Guideline 11: Design open space areas so as to lend them the character of outdoor rooms contained by buildings and landscape that comfortably support human occupation and use.

- Design Standard 11A: Open space types shall generally be contained along a minimum percentage of their perimeter by building and/or architectural features, according to Table 9 below.

Table 9

Open Space Type	Min. Containment
Streets	reference LASED Streetscape Plan
Sidewalks	reference LASED Streetscape Plan
Building Setback	reference min. street wall reqs.
Paseos	50%
Entry Forecourts	25%
Courtyards	75%
Plazas	50%
Central Plaza	50%
Roof Terrace	25%

#### Advisory Design Criteria

- **Advisory Criteria:** Plazas and courtyards may incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating should be placed with consideration to noontime sun and shade; mature deciduous trees should be planted as the most effective means of providing comfortable access to sun and shade.
- **Advisory Criteria:** Roof terraces should incorporate trees and other plantings in permanent and temporary planters that will shade, reduce reflective glare, and add interest to the space. These spaces should also include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- **Advisory Criteria:** Plants and other landscape features should further contribute to the containment of open space.

- **Advisory Criteria:** Landscape elements should support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.
- **Advisory Criteria:** Landscape elements should establish scale, reinforce continuity between indoors and outdoors space, and enhance the open connective quality of the District. Mature canopy trees should be provided within the District's open spaces, especially along streets and required setbacks.
- **Advisory Criteria:** Landscape elements should provide scale, texture and color throughout the District. A rich, yet coordinated palette of landscape elements that enhances the District's identity and role as a special place is encouraged.

#### C. Circulation, Access and Parking Facilities

Design Guideline 12: Reduce the visual impact of vehicular circulation and parking so as to promote sidewalk interest and pedestrian activity.

- **Design Standard 12A:** On-site surface parking facilities (i.e. parking lots) are prohibited within the District, except surface parking associated with a residential or hotel drop-off (porte-cochere), and existing surface parking facilities that shall be phased out by proposed development.
- **Design Standard 12B:** Any drive-through establishments shall be designed in consultation with LADOT, with adequate on-site queuing and access, in order to avoid spillover queuing within public streets.

Design Guideline 13: Locate ground floor parking to minimize its visibility along street level facades.

- **Design Standard 13A:** Parking facilities shall be located behind building or tenant space along street level facades, except for street frontage devoted to vehicular access, drop-off or valet parking facilities devoted to a residential or hotel drop-off (e.g. porte-cochere). In the Olympic West Sub-area, parking facilities may be located along the street frontage on Cherry Street, while other means of screening may be provided along Olympic Boulevard and 11<sup>th</sup> Street west of Georgia, including but not limited to display window boxes and public art elements as determined by the Cultural Affairs Commission.

#### D. Service & Loading Facilities and Mechanical Equipment

Design Guideline 14: Locate access to service and loading facilities in non-obtrusive locations so that they are separated from pedestrian paseos and primary building entrances.

- **Design Standard 14A:** Street-level access to service and loading facilities shall be located a minimum of 50 feet from a primary building entrance, pedestrian paseo, or

public outdoor gathering area. This guideline shall not apply to a residential or hotel drop-off (porte-cochere).

Design Guideline 15: Screen and buffer service and loading facilities so as to block unsightly views from public streets, open spaces, and other sensitive uses.

- Design Standard 15A: Service and loading facilities shall be screened from public view by a wall integral to the building architecture and/or landscape treatment creating an opaque barrier. Walls or landscape treatment shall be screened to a minimum height of 8 feet.

Design Guideline 16: Architecturally incorporate or screen equipment such as mechanical units, antennas, or satellite dishes.

- Design Standard 16A: Mechanical equipment shall be either screened from public view or the equipment itself shall be integrated with the architectural design of the building.

## 2. ARCHITECTURE

### A. Architectural Character

#### Advisory Design Criteria

- Advisory Criteria: Commercial projects are encouraged that are designed in an architectural style and character that is complementary of STAPLES Center and Downtown L.A., and promotes a unique district identity. Building architecture should present a clean, modern, and bold style that reflects a one-of-a-kind regional sports and entertainment district.
- Advisory Criteria: Buildings along Flower Street should create a compatible visual and functional transition to the adjacent South Park District. They should present a transitional mixed-use and residential character between the heart of the District along Figueroa Street and the adjacent South Park residential neighborhood.

### B. Massing and Scale

Design Guideline 17: Use building mass and orientation to define and place strong visual emphasis on the street and other important public open spaces.

- Design Standard 17A: Buildings shall establish a "podium" that defines the street edge and contains open space at a minimum building height of 35 feet.

Design Guideline 18: Incorporate a pedestrian-oriented scale at the street level.

- Design Standard 18A: An identifiable break shall be established between a building podium and tower element. Such a break may consist of a setback, change

in material, change in fenestration, or similar means of articulation.

#### Advisory Design Criteria

- **Advisory Criteria:** Building towers that create landmarks, punctuate the District, and define view corridors are encouraged. Towers should be located in accordance with established limitations that sensitively respond to view corridors and light and shadow impacts on public open space. The Olympic East Sub-area tower should present an especially strong iconic and memorable image at the heart of the sports and entertainment district.
- **Advisory Criteria:** Podium massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be employed to promote pedestrian scaled architecture along the street.

#### **C. Articulation and Fenestration**

Design Guideline 19: Articulate building facades to avoid extensive blank walls that would detract from the visual interest and appearance of an active streetscape. In particular, use building fenestration to unify a building's appearance and add to a street facade's interest, scale and three-dimensional quality.

- **Design Standard 19A:** A street level façade wall shall not extend greater than 30 lineal feet without some manner of articulation. Articulation may be provided in the form of an arcade, periodic change in wall plane, building material and/or color, the introduction of building fenestration, storefront signage, or other approach that creates visual interest, and/or shadow lines.
- **Design Standard 19B:** A building facade above street level shall not extend greater than 100 lineal feet without some manner of articulation, such as fenestration relief, shadow line, or change in materials.

#### Advisory Design Criteria

- **Advisory Criteria:** In general, glass curtain walls are discouraged.
- **Advisory Criteria:** Street level architecture that adds richness and variety to the pedestrian experience of the District is encouraged. Buildings should use a clear pattern of openings and create shadow lines that enhance the street wall, with special accommodations for exuberant storefront design in keeping with District character.
- **Advisory Criteria:** Provide well-marked, articulated, and differentiated building entrances as a helpful cue to access and addressing major uses. All public entrances to a building or use should be enhanced through compatible architectural or graphic treatment. Main building

entrances should read differently from a retail storefront, restaurants, and commercial entrances.

#### D. Material and Colors

##### Advisory Design Criteria:

- **Advisory Criteria:** Materials and colors that are compatible with the vibrant and energetic character of the District, while exhibiting a permanence and quality appropriate to an urban setting are encouraged.
- **Advisory Criteria:** Materials should unify a building's appearance with accommodations for exuberant storefront and facility design in keeping with the area's character and a sports and entertainment district.

### 3. Signage and Lighting

#### A. District Sign Character

Design Guideline 20: Establish separate Sign Districts that support the overall design and land use concept for the LASED. Contribute to a lively, colorful, and exciting pedestrian atmosphere with animated and illuminated signage and graphics that are compatible with sports, retail, and entertainment uses. Sign districts are identified as follows:

- **Sign District A:** Sign District A includes those areas along Figueroa that directly face STAPLES Center. This Sign District will permit prominent and dynamic sign types, including video display, LED readerboards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art facades with expressive lighting, audio-visual effects, and dimensional signage. The amount and intensity of permitted signage shall be somewhat less than Sign District A-1, nevertheless Sign District A will be an energetic and highly activated intense area of dynamic signage.
- **Sign District A-1:** Sign District A-1 includes the Central Plaza, the Convention Center Hotel, and those facades of other buildings in the Olympic East Subarea that most directly face the Central Plaza and STAPLES Center. The Central Plaza, the plaza for the Convention Center Hotel and those facades facing each in particular will be a focus of intense activity, and the signage will communicate this excitement. In addition, the Central Plaza will include Plaza Tower Signs. This Sign District will permit the most prominent and dynamic sign types, including video display, LED reader boards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art facades with expressive lighting, audio-visual effects, and dimensional signage.
- **Sign District B:** Sign District B generally encompasses buildings and uses located along Olympic and Figueroa north of 11<sup>th</sup> Street. These streets will be active and engaging places, and signs will support the vitality and



action along these streets. Signage that enhances the presence of the various uses along these streets will be encouraged, and tenants will incorporate innovative and dynamic signage. In addition, District B will include a limited amount of Freeway Edge Signs. The amount of signage will be somewhat less than Sign District A, in recognition of Olympic and Figueroa's function as primary traffic movers; animated signage will be restricted up to 35 feet to minimize distractions to motorists.

- **Sign District C:** Signage within Sign District C will be most restrained to respond to residential uses within and adjacent to this area. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Smaller signs, no animation, less lighting and shorter operating hours will create a proper transition between the excitement of the Central Plaza and nearby neighborhoods.

## **B. Individual Sign Character**

### Advisory Design Criteria:

- **Advisory Criteria:** Signs that accentuate the architecture of the District and contribute to a lively and visually stimulating experience are encouraged. Signs should be conceived as an integral part of the design so as not to appear as an afterthought application.
- **Advisory Criteria:** The location, size, and appearance of building identification signs should complement the building and overall character of the district.
- **Advisory Criteria:** Tenant identification signs should fit comfortably into the storefront architecture; at the same time, they should be bold and dynamic in image, color, materials, and design.
- **Advisory Criteria:** The location, size, and appearance of tenant identification signs should contribute to a high level of street activity, and enhance the shopping and entertainment experience that is desired for the District.

## **C. Sign Visibility & Legibility**

Design Guideline 22: Locate and design signs for maximum visibility and legibility.

- **Design Standard 22A:** Signs shall generally face the centerline of the street, except tenant blade signs, entertainment marquee signs, freeway edge signs, and temporary displays. In addition, this standard shall not apply to A-1 District signs or district identification signs.
- **Design Standard 22B:** Tenant identification wall signs shall be located directly behind or above clear, untinted storefront glazing.

### Advisory Design Criteria

- **Advisory Criteria:** A building or tenant identification wall sign should be legible to the pedestrian from the opposite sidewalk.

#### D. Sign Illumination & Animation

Design Guideline 23: Incorporate animated and illuminated signs that are in keeping with the active character of the District.

- **Design Standard 23A:** Signs shall use appropriate means of illumination. These include: neon tubes; fiber optics, incandescent lamps, LEDs, cathode ray tubes, shielded spotlights and wall wash fixtures.
- **Design Standard 23B:** Illuminated signs may incorporate animation, such as flashing elements (i.e. borders, writing, pictorial representations, emblems or other figure of similar character) or a flashing sign surface that serves as a field backdrop during operation, except along Flower Street.
- **Design Standard 23C:** Animated Signs and Electronic Message Display Signs which directly front a freeway shall be discouraged. Total Animated Sign and Electronic Message Display Sign square footage within the Olympic West Subarea shall be limited to 1500 square feet. Those approved animated signs fronting a freeway shall be limited to a refresh rate of no more than once every four seconds, with an interval between messages of not less than one second, and the intensity of illumination will not change.

#### Advisory Sign Criteria

- **Advisory Criteria:** Innovative sign technologies are encouraged.

#### E. Prohibited Signs

Design Guideline 24: Require signs that exhibit quality and contribute to the civic character of the District.

- **Design Standard 24A:** Except as otherwise provided in the Specific Plan, the following signs are prohibited:
  - (a) Internally illuminated awnings
  - (b) Conventional plastic faced box or cabinet signs
  - (c) Formed plastic faced box or injection molded plastic signs
  - (d) Luminous vacuum formed letters
  - (e) Odor-producing signs
  - (f) Any sign covering windows, with the exception of Supergraphic Signs, which shall maintain outward views from windows
  - (g) pole signs
  - (h) sandwich board signs
  - (i) off-site signs

#### F. General Lighting Character

Design Guideline 25: Minimize glare upon adjacent properties, sensitive uses, and roadways.

- Design Standard 25A: A parking structure's internal light fixture luminaires shall be shielded from adjacent uses and properties.
- Design Standard 25B: Lighting shall be directed away from adjacent properties and roadways, and shielded as necessary.

##### Advisory Design Criteria

- Advisory Criteria: Lighting that promotes District identity is encouraged; lighting should offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.
- Advisory Criteria: Innovative lighting technologies are encouraged.

#### G. Architectural Lighting

##### Advisory Design Criteria

- Advisory Criteria: Architectural lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.
- Advisory Criteria: Architectural lighting should complement and accentuate the building architecture.

#### H. Landscape Lighting

##### Advisory Design Criteria

- Advisory Criteria: Landscape lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.
- Advisory Criteria: Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.

### 4. SPECIAL FEATURES

#### A. Central Plaza

Design Guideline 26: Locate the Central Plaza within the Olympic East Sub-area, as a forecourt to the retail entertainment center, and as the central meeting and public gathering place for the District. Design the Central Plaza to create a unique identity for the District

- Design Standard 26A: The Central Plaza shall establish a strong visual connection with Figueroa Street.

Design Guideline 27: Provide maximum flexibility in the use of the space, with a minimum of obstructions sited interior to the plaza; the use of plants, street furniture, and other design elements should be as follows:

- Design Standard 27A: Shade trees and planters of a permanent kind shall be limited to the Plaza's periphery; temporary planters may be introduced within the interior of the Plaza.
- Design Standard 27B: Outdoor furniture such as tables, seats, and benches shall be of a temporary kind, except permanent fixtures may be incorporated along the Plaza's periphery.
- Design Standard 27C: Special paving shall identify the Central Plaza as a focal point for the District, and support its ability to accommodate a variety of public activities and events.
- Design Standard 27D: The Plaza may accommodate a number of temporary outdoor uses, such as newsstands, kiosks, vending carts, etc.

#### Advisory Design Criteria

- Advisory Criteria: Lighting that contributes to the security and comfort of the Central Plaza and its surrounding, as well lighting with a lively and colorful character that lends a special identity of the District, is encouraged.
- Advisory Criteria: Lighting techniques should present a contemporary, state-of-the-art display, offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.
- Design Criteria: Pedestrian scale fixtures should be introduced where they are most likely to promote safety and comfort, and least likely to inhibit flexible use of the space.
- Design Criteria: Special event lighting should be directed away from adjacent properties and roadways, and shielded as necessary.

#### **B. 11<sup>th</sup> Street Pedestrian Area**

Design Guideline 28: Articulate the design of the 11<sup>th</sup> Street Pedestrian Area to differentiate it from the standard street. Unify the design and treatment of the 11<sup>th</sup> Street Pedestrian Area with the Central Plaza and Star Plaza at STAPLES Center.

- Design Standard 28A: Paving shall be coordinated with the adjacent plazas to complement these spaces and support the easy flow of pedestrian traffic across these spaces during off-peak closure to vehicular traffic.

- Design Standard 28B: The design of the 11<sup>th</sup> Street Pedestrian Area shall feature special paving, flat or rolled curbs, fixed bollards with removable chains along the curb line, and other improvement required by LADOT.

APPENDIX B  
TRIP GENERATION TABLE

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

1. Based on Weekday PM Peak Hour

APPENDIX C  
TRAFFIC IMPROVEMENTS

1. Blaine Street/11<sup>th</sup> Street/SR-110 SB on-ramp. Ramp to be widened to two lanes.
2. Cherry Street to Pico Boulevard. Widen the northbound approach on Cherry Street and re-stripe to provide two exclusive left turn lanes, two through lanes, and an exclusive right turn lane.
3. Georgia Street at Olympic Boulevard. Add a westbound protected left turn phase on Olympic Boulevard, and widen the northbound approach on Georgia Street to provide one exclusive left turn lane, one through lane, and one exclusive right turn lane.
4. Francisco Street & Olympic Boulevard. Install a new traffic signal. Widen Olympic Boulevard on the south side and re-stripe the westbound approach to provide a dual left turn lane (into the Project driveway). Provide a four-lane Project driveway, configured for two inbound lanes and two outbound lanes to the underground parking garage. Outbound lanes to be striped for a shared left/through/right turn lane and an exclusive right turn lane. To the west of the Project driveway, provide a one lane southbound entry to the on-site surface driveway into the site. Re-stripe the southbound approach on Francisco Street to provide one exclusive left turn lane and a shared through/right lane.
5. Figueroa Street & Olympic Boulevard. Widen and re-stripe the eastbound approach on Olympic Boulevard, to provide two exclusive left turn lanes, three through lanes, and an exclusive right turn lane. Widen the westbound approach on Olympic Boulevard and re-stripe the approach, to provide an exclusive left turn lane, three through lanes, and an exclusive right turn lane. Lengthen the existing northbound left turn on Figueroa Street.
6. 11<sup>th</sup> Street at Grand avenue. Re-stripe the westbound approach on 11<sup>th</sup> Street to provide one exclusive left turn lane, and two through lanes.
7. Neighborhood Traffic Management Plan. Fund up to \$100,000 for studies, evaluations, and implementation of a Neighborhood Traffic Management Plan, under the direction of LADOT. The Plan could include both traffic management measures and permit parking programs. This amount may be guaranteed with a bond. After a period of three years from opening the Project, the bond would be terminated and/or any unused monies returned to the Applicant.
8. Enhance connections and linkages to transit. This including physical linkages to the Metro Blue Line Station at Flower Street/Pico Boulevard, as well as directional signage to bus and rail lines, and the provision of landscaped bus stops with passenger amenities such as benches, shaded areas, and electronic real-time transit transformation.
9. Bus Shelters. Install six new bus shelters throughout the project area, at locations to be agreed between the Applicant, LADOT, and LACMTA. These will be City standard bus shelters at a minimum, although the Applicant may modify the design to fit in with the overall urban design/streetscape of the Project with the approval of the City.
10. Transit information kiosks. Provide up to two transit information kiosks on-site (one on the Olympic properties and on the Figueroa properties) for the purpose of providing information about the available transit in the area, and of dispensing tickets/passes, if feasible.
11. Crosswalks. Install 30-foot wide crosswalks at Figueroa Street/Olympic Boulevard, Figueroa Street/Pico Boulevard, 12<sup>th</sup> Street/Flower Street, and Pico Boulevard/Flower Street, where and as feasible.
12. Transportation Demand Management. Initiate and maintain a transportation demand management program that will actively promote the use of transit and rideshare, including providing Project employees and visitors with transit and rideshare information.
13. Off-site employer parking. Provide off-site parking for employees (to the north, east, and south of the Project) along with the shuttle bus service from parking locations to the Project.


Los Angeles Sports and Entertainment District Design Guidelines

14. Directional signage on access/egress corridors. Provide fixed signage on access/egress corridors to the Project to help direct inbound traffic to parking facilities, and outbound traffic to arterial and freeway ramps, up to a total of \$25,000.
15. Changeable message signs on surface streets. Participate in providing up to three additional changeable message signs (CMS), if necessary, on the surface street system in the Project area, that will be linked into the existing Traffic Operations Center (TOC), that will help direct traffic and ensure smooth traffic flows during Convention Center and STAPLES Center events.
16. Changeable message sign on freeway. Participate with Caltrans to provide one additional changeable message sign (CMS) on the freeway mainline system, if Caltrans determines it to be necessary or desirable.
17. Coordinate with Caltrans and LADOT to develop fixed and changeable signage programs to direct traffic to utilize the various different freeway off-ramps in the Project area, where necessary.
18. Participate in the existing South Park Event Parking & Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordinating Committee.
19. 11<sup>th</sup> Street closure improvements. Develop a Traffic Control Plan, requiring LADOT approval, prior to completion and public use of the plaza to the north of 11<sup>th</sup> Street. Among the potential measures that could be included in the plan are the following (subject to the approval of LADOT):
  - Implement temporary traffic barriers or pop-up bollards on 11<sup>th</sup> Street west of Figueroa Street and east of Georgia Street to prevent traffic entering 11<sup>th</sup> Street between Georgia and Figueroa Streets during closure periods.
  - Add electronic signs to signal poles and signal mast arms at the intersections of 11<sup>th</sup> Street/Figueroa Street and 11<sup>th</sup> Street/Georgia Street, to indicate "No Entry", "Turn Left", and "Turn right" during street closures.
  - Add changeable message signs at locations to be determined by LADOT, advising motorists of alternate routes to 11<sup>th</sup> Street during street closures. Such signs would be located in the immediate vicinity of the block of 11<sup>th</sup> Street to be closed at the following intersections:
    - 11<sup>th</sup> Street & Figueroa Street
    - Olympic Boulevard & Figueroa Street
    - Olympic Boulevard & Georgia Street
    - 11<sup>th</sup> Street & Georgia Street
  - Add signs on the street approaches to the block of 11<sup>th</sup> Street to be closed to give motorists advance warning and information of alternate routes, such as at the following locations:
    - 11<sup>th</sup> Street, east of Flower Street
    - 11<sup>th</sup> Street, east of Olive Street
    - Cherry Street, south of 12<sup>th</sup> Street
  - If necessary, provide additional temporary measures, such as coning temporary traffic lanes, at the following locations:



- Olympic Boulevard & Figueroa Street
  - Olympic boulevard & Georgia Street
  - 11<sup>th</sup> Street & Georgia Street
  - 11<sup>th</sup> Street & Figueroa Street
20. 9<sup>th</sup> Street/SR-110 SB off-ramp/Georgia Street. (Voluntary measure) Cul-de-sac James Wood Boulevard immediately west of the 110 Freeway. Re-stripe James Wood Boulevard east of the 110 Freeway to allow right turn at Georgia Street. (Subject to City processing the cul-de-sac).
21. Figueroa Street conversion to two-way between 9<sup>th</sup> Street & Olympic Boulevard. (Voluntary measure) Widen west side of Figueroa Street by 6 feet and re-stripe street to add one 20-foot southbound lane. (Contingent on City obtaining right-of-way).
22. Provide fair share of costs for improvement of the NB SR 110 9<sup>th</sup> Street off-ramp.
23. Re-align 12<sup>th</sup> Street to provide connections west of Figueroa and east of Flower Street.

# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>		
CPC-2012-2322-DA	HENRY CHU 213-978-1324	9		
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>		
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Location of Project (Include project titles, if any.)</b>				
FARMER'S FIELD  1000 WEST OLYMPIC BOULEVARD				
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">           CITY OF LOS ANGELES            LA CONVENTION CENTER, LLC            LA EVENT CENTER         </td> <td style="width: 50%; vertical-align: top;">           REP: WILLIAM DELVAC            ARMBRUSTER, GOLDSMITH &amp; DELVAC, LLP            11611 SAN VICENTE BLVD. SUITE 900            LOS ANGELES, CA 90049            310-209-8800         </td> </tr> </table>			CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER	REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800
CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER	REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800			
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>				
<b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)				
<p>In conjunction with the Convention and Event Center Project, an amendment to Section 6.B.4 of the Los Angeles Sports and Entertainment District (LASED) Specific Plan and Section 3.1.3(a) of the LASED Development Agreement to allow development of the Convention Center Expansion site with any use permitted in the LASED upon whichever is the earlier, issuance of a Temporary Certificate of Occupancy for the New Hall of the Convention Center or October 21, 2021.</p>				
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	<b>Environmental No.</b> ENV-2011-585-EIR	<b>Commission Vote:</b> 9- 0		
 JAMES K. WILLIAMS, Commission Executive Assistant II		Date: September 18, 2012		



## CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: SEP 18 2012

CASE: CPC-2012-2322-DA  
CEQA: ENV-2011-0585-EIR  
SCH No. 2011031049

Location: 1000 West Olympic Boulevard  
Council District: 9 – Hon. Jan Perry  
Plan Area: Central City  
Requests: Development Agreement  
Amendment

Applicant: L.A Arena Land Company, LLC  
Representative: Armbruster, Goldsmith, & Delvac, LLP

At its meeting on September 13, 2012, the following action was taken by the City Planning Commission:

1. **Recommend** that the City Council **Find** that the previously certified Environmental Impact Report (EIR) is adequate for the following actions and that it has reviewed and considered the information contained in the Draft and Final EIR, Case No. ENV-2011-0585-EIR (SCH No. 2011031049), and **Recommend** that the City Council **Adopt** the Mitigation Monitoring and Reporting Program, and that the City Council **Adopt** the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. **Recommend** that the City Council, **Approve** the Second Amendment to the Third Amended and Restated Development Agreement pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement as attached, including but not limited to, a modification of Section 3.1.3(a) of the Amended and Restated Development Agreement to modify the existing use restriction on the Convention Center Expansion Parcel to provide that the Convention Center Expansion Parcel may be used for any uses permitted in the LASED Specific Plan upon completion of the New Hall and **Advise** the applicant that the Department of City Planning will create a separate case file (CPC 2012-2322-DA) associated with the amendment of the LASED Development Agreement.
3. **Recommend** that the City Council **Adopt** the attached Findings.
4. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that **mitigation measures** are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. **Advise** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Perlman  
**Seconded:** Romero  
**Ayes:** Burton, Cardoso, Freer, Hovaguimian, Kim, Lessin, Roschen  
**Vote:** 9 - 0



James Williams, Commission Executive Assistant II  
City Planning Commission

**Effective Date/Appeals:** This decision of the City Planning Commission is final upon the date of this letter and is not appealable.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings, Development Agreement, Development Agreement Ordinance  
City Planner: Henry Chu  
Senior City Planner: Jon Foreman

The Statement of Environmental Impacts, Findings and Mitigation Measures; Statement of Overriding Considerations, Mitigation Monitoring Program and Errata are located in the administrative CPC-2012-0849-GPA-VZC-SP-SN, and are available upon request.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance authorizing the execution of a Second Amendment to the Third Amended and Restated Development Agreement ("Second Amendment") by and among the City of Los Angeles ("City"), L.A. Arena Land Company, LLC ("LandCo"), Flower Holdings, LLC ("Flower Holdings"), Olympic and Georgia Partners, LLC ("OGP"), LA Live Theatre, LLC ("LA Live Theatre"), LA Live Properties, LLC ("LA Live Properties"), FIDM Residential, Inc. ("FIDM") and Figueroa Central Fee Owner, LLC ("Figueroa Central Owner") relating to real property in the Central City Community Plan area and within and adjacent to the Los Angeles Sports and Entertainment District Specific Plan area, which is hereby incorporated by reference.

**WHEREAS**, a Development Agreement among the City, LandCo and Flower Holdings was entered into on December 11, 2001, and recorded on December 18, 2001, in the official records of Los Angeles County, California as Instrument No. 01-2421128 after adoption by the City Council as Ordinance No. 174227 on September 4, 2001 (Development Agreement);

**WHEREAS**, City, LandCo, and Flower Holdings entered into that certain amendment to Development Agreement dated December 10, 2003, and recorded on January 14, 2004, in the official records of Los Angeles County, California as Instrument No. 04-0100217 after adoption by the City Council as Ordinance No. 175591 on October 14, 2003;

**WHEREAS**, an Amended and Restated Development Agreement among the City, LandCo, Flower Holdings, FIDM, and Figueroa South Land was entered into on December 14, 2005, and recorded on December 19, 2005, in the official Records of Los Angeles County, California as Instrument No. 05-3119740 after adoption by the City Council as Ordinance No. 177,020 on September 21, 2005;

**WHEREAS**, a Second Amended and Restated Development Agreement among the City, LandCo, Flower Holdings, FIDM, and Figueroa South Land was entered into on May 22, 2007, and recorded on May 29, 2007 in the official records of Los Angeles County, California as Instrument No. 2007-1291167 after adoption by the City Council as Ordinance No. 178,136, on December 12, 2006;

**WHEREAS**, a Third Amended and Restated Development Agreement among the City, LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM, Figueroa South Land and Figueroa Central Fee Owner, LLC ("Figueroa Central Owner") was entered into on April 2, 2008, and recorded on April 10, 2008 in the official records of Los Angeles County, California as Instrument No. 2008-0625541 after adoption by the City Council as Ordinance No. 179,414, on November 30, 2007;

**WHEREAS**, an Amendment to Third Amended and Restated Development Agreement among the City, LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM and Figueroa Central Owner was entered into on December 21, 2010,

and recorded on January 21, 2011 in the official records of Los Angeles County, California as Instrument No. 2011-01200808 after adoption by the City Council as Ordinance No. 181, 335, on September 2, 2010 (the Third Amended and Restated Development Agreement, as amended by the Amendment to Third Amended and Restated Development Agreement is referred to herein as the "Amended and Restated Development Agreement");

**WHEREAS**, pursuant to the Second Amendment, City, LandCo, Flower Holdings, OGP, LA Live Theater, LA Live Properties, FIDM and Figueroa Central Owner, each parties to the Amended and Restated Development Agreement, wish to further amend such agreement to provide for the possibility of an earlier release of the restrictions pertaining to a future Los Angeles Convention Center expansion parcel upon completion of an expansion of the Los Angeles Convention Center, and such Second Amendment does not otherwise affect the parties' obligations under the Development Agreement;

**WHEREAS**, City, as ground lessor, and L.A. Event Center, LLC, as ground lessee, propose to enter into a ground lease for portions of the Los Angeles Convention Center property (the "Event Center Ground Lease");

**WHEREAS**, after due notice the City Planning Commission and the City Council did conduct public hearings on this matter;

**WHEREAS**, pursuant to California Government Code Sections 65864 et seq., the City Planning Commission has transmitted its findings and recommendations;

**WHEREAS**, the Second Amendment is in the public interest and is consistent with the City's General Plan including the Central City Community Plan and the Los Angeles Sports and Entertainment District Specific Plan; and

**WHEREAS**, the City Council has reviewed and considered the Second Amendment and the findings and recommendations of the City Planning Commission,

**NOW, THEREFORE,**

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

Section 1. The City Council finds, with respect to the Second Amendment that:

(a) It is consistent with the objectives, policies and programs specified in the General Plan, including the Central City Community Plan, and the Los Angeles Sports and Entertainment District Specific Plan ("Specific Plan"), and is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is located.

(b) The intensity, building height and uses set forth in the Amended and Restated Development Agreement as amended by the Second Amendment are permitted by and consistent with the Central City Community Plan and the Los Angeles Sports and Entertainment District Specific Plan.

(c) The Second Amendment will not be detrimental to the public health, safety and general welfare. The Second Amendment modifies provisions in the Amended and Restated Development Agreement regarding release of restrictions on the "Convention Expansion Parcel" (defined in the Amendment and Restated Development Agreement) and does not otherwise affect the Applicants' obligations under the Amended and Restated Development Agreement. Furthermore, the Second Amendment does not modify those provisions of the Amended and Restated Development Agreement which specifically permit application to the project of rules and regulations under City Municipal Code Section 98.0605 to 91.101.1 relating to public health and safety;

(d) The Second Amendment complies with all applicable City and State regulations governing development agreements;

(e) The Second Amendment is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves this ordinance and authorizes and directs the Mayor to execute the Second Amendment described by this ordinance in the name of the City of Los Angeles concurrently with or after the full execution of the Event Center Ground Lease, and, further, directs the City Clerk to record the Second Amendment with the County Recorder within ten (10) days of the Second Amendment execution date should the Second Amendment not otherwise be recorded.



Sec. 3. 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 E. TRUTANICH, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No(s). \_\_\_\_\_



## FINDINGS

### DEVELOPMENT AGREEMENT FINDINGS

1. General Plan Land Use Designation. The subject site is located within the area covered by the Central City Community Plan adopted by the City Council on June 13, 1974. The Community Plan map designates the subject site for Regional Center Commercial and High Density Residential with a corresponding zone of LASED. The amendment request is consistent with this land use and zoning designation.
2. The Transportation Element of the General Plan will not be affected by the recommended action herein because the amendment request is to modify sections of an existing development agreement that was evaluated for transportation and other environmental impacts under EIR No. 2000-3577 (State Clearinghouse No. 2000091046) and No. 2011-0585 (State Clearinghouse No. 2011031049, and certified by the City Council on September 4, 2001 and September 28, 2012, respectively. The scope of the project itself has not changed nor has any condition of approval.
3. Development Agreement Findings
  - A. State Government Code Sections 65868 authorizes the amendment of a previously approved development agreement.
  - B. The City of Los Angeles has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3), pursuant to which the City has approved that certain Third Amended and Restated Development Agreement dated April 2, 2008 and recorded on April 10, 2008 in the official records of Los Angeles County, California as Instrument No. 2008-0625541, as amended by that certain Amendment to the Third Amended and Restated Development Agreement dated December 21, 2010 and recorded on January 21, 2011 in the official records of Los Angeles County, California as Instrument No. 2011-0120808 (as so amended, the "Amended and Restated Development Agreement").
  - C. L.A. Arena Land Company, LLC has requested that the City consider further amending the Amended and Restated Development Agreement to provide for an earlier release of the restrictions in such agreement pertaining to a future Los Angeles Convention Center expansion parcel in the event that a new convention and exhibition structure is constructed to replace the existing Los Angeles Convention Center West Hall as part of the Convention and Event Center Project, approved immediately prior to this action, and does not otherwise affect the parties' obligations under the Development Agreement. The amendment process was initiated by L.A. Arena Land Company, LLC and all proceedings have been taken in accordance with the City's adopted procedures.
  - D. The Convention and Event Center Project includes a redevelopment of the Convention Center with the construction of a new convention center building ("New Hall") and multi-purpose event center than could function as exhibit hall

space ("Event Center") on the Convention Center site. The New Hall would replace the outmoded West Hall with a modern facility contiguous to the existing South Hall. By creating a more efficient exhibit hall contiguous to the existing South Hall, the New Hall would enhance the marketability of the Convention Center, substantially improving the rank of the Convention Center, making it more competitive nationally. Further, the Event Center would complement and promote the Convention Center by providing a new multi-purpose room of a size that could function as exhibit hall space, meeting rooms or a ballroom with direct physical connections to the Convention Center, an amenity that the Convention Center cannot currently offer. As a result, construction of the New Hall would obviate the need for a Convention Center Expansion Parcel in the LASED Specific Plan area.

- E. The Amendment complies with all applicable City and State regulations governing development agreements.
- F. Pursuant to Section 65867.5 of the Government Code, the Amendment is consistent with the objectives, policies and programs specified in the City of Los Angeles General Plan, including the Central City Community Plan and the Los Angeles Sports and Entertainment Specific Plan.
- G. The Amendment will not be detrimental to the public health, safety and general welfare. Approval of the Amendment clarifies provisions in the Development Agreement regarding the location and timing of a future Los Angeles Convention Center expansion and does not otherwise affect the Applicants' obligations under the Development Agreement.
- H. The Amendment does not modify those provisions of the Development Agreement which specifically permit application to the Project of rules and regulations under City Municipal Code Section 91.0101 and 98.0606 relating to public health and safety.
- I. The Amendment is consistent with conditions of previous discretionary approvals for the subject property.
- J. The Amendment is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Based upon the above findings, the Amendment to the Development Agreement is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

### ENVIRONMENTAL FINDING

1. The underlying project has previously been evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act (CEQA) and is exempt from further review pursuant to Article II, Section 2i of the Los Angeles City CEQA Guidelines. There have been no changes to the project or substantial changes in circumstances or new information since the approval and certification of the Convention and Event Center Project Final EIR that would warrant subsequent or supplemental environmental analysis in accordance with CEQA.

C-102406-3

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

John W. Whitaker, Esq.  
DLA PIPER US LLP  
550 South Hope Street, Suite 2300  
Los Angeles, California 90071  
(213) 330-7700

THIRD AMENDED AND RESTATED  
DEVELOPMENT AGREEMENT

by and among

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.

FIGUEROA SOUTH LAND, LLC

and

FIG CENTRAL FEE OWNER LLC

April 2, 2008

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THIRD AMENDED AND RESTATED  
DEVELOPMENT AGREEMENT

This Third Amended and Restated Development Agreement ("Agreement") is executed this 2<sup>nd</sup> day of April 2008, by and among the CITY OF LOS ANGELES, a municipal corporation ("City"), L.A. ARENA LAND COMPANY, LLC, a Delaware limited liability company ("LandCo"), FLOWER HOLDINGS, LLC, a Delaware limited liability company ("Flower Holdings"), OLYMPIC AND GEORGIA PARTNERS, LLC, a Delaware limited liability company ("OGP"), LA LIVE THEATRE, LLC a Delaware limited liability company ("LA Live Theatre"), LA LIVE PROPERTIES, LLC, a Delaware limited liability company ("LA Live Properties"), FIDM RESIDENTIAL, INC., a California corporation ("FIDM"), FIGUEROA SOUTH LAND, LLC, an Oregon limited liability company ("Figueroa South Land"), and FIG CENTRAL FEE OWNER, LLC a Delaware limited liability company ("Figueroa Central Owner") and collectively with City, LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM and Figueroa South Land (the "Parties") pursuant to California Government Code Section 65864, *et seq.*, and the implementing procedures of the City.

RECITALS

A. City, LandCo and Flower Holdings entered into that certain Development Agreement dated December 11, 2001 and recorded on December 18, 2001 in the Official Records of Los Angeles County, California, as Instrument No. 01-2421128 (the "Development Agreement") after adoption by the City Council as Ordinance No. 174227 on September 4, 2001, as amended by Amendment to Development Agreement dated December 10, 2003, by and among City, LandCo and Flower Holdings and recorded in the Official Records of Los Angeles County, California as Instrument No. 04-0100217 (as amended, the "Original Development Agreement").

B. The Original Development Agreement was amended and restated in its entirety by that Amended and Restated Development Agreement dated December 14, 2005 by and among the City, LandCo, Flower Holdings, FIDM and Figueroa South Land and recorded on December 19, 2005 in the Official Records of Los Angeles County, California, as Instrument No. 05-3119740. The Original Development Agreement was further amended and restated in its entirety by that Second Amended and Restated Development Agreement dated May 22, 2007 by and among the City, LandCo, Flower Holdings, FIDM, and Figueroa South Land and recorded on May 29, 2007 in the Official Records of Los Angeles County, California as Instrument No. 2007-1291167. The Original Development Agreement as amended and restated shall be hereinafter referred to as the "Amended and Restated Development Agreement."

C. FIDM owns a portion of the Figueroa North Properties (APNs 5138-002-025, 5138-002-025-0100, 5138-002-025-0200 and 5138-002-020); Figueroa South Land owns the Figueroa South Properties (APN 5138-015-027, 5138-015-042, 5138-015-043, 5138-015-039 and 5138-015-040); LA Southpark High-Rise, LP ("Hanover") owns a portion of the Figueroa North Properties (APN 5138-002-025); and Figueroa Central Owner (as successor in interest to JM Fig LLC, MG Fig LLC, HS Fig LLC and CLAD Resources Borrower, LLC) owns the Figueroa Central Properties (APN 5138-015-026 and 5138-015-028 to 038) all of which

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properties are located within the Development Agreement Property. LandCo and Flower Holdings have assigned their rights to, and each of FIDM, Figueroa South Land, Hanover and Figueroa Central Owner has assumed LandCo's and Flower Holdings' obligations under the Amended and Restated Development Agreement, as they relate to these properties.

D. LandCo has transferred certain of its interests in properties located within the Development Agreement Property and has partially assigned its rights to, and each of, OGP, LA Live Theatre, and LA Live Properties have assumed LandCo's obligations under the Amended and Restated Development Agreement as they relate to these properties. Accordingly, the property ownership is as follows: OGP owns Area 2 as shown on the Specific Plan Land Use Map in Attachment 2; LA Live Theatre owns Areas 4 and 5 on the Specific Plan Land Use Map in Attachment 2; and LA Live Properties owns Areas 1, 1a, 1b, 3, 6, and the Central Plaza as shown on the Specific Plan Land Use Map in Attachment 2. LandCo remains the owner of Area 12 as shown on the Specific Plan Land Use Map in Attachment 2.

E. The Parties desire to enter into this Third Amended and Restated Development Agreement, pursuant to Section 6.8 of the Amended and Restated Development Agreement, to incorporate certain modifications to the Project and clarify certain rights and obligations of the Parties under the Amended and Restated Development Agreement.

F. City, LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM, Figueroa South Land, and Figueroa Central Owner wish to amend and restate in its entirety the Amended and Restated Development Agreement pursuant to the terms of this Agreement.

## 1. DEFINITIONS.

For all purposes of this Agreement, except as otherwise expressly provided or unless the context requires:

1.1 "Affordable Housing Amount" shall be the sum of \$116,792. This sum shall be revised on January 1<sup>st</sup> of each year by the Department of City Planning according to the annual percentage change in the Engineering News-Record Construction Cost Index. The revised sum shall be published by the Department of City Planning in a newspaper of citywide circulation before January 31 of each year.

1.2 "Affordable Housing Units Required" means the affordable housing units required to be constructed under this Agreement in an amount equal to one affordable housing unit for each five market rate units.

1.3 "Agreement Effective Date" is the date on which this Agreement is attested by the City Clerk of the City of Los Angeles after execution by LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM, Figueroa South Land, Figueroa Central Owner and the Mayor of the City.

1.4 "Applicable Rules" means the rules, regulations, ordinances and officially adopted policies of the City in force as of the Original Effective Date, including but not limited to the LASED Specific Plan and the Los Angeles Municipal Code (the

"Municipal Code"); provided, however, that the amendments to the LASED Specific Plan and Los Angeles Municipal Code adopted concurrent with the adoption of this Agreement shall be included within the Applicable Rules as if such amendments were in effect as of the Original Effective Date. Notwithstanding the language of this section or any other language in this Agreement, Applicable Rules shall not include Interim Control Ordinance No. 173,681. Additionally, notwithstanding the language of this Section or any other language in this Agreement, all specifications, standards and policies regarding the design and construction of public works facilities, if any, shall be those that are in effect at the time the applicable Project plans are being processed for approval and/or under construction. Further, the Applicable Rules shall include (i) the Citywide programs which will be enacted after the Original Effective Date, for storm water pollution abatement mandated by the Federal Water Pollution Control Act of 1972, and subsequent amendments to the Act; and (ii) a change in the downtown parking requirements if ultimately adopted by the City Council after the Original Effective Date to the extent the change is consistent with the Central City Community Plan Update as recommended by City Planning Commission action, dated November 12, 1998, CPC No. 94-0225CAU.

1.5 "Assignable Obligations" means those obligations imposed upon LandCo or Flower Holdings by this Agreement which may be assigned to a Transferee, as such obligations relate solely to that portion of the Development Agreement Property transferred and conveyed to a Transferee, and are assumed by the Transferee pursuant to the Assignment Agreement.

1.6 "Assignment Agreement" means a written agreement between the Developer and a Transferee of the Developer, consistent with the terms of this Agreement, in which the parties agree to specific obligations of this Agreement being transferred from the Developer to the Transferee of the Developer. To be effective, the Assignment Agreement must be acknowledged by the Director of Planning, or his/her designee, on behalf of the City.

1.7 "Community Advisory Group" means a group comprised of a representative of each of the property owners of the area within the Development Agreement Property, the Figueroa Corridor Coalition for Economic Justice, the Pico Union Westlake Cluster Network, the United Coalition East Prevention Project, the City Councilmember(s) of the district(s) in which the LASED Specific Plan property is located, the Los Angeles Police Department, the Department of Alcoholic Beverage Control ("ABC") and other members, as determined to be appropriate by the Director of Planning.

1.8 "Community Plan" means the Central City Community Plan of the City's General Plan, adopted January 8, 2003.

1.9 "Condo-Hotel Units" means hotel rooms that are owned by third parties as condominium/hotel rooms but are managed and operated as part of a hotel pursuant to a management agreement that addresses such issues as reservations, check-in and check-out procedures, restrictions on length of stay, room access, housekeeping, and the

collection and remittance of the transient occupancy tax. Condo-Hotel Units shall not be subject to the requirements of Section 3.1.3.11 (Affordable Housing).

1.10 "Convention Center Expansion Parcel" means an airspace lot (lot 15 of Tract Map 53383) covering the southern portion of Olympic West Properties designated as development area 1(a) on the Specific Plan Land Use Map attached hereto as Attachment 2.

1.11 "Convention Center Hotel" means a high-rise hotel (which may consist of two distinctly branded hotels) containing a minimum of 1000 hotel rooms, approximately 225 for-sale residential condominium units, ballroom and meeting space, together with ancillary restaurants, retail space, and parking facilities.

1.12 "DDA" means that certain Disposition and Development Agreement by and among, in part, the Community Redevelopment Agency of the City of Los Angeles, the City of Los Angeles and LandCo (as assignee of the L.A. Arena Development Company, LLC) dated as of October 31, 1997, together with the First Implementation Agreement to the DDA, the Second Implementation Agreement to the DDA, the Third Implementation to the DDA, the Fourth Implementation to the DDA and any subsequent Implementation Agreements.

1.13 "Developer" means collectively and individually LandCo and Flower Holdings and any subsequent transferees or assignees.

1.14 "Development Agreement Act" means Section 65864, *et seq.*, of the California Government Code.

1.15 "Development Agreement Property" means collectively six City blocks comprising approximately 27.1 acres and consisting of the Figueroa North Properties and the LASED Specific Plan Properties, as shown on Attachment 1, entitled Development Agreement Property.

1.16 "Discretionary Action" or "Discretionary Approval" means an action which requires the exercise of judgment, deliberation or a decision on the part of the City, including any board, commission or department or any officer or employee of the City, in the process of approving or disapproving a particular activity, as distinguished from an activity which merely requires the City, including any board, commission or department or any officer or employee of the City, to determine whether there has been compliance with statutes, ordinances or regulations.

1.17 "Figueroa Central Properties" means the entire City block between Figueroa and Flower Streets and between 11<sup>th</sup> and 12<sup>th</sup> Streets, as shown on Attachment 1.

1.18 "Figueroa North Properties" means the southern portion of the block between Figueroa and Flower Streets, and north of Olympic Boulevard, as shown on Attachment 1.

1.19 "Figueroa South Properties" means the northern three-fourths of the block between Figueroa and Flower Streets and between 12<sup>th</sup> Street and almost to Pico Boulevard, as shown on Attachment 1.

1.20 "General Plan" means the General Plan of the City, as shown on Attachment 2.

1.21 "LASED Specific Plan" means the Los Angeles Sports and Entertainment District Specific Plan, as amended, set forth in Ordinance No. 178134, covering the LASED Specific Plan Properties, located within the Central City Community Plan area, with development areas located on and within the Olympic East Properties, the Olympic West Properties, Olympic North Properties, the Figueroa Central Properties and the Figueroa South Properties. The LASED Specific Plan regulates continued and expanded development allowing hotel, retail, entertainment, residential, live theaters, movie theaters, sound stages, office, medical clinic/sports medicine center, tourism, and similar uses within the LASED Specific Plan Properties.

1.22 "LASED Specific Plan Properties" means the properties included within the boundaries of the LASED Specific Plan, *i.e.*, the Olympic East Properties, the Olympic West Properties, the Olympic North Properties, the Figueroa Central Properties and the Figueroa South Properties, as shown on Attachment 2.

1.23 "Non-Assignable Obligations" means those obligations imposed upon LandCo or Flower Holdings by this Agreement which may not be assigned to a Transferee.

1.24 "Olympic East Properties" means the entire block east of Georgia Street and west of Figueroa Street, between Olympic Boulevard and 11<sup>th</sup> Street, as shown on Attachment 1.

1.25 "Olympic North Properties" means the southern portion of the block north of Olympic Boulevard and between Georgia and Francisco Streets, as shown on Attachment 1.

1.26 "Olympic West Properties" means the entire block east of the 110 (Harbor) Freeway and west of Georgia Street, between Olympic Boulevard and 11<sup>th</sup> Street, as shown on Attachment 1.

1.27 "Original Effective Date" means the effective date of the original Development Agreement, December 11, 2001.

1.28 "Parties" means collectively LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM, Figueroa South Land, Figueroa Central Owner and the City.

1.29 "Processing Fees" means all fees required by the City including, but not limited to, fees for land use applications, project permits, building applications, building permits, grading permits, maps and certificates of occupancy which are necessary to

accomplish the intent and purpose of this Agreement. Expressly exempted from Processing Fees are all impact fees, linkage fees, or exactions which may be imposed by the City on development projects pursuant to laws enacted after the Original Effective Date, except as specifically provided for in this Agreement. Processing Fees include those impact fees, linkage fees, and exactions which are in effect as of the Original Effective Date, the amounts of which are subject to ongoing annual increases which shall be calculated at time of payment. The amount of the Processing Fees to be applied in connection with the development of the Project shall be the amount which is in effect on a Citywide basis at the time an application for the City action is made unless an alternative amount is established by the City in a subsequent agreement. Notwithstanding the language of this Section or any other language in this Agreement, Developer shall not be exempt from the payment of fees, if any, imposed on a Citywide basis as part of the City's program for storm water pollution abatement mandated by the Federal Water Pollution Control Act of 1972 and subsequent amendments thereto, unless a waiver of these fees is provided by the City in a subsequent agreement.

1.30 "Project" means individually and collectively the development of projects consisting of 5,977,806 square feet of floor area within the area encompassed within the Development Agreement Property, comprising approximately 27.1 acres. Development of the LASED Specific Plan Properties would consist of uses permitted by and in accordance with the LASED Specific Plan, including, but not limited to, a minimum of 1,200 hotel rooms within the LASED Specific Plan Properties (of which up to 200 of these required hotel rooms may be provided as Condo-Hotel Units, provided that Condo-Hotel Units are not permitted on the Significant Hotel Parcel); a minimum of 500 residential units; retail, entertainment, restaurant and convention uses; live theater and cinemas; office space, including medical offices and a sports medicine center; a health/sports club; an open air plaza that could accommodate year-round venues; and support parking; except that development of the Convention Center Expansion Parcel would consist only of Convention Center related uses including meeting rooms, display rooms, exhibition rooms, offices used by employees of the Convention Center, loading, storage, concourses, food service relating to convention activities (but not including restaurants open to the public), parking, or temporary uses (including but not limited to construction staging) and placement of signage as limited by the Specific Plan, subject to the approval of the Director of Planning, and except that development of the Significant Hotel Parcel would consist of a first class, full-service hotel or hotels with a collective minimum of 1,000 guest rooms (which would count towards the 1,200 minimum hotel rooms within the LASED Specific Plan Properties), and ancillary retail, dining, meeting and ballroom facilities (which may also be located on the Olympic West Properties), surface parking, and residential uses in connection with the development of the Convention Center Hotel.

Development of the Figueroa North Properties would consist of uses as permitted under or approved pursuant to the Applicable Rules of the Municipal Code as of the Original Effective Date, and would include, but not be limited to, residential, educational and retail uses subject to the density transfers as permitted by the LASED Specific Plan. Discretionary approvals may be sought under the Applicable Rules of the Municipal Code as of the Original Effective Date for

the Figueroa North Properties, including but not limited to, conditional use permits, variances, and commercial corners.

1.31 "Project Approvals" means the following land use actions requested by Developer from the City: 1) the LASED Specific Plan, and subsequent amendments thereto, adopted by the City which sets certain maximum floor area, height, signage regulations and other limits for the LASED Specific Plan Properties, together with conditions for liquor licenses; 2) the new LASED Zone, and subsequent amendments thereto, adopted by the City which replaces the previous zoning designations; and 3) the General Plan amendment adopted by the City which amends the Central City Community Plan Text and Map to modify the planned land use, development standards, and conditions of development for the LASED Specific Plan.

1.32 "Public Improvements" mean (i) the streetscape improvements required under the Streetscape Plan (Attachment 3 to this Agreement), (ii) the Parks and Open Space Facilities required under Section III, D. of the Community Benefits Program (Attachment 4 to this Agreement), (iii) the Central Plaza required in Section 3.1.3.12 of this Agreement, (iii) the General Open Space required under Section 10.D.1. of the LASED Specific Plan, (iv) the Pedestrian Linkages required under Section 10.F. of the LASED Specific Plan, and (vi) the Traffic Improvements required under Section 14.B. of the LASED Specific Plan, to be implemented pursuant to that certain traffic mitigation phasing plan approved by the Los Angeles Department of Transportation ("LADOT") on August 15, 2002, as may be modified by LADOT.

1.33 "Reserved Powers" means the rights and authority excepted from this Agreement's restrictions on the City's police powers and which are instead reserved to the City. The Reserved Powers include the powers to enact regulations or take future Discretionary Actions after the Original Effective Date that may be in conflict with the Applicable Rules, but: (1) are necessary to protect the public health and safety, and are generally applicable on a Citywide basis (except in the event of natural disasters as found by the Mayor or City Council, such as floods, earthquakes and similar disaster); (2) are amendments to Chapter IX of the Municipal Code Section 91.0101, *et seq.*, (Building Code) or Chapter V of the Municipal Code Section 57.01.01, *et seq.*, (Fire Code) regarding the construction, engineering and design standards for private and public improvements to be constructed on the Development Agreement Property; (3) are amendments to the Streetscape Plan as provided under the LASED Specific Plan; (4) are necessary to comply with state or federal laws and regulations (whether enacted previous or subsequent to the Original Effective Date); (5) constitute Processing Fees and charges imposed or required by the City to cover its actual costs in processing applications, permit requests and approvals of the Project or in monitoring compliance with permits issued or approvals granted for the performance of any conditions imposed on the Project, unless otherwise waived by the City; or (6) are changes in the boundaries of the Downtown Traffic Impact Zone which changes parking requirements for the LASED Specific Plan Properties, as provided for in the LASED Specific Plan.

1.34 "Significant Hotel Parcel" means the portion of Olympic East Properties designated on Attachment 2 as development area 2.

1.35 "Streetscape Plan" means that certain Los Angeles Sports and Entertainment District Streetscape Plan adopted by the City Planning Commission on December 11, 2003, as shown on Attachment 5.

1.36 "Transferee" means individually or collectively, Developer's successors in interest, assignees or transferees of all or any portion of the Development Agreement Property.

## **2. RECITALS OF PREMISES, PURPOSE AND INTENT.**

2.1 State Enabling Statute. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the Development Agreement Act which authorizes any city to enter into binding development agreements establishing certain development rights in real property with persons having legal or equitable interests in this property. Section 65864 of the Development Agreement Act expressly provides as follows:

"The Legislature finds and declares that:

(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and a commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development.

(c) The lack of public facilities, including, but not limited to, streets, sewerage, transportation, drinking water, school, and utility facilities, is a serious impediment to the development of new housing. Whenever possible, applicants and local governments may include provisions in agreements whereby applicants are reimbursed overtime for financing of public facilities."

Notwithstanding the foregoing, to ensure that the City remains responsive and accountable to its residents while pursuing the benefits of development agreements contemplated by the Legislature, the City: (1) accepts restraints on its police powers contained in development agreements only to the extent and for the duration required to achieve the mutual objectives of the Parties; and (2) to offset these restraints, seeks public benefits which go beyond those

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obtained by traditional City controls and conditions imposed on development project applications.

## 2.2 City Procedures and Actions.

2.2.1 Planning Commission Action. The Planning Commission held a duly noticed public hearing on August 9, 2007, and recommended approval of this Agreement on the same date.

2.2.2 City Council Action. The City Council on November 30, 2007, after conducting a duly noticed public hearing, adopted Ordinance No. 179414, to become effective on the thirty-first day after publication, or on the forty-first day after posting, approving this Agreement, found that its provisions are consistent with the City's General Plan, the Central City Community Plan, the LASED Specific Plan, and the Municipal Code, and authorized the execution of this Agreement.

## 2.3 Purpose of this Agreement.

2.3.1 Developer Objectives. In accordance with the legislative findings set forth in the Development Agreement Act, and with full recognition of the City's policy of judicious restraints on its police powers, Developer wishes to obtain reasonable assurances that the Project may be developed in accordance with the Applicable Rules, including the LASED Specific Plan and the Municipal Code, and with the terms of this Agreement and subject to the City's Reserved Powers. In the absence of this Agreement, Developer would have no assurance that it can complete the Project for the uses and to the density and intensity of development set forth in this Agreement, including the Applicable Rules of the Municipal Code as of the Original Effective Date for the Figueroa North Properties and the LASED Specific Plan for the LASED Specific Plan Properties. This Agreement, therefore, is necessary to assure Developer that the Project will not be (1) reduced in density, intensity or use from what is set forth in the LASED Specific Plan for the LASED Specific Plan Properties; (2) reduced in density, intensity or use from what is set forth in the Applicable Rules of the Municipal Code for the Figueroa North Properties as of the Original Effective Date; (3) subjected to new rules, regulations, ordinances or official policies which are not related to compliance with State or Federal mandates or health and safety conditions; or (4) subjected to delays for reasons other than Citywide health and safety enactments related to critical situations such as, but not limited to, the lack of water availability or sewer or landfill capacity.

2.3.2 Mutual Objectives. Development of the Project in accordance with this Agreement will provide for the orderly development of the Development Agreement Property in accordance with the objectives set forth in the General Plan, the Central City Community Plan, the LASED Specific Plan and the Applicable Rules. Moreover, this Agreement will eliminate uncertainty in planning for and securing orderly development of the Project. The Parties believe

that the orderly development of the Project will provide many public benefits to the City through the imposition of development standards and requirements under the provisions and conditions of this Agreement, including without limitation, increased revenues from property, sales, parking, business license and utility taxes; creation and retention of jobs in the community; enhancement of the economic viability of the Los Angeles Convention and Exhibition Center, through the development of a Convention Center Hotel and expansion of the Convention Center; implementation of substantial streetscape improvements pursuant to the Streetscape Plan within the Development Agreement Property; enhancement of the pedestrian environment for Los Angeles Convention and Exhibition Center guests and future hotel guests, as well as other district visitors; provision of retail services for residents and visitors; and creation of attractive new market-rate and affordable housing near downtown employment centers. Additionally, although development of the Project in accordance with this Agreement will restrain the City's land use or other relevant police powers, this Agreement will provide the City with sufficient Reserved Powers during the term hereof to remain responsible and accountable to its residents. In exchange for these and other benefits to the City, Developer will receive assurances that the Project may be developed during the term of this Agreement in accordance with the Applicable Rules and Reserved Powers, subject to the terms and conditions of this Agreement.

2.4 Applicability of this Agreement. This Agreement does not: (1) grant density or intensity in excess of that otherwise established in the Applicable Rules, including the LASED Specific Plan and the Municipal Code; (2) eliminate future Discretionary Actions relating to the Project if applications requiring Discretionary Action are initiated and submitted by the owner of a portion of the Development Agreement Property after the Original Effective Date; (3) guarantee that Developer will receive any profits from the Project; (4) prohibit the Project's participation in any benefit assessment district that is generally applicable to surrounding properties; or (5) amend the City's General Plan. This Agreement has a fixed term. Furthermore, in any subsequent actions applicable to the Development Agreement Property, the City may apply the new rules, regulations and official policies as are contained in its Reserved Powers.

### **3. AGREEMENT AND ASSURANCES.**

3.1 Agreement and Assurance on the Part of Developer. In consideration for the City entering into this Agreement, and as an inducement for the City to obligate itself to carry out the covenants and conditions set forth in this Agreement, and in order to effectuate the premises, purposes and intentions set forth in Article 2 of this Agreement, Developer hereby agrees as follows:

3.1.1 Project Development. Developer agrees that it will use its best efforts, in accordance with its own business judgment and taking into account market conditions and economic considerations, to develop the Project in accordance with the terms and conditions of this Agreement, including the Applicable Rules, including, without limitation, the Municipal Code for the

Figueroa North Properties and the LASED Specific Plan for the LASED Specific Plan Properties, which include:

1. Dedication of Land for Public Purposes. Provisions for the dedication of land for public purposes are set forth in the conditions of approval for the LASED Specific Plan and the Streetscape Plan.
2. Description of Transportation Improvements. The transportation improvements to be included within the scope of the Project are set forth in LASED Specific Plan.
3. Intensity of Project. The maximum development intensity of the Project is set forth in the LASED Specific Plan for the Olympic West, Olympic East, Olympic North, Figueroa Central and Figueroa South Properties, and in the Applicable Rules for the Figueroa North Properties.
4. Maximum Height of the Project. The maximum height for each of the Project's proposed building areas is shown in the LASED Specific Plan for the Olympic West, Olympic East, Olympic North, Figueroa Central and Figueroa South Properties, and in the Applicable Rules for the Figueroa North Properties.

3.1.2 Timing of Development. Buildout of the LASED Specific Plan will be a single-phase development that will occur incrementally, with development expected to begin in 2002 and buildout scheduled to occur by 2008. Beyond these general parameters, the Parties acknowledge that Developer cannot at this time predict when or the rate at which the Project would be developed. These decisions depend upon numerous factors that are not all within the control of Developer, such as market orientation and demand, availability of financing and competition. Because the California Supreme Court held in Pardee Construction Co. v. City of Camarillo, 37 Cal.3d 465 (1984), that the failure of the Parties therein to provide for the timing of development permitted a later adopted initiative restricting the timing of development and controlling the Parties' agreement, it is the intent of Developer and the City to hereby acknowledge and provide for the right of Developer to develop the Project in an order and at a rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment, subject to any restrictions that may exist in the LASED Specific Plan, this Agreement, the DDA or other agreements between the City and Developer. The City acknowledges that this right is consistent with the intent, purpose and understanding of the Parties to this Agreement. Developer will use its best efforts, in accordance with its own business judgment and taking into consideration market conditions and other economic factors influencing its business decision, to commence or to continue development, and to develop the Project in accordance with the provisions and conditions of this Agreement and with the Applicable Rules.

Notwithstanding anything to the contrary in this Agreement, a Transferee of Developer of all or any portion of the Development Agreement Property shall only be responsible for satisfying the obligations set forth in the applicable Assignment Agreement which relate solely to the development of that portion of the Development Agreement Property transferred, assigned or conveyed to such Transferee and which the Transferee has agreed to perform pursuant to the Assignment Agreement applicable to such Transferee's portion of the Development Agreement Property.

### 3.1.3 Additional Obligations of Developer as Consideration for this Agreement.

In addition to the obligations identified in Section 3.1.1, the development assurances provided by this Agreement and the resulting construction of the Project will result in the following:

1. Convention Center Hotel . In order to enhance the long-term viability of, and benefits to the City from the Los Angeles Convention and Exhibition Center, LandCo shall assist the City in connection with the City's goal of developing a Convention Center Hotel. During the term of this Agreement, Developer agrees that the Significant Hotel Parcel can be used for Convention Center Hotel purposes, surface parking, and residential uses in connection with the development of the Convention Center Hotel, and for temporary construction staging unless the Director of Planning determines that it will interfere with Convention Center Hotel development. This is a Non-Assignable Obligation solely as it relates to LandCo's obligations.

2. Convention Center Expansion . In order to enhance the long-term viability of, benefits to the City from, the Los Angeles Convention and Exhibition Center, LandCo shall assist the City in connection with the City's goal of expanding the Los Angeles Convention and Exhibition Center. During the term of this Agreement, the Convention Center Expansion Parcel can only be used for Convention Center uses and parking, and for temporary uses (including but not limited to construction staging) and placement of signage as limited by the Specific Plan, unless the Director of Planning determines that such temporary uses or signage will interfere with development of Convention Center Expansion uses. In addition, the Developer agrees that at least one hundred twenty (120) days prior but not more than one hundred eighty (180) days prior to the commencement of a construction of a parking structure on this Parcel, the Developer will provide the City written notice of the Developer's intent to commence construction of the parking structure. Any such parking structure shall be constructed in accordance with the provisions of Section 19.2 of the DDA. This is a Non-Assignable Obligation solely as it relates to LandCo's obligations.

3. Streetscape Improvements . Developer shall make streetscape improvements in conformance with the Streetscape Plan in connection with the Development Agreement Property, as shown in Attachment 3. These streetscape improvements shall be fully implemented no later than seven (7) years from the Original Effective Date. Included in this Streetscape Improvement obligation are improvements on Pico Boulevard between Flower Street and Figueroa Street as specified by any Streetscape Plan adopted subsequent to the Original Effective Date. This is an Assignable Obligation.

4. Community Benefits Program . LandCo has undertaken and will extend the economic benefits generated by the Project to the residents and businesses near the Project site and throughout the City as set forth in the Community Benefits Program which is attached as Attachment No. 4. This is an Assignable Obligation, except as provided in Section 6.10.1.2.

5. Childcare . LandCo and/or Flower Holdings and/or their respective affiliates and subsidiaries shall provide a minimum of 100 spaces for a child care facility, whether new or expanded, either on or off-site. Of the 100 spaces, 50 spaces shall be provided prior to obtaining a certificate of occupancy for cumulative development of 1,000,000 square feet. Off-site facilities may be provided within 1,500 feet of the LASED Specific Plan Properties or on the same site as affordable housing developed as part of the Project. The remaining 50 spaces shall be provided prior to obtaining a certificate of occupancy for cumulative development of 3,000,000 square feet. Where the Developer, through Developer Participation as defined in Attachment 6, is causing the construction of an affordable housing project that contains child care spaces, the Developer may seek certification from the Director that such Developer Participation satisfies the requirements of this Section 3.1.3.5 of the Agreement by providing the Director: (i) the location of the affordable housing project containing such child care spaces, (ii) the number of child care spaces provided, and (iii) evidence of the completion of such childcare spaces. Upon written request from the Developer, the Director shall provide to the Developer written certification that such childcare spaces qualify towards the LandCo's and/or Flower Holdings' obligation to provide childcare spaces under this Section 3.1.3.5 of the Agreement, which certification shall not be unreasonably withheld, conditioned or delayed by the Director. This is a Non-Assignable Obligation.

6. Permits for Sales of Alcoholic Beverages . LandCo and Flower Holdings shall reduce the overall number of permits for sales of alcoholic beverages in the vicinity of the LASED Specific Plan Properties by acquiring 7 of the allowed 33 permits through the purchase of existing State ABC licenses from owners in the vicinity of Staples Center.

Figueroa Central Owner shall reduce the overall number of permits for sales of alcoholic beverages in the vicinity of the LASED Specific Plan Properties by acquiring 2 of the allowed 33 permits through the purchase of existing State ABC licenses from owners in the vicinity of Staples Center. These State ABC licenses shall be purchased from within the Central City Community Plan Area, the Pico Union I & II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11<sup>th</sup> and Figueroa Streets. The Director of Planning may act to further enlarge this repurchase area as set forth in Sections 12 and 13 of the Specific Plan. LandCo and Flower Holdings shall prioritize obtaining its 7 acquired State ABC licenses from problematic vendors. Figueroa Central Owner shall prioritize obtaining its 2 acquired State ABC licenses from problematic vendors. This is a Non-Assignable Obligation.

7. Additional Conditions on Alcoholic Beverage Sales. The Developer shall comply with additional conditions relating to the sales of alcoholic beverages as set forth in Attachment No. 5. This is an Assignable Obligation.

8. Community Advisory Group . LandCo and/or Flower Holdings shall seek the ongoing input of the Community Advisory Group with respect to issuance of plan approvals for alcohol uses, parking, traffic and other issues addressed in the Community Benefits Program. LandCo and/or Flower Holdings shall provide to the City the results of its discussions with the Community Advisory Group when seeking any of these plan approvals. This is a Non-Assignable Obligation; however, any Assignment Agreement shall require a Transferee to seek input from the Community Advisory Group with respect to alcohol uses, parking, traffic and other issues addressed in the Community Benefits Program as they relate to development of the Transferee's portion of the Development Agreement Property.

9. Hot Line. LandCo shall provide a community liaison telephone hotline in connection with the Project's construction and operations. This is a Non-Assignable Obligation; however, any Assignment Agreement shall require a Transferee to cooperate in the operation of the Hot Line with respect to development of the Transferee's portion of the Development Agreement Property.

10. Lien for Cost of Improvements . As further partial consideration for the City to enter into this Agreement, Developer agrees that it will construct or fund the Public Improvements as required by the applicable Project Approvals in connection with the development of a

portion of the Development Agreement Property or this Agreement subject to Section 6.9 of this Agreement, and that a lien may be placed upon the applicable portion of the Development Agreement Property for the cost of those Public Improvements in the event the Developer fails to complete the applicable Public Improvements required pursuant to the Project Approvals. The obligation to construct or fund public improvements as set forth in this section 3.1.3.10 is an assignable obligation.

11. Affordable Housing . The Developer shall construct or cause to be constructed affordable housing as set forth in Article IX of the Community Benefits Program, a copy of which is included as Attachment 4 to this Agreement, and as set forth in Attachment 6 to this Agreement. This is an Assignable Obligation.

12. Central Plaza . The Developer shall substantially complete the Central Plaza, as defined in the LASED Specific Plan, prior to the receipt of a final certificate of occupancy for any building on the Olympic West Properties or the Olympic East Properties. The Developer shall provide written notice to the Director of the substantial completion of the Central Plaza. Within thirty (30) days of the receipt of such notice, or within any extended period as mutually agreed between the Developer and the Director, the Director shall provide written concurrence to the Developer that the Central Plaza is substantially complete or provide the reasons why the Central Plaza is not deemed substantially complete. This is a Non-Assignable Obligation.

13. Alcohol Abuse Reduction and Prevention Funding. Figueroa Central Owner shall fund an ongoing Alcohol-Related Community Prevention Fund in the amount of \$100,000 per year annually for six years, for a total of \$600,000. Such payments shall commence prior to issuance of a building permit for any structure within the Figueroa Central Properties and shall conclude upon the fifth year thereafter. Shoring, grading, and demolition permits shall not trigger this requirement. Alcohol-Related Community Prevention Fund payments shall be made to the California Community Foundation, a local non-profit re-granting foundation, or to a similar organization(s) approved by the Director of Planning. The fund shall be created and shall be in a form reasonably approved by the Director of Planning. Monies shall be released by the approved organization through a competitive bidding process and specifically dedicated to preventing and reducing the impact of alcohol-related issues in the community. Priority shall be given to applicants with a proven track record and who operate within three (3) miles from the LASED Specific Plan Properties. Documentation of each \$100,000 payment shall be submitted to the Director of Planning.

#### 3.1.4 Exceptions to Additional Obligations of Developer.

Notwithstanding anything to the contrary in Section 3.1.3 or any other provision of this Agreement, the obligations set forth in Sections 3.1.3.1 (Convention Center Hotel), 3.1.3.2 (Convention Center Expansion), and 3.1.3.12 (Central Plaza) shall not apply to the Olympic North Properties, the Figueroa North Properties, the Figueroa Central Properties or the Figueroa South Properties, or any transferees of such properties, and, except as otherwise provided herein, the obligations set forth in Sections 3.1.3.5 (Childcare), Section 3.1.3.6 (Alcoholic Beverage Permit), 3.1.3.8 (Community Advisory Group) and 3.1.3.9 (Hot Line) shall apply exclusively to LandCo and/or Flower Holdings, shall not be assignable, and shall not be binding upon any Transferee of LandCo and/or Flower Holdings to all or any portion of the Development Agreement Property, or to such portion of the property so acquired.

3.2 Agreement and Assurances on the Part of the City. In consideration for Developer entering into this Agreement, and as an inducement for Developer to obligate itself to carry out the covenants and conditions set forth in this Agreement, and in order to effectuate the premises, purposes and intentions set forth in Article 2 of this Agreement, the City hereby agrees as follows:

3.2.1 Entitlement to Develop. Developer has the right to develop the Project subject to the terms and conditions of this Agreement, the Applicable Rules and the Reserved Powers.

3.2.2 Consistency with Applicable Rules. Based upon all information made available to the City up to or concurrently with the execution of this Agreement, the City finds and certifies that no Applicable Rules prohibit or prevent the full completion and occupancy of the Project in accordance with the uses, densities, designs, heights, signage regulations and other development entitlements incorporated and agreed to herein and in the LASED Specific Plan. Additionally, the City further finds and certifies that upon execution of this Agreement, development of this Project will be exempt from Ordinance No. 173,681 (as amended) because during preparation of the EIR for this Project, the City considered significant aspects of the Project's proposed signage in relation to its site, surrounding property, and its general environmental setting.

#### 3.2.3 Changes in Applicable Rules.

3.2.3.1 Nonapplication of Changes in Applicable Rules. Any change in, or addition to, the Applicable Rules, including, without limitation, any change in any applicable general or specific plan, zoning or building regulation, adopted or becoming effective after the Original Effective Date, including, without limitation, any of these changes by means of ordinance, City Charter amendment, initiative, referendum, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the Mayor, City Council, Planning Commission or any other Board, Commission or Department of the City,



or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict in any way with the Applicable Rules or this Agreement, shall not be applied to the Project unless these changes represent an exercise of the City's Reserved Powers.

3.2.3.2. Changes in Building and Fire Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Project shall be subject to changes occurring from time to time in the Uniform Building Code and other uniform construction codes. In addition, development of the Project shall be subject to changes occurring from time to time in Chapters V and IX of the Municipal Code regarding the construction, engineering and design standards for both public and private improvements provided that these changes are (1) necessary to the health and safety of the residents of the City, and (2) are generally applicable on a Citywide basis (except in the event of natural disasters as found by the Mayor or City Council, such as floods, earthquakes and similar disasters).

3.2.3.3. Changes Mandated by Federal or State Law. This Agreement shall not preclude the application to the Project of changes in, or additions to, the Applicable Rules, including rules, regulations, ordinances and official policies, to the extent that these changes or additions are mandated to be applied to developments, such as this Project by state or federal regulations. In the event state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, these provisions shall be modified or suspended as may be necessary to comply with the state or federal laws or regulations.

3.2.4 Subsequent Development Review. The City shall not require Developer to obtain any approvals or permits for the development of the Project in accordance with this Agreement other than those permits or approvals that are required by the Applicable Rules or the Reserved Powers. However, any subsequent Discretionary Action or Discretionary Approval initiated by Developer that is not permitted by the LASED Specific Plan or Applicable Rules, which changes the uses, intensity, density, building height or timing of the Project, or decreases the lot area, setbacks, yards, parking or other entitlements permitted on the Development Agreement Property shall be subject to the rules, regulations, ordinances and official policies of the City then in effect.

3.2.5 Effective Development Standards. The City agrees that it is bound to permit the uses, intensity of use and density on the Development Agreement Property which are permitted by this Agreement, insofar as this Agreement and the Project Approvals so provide or as otherwise set forth in the Applicable Rules or the Reserved Powers. The City hereby agrees that it will not unreasonably withhold or unreasonably condition any Discretionary Action or Discretionary Approval which must be issued by the City in order for the Project to proceed,

provided that Developer reasonably and satisfactorily complies with all preliminary procedures, actions, payments of Processing Fees, and criteria generally required of developers by the City for processing applications for developments and consistent with this Agreement.

3.2.6 Interim Use. The City agrees that Developer may use the Development Agreement Property during the term of this Agreement for any use which is otherwise permitted by the applicable zoning regulations and the General Plan in effect at the time of the interim use, except as expressly provided in this Development Agreement, or in the DDA or in other agreements between the City and Developer.

3.2.7 Moratoria. In the event an ordinance, resolution or other measure is enacted, whether by action of the City, by initiative, or otherwise after the Original Effective Date, which relates to the rate, timing, or sequencing of the development or construction on all or any part of the Development Agreement Property, City agrees that the ordinance, resolution or other measure shall not apply to the Development Agreement Property or this Agreement, unless the changes: (1) are found by the City to be necessary to the health and safety of the residents of the City, and (2) are generally applicable on a Citywide basis (except in the event of natural disasters as found by the Mayor or the City Council, such as floods, earthquakes and similar disasters).

#### **4. PERIODIC REVIEW.**

4.1 Annual Review. During the Term of this Agreement, the City shall review annually compliance with this Agreement by Developer, and/or any Transferee. This periodic review shall be limited in scope to good faith compliance with the provisions of this Agreement as provided in the Development Agreement Act and Developer and/or a Transferee shall have the burden of demonstrating good faith compliance relating solely to such parties' portion of the Development Agreement Property and any development located thereon. The Annual Review shall be in the form of an Annual Report prepared and submitted by the Director and General Manager to the Area Planning Commission. The Report shall include: the number, type and square footage of the applicable Project issued a Project Permit Compliance and the status of such Projects; any transfers of floor area; the total number of parking spaces developed; annual TMO report; provisions for open space; any equivalency transfers; status of activities relating to streetscape improvements; status of activities relating to affordable housing provisions; status of provisions relating to child care; summary of issues from the hotline; recommendations for modifications to any of the Specific Plan Appendices; and status of any obligations of the Developer required by the Community Benefits Program (Attachment 4).

4.2 Pre-Determination Procedure. Submission by Developer and/or any Transferee, of evidence of compliance with this Agreement, in a form which the Director of Planning may reasonably establish, shall be made in writing and transmitted to the Director of Planning not later than sixty (60) days prior to the yearly anniversary of the Original Effective Date. The public shall be afforded an opportunity to submit written

comments regarding compliance to the Director of Planning at least sixty (60) days prior to the yearly anniversary of the Original Effective Date. All these public comments and final staff reports shall, upon receipt by the City, be made available as soon as possible to Developer, and/or any Transferee.

4.3 Director's Determination. On or before the yearly anniversary of the Original Effective Date, the Director of Planning shall make a determination regarding whether or not Developer, and/or any Transferee, has complied in good faith with the provisions and conditions of this Agreement. This determination shall be made in writing with reasonable specificity, and a copy of the determination shall be provided to Developer, and/or any Transferee, in the manner prescribed in Section 6.18. Copies of the determination shall also be available to members of the public.

4.4 Appeal by Developer or Transferee. In the event the Director of Planning makes a finding and determination of non-compliance, Developer, and/or any Transferee, as the case may be, shall be entitled to appeal that determination to the Planning Commission. After a public hearing on the appeal, the Planning Commission shall make written findings and determinations, on the basis of substantial evidence, whether or not Developer, and/or any Transferee, as the case may be, has complied in good faith with the provisions and conditions of this Agreement. Nothing in this Section or this Agreement shall be construed as modifying or abrogating Los Angeles City Charter Section 245 (City Council review of Commission and Board actions).

4.5 Period to Cure Non-Compliance. If, as a result of this Annual Review procedure, it is found and determined by the Planning Director or the Planning Commission, on appeal, that Developer, and/or any Transferee, as the case may be, has not complied in good faith with the provisions and conditions of this Agreement, the City, after denial of any appeal or, where no appeal is taken, after the expiration of the appeal period described in Section 6.3, shall submit to Developer, and/or any Transferee, as the case may be, by registered or certified mail, return receipt requested, a written notice of default in the manner prescribed in Section 6.18, stating with specificity those obligations of Developer, and/or any Transferee, as the case may be, which have not been performed. Upon receipt of the notice of default, Developer, and/or any transferee, as the case may be, shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of the default(s) not later than sixty (60) days after receipt of the notice of default, or any longer period as is reasonably necessary to remedy the default(s), by mutual consent of the City and Developer, and/or any Transferee, as the case may be, provided that Developer, and/or any Transferee, as the case may be, shall continuously and diligently pursue the remedy at all times until the default(s) is cured.

4.6 Failure to Cure Non-Compliance Procedure. If the Director of Planning finds and determines that Developer, or a Transferee, as the case may be, has not cured a default pursuant to this Section, and that the City intends to terminate or modify this Agreement or those transferred or assigned rights and obligations, as the case may be, the Director of Planning shall make a report to the Planning Commission. The Director of Planning shall then set a date for a public hearing before the Planning Commission in

accordance with the notice and hearing requirements of Government Code Sections 65867 and 65868. If after the public hearing, the Planning Commission finds and determines, on the basis of substantial evidence, that (i) Developer or its Transferee, as the case may be, has not cured a default pursuant to this Section, and (ii) that the City shall terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the finding and determination shall be appealable to the City Council in accordance with Section 6.3. In the event of a finding and determination of compliance, there shall be no appeal by any person or entity. Nothing in this Section or this Agreement shall be construed as modifying or abrogating Los Angeles City Charter Section 245 (City Council review of Commission and Board actions).

4.7 Termination or Modification of Agreement. The City may terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, after the final determination of the City Council or, where no appeal is taken, after the expiration of the appeal periods described in Section 6.3. There shall be no modifications of this Agreement unless the City Council acts pursuant to Government Code Sections 65867.5 and 65868, irrespective of whether an appeal is taken as provided in Section 6.3.

4.8 Reimbursement of Costs. The Developer or Transferee, as the case may be, shall reimburse the City for its actual costs, reasonably and necessarily incurred, to accomplish the required annual review.

4.9 Evidence of Compliance Applicable to a Particular Development Agreement Property. Notwithstanding anything to the contrary in this Article 4 or any other provision of this Agreement, a Transferee of all or any portion of the Development Agreement Property shall only be responsible for submitting evidence of compliance with this Agreement as it relates solely to that portion of the Development Agreement Property transferred, assigned or conveyed to such Transferee in an Assignment Agreement authorized by Section 6.10 of this Agreement.

4.10 City's Rights and Remedies Against a Transferee. The City's rights in Article 4 of this Agreement relating to compliance with this Agreement by a Transferee shall be limited to only those rights and obligations assumed by a Transferee under this Agreement and as expressly set forth in the applicable Assignment Agreement authorized by Section 6.10 of this Agreement.

4.11 From time to time, a Developer of any portion of the Development Agreement Property may, separate from the Annual Review process, submit a written request for confirmation from the Director that certain obligations of the Development Agreement have been satisfied. Subject to the time limits and process requirements of Section 4.1., the Director shall issue a written confirmation stating either that such obligations have been satisfied or setting forth the reasons why subject obligation have not been satisfied.

## 5. DEFAULT PROVISIONS.

## 5.1 Default by Developer.

5.1.1 Default. In the event Developer or a Transferee of any portion of the Development Agreement Property fails to perform its obligations under this Agreement applicable to its portion of the Development Agreement Property, as specified in the applicable Assignment Agreement, in a timely manner and in compliance with this Agreement, the City's rights and remedies provided for in this Agreement, including, without limitation, modifying or terminating this Agreement, shall relate exclusively to the defaulting party and such defaulting party's portion of the Development Agreement Property, provided that the City has first complied with all applicable notice and opportunity to cure provisions in Section 5.1.2. In no event shall a default by a Developer or a Transferee of any portion of the Development Agreement Property constitute a default by any non-defaulting Developer or Transferee with respect to such non-defaulting parties' obligations hereunder nor affect such non-defaulting parties' rights hereunder, or respective portion of the Development Agreement Property.

5.1.2 Notice of Default. The City through the Director of Planning shall submit to Developer or Transferee, as applicable, by registered or certified mail, return receipt requested, a written notice of default in the manner prescribed in Section 6.18, identifying with specificity those obligations of Developer or Transferee, as applicable, which have not been performed. Upon receipt of the notice of default, Developer or Transferee, shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of the default(s) not later than sixty (60) days after receipt of the notice of default, or a longer period as is reasonably necessary to remedy the default(s), provided that Developer or Transferee, as applicable, shall continuously and diligently pursue the remedy at all times until the default(s) is cured.

5.1.3 Failure to Cure Default Procedure. If after the cure period has elapsed, the Director of Planning finds and determines that Developer, or a Transferee, as the case may be, remains in default and that the City intends to terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the Director shall make a report to the Planning Commission and then set a public hearing before the Commission in accordance with the notice and hearing requirements of Government Code Sections 65867 and 65868. If after public hearing, the Planning Commission finds and determines, on the basis of substantial evidence, that Developer, or a Transferee, as the case may be, has not cured default pursuant to this Section, and that the City shall terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, Developer or the Transferee, shall be entitled to appeal that finding and determination to the City Council in accordance with Section 6.3. In the event of a finding and determination that all defaults are cured, there shall be no appeal by any person or entity. Nothing in this Section or this Agreement shall be construed as modifying or abrogating Los Angeles City

Charter Section 245 (City Council review of Commission and Board actions) or the rights of the City under Section 3.1.3.11 of this Agreement.

5.1.4 Termination or Modification of Agreement. The City may terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, relating solely to the defaulting Developer or Transferee and such defaulting parties portion of the Development Agreement Property after the final determination of the City Council or, where no appeal is taken, after the expiration of the appeal periods described in Section 6.3 relating to the defaulting parties rights and obligations hereunder. There shall be no termination or modification of this Agreement unless the City Council acts pursuant to Section 6.3 hereof.

## 5.2 Default by the City.

5.2.1 Default and Notice of Default. In the event the City does not accept, process, or render a decision on necessary development permits, entitlements, or other land use or building approvals for use as provided in this Agreement upon compliance with the requirements therefore, or as otherwise agreed to by the Parties, or the City otherwise defaults under the provisions of this Agreement, Developer and any Transferee shall have all rights and remedies provided herein or by applicable law, which shall include compelling the specific performance of the City's obligations under this Agreement provided that Developer or Transferee, as the case may be, has first complied with the procedures in Section 5.2.2. No part of this Agreement shall be deemed to abrogate or limit any immunities or defenses the City may otherwise have with respect to claims for monetary damages.

5.2.2 Notice of Default. Developer or Transferee, as the case may be, shall first submit to the City a written notice of default stating with specificity those obligations that have not been performed. Upon receipt of the notice of default, the City shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of the default(s) not later than one hundred and twenty (120) days after receipt of the notice of default, or a longer period as is reasonably necessary to remedy the default(s), provided that the City shall continuously and diligently pursue the remedy at all times until the default(s) is cured. In the case of a dispute as to whether the City has cured the default, the Developer or Transferee, as the case may be, shall submit the matter to arbitration pursuant to Section 6.5 of this Agreement.

5.3 No Monetary Damages. It is acknowledged by the Parties that the City would not have entered into this Agreement if it were liable in monetary damages under or with respect to this Agreement or the application thereof. The Parties agree and recognize that, as a practical matter, it may not be possible to determine an amount of monetary damages which would adequately compensate Developer for its investment of time and financial resources in planning to arrive at the kind, location, intensity of use,

and improvements for the Project, nor to calculate the consideration the City would require to enter into this Agreement to justify the exposure. Therefore, the Parties agree that each of the Parties may pursue any remedy at law or equity available for any breach of any provision of this Agreement, except that the Parties shall not be liable in monetary damages and the Parties covenant not to sue for or claim any monetary damages for the breach of any provision of this Agreement. The Parties in this paragraph shall include any successor or assign of the Parties, including, a Transferee of Developer.

## **6. GENERAL PROVISIONS.**

6.1 Agreement Effective Date. This Agreement shall be effective upon the date it is attested by the City Clerk of the City ("Agreement Effective Date") after execution by LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM, Figueroa South Land, Figueroa Central Owner and the Mayor of the City.

6.2 Term. The term of this Agreement ("Term") commenced on December 11, 2001 and shall extend until twenty (20) years after that date, unless the Term is otherwise terminated, modified or extended by circumstances set forth in this Agreement or by mutual consent of the Parties hereto. Following the expiration of the Term, this Agreement shall terminate and be of no further force and effect; provided, however, that this termination shall not affect any right or duty arising from entitlements or approvals, including the Project Approvals on the Development Agreement Property approved concurrently with, or subsequent to, the Original Effective Date. The Term of this Agreement shall automatically be extended for the period of time of any actual delay resulting from any enactments pursuant to the City's Reserved Powers or moratoria.

6.3 Appeals to City Council. Where an appeal by Developer, or its Transferees, as the case may be, to the City Council from a finding and/or determination of the Planning Commission is created by this Agreement, that appeal shall be taken, if at all, within twenty (20) days after the mailing of the finding and/or determination to Developer, or its Transferees, as the case may be. The City Council shall act upon the finding and/or determination of the Planning Commission within eighty (80) days after the mailing, or within any additional period as may be agreed upon by Developer, or its Transferees, as the case may be, and the Council. The failure of the City Council to act shall not be deemed to be a denial or an approval of the appeal, which shall remain pending until final City Council action.

6.4 Enforced Delay; Extension of Time of Performance. In addition to specific provisions of this Agreement, whenever a period of time, including a reasonable period of time, is designated within which either party hereto is required to do or complete any act, matter or thing, the time for the doing or completion thereof shall be extended by a period of time equal to the number of days during which the party is prevented from, or is unreasonably interfered with, the doing or completion of the act, matter or thing because of causes beyond the reasonable control of the party to be excused, including: war; insurrection; riots; floods; earthquakes; fires; casualties; disasters; litigation and administrative proceedings against the Project (not including any administrative proceedings contemplated by this Agreement in the normal course of

affairs (e.g., the annual review)); any approval required by the City (not including any period of time normally expected for the processing of the approvals in the ordinary course of affairs); restrictions imposed or mandated by other governmental entities; enactment of conflicting state or federal laws or regulations; judicial decisions; the exercise of the City's Reserved Powers; or similar bases for excused performance which is not within the reasonable control of the party to be excused (financial inability excepted). This Section shall not be applicable to any proceedings with respect to bankruptcy or receivership initiated by or on behalf of Developer or, if not dismissed within ninety (90) days, by any third Parties against Developer. If written notice of the delay is given to either party within thirty (30) days of the commencement of the delay, an extension of time for cause will be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

## 6.5 Dispute Resolution.

6.5.1 Dispute Resolution Proceedings. The Parties may agree to dispute resolution proceedings to fairly and expeditiously resolve disputes or questions of interpretation under this Agreement. These dispute resolution proceedings may include: (a) procedures developed by the City for expeditious interpretation of questions arising under development agreements; (b) non-binding arbitration as provided below; or (c) any other manner of dispute resolution which is agreed upon by the Parties.

6.5.2 Arbitration. Any dispute between the Parties that is to be resolved by arbitration shall be settled and decided by arbitration conducted by an arbitrator who must be a former judge of the Los Angeles County Superior Court or Appellate justice of the Second District court of Appeals or the California Supreme Court. This arbitrator shall be selected by mutual agreement of the Parties.

6.5.3 Arbitration Procedures. Upon appointment of the arbitrator, the matter shall be set for arbitration at a time not less than thirty (30) nor more than ninety (90) days from the effective date of the appointment of the arbitrator. The arbitration shall be conducted under the procedures set forth in Code of Civil Procedure Section 638, *et seq.*, or under other procedures as are agreeable to both Parties, except that provisions of the California Code of Civil Procedure pertaining to discovery and the provisions of the California Evidence Code shall be applicable to the proceeding.

6.5.4 Extension of Agreement Term. The Term of this Agreement as set forth in Section 6.2 shall automatically be extended for the period of time in which the Parties are engaged in dispute resolution to the degree that an extension of the Term is reasonably required because activities which would have been completed prior to the expiration of the Term are delayed beyond the scheduled expiration of the Term as the result of this dispute resolution.



6.6 Legal Action. Either party may, in addition to any other rights or remedies, institute legal action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation, or enforce by specific performance the obligations and rights of the Parties hereto.

6.7 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California, and the venue for any legal actions brought by any party with respect to this Agreement shall be the County of Los Angeles, State of California for state actions and the Central District of California for any federal actions.

6.8 Amendments. This Agreement may be amended from time to time by mutual consent in writing of the Parties to this Agreement in accordance with Government Code Section 65868, and any Transferee of Development Agreement Property, in the event such amendment affects the rights and obligations of the Transferee under this Agreement in connection with the development, use and occupancy of its portion of the Development Agreement Property and/or any improvements located thereon. Any amendment to this Agreement which relates to the Term, permitted uses, density or intensity of use, height, or size of buildings, provisions for reservation and dedication of land, conditions, restrictions, and requirements relating to subsequent Discretionary Action, or any conditions or covenants relating to the use of the Development Agreement Property not allowed or provided for under the Applicable Rules or the LASED Specific Plan shall require notice and public hearing before the Parties may execute an amendment thereto. LandCo or a Transferee, as applicable, shall reimburse the City for its actual costs, reasonably and necessarily incurred, to review any amendments requested by LandCo or a Transferee, including the cost of any public hearings.

6.9 Additional Remedies. Developer further agrees that if it or a Transferee, as applicable, fails to complete any of the Public Improvements as defined in this Agreement, the City may, but is not obligated to, (1) cause the Public Improvements to be constructed, (2) assess that portion of the Development Agreement Property owned by the Developer or Transferee responsible for such Public Improvement under this Agreement or an Assignment Agreement for the reasonable cost of constructing the Public Improvements, including the administrative costs and overhead of the City, and (3) record a lien for the assessment against that portion of the Development Agreement Property owned by the Developer or Transferee responsible for such Public Improvement under this Agreement or an Assignment Agreement. These remedies are subject to the Developer's and Transferee's right to notice and cure under Section 5.1 of this Development Agreement. This Section does not create an exclusive remedy. It is in addition to, and cumulative of, any other remedies provided by applicable law or this Agreement which permits the City to require completion of a public improvement. Utilization of this Section does not constitute a waiver of the right to exercise any other lawful means to obtain completion of the specified Public Improvements.

6.10 Assignment. The Development Agreement Property, as well as the rights and obligations of Developer under this Agreement, may be transferred or assigned in

whole or in part by Developer to a Transferee without the consent of the City, except as set forth below in Sections 6.10.1 and 6.10.2.

6.10.1 Conditions for Assignment. No such assignment shall be valid until and unless the following occur:

6.10.1.1. Written Notice of Assignment Required. Developer, or any successor transferor, gives prior written notice to the City of its intention to assign or transfer any of its interests, rights or obligations under this Agreement and a complete disclosure of the identity of the assignee or transferee, including copies of the Articles of Incorporation in the case of corporations and the names of individual partners in the case of partnerships. Any failure by Developer or any successor transferor to provide the notice shall be curable in accordance with the provisions of Section 5.1.

6.10.1.2. Non-Assignable Obligations. Developer may not assign in whole or in part any Non-Assignable Obligation of the Agreement. Non-Assignable Obligations are those required in (i) Section 3.1.3.1 (Convention Center Hotel), (ii) Section 3.1.3.2 (Convention Center Expansion), (iii) Section 3.1.3.5 (Childcare), (iv) Section 3.1.3.6 (Permits for Sales of Alcoholic Beverages), (v) Section 3.1.3.8 (Community Advisory Group), provided however, that any Assignment Agreement shall require a Transferee to seek input from the Community Advisory Group with respect to alcohol uses, parking, traffic and other issues addressed in the Community Benefits Program as they relate to development of the Transferee's portion of the Development Agreement Property, and (vi) Section 3.1.3.9 (Hot Line), provided however, that any Assignment Agreement shall require a Transferee to cooperate in the operation of the Hot Line with respect to development of the Transferee's portion of the Development Agreement Property, and (vii) Section 3.1.3.12 (Central Plaza), (viii), Sections III.C, III.D and IX.C of the Community Benefits Program (Attachment 4 to this Agreement). The remaining additional obligations imposed upon LandCo and/or Flower Holdings in this Agreement are Assignable Obligations, as such obligations relate solely to such Transferee's portion of the Development Agreement Property. Furthermore, a Transferee shall assume all other obligations of Developer or any successor transferor hereunder as expressly set forth in the Assignment Agreement.

6.10.1.3. Automatic Assumption of Obligations. Unless otherwise stated elsewhere in this Agreement to the contrary, including, without limitation, in Section 3.1.4, a Transferee of Development Agreement Property expressly and unconditionally assumes all of the rights and obligations of this Agreement transferred or assigned by

Developer and which are expressly set forth in the applicable Assignment Agreement.

6.10.1.4. Developer May Provide Affordable Housing for Transferee. As part of the transfer of all or any portion of the Development Agreement Property for residential development, the transferring Developer may satisfy the affordable housing requirement on behalf of its Transferees relating to such portion of the Development Agreement Property so assigned, transferred and conveyed by Developer provided that the terms of such arrangement are set forth in the applicable Assignment Agreement which is acknowledged by the City.

6.10.2 Liability Upon Assignment. Unless otherwise stated elsewhere in this Agreement to the contrary, each Developer of any portion of the Development Agreement Property shall be solely and only liable for performance of such Developer's obligations applicable to its portion of the Development Agreement Property under this Agreement as specified in the applicable Assignment Agreement. Upon the assignment or transfer of any portion of the Development Agreement Property together with any obligations assignable under this Agreement, the Transferee shall become solely and only liable for the performance of those assigned or transferred obligations so assumed and shall have the rights of a "Developer" under this Agreement; which such rights and obligations shall be set forth specifically in the Assignment Agreement, acknowledged by the Director, the transferring Developer, and the Transferee, as of the date of such transfer, assignment or conveyance of the applicable portion of the Development Agreement Property. The failure of a Developer of any portion of the Development Agreement Property to perform such Developer's obligations set forth in the applicable Assignment Agreement may result, at the City's option, in a declaration that this Agreement has been breached and the City may, but shall not be obligated to, terminate or modify this Agreement solely as it relates to the defaulting parties', and such defaulting parties' Development Agreement Property as provided for in Section 5.1 hereof, subject to such defaulting parties' right to notice and opportunity to cure the default in accordance with provisions of Section 5.1 hereof.

6.11 Covenants. The provisions of this Agreement shall constitute covenants which shall run with the land comprising the Development Agreement Property for the benefit thereof, and the burdens and benefits hereof, subject to the provisions of any Assignment Agreement (if applicable), shall bind and inure to the benefit of the Parties hereto and all successors and assigns of the Parties, including any Transferee of Developer.

6.12 Cooperation and Implementation.

6.12.1 Processing. Upon satisfactory completion by Developer of all required preliminary actions and payment of appropriate Processing Fees, including the fee for processing this Agreement, the City shall commence and

diligently process all required steps necessary for the implementation of this Agreement and development of the Development Agreement Property in accordance with the terms of this Agreement. Developer shall, in a timely manner, provide the City with all documents, plans and other information necessary for the City to carry out its processing obligations.

6.12.2 Other Governmental Permits. Developer or Transferee, as the case may be, shall apply in a timely manner for other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Project as may be required for the development of, or provision of services to, the Project. The City shall cooperate with Developer or Transferee, as the case may be, in its endeavors to obtain the permits and approvals and shall, from time to time at the request of Developer or Transferee, as the case may be, attempt with due diligence and in good faith to enter into binding agreements with any entity to ensure the availability of permits and approvals, or services, provided the agreements are reasonable and not detrimental to the City. These agreements may include, but are not limited to, joint powers agreements under the provisions of the Joint Exercise of Powers Act (Government Code Section 6500, *et seq.*) or the provisions of other laws to create legally binding, enforceable agreements between the Parties. To the extent allowed by law, Developer or Transferee, as the case may be, shall be a party to any agreement, or a third party beneficiary of the agreement, entitled to enforce for its benefit on behalf of the City, or in its own name, the rights of the City or Developer or Transferee, as the case may be, thereunder or the duties and obligations of the Parties thereto. Developer or Transferee, as the case may be, shall reimburse the City for all costs and expenses incurred in connection with seeking and entering into any agreement provided that Developer or Transferee, as the case may be, has requested it. Developer or Transferee, as the case may be, shall defend the City in any challenge by any person or entity to any agreement, and shall reimburse the City for any costs and expenses incurred by the City in enforcing any agreement. Any fees, assessments, or other amounts payable by the City thereunder shall be borne by Developer or Transferee, as the case may be, except where Developer or Transferee, as the case may be, has notified the City in writing, prior to the City entering into an agreement, that it does not desire for the City to execute an agreement.

6.12.3 Cooperation in the Event of Legal Challenge. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the Parties hereby agree to affirmatively cooperate in defending the action.

6.13 Relationship of the Parties. It is understood and agreed by the Parties hereto that the contractual relationship created between the Parties hereunder is that Developer is an independent contractor and not an agent of the City. Further, the City and Developer hereby renounce the existence of any form of joint venture or partnership

between them and agree that nothing herein or in any document executed in connection herewith shall be construed as making the City and Developer joint venturers or partners.

6.14 Hold Harmless. Each Developer of any portion of the Development Agreement Property hereby agrees to and shall indemnify, save, hold harmless and defend the City, and its elected and appointed representatives, boards, commissions, officers, agents, and employees (collectively, "the City" in this Section), from any and all claims, costs, and liability for any damages, personal injury or death which may arise, directly or indirectly, from such Developer or such Developer's contractors, subcontractors', agents', or employees' operations in connection with the construction of the Project, whether operations be by such Developer or any of such Developer's contractors, subcontractors, by anyone or more persons directly or indirectly employed by, or acting as agent for such Developer or any of such Developer's contractors or subcontractors. Each Developer of any portion of the Development Agreement Property further agrees to and shall indemnify, save, hold harmless and, if requested by the City, such Developer shall defend the City in any action brought by a third party (1) challenging the validity of this Agreement or (2) seeking damages which may arise directly or indirectly from the negotiation, formation, execution, enforcement or termination of this Agreement solely as it relates to the portion of the Development Agreement Property owned by such Developer. Nothing in this Section shall be construed to mean that each Developer of any portion of the Development Agreement Property shall hold the City harmless and/or defend it from any claims arising from, or alleged to arise from, the negligent acts, or negligent failure to act, on the part of the City. City agrees that it shall fully cooperate with each Developer of any portion of the Development Agreement Property, as applicable, in the defense of any matter in which such Developer is defending and/or holding the City harmless. City may make all reasonable decisions with respect to its representation in any legal proceeding.

6.15 Notices. Any notice or communication required hereunder between the City or Developer must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing this notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. Any party hereto may at any time, by giving ten (10) days' written notice to the other party hereto, designate any other address in substitution of the address, or any additional address, to which the notice or communication shall be given. These notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:

with copies to:

Director of Planning  
City of Los Angeles  
200 North Spring Street, 5th Floor  
Los Angeles, California 90012

Chief Legislative Analyst  
200 North Spring Street, Room 255  
Los Angeles, California 90012

If to LandCo:

Mr. Ted Tanner  
L.A. Arena Land Company, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

If to Flower Holdings:

Mr. Ted Tanner  
Flower Holdings, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

If to OGP:

General Manager  
Department of Transportation  
City of Los Angeles  
221 North Figueroa, 5th Floor  
Los Angeles, California 90012

Managing Assistant City Attorney,  
City of Los Angeles  
Real Property/Environment Division  
700 City Hall East, 200 N. Main Street  
Los Angeles, California 90012

with copies to:

Mr. Don Berges  
L.A. Arena Land Company, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. William F. Delvac, Esq.  
Latham & Watkins  
633 West Fifth Street, Suite 4000  
Los Angeles, California 90071

with copies to:

Mr. Don Berges  
Flower Holdings, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. William F. Delvac, Esq.  
Latham & Watkins  
633 West Fifth Street, Suite 4000  
Los Angeles, California 90071

with copies to:

Mr. Ted Tanner  
Olympic and Georgia Partners, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. Don Berges  
Olympic and Georgia Partners, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. William F. Delvac, Esq.  
Latham & Watkins  
633 West Fifth Street, Suite 4000  
Los Angeles, California 90071

If to LA Live Theatre:

with copies to:

Mr. Ted Tanner  
LA Live Theatre, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. Don Berges  
LA Live Theatre, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. William F. Delvac, Esq.  
Latham & Watkins  
633 West Fifth Street, Suite 4000  
Los Angeles, California 90071

If to LA Live Properties:

with copies to:

Mr. Ted Tanner  
LA Live Properties, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. Don Berges  
LA Live Properties, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Mr. William F. Delvac, Esq.  
Latham & Watkins  
633 West Fifth Street, Suite 4000  
Los Angeles, California 90071

If to FIDM:

with copies to:

Ms. Annie Johnson  
919 South Grand Avenue  
Los Angeles, California 90015

Ms. Amy R. Forbes, Esq.  
Gibson, Dunn & Crutcher LLP  
333 South Grand Avenue  
Los Angeles, California 90071

If to Figueroa South Land:

c/o Williams and Dame Development, Inc.  
Mr. T.B. Dame  
1308 NW Flanders Street  
Portland, Oregon 97209

with copies to:

Mr. Bradley S. Miller, Esq.  
Ball Janik LLP  
Suite 1100  
101 SW Main Street  
Portland, Oregon 97204

If to Figueroa Central Owner

Mr. Oskar Brecher  
c/o Fig Central Fee Owner LLC  
c/o The Moinian Group  
530 5<sup>th</sup> Avenue, 18<sup>th</sup> Floor  
New York, New York 10036

with copies to:

John W. Whitaker, Esq.  
DLA Piper US LLP  
550 South Hope Street, Suite 2300  
Los Angeles, California 90071

6.16 Recordation. As provided in Government Code Section 65868.5, the City Clerk of Los Angeles shall record a copy of this Agreement with the Registrar-Recorder of the County of Los Angeles within ten (10) days following its execution by all Parties. LandCo shall provide the City Clerk with the fees for recording prior to or at the time of recording.

6.17 Constructive Notice and Acceptance. Every person who now or hereafter owns or acquires any right, title, interest in or to any portion of the Development Agreement Property, is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which the person acquired an interest in the Development Agreement Property.

6.18 Successors and Assignees. The provisions of this Agreement shall be binding upon and shall inure to the benefit of the Parties, any subsequent owner of all or any portion of the Development Agreement Property and their respective successors and assignees.

6.19 Severability. If any provisions, conditions, or covenants of this Agreement, or the application thereof to any circumstances of either party, shall be held invalid or unenforceable, the remainder of this Agreement or the application of that provision, condition, or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

6.20 Time of the Essence. Time is of the essence for each provision of this Agreement of which time is an element.

6.21 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against



whom enforcement of a waiver is sought and refers expressly to this Section. No waiver of any right or remedy with respect to any occurrence or event shall be deemed a waiver of any right or remedy with respect to any other occurrence or event.

6.22 No Third Party Beneficiaries. The only Parties to this Agreement are the City, LandCo, Flower Holdings, OGP, LA Live Theatre, LA Live Properties, FIDM, Figueroa South Land and Figueroa Central Owner and their successors-in-interest. There are no third party beneficiaries and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

6.23 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the Parties and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein and no testimony or evidence of any representations, understandings, or covenants shall be admissible in any proceedings of any kind or nature to interpret or determine the provisions or conditions of this Agreement.

6.24 Legal Advice. Neutral Interpretation; Headings, Table of Contents. Each party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any party based upon any attribution to that party as the source of the language in question. The headings and table of contents used in this Agreement are for the convenience of reference only and shall not be used in construing this Agreement.

6.25 Discretion to Encumber. This Agreement shall not prevent or limit Developer in any manner, at its sole discretion, from encumbering the Development Agreement Property or any portion of the Development Agreement Property or any improvement on the Development Agreement Property by any mortgage, deed of trust or other security device securing financing with respect to the property Development Agreement Property or its improvements. Such permitted security instruments and related interests shall be referred to as "Security Financing Interests".

6.26 Entitlement to Written Notice of Default. The holder of any applicable Security Financing Interests ("Lender") shall, upon written request to the City, be entitled to receive from the City written notification of any default by Developer or a Transferee of the performance of Developer's or a Transferee's obligations under this Agreement. Whenever the City shall deliver any notice or demand to the Developer or a Transferee pursuant to this Agreement with respect to any breach or default by such Developer or Transferee, the City shall at the same time deliver to the Lender a copy of such notice or demand. Developer or the applicable Transferee shall reimburse the City for its actual costs, reasonably and necessarily incurred, to prepare this notice of default. Prior to either the Director of Planning initiating any procedure pursuant to Section 5.1.3 or any modification or termination of this Agreement pursuant to Section 5.1.4, Lender shall

have the right at its option within sixty (60) days after the receipt of such notice, to cure or remedy any such default.

6.27 Tentative Maps. Pursuant to California Government Code Section 66452.6(a), the duration of tentative maps filed subsequent to the Original Effective Date shall automatically be extended for the Term of this Agreement.

6.28 Replacement. This Agreement shall supersede and take the place of the Amended and Restated Agreement on the Agreement Effective Date.

6.29 Counterparts. This Agreement may be executed in duplicate originals, each of which is deemed to be an original. This Agreement, not counting the Cover Page and Table of Contents, consists of 33 pages and 6 Attachments which constitute the entire understanding and agreement of the Parties.

6.30 Mortgagee Protection. If any Lender, as a condition of providing financing for development of any Project or portion thereof, requests any modification of this Agreement in order to protect its interests in the Project or this Agreement, City shall consider such request in good faith consistent with the purpose and intent of this Agreement and the rights and obligations of the Parties under this Agreement. Any lien created against any portion of the Development Agreement Property pursuant to this Agreement shall attach from the date on which a notice of lien is recorded in the Official Records of Los Angeles, County. If any portion of the Development Agreement Property shall be subject to a monetary lien created by this Agreement and the lien of any Security Financing Interests, then (i) the foreclosure of any lien created under this Agreement shall not operate to affect or impair the lien of such Security Financing Interests and (ii) the foreclosure of the lien of such Security Financing Interests or sale under a power of sale shall not operate to affect or impair the lien created under this Agreement.

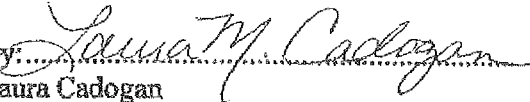
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

"City"

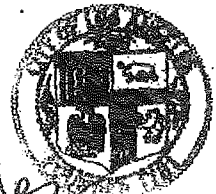
CITY OF LOS ANGELES, a municipal  
corporation of the State of California

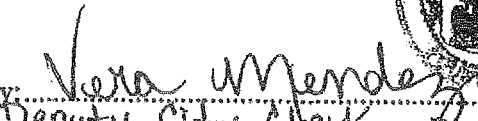
By:  MAR 28 2008  
Antonio Villaraigosa, Mayor

APPROVED AS TO FORM:  
ROCKARD J. DELGADILLO,  
City Attorney


By:   
Laura Cadogan  
Deputy City Attorney  
DATE: March 25, 2008

ATTEST:  
Frank T. Martinez, City Clerk



By:   
Deputy City Clerk Deputy  
DATE: 4-2-08 / C-102406-3

L.A. Arena Land Company, LLC,  
a Delaware limited liability company

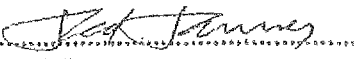
By:   
Name: Ted Tanner  
Title: Vice President

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for L.A. Arena Land Company, LLC

Flower Holdings, LLC, a Delaware  
limited liability company

By:   
Name: Ted Tanner  
Title: Vice President

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for Flower Holdings, LLC

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

"City"

CITY OF LOS ANGELES, a municipal  
corporation of the State of California

APPROVED AS TO FORM:  
ROCKARD J. DELGADILLO,  
City Attorney

By: .....  
Antonio Villaraigosa, Mayor

By: .....  
Laura Cadogan  
Deputy City Attorney  
DATE:

ATTEST:  
Frank T. Martinez, City Clerk

By: .....  
..... Deputy  
DATE:

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a Delaware limited liability company

APPROVED AS TO FORM:  
By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for L.A. Arena Land Company, LLC

By: .....  
Name: Ted Tanner  
Title: Vice President

Flower Holdings, LLC, a Delaware  
limited liability company


APPROVED AS TO FORM:  
By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for Flower Holdings, LLC


By: .....  
Name: Ted Tanner  
Title: Vice President

November 30, 2007


Olympic and Georgia Partners, LLC,  
a Delaware limited liability company

By:   
Name: Ted Tanner  
Title: Vice President

LA Live Theatre, LLC,  
a Delaware limited liability company

By:   
Name: Ted Tanner  
Title: Vice President

LA Live Properties, LLC,  
a Delaware limited liability company

By:   
Name: Ted Tanner  
Title: Vice President

FIDM Residential, Inc.

By: .....  
Name:  
Title:

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for Olympic and Georgia Partners,  
LLC

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for LA Live Theatre, LLC

APPROVED AS TO FORM:

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Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for LA Live Properties, LLC

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Name:  
Counsel for FIDM Residential, Inc.

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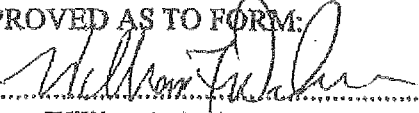
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Name: Ted Tanner  
Title: Vice President

FIDM Residential, Inc.


By: .....  
Name:  
Title:

APPROVED AS TO FORM:

By:  .....  
Name: William F. Delvac  
of Latham & Watkins LLP

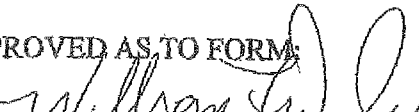
Counsel for Olympic and Georgia Partners,  
LLC

APPROVED AS TO FORM:

By:  .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for LA Live Theatre, LLC

APPROVED AS TO FORM:

By:  .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for LA Live Properties, LLC

By: .....  
Name:  
Counsel for FIDM Residential, Inc.

Olympic and Georgia Partners, LLC,  
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By:.....  
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By:.....  
Name: Ted Tanner  
Title: Vice President

LA Live Properties, LLC,  
a Delaware limited liability company

By:.....  
Name: Ted Tanner  
Title: Vice President

FIDM Residential, Inc.

By:.....  
Name: ANNIE JOHNSON  
Title: VP CFO

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for Olympic and Georgia Partners,  
LLC

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP

Counsel for LA Live Theatre, LLC

APPROVED AS TO FORM:

By: .....  
Name: William F. Delvac  
of Latham & Watkins LLP


Counsel for LA Live Properties, LLC

By: .....  
Name: Meredith C. Shaughnessy  
Counsel for FIDM Residential, Inc.

Figueroa South Land LLC, an Oregon limited liability company

By: Figueroa South Development Limited Partnership, an Oregon limited partnership, its Manager

By: WDD California, Inc., an Oregon corporation, its General Partner

By:   
Name: Gary A. Pinicle  
Title: Secretary/Treasurer

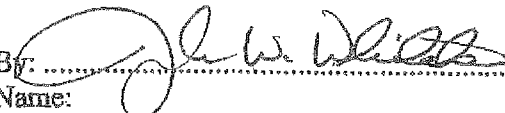
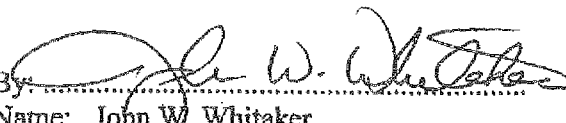
By:   
Name: \_\_\_\_\_  
Counsel for Figueroa South Land, LLC

Fig Central Fee Owner LLC, a Delaware limited liability company

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Name: Oskar Brecher  
Title: Authorized Signatory

By:   
Name: John W. Whitaker  
of DLA Piper US LLP

Counsel for Fig Central Fee Owner LLC



Figueroa South Land LLC, an Oregon limited liability company

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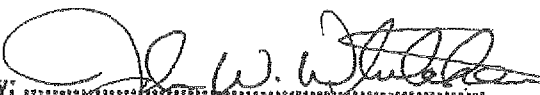
By: .....  
Name: Gary A. Finicle  
Title: Secretary/Treasurer

Fig Central Fee Owner LLC, a Delaware limited liability company

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Name: Oskar Brecher  
Title: Authorized Signatory

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Name:  
Counsel for Figueroa South Land, LLC

APPROVED AS TO FORM:

By:  .....  
Name: John W. Whitaker  
of DLA Piper US LLP

Counsel for Fig Central Fee Owner LLC

State of California

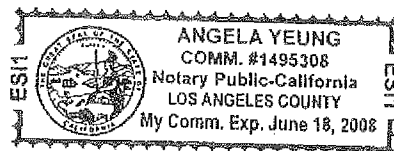
County of Los Angeles

On March 28, 2008 before me, ANGELA YEUNG, a Notary Public, personally appeared ANTONIO R. VILLARALGOSA 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.

Signature Angela Yeung (Seal)



State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ 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.

Signature \_\_\_\_\_ (Seal)

State of California

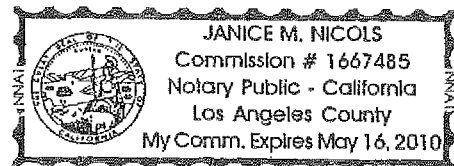
County of Los Angeles

On March 19, 2008 before me, Janice M. Nicols, a Notary Public, personally appeared Ted Tanner 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.

Signature Janice M. Nicols (Seal)



State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ 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.

Signature \_\_\_\_\_ (Seal)

State of California

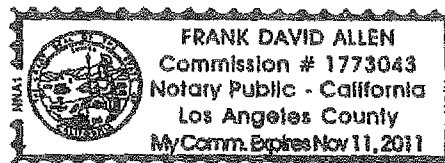
County of Los Angeles

On March 6, 2008 before me, Frank David Allen, a Notary Public, personally appeared Annie Johnson 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.

Signature Frank David Allen (Seal)



State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ 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.

Signature \_\_\_\_\_ (Seal)

Oregon  
State of California

County of Multnomah

On February 6, 2008 before me, Susan L. Gadotti, a Notary Public, personally appeared Gary A. Finicle 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.

Signature Susan L. Gadotti (Seal)



State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ 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.

Signature \_\_\_\_\_ (Seal)

New York  
State of ~~California~~

County of New York

On March 24, 2008, before me, Nelida Narvaez, a Notary Public,  
personally appeared Oskar Brecher 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~~ New York that the  
foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature Nelida Narvaez (Seal)

NELIDA NARVAEZ  
Notary Public, State of New York  
No. 01NA6131018  
Qualified in New York County  
Commission Expires July 25, 2009

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_ 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.

Signature \_\_\_\_\_ (Seal)

ATTACHMENT 1

Development Agreement Area Map.

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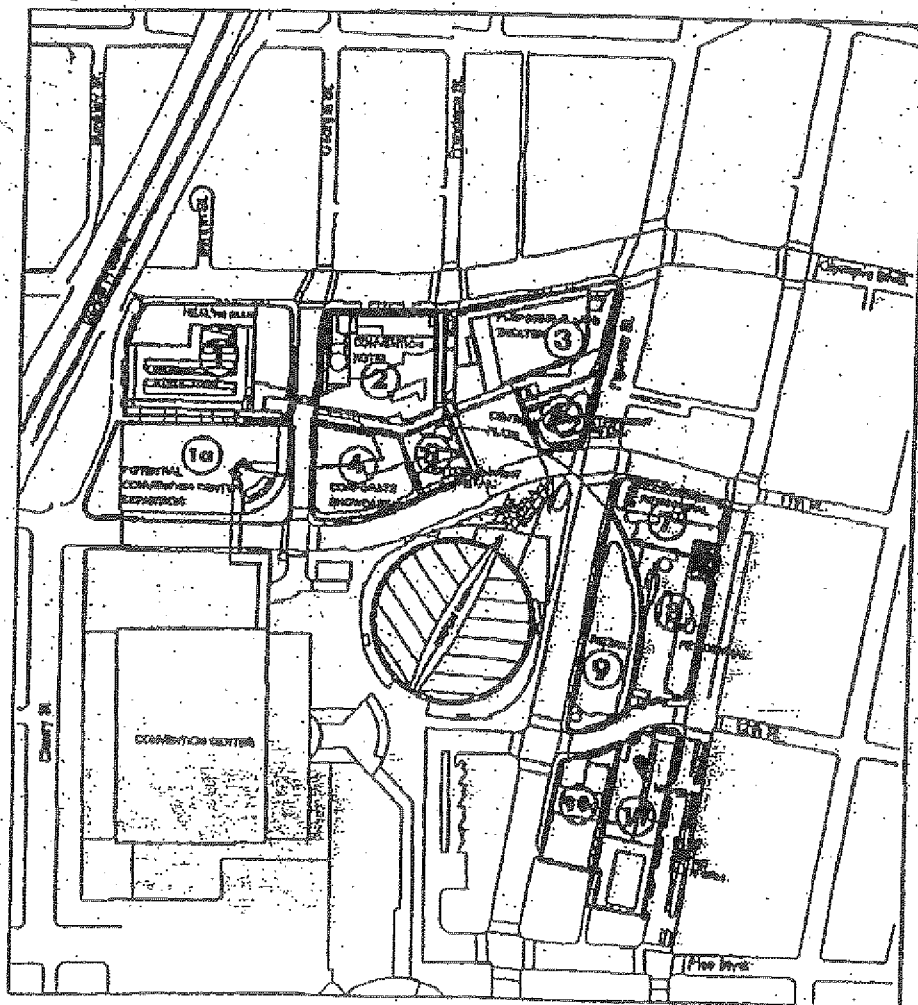


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# LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

## Streetscape Plan

City Plan Case 2000-5433-DA/GPA/SP/ZC

City of Los Angeles  
Department of City Planning

Contact:

Jim Holmes  
(213) 485-8014

## SECTION I: INTRODUCTION

### 1. PURPOSE OF THE STREETSCAPE PLAN

The L. A. Sports and Entertainment District Streetscape Plan accompanies the LASED Specific Plan that provides for the creation of a major urban sports and entertainment district around STAPLES Center. The District is envisioned as a vibrant urban destination within Downtown LA, active both weekdays and weekends as well as daytime and nighttime throughout the year. The District's success will depend heavily upon promoting a pedestrian orientation and integrating the District into the surrounding fabric of downtown, including the LA Convention Center, South Park Neighborhood and Downtown Core.

The principal objective of this Streetscape Plan is to develop beautiful, functional, safe and enjoyable streets within the District that connect to and complement the downtown context and support the creation of a unique regional sports and entertainment destination within Downtown Los Angeles. This Streetscape Plan establishes the desired design concept, standards and guidelines to ensure a balanced, functionally coordinated and visually coherent streetscape within the public right-of-way of the LASED.

The LASED's streets will communicate that this is a festive environment — a special place and a unique entertainment, sports, and retail destination. The District's streets will also communicate that this is a public environment — a district that welcomes visitors and supports an active street life and a high level of street activity. These are compatible ideals: the creation of a visually exciting and distinctive street environment will promote public recognition and enjoyment of the place.

Within the public right-of-way, a coordinated system of streetscape elements, including a system of uniquely themed environmental graphics, will depict the District's special purpose and identity. Wide sidewalks, street trees, street furniture, and pedestrian-oriented street lights will make the District's streets comfortable for pedestrians and will support pedestrian-oriented activity along those streets. Street banners, and other public signage public will distinctly communicate the District, its tenants, and its activities and events. These will not only support the colorful and lively atmosphere of the District, but also complement its bold architectural style.

Key elements of this Streetscape Plan were designed, approved by all City departments, and implemented throughout much of the District in 1999 under the direction of the City of Los Angeles Community Redevelopment Agency (CRA) in anticipation of future development. These approved streetscape design elements and their installation throughout the District provide an existing framework that will be augmented by future streetscape improvements (see 3. below).

### 2. SCOPE OF THE STREETSCAPE PLAN

This plan regulates improvements in the public rights-of-way, including establishment of required sidewalk widths. Streetscape elements addressed by this plan include, but are not limited to the following: sidewalk widths and paving patterns; crosswalks; medians; street trees; street lights; street furniture including information kiosks, benches, trash receptacles, news vending machines and bicycle racks; public art and signage in the public right-of-way. It also addresses special street design and paving on 11<sup>th</sup> Street between Figueroa Street and Georgia Street.

The Streetscape Plan applies to the street rights-of-way adjacent to the parcels included in the LASED Specific Plan, as illustrated Figure 1. Figure 2 is an illustrative plan of what the streetscape improvements might look when the plan is built out.

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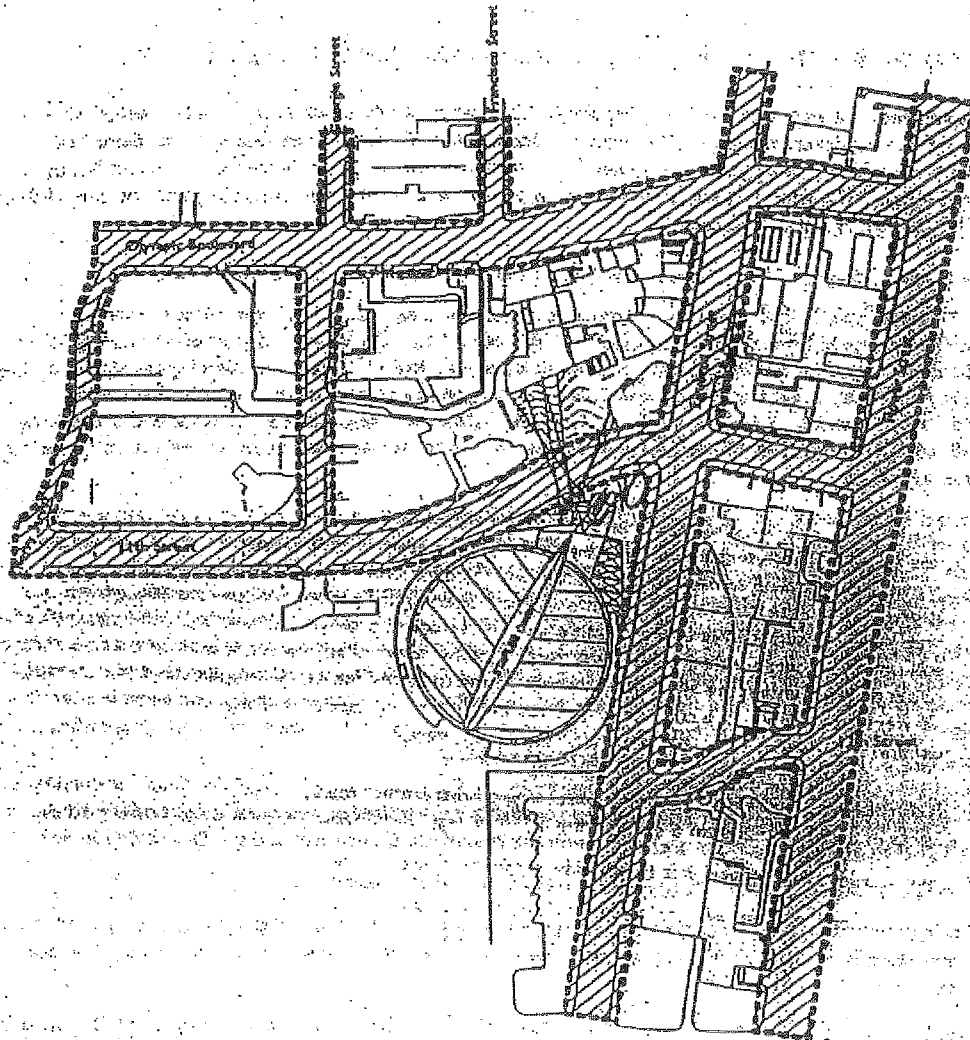


Figure 1:  
Streetscape Plan Boundaries

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All improvements identified in this plan are mandatory; that is, they must be installed as specified in conjunction with adjacent development, unless they are specifically identified as optional or recommended.

### 1. 1999 CRA STREETSCAPE DESIGN AS THE FRAMEWORK FOR THE STREETSCAPE PLAN

Improvements that were designed and installed in 1999 under the direction of the CRA received all required City approvals, including CRA, Planning Department, Cultural Affairs Department, Board of Public Works, Bureau of Engineering, Street Tree Division of the Bureau of Street Services and Bureau of Street Lighting. The standards and specifications approved at that time will remain in place for the LASED and are codified by this Streetscape Plan.

The approved design elements, including approved standards and specifications, are as follows:

- Wide sidewalks divided into three distinct activity zones (edge, traffic and commercial activity) to accommodate high volumes of pedestrian traffic and activity. On Figueroa Street between Olympic Boulevard and Pico Boulevard and on Olympic Boulevard and 11<sup>th</sup> Street between Figueroa Street and Georgia Street, streetscape improvements were designed to accommodate future 23-foot wide sidewalks, of which 15 feet would be in the public right-of-way and 8 feet in a private setback on the adjacent property. The 15-foot wide sidewalks with 8-foot wide private setbacks, will be provided in these locations.
- Street trees, including specification of species, spacing and planting standards for all streets in the District. Street trees were planted using state-of-the-art techniques never before used in the City of Los Angeles. These techniques have resulted in street trees that are much healthier and faster growing than typical street trees in Los Angeles and are expected to achieve a mature height appropriate to the scale of the street and future buildings. Those techniques include: 4-foot x 8-foot tree wells, subsurface Netram irrigation, stabilized decomposed granite tree well surfaces, structural soil under the surrounding sidewalk (structural soil is a mix of angular rock and soil that permits tree roots to grow under the sidewalk and reduces the potential for sidewalk uplift), and linear root barriers placed along the curb only. For the most part, the species, spacing and planting specifications used in 1999 will remain as the standards for the District.
- Refurbishing of existing roadway (cobra) street lights, rather than replacement with modern street lights in order to maintain a connection with the rest of the Downtown and the District's history.
- New pedestrian street lights to provide a transition to the pedestrian scale.
- Coordinated, consistent spacing of street lights and street trees, using a standard layout that results in a tree spacing of 20 to 23 feet, to provide a continuous canopy of street trees and adequate street lighting for safety and security.
- Double rows of street trees on Figueroa Street, the major downtown street serving the District, and on the two Downtown Avenues – Olympic Boulevard and 11<sup>th</sup> Street – between Figueroa Street and Georgia Street.
- Enhanced crosswalks at key signalized intersections along Figueroa Street. These crosswalks will be retained or will be replaced with decorative crosswalks constructed of higher quality, more permanent materials.

Figure 3 identifies the sidewalks along which street lights and street trees, consistent with the specifications of this Streetscape Plan, were installed in 1999.

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#### 4. IMPLEMENTATION OF THE STREETSCAPE PLAN

This plan will be implemented over time through public and private investment in the L.A. Sports and Entertainment District. Private implementation will occur as new projects (as defined by the LASED Specific Plan) are approved. Private implementation may also occur through investments by the Figueroa Corridor Business Improvement District and any future Business Improvement Districts in the area. Public agency implementation will result from improvements made by the City of Los Angeles through its Community Redevelopment Agency, Department of Public Works or other public agencies, such as the Metropolitan Transportation District, as outlined in the Development Agreement. For instance, implementation may occur through publicly sponsored projects such as expansion of the LA Convention Center.

#### 5. ADMINISTRATION AND APPROVAL OF STREETSCAPE IMPROVEMENTS

The standards established by the LASED Streetscape Plan apply to all projects, public and private, within the public way. The public way is defined as that area between block faces on each side of the street.

##### Project Definition

Private projects subject to the provisions of the LASED Streetscape Plan are those which require approval by the City Engineer and A-Permit, Revocable Permit, or B-Permit to be issued by the Department of Public Works. These permits are required for all street furniture, temporary and permanent signs, and any other addition to the public right-of-way. In addition to general standards required of streetscape improvements by the City of Los Angeles, a proposed project must be consistent with the LASED Streetscape Plan as a condition of approval.

Public Projects subject to the provisions of the LASED Streetscape Plan include all projects in the public right-of-way undertaken by the City of Los Angeles, including the Department of Public Works and the Community Redevelopment Agency.

##### Streetscape Project Approval and Permits

Streetscape project approval results in the issuance of a permit by the Department of Public Works. Three different types of permits are issued for Streetscape Projects, each with varying levels of review. Projects are reviewed citywide for consistency with general City standards and specifications for projects in the public right-of-way. By approving the LASED Streetscape Plan, the Board of Public Works has adopted the guidelines and standards contained in the plan as its own policies. This means that beyond general City standards and specifications that apply to streetscape projects, each project will be reviewed for consistency with the Streetscape Plan as a condition of approval and permitting by the Department of Public Works. The following is a description of the types of permits required for Streetscape projects.

- **A-permit:** The A-Permit is the first level of street improvement permits and is issued over the counter with no project plans. Items typically permitted through this type of review are new or improved driveways and sidewalks. A nominal fee may be charged for plan check, filing, and inspection.
- **Revocable Permit:** Revocable Permits are the second or mid-level of street improvement permits. Revocable permit applications require the submital of professionally prepared drawings on standard City (Bureau of Engineering) drawing sheets and are reviewed by the various Bureaus within the Department of Public Works for safety and liability issues. Improvements approved through the Revocable Permit process are maintained by the permittee. Failure by the permittee to keep the improvement in a safe and maintained condition allows the City to revoke the permitting rights as

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## SECTION II: GUIDING VISION, PRINCIPLES AND OBJECTIVES

### I. LASED VISION

The following describes the overall vision for the LASED. The District's streetscape is a critical component of that vision.

- *Create a special downtown sports and entertainment district.* The LASED is a focal point for Downtown Los Angeles, a unique entertainment, sports and retail activity destination complemented by an active mixed-use neighborhood that includes hospitality and residential, among other uses. The adjacent STAPLES Center and Convention Center are the catalyst to this district concept. Building upon their presence, the LASED's dense, urban character provides a critical mass necessary to create a special place and a regional destination that will generate transit and pedestrian activity. Street landscaping, signage and lighting will reinforce the District's special identity as an active, one-of-a-kind place for sports, entertainment dining, shopping and a variety of special events programs.
- *Provide a rich mixture of uses.* The LASED features an animated mixture of both day and night uses that serve downtown and regional markets. A major Convention Hotel and retail/entertainment center are the "core development" that complement and support STAPLES Center and the Convention Center. Future development will include additional hotel and retail uses, as well as office and residential uses that further activate the District. This rich mixture will be clearly expressed along the District's streets, with buildings, uses, and activities that are oriented to the street. In addition, a colorful mixture of public and private signage will advertise and communicate the District's lively spirit and a multitude of tenants and activities.

*Focus activity on the street.* The LASED is a vibrant pedestrian-oriented environment, with activity focused along property edges at the interface between building and street. Project massing defines and gives primacy to the street and public realm. An active environment is emphasized through retail continuity. Ground floor entries and activities (window displays, outdoor dining, etc.) are oriented to the street and open-air paseos. The pedestrian environment is further enhanced with streetscape improvements, including generous sidewalks, street furniture, lighting, environmental graphics, and other amenities that contribute to safe, attractive and enjoyable streets.

- *Encourage a public atmosphere.* The LASED is based on a pedestrian-oriented, non-internalized open-air configuration, including plazas and paseos that extend the surrounding urban grid. This open, connective pedestrian realm that includes the District's streets, emphasizes the project's open-air public character. This atmosphere is most clearly embodied in the Central Plaza and 11<sup>th</sup> Street Pedestrian Area directly adjacent STAPLES Center. Situated where arena pedestrian traffic both converges and diverges, the Central Plaza provides a unique public place and identity for the District that is intended for a wide variety of gatherings and community events. Temporary closure of 11<sup>th</sup> Street extends this pedestrian domain for special events.

- *Build strong linkages.* The public character of the LASED is enhanced by its strong links to downtown and the surrounding community. In particular, the LASED recognizes Figueroa Street as the principal connection to downtown. The project is a primary node along this corridor, and therefore presents a strong identity and memorable design. Streetscape design along Figueroa Street will reflect this attitude, lending an aspect of civic grandeur and ceremony to this street. The project is designed for compatibility with its surroundings, and linkages to the neighboring South Park District are important. Retail and street improvements along Olympic Boulevard, 11<sup>th</sup> Street and 12<sup>th</sup> Street establish a

- Redesign 12<sup>th</sup> Street. 12<sup>th</sup> Street is realigned so that it is brought in line with the Convention Center drop-off road to create a safe and controlled intersection. This also creates a more logical connection between the Convention Center, the LASED, the Blue Line Metro Station, and the surrounding community.

### 3. STREETSCAPE OBJECTIVES

The objectives of the LASED streetscape concept are as follows:

- Establish a clear hierarchy of streets that is distinguished by design and function.
- Promote Figueroa Street as a grand street with a formal, ceremonial design treatment.
- Design streets and sidewalks for safe and comfortable pedestrian movement.
- Provide a clear and protected pedestrian zone along District sidewalks.
- Incorporate streetscape amenities that promote pedestrian safety, comfort and enjoyment, such as a coordinated system of street trees, street furniture, street lighting, environmental graphics, and special paving.
- Plant street trees to define the District, the street and the sidewalk.
- Coordinate the design and location of street furniture and amenities to promote the District's identity, comfort and convenience.
- Establish an environmental graphics program of themed street banners, directional, wayfinding, and similar signage that will give the District a special festive character.
- Incorporate imaginative works of public art into the public domain.



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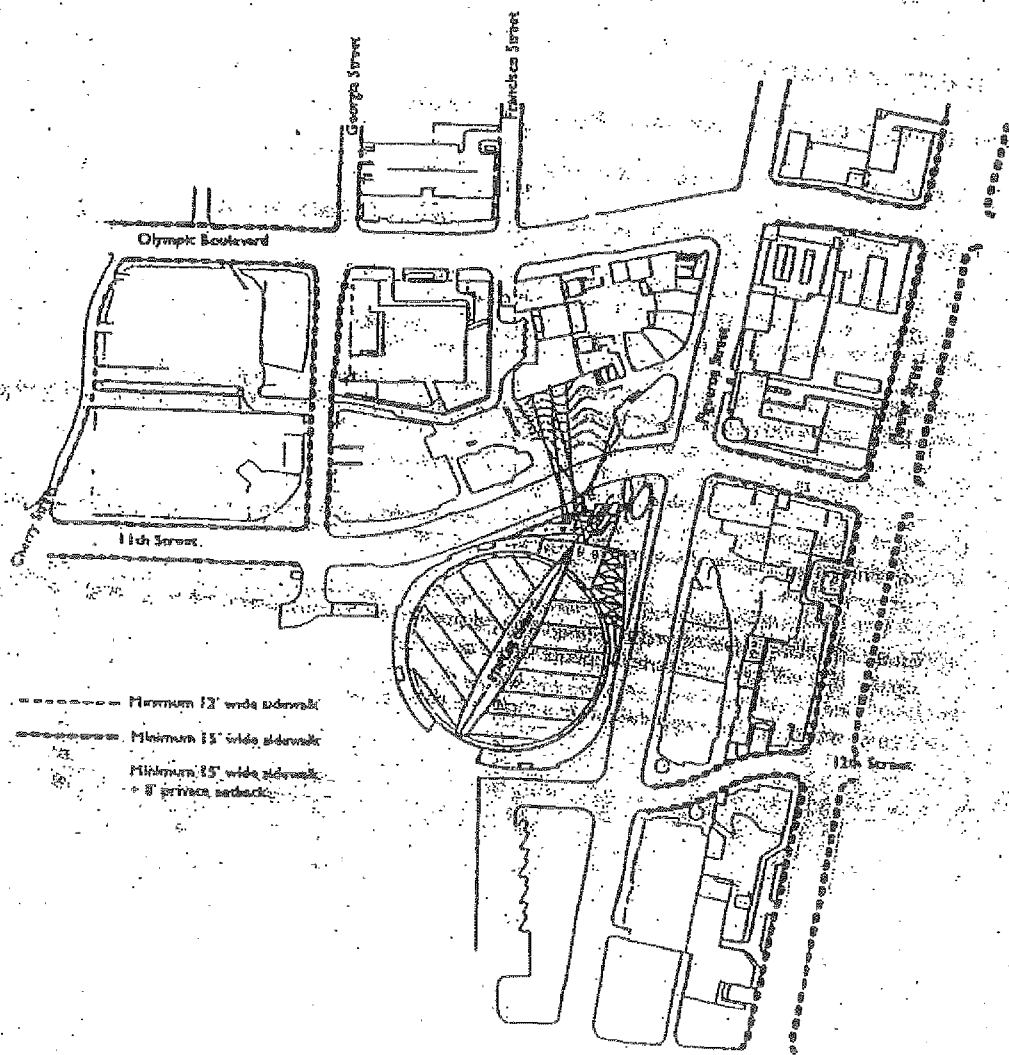


Figure 4  
Minimum Widths of Sidewalks and Private Setbacks

### 3. STREET LIGHTING

There are two types of street lights in the District: roadway lights (also known as cobra lights) and pedestrian-scale lights. Roadway lights provide illumination of both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security. Pedestrian street lights are ornamental and do not contribute to the required illumination level, but they may supplement it. Pedestrian street lights contribute to the pedestrian scale of the District and adding a warm glow of yellow light on the sidewalk. All light poles will be located adjacent the curb as required by the Bureau of Street Lighting.

Street lights that reinforce the historic context of the LASED in Downtown Los Angeles were selected and approved by the Bureau of Street Lighting, Board of Public Works and Cultural Affairs Department in 1999 and remain the standards for the District. They include relamped and refurbished existing roadway lights and new octagonal pedestrian lights on 12' poles. The approved octagonal pedestrian light, which is specified for most streets in the District, is the King Luminaire K56 Octagon on the ELA 8 sided pole. The exceptions are: 1) the west side of Figueroa Street and south side of 11<sup>th</sup> Street adjacent to STAPLES Center and the Convention Center, where the CD953E2 ("hockey puck") is used and 2) Flower Street where replicas of the historic UM1906s that existing along Flower Street south of the District will be used. All refurbished roadway lights and new pedestrian lights are Spring Street Green (Arrershield finish as specified by the BSL). The approved specifications for each street in the District are described in detail in Section IV and Appendix A.

If the streets are widened or narrowed, the existing street lights shall be moved along with the new curb line to maintain the existing street light and tree spacing pattern. The remaining roadway lights that were not refurbished in 1999, will be relamped, refurbished and re-spaced in conjunction with adjacent development to match the established standard. Octagonal pedestrian lights will be added between roadway lights where they do not currently exist.

### 4. COORDINATED STREET TREE/STREET LIGHT SPACING PATTERN

The street light locations and spacing, which were carefully coordinated with street tree planting in 1999 to optimize both, will remain as the standard for the District. The pattern for locations where a double row of tree is required is illustrated in Figure 5. The pattern for locations where a single row of trees is required is illustrated in Figure 6.

The typical spacing as illustrated in Figures 5 and 6 consists of the following: cobra lights spaced 90 to 110 feet apart with a pedestrian light centered between them and two street trees between each cobra and pedestrian light, spaced 20 feet from the cobra light (in some cases this dimension may be a few feet less, but may not be less than 15 feet for the approved street trees only) and 20 to 26 feet from one another, resulting in spacing of 10 to 13 feet between the pedestrian light and adjacent trees. Where there is a second row of trees, an additional tree is provided in parallel with the roadway light. This pattern was carefully reviewed and approved by the Bureau of Street Lighting (BSL), Street Tree Division and other City departments and agencies with cobra light wattages established to provide the illumination required by BSL.

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- Street furniture will be provided as appropriate in conjunction with each development project. A family of furniture elements, including, but not limited to, benches, trash receptacles and bicycle racks, will be used throughout the District. Specific furniture has not been selected but will be selected prior to approval of the first development project.
- A minimum of two benches, two trash receptacles and one bicycle rack or racks with parking for six bicycles shall be provided per 500 linear feet of block frontage.
- A maximum of one newspaper vending machine, each with a maximum of two stacked boxes, may be provided per 500 linear feet of block frontage.

#### 7. PUBLIC SIGNAGE

A coordinated public signage program will contribute to the aesthetics and function of the LASED. Public signage includes street signs, directional signs, gateway markers, street banners, and pedestrian-oriented directories. A key purpose of this signage is to clearly identify on-site facilities and assist wayfinding. Public signage will also complement the active and lively atmosphere of the LASED; its design will take its cue from the District's role as a sports and entertainment district, and will evoke an energetic character.

- **Gateway markers:** Large freestanding signs will mark entry into the District. Located at important gateways, these elements will be dynamic and colorful, typically in the form of pylons. Smaller scaled, vertical monument signs identifying the District shall also be permitted at minor gateways and intersections.
- **Directional signs:** The District will include signs that direct vehicular traffic to the appropriate destination, identifying parking and loading facilities, and other important locations.
- **Street banners:** A series of coordinated street banners mounted on light poles and buildings will be located throughout the District. These will be used to identify the District, its tenants, or the various celebratory events that are scheduled to take place within the District. Therefore, many of the banners will change from time-to-time. Street banners play a critical part in setting the tone for an active and engaging place.
- **Directory signs:** These will include wall-mounted and freestanding pedestrian-oriented signs directing visitors on foot, and accommodating public services and commercial businesses located within the LASED. They should be sited near pedestrian access to and from parking facilities, or important public gathering areas. Freestanding directory signs may be located within the public right-of-way, provided they do not interfere with the required clear pedestrian zone.

#### 8. PUBLIC ART

Public art will be an important component in establishing the District's identity, and will be provided as required by the City's public art program, as administered by the CRA. Existing public art will be relocated under the direction of the public art coordinator. The master developer will work with the public art coordinator to design a public art component for the District. The public art component may be located on the development site and integrated into the project design, in public right-of-way or at another location as determined by the CRA and developer as most appropriate.

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The cross section in Figure 7 shows:

- o A 4 to 6-foot wide zone along the curb in which street trees, street lights, fire hydrants and other functional elements are located and in which and street furniture, including trash receptacles, benches and bicycle racks may be located.
- o A minimum 8-foot wide traffic zone.
- o A minimum 8-foot wide commercial activity zone, which includes the second row of street trees. The centerline of the tree trunks must be located a minimum of 7 feet from the face of the building.

All existing sidewalk paving shall be replaced with new sidewalk paving using the CRA's standard Downtown edge band or approved alternate as specified in Appendix A.

- **Crosswalks:** Crosswalks shall be widened as required by LADOT. The existing stamped asphalt crosswalks may be replaced with a higher quality, more permanent material, such as stamped concrete or other material approved by Public Works.
- **Medians:** Medians may be installed on Figueroa Street only under the following conditions: 1) the street is restriped to provide an equal number of lanes in each direction with the median along the centerline of the street; and 2) each median segment is at least 100 feet long and at least 10 feet wide.

Any new medians should include the same tree species as specified for the sidewalks on the majority Figueroa Street to unify the two sides of the street. The median trees should be aligned with the street trees to the extent feasible. The ground cover palette should include red varieties of flax (*Phoenix rubrum*, "Dark Delight", "Dusky Chief"), Yellow Wild Iris (*Iris bicolor*), and Blue Oat Grass (*Helictotrichon sempervirens*).

- **Street Trees:** Except on the west side of Figueroa Street south of 11<sup>th</sup> Street, street trees shall be in double rows in parallel (not staggered), according to the approved street light/street tree pattern, resulting in a spacing between trees of approximately 20 feet. For each pair of trees, the tree along the edge of the street is in the public right-of-way. The other tree is located within the private setback. The centerline of the tree trunks in this row shall be a minimum of 2 feet from the adjacent building face.

The approved street tree species on Figueroa Street, except on the west side of the street south of 11<sup>th</sup> Street is the London Plane, *Columbia* (*Platanus acerifolia* "Columbia" (minimum 36" box size). Pairs of California Fan Palms (*Washingtonia filifera*) (minimum 30-foot trunk height at planting) may be alternated with pairs of London Plane trees.

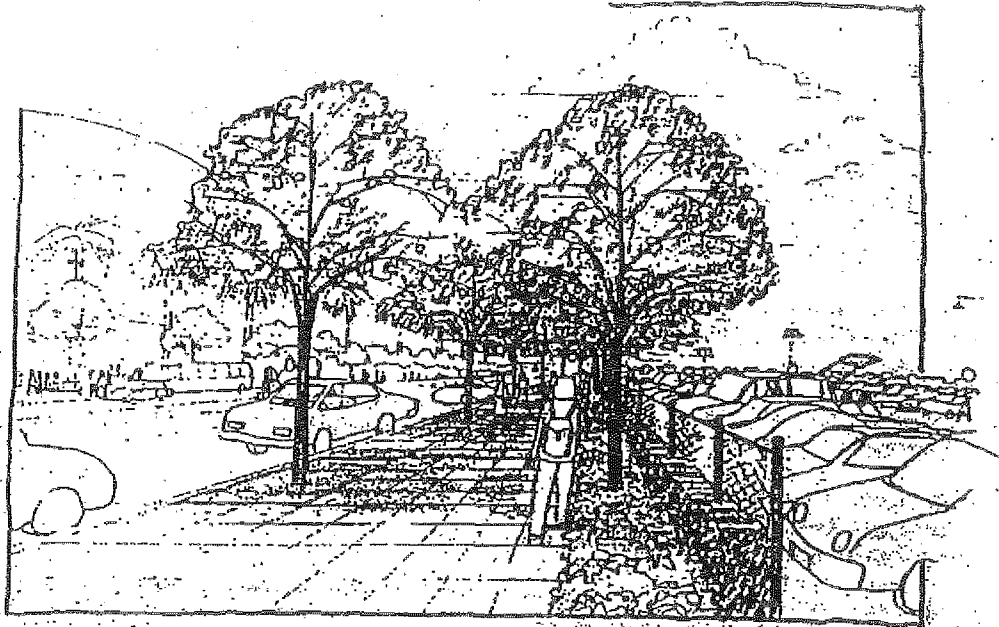
On the west side of Figueroa Street south of 11<sup>th</sup> Street, the existing street trees shall remain. The street tree planting at that location was designed to unify STAPLES Center and the Convention Center and to distinguish those facilities from the rest of the District.

- **Street Lights:** Except on the west side of Figueroa Street south of 11<sup>th</sup> Street, the District street lighting approved in 1999 shall be installed. That street lighting, which has been installed on the west side of the street between 11<sup>th</sup> Street and Olympic Boulevard, consists of 400W metal halide luminaries on 30-foot tall CD929C electroliners, spaced 112 feet on center, except at corners, with octagonal pedestrian lights centered between them.

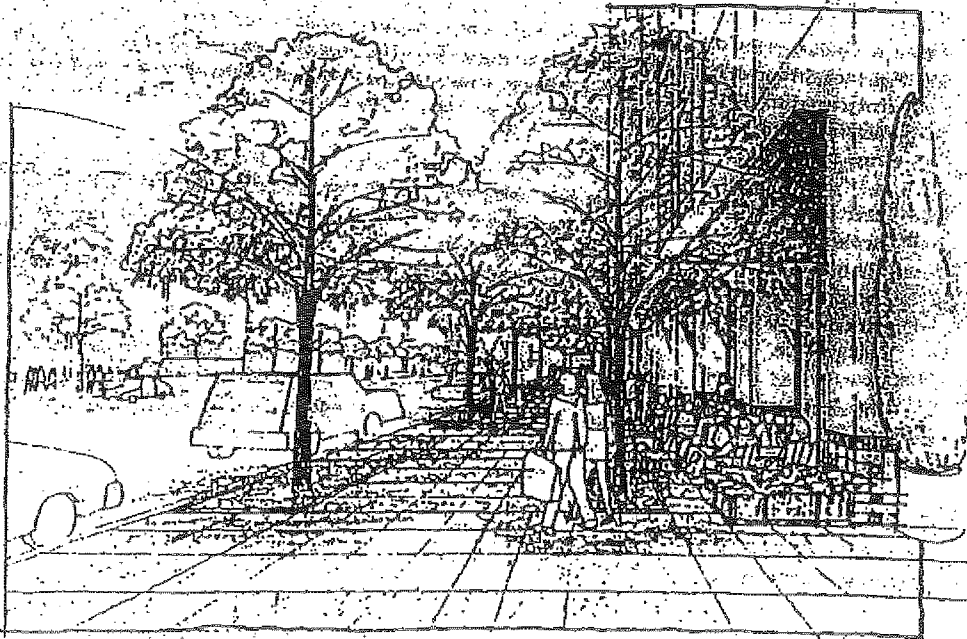
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Existing double row of trees



Same double row of trees with future development.

Figure 8  
Character of Sidewalks with Double Rows of Trees

### 1. ARTERIAL STREET

Flower Street is classified as an Arterial Street. This street operates as a major north-south vehicular arterial (south bound only). The Metro Blue Line runs along a portion of Flower Street between Wilshire Boulevard and Washington Boulevard. A Blue Line station serving South Park and the LASED is located on Flower Street north of Pico Boulevard. Flower Street also defines the eastern boundary of the LASED, and marks the transition from the commercial activity along Figueroa Street to the South Park residential district. For these reasons, the design will emphasize a pedestrian friendly atmosphere. Sidewalks will be sufficiently wide for comfortable pedestrian movement.

The streetscape elements for this street are as follows:

- **Sidewalks:** Minimum 15' wide sidewalks shall be provided along Flower Street.  
All existing sidewalk paving shall be replaced with new sidewalk paving, using the CRA's standard Downtown edge band or approved alternate as specified in Appendix A.
- **Street Trees:** The existing Indian Laurel trees (*Ficus munda* 'Green Gem') established by the CRA for the entire length of Flower Street in Downtown shall be maintained and infilled as needed to meet the required street light/street tree pattern, with a tree-to-tree spacing of 28'.
- **Street Lights:** Ornamental UM 1906 street lights (either refurbished or replicas) shall be installed between existing roadway (cobra) lights on Flower Street.
- **Street Light/Street Tree Pattern:** The pattern illustrated in Figure 6 shall be used.
- **Signage:** Street banners will be provided in conjunction with the vehicular and pedestrian light standards along these streets. Street banner design is not further specified, and will vary throughout the year.

District identification monuments may be provided at intersections along these streets. District identification sign design is not further specified herein, but shall meet the Sign Regulations and Guidelines described in the LASED Specific Plan.

### 4. LOCAL COLLECTOR STREETS

12<sup>th</sup> Street, Georgia Street, and Francisco Street are classified as Local Collector Streets. These streets are important pedestrian links to the surrounding areas. Their design will be pedestrian friendly, with canopy trees and pedestrian lighting. Sidewalks will be sufficiently wide for comfortable pedestrian movement. Francisco Street is located outside the LASED Streetscape Plan area. However, because it is an important future connection to the Financial District to the north, streetscape improvement specifications are included.

The streetscape elements for these streets are described as follows:

- **Sidewalks:** Minimum 15-foot wide sidewalks within the public right-of-way shall be provided on the local collector streets.

- **Signage:** Street banners may be provided in conjunction with vehicular- and pedestrian-light standards along this street. Street banner design is not further specified, and will vary throughout the year.
- **District Identification monuments** may be provided at intersections along these streets. District identification sign design is not further specified herein, but shall meet the Sign Regulations and Guidelines described in the Specific Plan.

#### 6. 11<sup>TH</sup> STREET PEDESTRIAN AREA

11<sup>th</sup> Street between Georgia Street and Figueroa Street will permit temporary off-peak closure to vehicular traffic for special events and safe pedestrian flows between STAPLES Center and the Central Plaza. The design will be differentiated from a standard street, with special emphasis given to paving design, treatment of the curb, and temporary street closure devices.

- **Infrastructure:** Special paving treatment will differentiate the portion of the street subject to temporary closure. The design of this pavement shall be coordinated with the design of the Central Plaza and Star Plaza at STAPLES Center. However, the vehicular space will be marked with a rolled curb, removable bollards, and/or similar devices approved by the Department of Transportation for pedestrian safety during periods of non-closure of the street to through traffic.

Closure of the street to through traffic shall be accomplished with attractive traffic barriers, removable bollards and/or similar devices approved by the Department of Transportation.

- **Street Trees:** No permanent planters shall be permitted within the vehicular way of the 11<sup>th</sup> Street Pedestrian Area. Street trees shall be required along the sidewalk of the 11<sup>th</sup> Street Pedestrian Area, generally continuing the pattern established by that portion of 11<sup>th</sup> Street not subject to closure. An exception to this pattern will be permitted, however, along the sidewalk in front of the Central Plaza and Star Plaza at STAPLES Center; no street trees shall be required to permit an easier flow of pedestrians across these spaces.

- **Street Lights:** No permanent lighting fixtures shall be permitted within the vehicular space of the 11<sup>th</sup> Street Pedestrian Area. Temporary lights may be introduced during periods of closure in association with scheduled activities and events. Permanent street light fixtures shall be provided along the sidewalk of the 11<sup>th</sup> Street Pedestrian Area, generally continuing the pattern established by that portion of 11<sup>th</sup> Street not subject to closure.

- **Street Furniture:** No permanent street furniture shall be permitted within the vehicular space of the 11<sup>th</sup> Street Pedestrian Area. Temporary furniture may be introduced during periods of closure, in association with scheduled activities and events. Temporary furniture may include tables, chairs, benches, kiosks, vendor booths and carts, planters, etc. The provisions of the Specific Plan shall limit the number of vendor booths and carts. Removable grandstands and similar facilities shall likewise be permitted.

Street furniture shall be required along the sidewalk of the 11<sup>th</sup> Street Pedestrian Area, generally continuing the pattern established by that portion of 11<sup>th</sup> Street not subject to closure. An exception to this pattern will be permitted, however, along the sidewalk in front of the Central Plaza and Star Plaza at STAPLES Center; no street furniture shall be required to permit an easier flow of pedestrians across these spaces.

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# APPENDIX A STREETSCAPE SPECIFICATIONS

## SIDEWALKS

### Minimum Sidewalk Widths by Street

	Public Right of Way	Private Setback	Total
Figueroa Street	15'	8'	23'
Olympic Boulevard			
Flower St. - Figueroa St.	15'	0'	15'
Figueroa St. - Georgia St.	15'	8'	23'
Georgia St. - Cherry St.	15'	0'	15'
11 <sup>th</sup> Street			
Flower St. - Figueroa St.	15'	0'	15'
Figueroa St. - Georgia St.	15'	8'	23'
Georgia St. - Cherry St.	15'	0'	15'
Flower Street	15'	0'	15'
12 <sup>th</sup> Street	15'	0'	15'
Georgia Street	15'	0'	15'
Francisco Street	15'	0'	15'
Cherry Street	12'	0'	12'

Additional setbacks may be provided as long as the setback establishes a consistent building street wall along the entire block face.

### Sidewalk Paving Pattern

A family of sidewalk paving patterns appropriate to the hierarchy of streets and street widths shall be designed by the master developer and approved by relevant City departments, including CRA, Planning and Public Works, prior to approval of the first development project in the District. The approved paving patterns will include 1) the required CRA brick edge band, which is intended to be a unifying element throughout the Downtown, unless the CRA approves an alternative to the edge band and 2) any enhanced paving proposed by the developer for key locations in the District.

## STREET LIGHTS

### Roadway Lights

Electrofit	Existing to be refurbished consistent with 1999 refurbishing adjacent to temporary surface parking
Luminaire	Existing
Lamp	To be relamped with metal halide (MH) lamps consistent with 1999 relamping
Color	Spring Street Green

### Pedestrian Lights

Electrofit ELA 8 sided pole with Type II pullbox 70W MH

1. If the adjacent roadway is narrowed, the portion of sidewalk in the right-of-way will be more than indicated below. For example, if the roadway on 11<sup>th</sup> Street between Figueroa Street and Georgia Street is narrowed by 10 feet and that 10-foot width is added to the sidewalk on the north side of the street, the sidewalk width within the right-of-way at that location will be 25 feet.



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## APPENDIX B STRUCTURAL SOIL SPECIFICATION

Note: Pre-qualified suppliers of structural soil that meets this specification include:

Valley Crest - Los Angeles office only, 12097-10 N. Lopez Canyon Road, San Fernando, CA 91342  
contact: Joe Hale phone 818 834 1000 fax 818 896 0130.

EarthWorks Soil Amendments, Inc. P.O. Box 700, Mantoloking Beach, CA 90267 - contact: Lalo  
Phororo 909 538 3321 or Jim Daniel 909 538 3322.

### PART I - GENERAL

#### I.01 DESCRIPTION OF WORK

- A. Provide landscape work as shown on the Drawings and as specified, complete. Work shall include the following:

Install structural soil beneath sidewalks to a depth of three feet for the width of the sidewalk within 25 feet of all new or relocated street trees.

- B. Related Sections

1. Section 02210: Grading
2. Section 02520: Site Concrete Work: Installation of Concrete Mow Strips and Curbs
3. Section 02810: Irrigation System
4. Section 02900: Planting

#### I.02 GENERAL REQUIREMENTS

- A. Note all established grades before commencing the Work and restore any established grade changed during course of the Work to the original condition, including drainage to water acceptor to be changed as specified in the Drawings.
- B. Keep the premises clean and free of excess equipment, material and rubbish incidental to the Work. Also remove all extraneous soil resulting from excavation for plant materials.
- C. Protect the Work and surrounding public and private lands at all times during the Work. Including existing plants, other than those which are to be removed, and replace all plants which are damaged during the Work.
- D. Do not interfere with existing or new sprinkler heads and valves when installing plant materials.
- E. All scaled dimensions are approximate. Before proceeding with the Work, ascertain all dimensions on the Project site. The planting plans are diagrammatic.

#### I.03 SUBMITTALS/INSPECTIONS

- A. Component Samples and Soils Test Reports.  
Submit separate soil and stone test analysis reports for the topsoil and the aggregate to be used from an approved soil testing laboratory which has a minimum of 5 years experience with the test protocols of the United States Golf Association - Green Section and experience with structural soil. (Wallace Labs is approved; contact Gary Wallace at 310-615-0116).

For topsoil samples, provide:

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# **STREET FURNITURE**

A family of coordinated street furniture shall be selected for the District. Cut sheets and specifications for all required and proposed street furniture, including trash receptacles, benches and bicycle racks, shall be submitted by the master developer and approved prior to approval of the first development project in the district.

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provide written approval of the delivered mix, authorizing the Contractor to proceed with additional deliveries, subject to approval of subsequent analyses as specified above.

F. All tests and inspections will be at the expense of the Contractor.

G. If the test results of any structural soil mix fails the mix criteria, the mix ratio shall be adjusted and the mix re-tested.

#### 1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

##### A. Structural Soil.

1. Material shall be delivered at or near optimum compaction moisture content. Do not deliver or place materials in an excessively moist condition (beyond two percent above optimum compaction moisture content).
2. Do not store material unprotected from large rainfall events. Do not allow excess water to enter the site prior to compaction.

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## 1. EXECUTION

### A. Mixing Protocol

1. The stone, clay loam top soil and PAM shall be mixed at a location where it can be stored up to 45 days. During that time it must be covered by tarps to prevent drying.
2. Prepare sample Structural Soil Mixes to determine the ratio of mix components and submit to Owner's Representative for approval.
3. Prior to any mixing or installation of Structural Soil Mix, contractor shall hold a pre-construction meeting with the Owner's Representative, mixers and operators and submit a logistics plan to discuss schedules, methods and techniques for the mixing, delivery and installation of the material. Upon request by Contractor, Owner's Representative will provide an orientation video tape of the mixing procedure for the mixing operators.
4. All mixing shall be performed at the agreed upon site using appropriate soil mixing equipment of sufficient capacity and capability to assure proper quality control.
5. The contractor shall have available at the mixing site sufficient equipment, instrumentation, and qualified technicians to determine the weight and water content of the mix components immediately prior to the mixing procedure. The contractor shall monitor these critical elements throughout the mixing process to provide adequate control.
  - a. The contractor shall maintain a quality control log of material weight, water content and mix proportions for every 15 tons of material mixed.

### B. Mixing Procedure

1. Spread the crushed stone on a paved surface to depth of 12 inches.
2. Spread the soil onto the crushed stone to a depth of 4 inches.
3. Spray the PAM solution over the soil until the soil is drenched.
4. Mix the wetted soil and crushed stone into a homogeneous solution. Do not over mix or over wet. If the mix begins to form balls or pellets of soil around the aggregate, discard the batch. Any pelletized soil will be rejected.
4. The contractor shall mix sufficient material in advance of the time needed at the job site to allow adequate time for testing as required by the progress of the work. Structural Soil Mix shall be stored in piles of no more than 400 cubic yards and each pile shall be numbered for identification and testing purposes.
5. The contractor shall submit three particle-size distribution analyses from samples taken randomly through each 400 cubic yards of Structural Soil Mix prepared. In the event that the particle size distribution varies significantly from the approved sample, as determined by the owner's representative, make adjustments to the mixing ratios or procedures and re-mix the lot. Re-test any lot that fails to meet the correct analysis after the adjustment has been made.
6. After completion of the mixing and prior to installation, protect the Structural Soil Mix stockpile from rain and mix separation through erosion and excessive vibration during handling and placement.
  - a. Cover the stockpile at all times with plastic sheeting.

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In the event that the mix fails to percolate at the required rate, the soil in the area shall be re-tested to determine if it meets the particle size distribution specified. Material that does not meet the specifications shall be removed.

F. Protection.

1. After the completion of the installation of the Structural Soil Mix, protect the mix from contamination by toxic materials, trash and debris and from water containing cement, clay or silt, or other materials that will alter the particle size distribution of the mix.
2. After the Structural Soil Mix is installed, do not significantly delay the progress of installation of the next layer of paving above the Structural Soil Mix.

G. Installation of Filter Fabric.

After the Structural Soil Mix installation is completed and reviewed by the Owner's Representative, install filter cloth on the top of all Structural Soil Mix in all areas that will be located below paving or wearing surface material, including decomposed granite a distance of greater than 12" from the tree trunk, and on all sides. Cut off excess fabric at the edge of the Structural Soil Mix.

H. Clean Up:

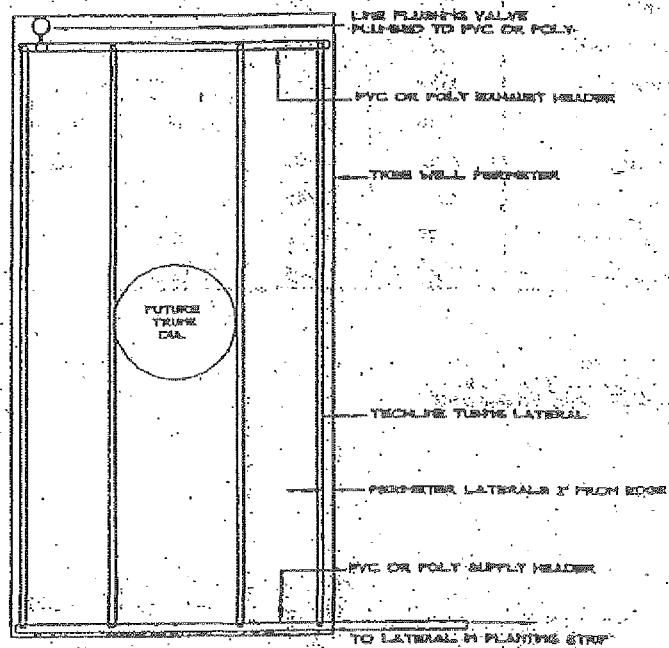
1. Upon completion of Structural Soil Mix installation operations, clean areas within the contract limits.
2. Remove all excess fill soils and mix stockpiles and legally dispose of all water material, trash and debris.
3. Sweep, do not wash, all paving and other exposed surfaces clean of dirt and mud until the protection paving has been installed over the mix. Avoid washing the area until all paving has been completed.

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APPENDIX C  
STREET TREE DETAILS



TREE WELL IRRIGATION - NETAFIM

CONSTRUCTION NOTES:  
INSTALL NETAFIM TECH-LINE WITH 0.5 GPM 12" DRAINER SPACING PER  
MANUFACTURER'S SPECIFICATIONS. INSTALL PLUMBING VALVE IN 9" DIA. SOU  
AT CURB CORNER OF TREE WELL (SAME LOCATION FOR ALL WELLS).

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APPENDIX B  
TRIP GENERATION TABLE

Land Use Type	Units	Inbound	Outbound	Total <sup>1</sup>
Hotel	Rooms	0.154	0.136	0.290
Live Theater	Seats	0.009	0.009	0.018
Entertainment	GSF	0.488	0.241	0.729
Museum	GSF	0.305	0.567	0.872
Visitor Attraction	GSF	1.348	0.726	2.073
Restaurants	GSF	2.211	1.089	3.300
Retail	LSF	0.969	1.049	2.018
Health Club	GSF	1.700	1.087	2.786
General Office	GSF	0.245	1.197	1.443
Medical Office	GSF	0.686	1.854	2.539
Residential	DU	0.145	0.093	0.238

Based on Weekday PM Peak Hour

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ATTACHMENT 4



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## COMMUNITY BENEFITS PROGRAM

### I. PURPOSE

The purpose of this Community Benefits Program for the Los Angeles Sports and Entertainment District Project is to provide for a coordinated effort between the Coalition and the Developer to maximize the benefits of the Project to the Figueroa Corridor community. This Community Benefits Program is agreed to by the Parties in connection with, and as a result of, the Cooperation Agreement to which it is attached. This Community Benefits Program will provide publicly accessible park space, open space, and recreational facilities; target employment opportunities to residents in the vicinity of the Figueroa Corridor; provide permanent affordable housing; provide basic services needed by the Figueroa Corridor community; and address issues of traffic, parking, and public safety.

### II. DEFINITIONS

As used in this Community Benefits Program, the following capitalized terms shall have the following meanings. All definitions include both the singular and plural form. Any capitalized terms not specifically defined in this Attachment A shall have the meanings as set forth in the Settlement Agreement.

"Agency" shall mean the Community Redevelopment Agency of the City of Los Angeles.

"City" shall mean the City of Los Angeles.

"Coalition" shall have the meaning set forth in the Cooperation Agreement.

"Contractor" shall mean a prime contractor, a subcontractor, or any other business entering into a contract with the Developer related to the use, maintenance, or operation of the Project or part thereof. The term Contractor shall not include Tenants.

"Cooperation Agreement" shall mean the Cooperation Agreement entered into between the Developer and the Coalition on May 29, 2001.

"Developer" shall mean the corporations entitled the L.A. Arena Land Company and Flower Holdings, LLC.

"Needs Assessment" shall have the meaning set forth in Section III.C.1.

"Project" shall have the meaning set forth in the Cooperation Agreement.

"Tenant" shall mean a person or entity that conducts any portion of its

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operations within the Project, such as a tenant leasing commercial space within the Project, or an entity that has acquired a fee simple interest from the Developer for the purpose of developing a portion of the Project. "Tenant" does not include Contractors and agents of the Developer. Tenant shall exclude any tenant of a residential dwelling unit, any guest or other client of any hotel and any governmental entity.

### III. PARKS AND RECREATION

A. **PURPOSE.** The purpose of this Section is to help address the deficit of park space in the Figueroa Corridor community. The Figueroa Corridor contains less than a quarter of the park space acreage required by the City. The park construction efforts under this Section will help address this deficit, providing a measurable and lasting benefit to the Figueroa Corridor community.

B. **QUIMBY FEES.** Developer agrees to pay all fees required by the Los Angeles Municipal Code, Chapter L, Article 7, Section 17.12, "park and recreation site acquisition and development provisions," subject to offsetting credits as allowed by that section and/or state law and approved by the city. The Coalition shall support Developer's application for Quimby credit under this section, provided that Developer's applications for credits are based on publicly accessible space and facilities.

### C. PARKS AND OPEN SPACE NEEDS ASSESSMENT

1. **Needs Assessment.** The Developer will fund an assessment of the need for parks, open space, and recreational facilities in the area bounded by the following streets: Beverly Boulevard and the 101 freeway (north boundary); Western Avenue (west boundary); Vernon Avenue (south boundary); and Alameda Street (east boundary). Developer will commence fulfillment of its responsibilities under this section III.C within 90 days after enactment by the Los Angeles City Council of a development agreement ordinance for the Project.

2. **Funding.** Developer will fund the Needs Assessment in an amount between \$50,000 and \$75,000, unless the Coalition consents to the Developer funding the Needs Assessment in an amount less than \$50,000.

3. **Selection of organization conducting needs assessment.** The Needs Assessment will be conducted by a qualified organization agreed upon by both the Developer and the Coalition, and paid an amount consistent with Section III.C.2, above. The Developer and the Coalition may enlist other mutually agreed upon organizations to assist in conducting the Needs Assessment.

### D. PARK AND RECREATION FACILITY CREATION BY DEVELOPER

1. **Park and recreation facility creation.** Following the completion of the needs assessment, the Developer shall fund or cause to be privately funded at least

one million dollars (\$1,000,000) for the creation or improvement of one or more parks and recreation facilities, including but not limited to land acquisition, park design, and construction, within a one-mile radius of the Project, in a manner consistent with the results of the Needs Assessment. By mutual agreement of the Coalition and the Developer, this one-mile radius may be increased. Each park or recreation facility created pursuant to this agreement shall be open to the public and free of charge. Developer shall have no responsibility for operation or maintenance of any park and recreation facility created or improved pursuant to this agreement. Developer after consultation with the Coalition shall select the location of park and recreation facilities to be created or improved. Park and recreation facilities shall be created or improved in a manner such that a responsible entity shall own, operate, and maintain such facilities. Each park created or improved pursuant to this agreement shall include active recreation components such as playgrounds and playing fields, and shall also include permanent improvements and features recommended by the Needs Assessment, such as restroom facilities, drinking fountains, park benches, patio structures, barbecue facilities, and picnic tables. Recreation facilities created pursuant to this Section should to the extent appropriate provide opportunities for physical recreation appropriate for all ages and physical ability levels.

2. **Timeline.** The park and recreation facilities created or improved pursuant to this agreement shall be completed within five years of completion of the Needs Assessment. At least \$300,000 of the funds described in Section III.D.1, above, shall be spent within four years of completion of the Needs Assessment.

#### **E. OPEN SPACE COMPONENTS OF DEVELOPMENT**

1. **Street-level plaza.** The Project will include a street-level plaza of approximately one-acre in size and open to the public.
2. **Other public spaces.** The Project will include several publicly-accessible open spaces, such as plazas, patios, walkways, terraces, and lawns.

#### **IV. COMMUNITY PROTECTION**

- A. **PARKING PROGRAM.** The Developer shall assist the Coalition with the establishment of a residential permit parking program as set forth below.

1. **Permit Area.** The area initially designated as part of the Parking Program is generally bounded by James Wood Drive on the north, Byram and Georgia Streets on the west, Olympic Boulevard on the south and Francisco on the east. The permit area may be adjusted from time to time by mutual agreement of the Developer and the Coalition or upon action by the City determining the actual boundaries of a residential parking district in the vicinity of the Project.

2. **Developer Support.** The Developer shall support the Coalition's efforts to establish the parking program in the permit area by requesting the City to establish a residential permit parking district through a letter to City Council members and City staff; testimony before the City Council or appropriate Boards of Commissioners; and through technical assistance which reasonably may be provided by Developer's consultants.

To defray the parking program's costs to residents of the permit area, the Developer shall provide funding of up to \$25,000 per year for five years toward the cost of developing and implementing the parking program within the permit area. Such funding shall be provided to the City.

3. **Limitations.** The Coalition understands, acknowledges and hereby agrees that the City's determination of whether to establish a residential permit parking district and the boundaries thereof are within the City's sole discretion. The Developer is not liable for any action or inaction on the part of the City as to establishment of a residential permit parking district or for the boundaries thereof. The Coalition understands, acknowledges and hereby agrees that the total annual aggregate cost of a residential permit parking district may exceed \$25,000 per year and that in such event, the Developer shall have no liability for any amounts in excess of \$25,000 per year for five years.

B. **TRAFFIC.** The Developer in consultation with the Coalition shall establish a traffic liaison to assist the Figueroa Corridor community with traffic issues related to the Project.

C. **SECURITY.** The Developer shall encourage the South Park Western Gateway Business Improvement District to address issues of trash disposal and community safety in the residential areas surrounding the Project. The Developer shall request the BID to provide additional trash receptacles in the vicinity of the Project, including receptacles located in nearby residential areas.

#### V. **LIVING WAGE PROGRAM**

##### A. **DEVELOPER RESPONSIBILITIES REGARDING LIVING WAGES.**

1. **Compliance With Living Wage Ordinance.** The Developer, Tenants, and Contractors shall comply with the City's Living Wage Ordinance, set forth in the Los Angeles Administrative Code, Section 10.37, to the extent such ordinance is applicable.

2. **Seventy Percent Living Wage Goal.** The Developer shall make all reasonable efforts to maximize the number of living wage jobs in the Project. The Developer and the Coalition agree to a Living Wage Goal of maintaining 70% of the jobs in the Project as living wage jobs. The Developer and the Coalition agree

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that this is a reasonable goal in light of all of the circumstances. Achievement of the Living Wage Goal shall be measured five years and ten years from the date of this Agreement. In the event that actual performance is less than 80% of the goal for two consecutive years, Developer shall meet and confer with the Coalition at the end of such two year period to determine mutually agreeable additional steps which can and will be taken to meet the Living Wage Goal.

3. **Achievement of Living Wage Goal.** For purposes of determining the percentage of living wage jobs in the Project, the following jobs shall be considered living wage jobs:

jobs covered by the City's Living Wage Ordinance;

jobs for which the employee is paid on a salaried basis at least \$16,057.60 per year if the employee is provided with employer-sponsored health insurance, or \$18,657.60 per year otherwise (these amounts will be adjusted in concert with cost-of-living adjustments to wages required under the City's Living Wage Ordinance);

jobs for which the employee is paid at least \$7.72 per hour if the worker is provided with employer-sponsored health insurance, or \$8.97 per hour otherwise (these amounts will be adjusted in concert with cost-of-living adjustments to wages required under the City's Living Wage Ordinance); and

jobs covered by a collective bargaining agreement.

The percentage of living wage jobs in the Project will be calculated as the number of on-site jobs falling into any of the above four categories, divided by the total number of on-site jobs. The resulting number will be compared to the Living Wage Goal to determine whether the Living Wage Goal has been achieved.

4. **Developer Compliance If Goal Not Met.** Whether or not the Living Wage Goal is being met at the five- and ten-year points, the Developer shall be considered to be in compliance with this Section if it is in compliance with the remaining provisions of this Section.

5. **Reporting Requirements.** The Developer will provide an annual report to the City Council's Community and Economic Development Committee on the percentage of jobs in the Project that are living wage jobs. The report will contain project-wide data as well as data regarding each employer in the Project. Data regarding particular employers will not include precise salaries; rather, such data

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will only include the number of jobs and the percentage of these jobs that are living wage jobs, as defined in Section V.A.3, above. If the report indicates that the Living Wage Goal is not being met, the Developer will include as part of the report a discussion of the reasons why that is the case. In compiling this report, Developer shall be entitled to rely on information provided by Tenants and Contractors, without responsibility to perform independent investigation. This report shall be filed for any given year or partial year by April 30th of the succeeding year.

6. Selection of Tenants.

a. **Developer Notifies Coalition Before Selecting Tenants:** At least 45 days before signing any lease agreement or other contract for space within the Project, the Developer shall notify the Coalition that the Developer is considering entering into such lease or contract, shall notify the Coalition of the identity of the prospective Tenant, and shall, if the Coalition so requests, meet with the Coalition regarding the prospective Tenant's impact on the 70% living wage goal. If exigent circumstances so require, notice may be given less than 45 days prior to signing such a lease agreement or other contract; however, in such cases the Developer shall at the earliest possible date give the Coalition notice of the identity of the prospective Tenant, and, if the Coalition requests a meeting, the meeting shall occur on the earliest possible date and shall in any event occur prior to the signing of the lease agreement or other contract.

b. **Coalition Meeting with Prospective Tenants:** At least 30 days before signing a lease agreement or other contract for space within the Proposed Development, the Developer will arrange and attend a meeting between the Coalition and the prospective Tenant, if the Coalition so requests. At such a meeting, the Coalition and the Developer will discuss with the prospective Tenant the Living Wage Incentive Program and the Health Insurance Trust Fund, and will assist the Coalition in encouraging participation in these programs. If exigent circumstances so require, such a meeting may occur less than 30 days prior to the signing of a lease agreement; however, in such cases the meeting shall be scheduled to occur on the earliest possible date and shall in any event occur prior to the signing of the lease agreement or other contract. The Developer will not enter into a lease agreement with any prospective Tenant that has not offered to meet with the Coalition and the Developer regarding these issues prior to signing of the lease.

c. **Consideration of Impact on Living Wage Goal.** When choosing between prospective Tenants for a particular space within the Project, the Developer will, within commercially reasonable limits, take into account

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as a substantial factor each prospective Tenant's potential impact on achievement of the Living Wage Goal.

d. **Tenants Agree to Reporting Requirements.** Tenants are not required to participate in the Living Wage Incentive Program or the Health Insurance Trust Fund. However, all Tenants in the Project shall make annual reports as set forth in Section V.B.3, below. The Developer will include these reporting requirements as a material term of all lease agreements or other contracts for space within the Project.

**B. TENANTS' OPPORTUNITIES AND RESPONSIBILITIES.**

1. **Living Wage Incentive Program.** All Tenants will be offered the opportunity to participate in a Living Wage Incentive Program. Tenants are not required to participate in this program, but may choose to participate. Under the Living Wage Incentive Program, Tenants providing living wage jobs may receive various benefits of substantial economic value. The Coalition, the Developer, and the City will collaborate to structure a set of incentives, at no cost to the Developer, to assist the Project in meeting the Living Wage Goal. The Living Wage Incentive Program shall be described in a simple and accessible written format suitable for presentation to prospective Tenants. The Coalition, working collaboratively with the Developer, shall seek funding from governmental and private sources to support the incentives and benefits provided in the Living Wage Incentive Program.

2. **Health Insurance Trust Fund.** All Tenants will be offered the opportunity to participate in the Health Insurance Trust Fund. Tenants are not required to participate in this program, but may choose to participate. The Health Insurance Trust Fund, still being established by the City, will provide Tenants with a low-cost method of providing employees with basic health insurance.

3. **Reporting Requirements.** Each Tenant in the Project must annually report to the Developer its number of on-site jobs, the percentage of these jobs that are living wage jobs, and the percentage of these jobs for which employees are provided health insurance by the Tenant. Tenants need not include precise salaries in such reports; rather, with regard to wages, Tenants need only include the number of jobs and the percentage of these jobs that are living wage jobs, as defined in Section V.A.3, above. Such reports shall be filed for any given year or partial year by January 31st of the succeeding year.

C. **TERM.** All provisions and requirements of this Section shall terminate and become ineffective for each Tenant ten years from the date of that Tenant's first annual report submitted pursuant to Section V.B.3, above.

**VI. LOCAL HIRING AND JOB TRAINING**

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**A. PURPOSE.** The purpose of this Section is to facilitate the customized training and employment of targeted job applicants in the Project. Targeted job applicants include, among others, individuals whose residence or place of employment has been displaced by the STAPLES Center project, low-income individuals living within a three-mile radius of the Project, and individuals living in low-income areas throughout the City. This Section (1) establishes a mechanism whereby targeted job applicants will receive job training in the precise skills requested by employers in the Project, and (2) establishes a non-exclusive system for referral of targeted job applicants to employers in the Project as jobs become available.

**B. CUSTOMIZED JOB TRAINING PROGRAM.** The First Source Referral System, described below, will coordinate job training programs with appropriate community-based job training organizations. Prior to hiring for living wage jobs within the Project, employers may request specialized job training for applicants they intend to hire, tailored to the employers' particular needs, by contacting the First Source Referral System. The First Source Referral System will then work with appropriate community-based job training organizations to ensure that these applicants are provided with the requested training.

**C. FIRST SOURCE HIRING POLICY.** Through the First Source Hiring Policy, attached hereto as attachment No. 1, qualified individuals who are targeted for employment opportunities as set forth in Section IV.D of the First Source Hiring Policy will have the opportunity to interview for job openings in the Project. The Developer, Contractors, and Tenants shall participate in the First Source Hiring Policy, attached hereto as Attachment No. 1. Under the First Source Hiring Policy, the First Source Referral System will promptly refer qualified, trained applicants to employers for available jobs. The Developer, Contractors, and Tenants shall have no responsibility to provide notice of job openings to the First Source Referral System if the First Source Referral System is not fulfilling its obligations under the First Source Hiring Policy. The terms of the First Source Hiring Policy shall be part of any deed, lease, or contract with any prospective Tenant or Contractor.

**D. FIRST SOURCE REFERRAL SYSTEM.** The First Source Referral System, to be established through a joint effort of the Developer and the Coalition, will work with employers and with appropriate community-based job training organizations to provide the referrals described in this Section. The Coalition and the Developer will select a mutually agreeable nonprofit organization to staff and operate the First Source Referral System, as described in the First Source Hiring Policy. The Developer will provide \$100,000 in seed funding to this organization. The Developer will meet and confer with the Coalition regarding the possibility of providing space on site for the First Source Referral System, for the convenience of Tenants and job applicants; provided, however, the Developer may in its sole and absolute discretion determine whether or on what terms it would be willing to provide space for the First Source Referral System. If the First Source Referral System becomes defunct, Employers shall have no responsibility to



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contact it with regard to job opportunities.

## **VII. SERVICE WORKER RETENTION**

**A. SERVICE CONTRACTOR WORKER RETENTION.** The Developer and its Contractors shall follow the City's Worker Retention Policy as set forth in the Los Angeles Administrative Code, Section 10.36. The City's Worker Retention Policy does not cover individuals who are managerial or supervisory employees, or who are required to possess an occupational license.

**B. WORKER RETENTION FOR HOTEL AND THEATER EMPLOYEES.** The Developer agrees that Tenants in hotel and theater components of the Project will follow the City's Worker Retention Policy with regard to all employees, and will require contractors to do the same. The Developer will include these requirements as material terms of all lease agreements or other contracts regarding hotel and/or theater components of the Project.

**C. INCLUSION IN CONTRACTS.** The Developer shall include the requirements of this section as material terms of all contracts with Contractors and with Tenants in hotel and theater components of the Project, with a statement that such inclusion is for the benefit of the Coalition.

## **VIII. RESPONSIBLE CONTRACTING**

**A. DEVELOPER SELECTION OF CONTRACTORS.** The Developer agrees not to retain as a Contractor any business that has been declared not to be a responsible contractor under the City's Contractor Responsibility Program (Los Angeles Administrative Code, Section 10.40.)

**B. DEVELOPER SELECTION OF TENANTS.** The Developer agrees that before entering into or renewing a lease agreement regarding any space over fifteen thousand (15,000) square feet, the Developer shall obtain from any prospective Tenant a written account of whether the prospective Tenant has within the past three years been found by a court, an arbitrator, or an administrative agency to be in violation of labor relations, workplace safety, employment discrimination, or other workplace-related laws. When choosing between prospective Tenants for a particular space within the Project, the Developer will, within commercially reasonable limits, take into account as a substantial factor weighing against a prospective Tenant any findings of violations of workplace-related laws. In complying with this Section, the Developer shall be entitled to rely on information provided by Tenants, without responsibility to perform independent investigation.

**C. REPORTING REQUIREMENTS.** The Developer will provide an annual report to the Coalition and to the City Council's Community and Economic Development Committee on the percentage of new lease agreements or other contracts regarding use of

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space within the Project that were entered into with entities reporting violations of workplace-related laws. In compiling this report, Developer shall be entitled to rely on information provided by Tenants and Contractors, without responsibility to perform independent investigation. The report may aggregate information from various End Users, so as not to identify any particular Tenant. This report shall be filed for any given year or partial year by April 30th of the succeeding year, and may be combined with the report regarding living wages, required to be filed by Section V.B.3.

## IX. AFFORDABLE HOUSING

A. **PURPOSE.** Developer has included between 500 and 800 housing units as part of the Project. The goal is create an "inclusionary" development; i.e. the project will include an affordable housing component (the "Affordable Housing Program") as set forth in this Section.

B. **DEVELOPER AFFORDABLE HOUSING PROGRAM.** This Developer Affordable Housing Program exceeds requirements of state law and the Agency. To further its connection to the surrounding neighborhoods, the Developer proposes to work with community-based housing developers to implement much of the plan.

1. **Percentage Affordable Units.** The Developer shall develop or cause to be developed affordable housing equal to 20% of the units constructed within the Project, as may be adjusted under Section IX.D. below, through joint efforts with community-based organizations to create additional affordable units as provided in Section IX.C. below. The Developer intends to include between 500 and 800 units in the Project; therefore, the Developer's affordable housing commitment would be between 100 and 160 units, as may be adjusted under Section IX.D below.

2. **Income Targeting.** The distribution of affordable units shall be as follows:

- a. 30% affordable to families earning zero to 50% of Area Median Income ("AMI");
- b. 35% affordable to families earning 51% to 60% of AMI;
- c. 35% affordable to families earning 61% to 80% of AMI.

3. **Term of Affordability.** Affordable units will remain affordable for a minimum of 30 years.

4. **Location.** Affordable units may be built within the Project or off-site.

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Units built off site will be located in redevelopment areas within a three-mile radius from the intersection of 11<sup>th</sup> and Figueroa Streets. To the extent the Agency provides direct financial assistance in the creation of affordable units, 50% of the affordable units shall be constructed within the Project if required by the Agency.

5. **Unit and Project Type.** Given the high density of the proposed on-site high-rise housing, any inclusionary units within the Project will be two-bedroom units. Three- and four-bedroom units may be developed at offsite locations that are more appropriate to accommodate larger units and families. In connection with any off-site affordable units, Developer shall give priority consideration to creation of projects suitable for families in terms of unit size, location, and proximity to family-serving uses and services.

6. **Relocated Persons.** To the extent allowed by law, priority shall be given to selecting persons relocated in connection with the development of the STAPLES Center to be tenants in any affordable units created under this Section IX. Notice of availability of affordable units shall be given to such relocated persons as set forth in Section X.D.

7. **Public Participation and Assistance.** Nothing herein shall limit the right of the Developer to seek or obtain funding or assistance from any federal, state or local governmental entity or any non-profit organization in connection with the creation or rehabilitation of affordable units.

#### **C. COOPERATIVE DEVELOPMENT WITH COMMUNITY BASED ORGANIZATIONS**

1. **Purpose.** In addition to development of affordable housing on-site or off-site, Developer shall work cooperatively with community based organizations to in an effort to provide additional affordable housing units. The goal of this program is to identify affordable housing infill development opportunities within a 1.5-mile radius of Figueroa and 11<sup>th</sup> Street and to affiliate with well-established non-profit affordable housing development corporations in the area.

2. **Interest Free Loans.** As "seed money" for affordable housing development, within 2 years after receiving final entitlement approvals for the Project, Developer will provide interest-free loans in the aggregate amount not to exceed \$650,000 to one or more non-profit housing developers that are active in the Figueroa Corridor area and are identified in the Section VI.D.3, below, or are mutually agreed upon by the Developer and the Coalition. Repayment of principal repayment shall be due in full within three (3) years from the date the loan is made. Provided that the loan or loans have been timely repaid, such repaid amounts may be loaned again to one or more non-profit housing developers;

however, it is understood that all loans will be repaid within six (6) years from the date the first loan was made. In addition, the loans shall be on such other commercially reasonable terms consistent with the purposes of this Section IX.C.

3. **Prequalified Non-Profit Development Corporations.** The following non-profit community based organizations are eligible to seek to participate in this cooperative program:

- a. **Esperanza Development Corporation - Sister Diane Donoghue**
- b. **1010 Hope Development Corporation - DarEll Weist**
- c. **Pueblo Development Corporation - Carmela Lacayo**
- d. **Pico Union Development Corporation - Gloria Farias**

4. **Use of Program Funds.** The interest free loans may be used by the selected organizations for the following purposes:

- a. **Land acquisition/option/due diligence.**
- b. **To focus on existing buildings to substantially rehabilitate or to acquire small infill sites capable of supporting approximately 40 or more units.**
- c. **Entitlement and design feasibility studies.**
- d. **Financial analysis and predevelopment studies.**
- e. **Funding applications and initial legal expenses.**
- f. **Other expenses reasonably approved by Developer to secure full funding agreements.**

5. **Project Selection Process**

- a. **Within 90 days following Project approvals, Developer will meet and confer with principals of each non-profit listed in Section IX.C.3, above to gain a comprehensive understanding of the capabilities and capacity of each organization and ability to obtain financing support.**
- b. **Within 6 months following Project approvals, Developer will request proposals from each non-profit organization, which may include one or more prospective sites and use best efforts to identify one or more projects to pursue.**

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c. Developer shall consult with and seek the input of the Coalition in the selection of the nonprofit housing developer or developers. Developer shall enter into a loan agreement with any selected nonprofit housing developer to provide the interest free loan as set forth in this Section IX.C.

D. **ADJUSTMENTS TO AFFORDABLE HOUSING UNITS.** The assistance provided by Developer under Section IX.C may result in production of affordable units substantially in excess of 20%. Further, the Coalition has a goal of at least 25% affordable units. Therefore, for every two units of affordable housing (including both rehabilitation or new construction) created by the non-profit developer or developers with the assistance of Developer under Section IX.C in excess of 25%, Developer shall receive a credit of one unit toward Developer's obligation to create affordable housing units; provided, however, that Developer's overall obligation for affordable housing units shall not be less than 15% due to any such reduction.

In the event that no affordable units are created under the cooperative program established in Section IX.C, above, through no fault of the Developer and the Developer is unable to recoup all or a portion of the loan or loans, the Developer's obligation to create affordable units shall be reduced by one unit for each \$10,000 of unrecouped loans; provided, however, that Developer's overall obligation for affordable housing units shall not be less than 15% of the housing due to any such reduction.

#### X. **RELOCATED FAMILIES**

A. **PURPOSE.** The purpose of this Section is to address problems that may be faced by families that were relocated by the Agency in connection with the development of the STAPLES Center. Many such families can no longer afford their current housing due to the expiration of the relocation assistance provided by the Agency.

B. **MEET AND CONFER.** The Developer agrees to meet and confer with the Coalition, City Councilmembers, Agency board and staff, and other City staff in effort to seek and obtain permanent affordable housing for families relocated in connection with the development of the STAPLES Center. Meetings with the Coalition shall be held quarterly, or less frequently if mutually agreed by the Coalition and the Developer. Meetings with City Councilmembers, Agency board and staff, and other City staff will be held as necessary. The Developer's responsibilities under this section will terminate five years from the effective date of the Cooperation Agreement.

C. **ASSISTANCE.** The Developer will generally assist the Coalition to seek and obtain permanent affordable housing for relocated families. Developer will speak in favor of such efforts at least two appropriate public meetings and hearings when requested to do so by the Coalition. The Developer will use commercially reasonable efforts to provide technical assistance to the Coalition.

**D. NOTICE OF AVAILABILITY.** For a period of three years, Developer shall use good faith efforts to cause the Agency to give, to the fullest extent allowed by law, 30 days notice of availability of affordable units created by the Project to persons relocated in connection with construction of STAPLES Center and to provide such relocated persons the first opportunity to apply as potential tenants. Persons eligible for such notice shall be relocated persons who are not tenants in a permanent affordable housing project and who otherwise meet income and other requirements for affordable housing.

**E. TIMING.** Permanent affordable housing for relocated families is an urgent matter and, therefore, time is of the essence. Consequently, Developer's obligations under this Section X, shall begin within five days following execution of the Settlement Agreement.

#### **XI. COALITION ADVISORY COMMITTEE**

To assist with implementation of this Community Benefits Program, address environmental concerns and facilitate an ongoing dialogue between the Coalition and the Developer, the Coalition and the Developer shall establish a working group of representatives of the Coalition and the Developer, known as the Advisory Committee. This Advisory Committee shall meet quarterly, unless it is mutually agreed that less frequent meetings are appropriate. Among other issues, the Developer shall seek the input of the Advisory Committee in the Developer's preparation of the construction management plan, the traffic management plan, the waste management plan and the neighborhood traffic protection plan. In addition, the Developer shall seek the input of the Advisory Committee in a effort to develop and implement potential solutions to other environmental concerns, including without limitation, pedestrian safety, air quality and green building principles.

#### **XII. GENERAL PROVISIONS.**

**A. SEVERABILITY CLAUSE.** If any term, provision, covenant, or condition of this Community Benefits Program is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

**B. Material Terms.** All provisions and attachments of this Community Benefits Program are material terms of this Community Benefits Program.

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Attachment 1

FIRST SOURCE HIRING POLICY

SECTION I. PURPOSE.

The purpose of this First Source Hiring Policy is to facilitate the employment of targeted job applicants by employers in the Los Angeles Sports and Entertainment District. It is a goal of this First Source Hiring Policy that the First Source Referral System contemplated herein will benefit employers in the project by providing a pool of qualified job applicants whose job training has been specifically tailored to the needs of employers in the project through a non-exclusive referral system.

SECTION II. DEFINITIONS.

As used in this policy, the following capitalized terms shall have the following meanings. All definitions include both the singular and plural form.

"City" shall mean the City of Los Angeles and any of its departments and/or agencies.

"Developer" shall mean the L.A. Arena Land Company and Flower Holdings, LLC, and their Transferees.

"Project" shall mean the Los Angeles Sports and Entertainment District.

"Employer" shall mean a business or nonprofit corporation that conducts any portion of its operations within the Project; provided, however, this First Source Hiring Policy shall only apply to any such portion of operations within the Project. Employer includes but is not limited to lessees, landowners, and businesses performing contracts on location at the Project. All "Employers" are "Covered Entities," as defined above.

"First Source Referral System" shall mean the system developed and operated to implement this First Source Hiring Policy, and the nonprofit organization operating it.

"Low-Income Individual" shall mean an individual whose household income is no greater than 80% of the median income for the Standard Metropolitan Statistical Area.

"Targeted Job Applicants" shall mean job applicants described in Section IVD, below.

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"Transferee" shall mean a person or entity that acquires a fee simple interest or a ground lease from the Developer for the purpose of developing all or any portion of the Proposed Development.

### SECTION III. EMPLOYER RESPONSIBILITIES

A. Coverage. This First Source Hiring Policy shall apply to hiring by Employers for all jobs for which the work site is located within the Project, except for jobs for which hiring procedures are governed by a collective bargaining agreement which conflicts with this First Source Hiring Policy.

B. Long-Range Planning. Within a reasonable time after the information is available following execution by of a lease by Developer and Employer for space within the Project, the Employer shall provide to the First Source Referral System regarding the approximate number and type of jobs that will need to be filled and the basic qualifications necessary.

#### C. Hiring process.

(1) Notification of job opportunities. Prior to hiring for any job for which the job site will be in the Project, the Employer will notify the First Source Referral System of available job openings and provide a description of job responsibilities and qualifications, including expectations, salary, work schedule, duration of employment, required standard of appearance, and any special requirements (e.g. language skills, drivers' license, etc.). Job qualifications shall be limited to skills directly related to performance of job duties, in the reasonable discretion of the Employer.

(2) Referrals. The First Source Referral System will, as quickly as possible, refer to the Employer Targeted Job Applicants who meet the Employer's qualifications. The First Source Referral System will also, as quickly as possible, provide to the Employer an estimate of the number of qualified applicants it will refer.

(3) Hiring. The Employer may at all times consider applicants referred or recruited through any source. When making initial hires for the commencement of the Employer's operations in the Project, the Employer will hire only Targeted Job Applicants for a three-week period following the notification of job opportunities described in subparagraph III.C.1, above. When making hires after the commencement of operations in the Project, the Employer will hire only Targeted Job Applicants for a five-day period following the notification of job opportunities. During such periods Employers may hire Targeted Job Applicants recruited or referred through any source. During such periods Employers will use normal hiring practices, including interviews, to consider all applicants referred by the First Source Referral System. After such periods Employers shall make good-faith efforts to hire Targeted Job Applicants, but may hire any applicant recruited or referred through any source.

E. Goal. Any Employer who has filled more than 50% of jobs



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available either during a particular six-month period with Targeted Job Applicants (whether referred by the First Source Referral System or not), shall be deemed to be in compliance with this First Source Hiring Policy for all hiring during that six-month period. Any Employer who has complied with remaining provisions of this First Source Hiring Policy is in compliance with this First Source Hiring Policy even it has not met this 50% goal during a particular six-month period.

F. **No Referral Fees.** Employers shall not be required to pay any fee, cost or expense of the First Source Referral System or any potential employees referred to the Employer by the First Source Referral System in connection with such referral.

#### **SECTION IV. RESPONSIBILITIES OF FIRST SOURCE REFERRAL SYSTEM.**

The First Source Referral System will perform the following functions related to this First Source Hiring Policy:

A. Receive Employer notification of job openings, immediately initiate recruitment and pre-screening activities, and provide an estimate to Employers of the number of qualified applicants it is likely to refer, as described above.

B. Recruit Targeted Job Applicants to create a pool of applicants for jobs who match Employer job specifications.

C. Coordinate with various job-training centers.

D. Screen and refer Targeted Job Applicants according to qualifications and specific selection criteria submitted by Employers. Targeted Job Applicants shall be referred in the following order:

(1) **First Priority:** individuals whose residence or place of employment has been displaced by the STAPLES Center project or by the initial construction of the project and Low-Income Individuals living within a one-half-mile radius of the Project.

(2) **Second Priority:** Low-Income Individuals living within a three-mile radius of the Project.

(3) **Third Priority:** Low-Income Individuals living in census tracts or zip codes throughout the City for which more than 80% of the households, household income is no greater than 80% of the median household income for the Standard Metropolitan Statistical Area.

E. Maintain contact with Employers with respect to Employers'

hiring decisions regarding applicants referred by the First Source Referral System.

R. Assist Employers with reporting responsibilities as set forth in Section V of this First Source Hiring Policy, below, including but not limited to supplying reporting forms and recognizing Targeted Job Applicants.

G. Prepare and submit compliance reports to the City as set forth in Section V of this First Source Hiring Policy, below.

#### SECTION V. REPORTING REQUIREMENTS.

##### A. Reporting Requirements and Recordkeeping.

(1) Reports. During the time that this First Source Hiring Policy is applicable to any Employer, that Employer shall, on a quarterly basis, notify the First Source Referral System of the number, by job classification, of Targeted Job Applicants hired by the Employer during that quarter and the total number of employees hired by the Employer during that quarter. The First Source Referral System shall submit annual aggregate reports for all Employers to the City, with a copy to the Coalition, detailing the employment of Targeted Job Applicants in the Project.

(2) Recordkeeping. During the time that this First Source Hiring Policy is applicable to any Employer, that Employer shall retain records sufficient to report compliance with this First Source Hiring Policy, including records of referrals from the First Source Referral System, job applications, and number of Targeted Job Applicants hired. To the extent allowed by law, and upon reasonable notice, these records shall be made available to the City for inspection upon request. Records may be redacted so that individuals are not identified by name and so that other confidential information is excluded.

(3) Failure to Meet Goal. In the event an Employer has not met the 50% goal during a particular six-month period, the City may require the Employer to provide reasons it has not met the goal and the City may determine whether the Employer has nonetheless adhered to this Policy.

#### SECTION VI. GENERAL PROVISIONS.

A. Term. This First Source Hiring Policy shall be effective with regard to any particular Employer until five years from the date that Employer commenced operations within the Project.

B. Meet & Confer, Enforcement. If the Coalition, the First Source Referral System, or the City believes that an Employer is not complying with this First Source Hiring Policy, then the Coalition, the First Source Referral System, the City, and the Employer

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shall meet and confer in a good faith attempt to resolve the issue. If the issue is not resolved through the meet and confer process within a reasonable period of time, the City may enforce the First Source Hiring Policy against the Developer as a term of any agreement between the City and the Developer into which the First Source Hiring Policy has been incorporated.

**B. Miscellaneous.**

(1) **Compliance with State and Federal Law.** This First Source Hiring Policy shall only be enforced to the extent that it is consistent with the laws of the State of California and the United States. If any provision of this First Source Hiring Policy is held by a court of law to be in conflict with state or federal law, the applicable law shall prevail over the terms of this First Source Hiring Policy, and the conflicting provisions of this First Source Hiring Policy shall not be enforceable.

(2) **Indemnification.** The First Source Referral System shall, jointly and severally, indemnify, hold harmless and defend the Developer and any Employer, and their officers, directors, partners, agents, employees and funding sources, if required by any such funding source (the "Indemnified Parties") from and against all fines, suits, liabilities, proceedings, claims, costs, damages, losses and expenses, including, but not limited, to attorney's fees and court costs, demands, actions, or causes of action, of any kind and of whatsoever nature, whether in contract or in tort, arising from, growing out of, or in any way related to the breach by the First Source Referral System or their affiliates, officers, directors, partners, agents, employees, subcontractors (the "First Source Parties") of the terms and provisions of this First Source Hiring Policy or the negligence, fraud or willful misconduct of First Source Parties. The indemnification obligations of the First Source Parties shall survive the termination or expiration of this First Source Hiring Policy, with respect to any claims arising as the result of events occurring during the effective term of this First Source Hiring Policy.

(3) **Compliance with Court Order.** Notwithstanding the provisions of this Policy, the Developer, Employers, Contractors, or Subcontractors shall be deemed to be in compliance with this First Source Hiring Policy if subject to by a court or administrative order or decree, arising from a labor relations dispute, which governs the hiring of workers and contains provisions which conflict with terms of this Policy.

(4) **Severability Clause.** If any term, provision, covenant, or condition of this First Source Hiring Policy is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

(5) **Binding on Successors.** This First Source Hiring Policy shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, and assigns of each of the parties. Any reference in this Policy to a specifically named party shall be deemed to apply to any successor in interest, heir, administrator, executor, or assign of such party.

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(6) **Material Terms.** The provisions of this First Source Hiring Policy are material terms of any deed, lease, or contract in which it is included.

(7) **Coverage.** All entities entering into a deed, lease, or contract relating to the rental, sale, lease, use, maintenance, or operation of the Project or part thereof shall be covered by the First Source Hiring Policy, through the incorporation of this First Source Hiring Policy into the deed, lease, or contract. Substantive provisions set forth in Section III, "Employer Responsibilities," apply only to jobs for which the work site is located within the Project.

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ATTACHMENT 5

ATTACHMENT 5 TO DEVELOPMENT AGREEMENTCONDITIONS FOR ON-SITE CONSUMPTION PERMITS

1. All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
2. The sale of distilled spirits by the bottle, for on-site consumption, is prohibited.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free non-alcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Director for review and approval prior to the opening of any facility offering alcoholic beverages.
6. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The LAPD shall be notified of special events as far in advance as feasible.



2011-10-10

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16. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.

17. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.

18. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

19. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:

(a) These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.

(b) Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/cafe obtains the product. No self-service of alcoholic beverages shall be permitted.

(c) Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.

(d) Gross annual sales of alcoholic beverages shall not exceed 40% of the total gross annual restaurant sales.

(e) Entertainment activities, such as live or recorded music, may be permitted so long as no less than 70% of the restaurant floor area is dedicated to food preparation, food service and eating areas.

(f) No more than two pool tables are permitted for each restaurant.

(g) There shall be a full-service kitchen and a full menu.

20. Sports Bar. The following conditions shall apply to Sports Bars:

(a) These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.

(b) Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.

(c) Persons under 21 years of age shall not be admitted into those areas dedicated exclusively for pool tables, a bar or a cocktail lounge after the sale of food items have





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#### CONDITIONS FOR OFF-SITE CONSUMPTION ALCOHOL USE APPROVALS.

1. All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
2. Of the three Alcohol Use Approvals for off-site consumption, which are permitted by this section, two shall be located and operated in conjunction with the residential components of the Specific Plan, such as a grocery store, drug store, or similar uses that are intended to primarily serve the residential uses in the Specific Plan area. The third shall be utilized for a specialty store, such as a corporate showplace retail or a gourmet wine store, in conjunction with a hotel establishment.
3. No employee, while working, shall solicit or accept any alcoholic beverage from any customer while on the premises.
4. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The LAPD shall be notified of special events as far in advance as feasible.
5. The Zoning Administrator, or his/her designee, shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.



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16. Drug Stores/Grocery Stores. The following conditions shall apply to Drug Stores and Grocery Stores:

(a) The sales of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m., seven days a week.

(b) No wine shall be sold with an alcoholic content of greater than 15% by volume, except for "dinner wines" which have been aged two years or more and which are maintained in corked bottles.

(c) The sale of beer or malt beverages in individual containers of one quart, 22 ounces or 32 ounces is prohibited. No beer or malt beverages may be sold in quantities of less than six containers per sale.

(d) Beer, malt beverages and wine coolers in individual containers of 16 ounces or less is prohibited. These individual containers that are 16 ounces or less must be sold in manufacturer's pre-packaged, multi-unit quantities.

(e) Wine and distilled spirits shall not be sold in bottles or containers smaller than 750 milliliters. Beer coolers, wine coolers or pre-mixed distilled spirit cocktails must be sold in manufacturer's pre-packaged, multi-unit quantities.

17. On-site consumption of alcoholic beverages may be permitted when provided in conjunction with a gourmet wine store.

**DETERMINATION LETTER**  
**CPC-2012-2322-DA**  
**MAILING DATE: 09/18/12**

Fa'avae Fa'avae  
The T.U.T. Foundation  
23238 E. Main Street  
Carson, CA 90745

Daniel Morales  
1833 W. 8<sup>th</sup> Street, #111  
Los Angeles, CA 90057

Shiraz Tangri  
Downtown LA Neighborhood  
Council  
P.O. Box 3057  
Los Angeles, CA 90013

Rachel Torres  
464 Lucas Avenue, Suite 201  
Los Angeles, CA 90017

State Senator Curren D. Price  
State Senate District 26  
700 State Drive  
Los Angeles, CA 90037

Monica Rodriguez  
Play Fair Coalition  
1304 W. 2<sup>nd</sup> Street, #363  
Los Angeles, CA 90026

Ron Wood  
Valley Economic Alliance  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 910403

Randy Sayer  
I.A.T.S.E.  
828 N. Hollywood Way  
Burbank, CA 91505

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

William Delvac, Armbruster,  
Goldsmith & Delvac, LLP  
11611 San Vicente Blvd.  
Suite 900  
Los Angeles, CA 90049

Michelle Ganakian  
2029 Century Park East  
Los Angeles, CA 90067

Cathy Farrar  
YWCA / Los Angeles Job Corps.  
1020 S. Olive Street  
Los Angeles, CA 90015

Ed Gutierrez  
LAANE  
464 Lucas Avenue  
Los Angeles, CA 90017

Tina Hossain  
350 S. Bixel Street  
Los Angeles, CA 90017

Foresoe Hogan Roules  
CFRC  
4060 S. Figueroa Street  
Los Angeles, CA 90037

Roman Couarrubias  
Davis Blueprint  
3205 N. Main Street  
Los Angeles, CA 90031

Patti Berman  
DLANC  
541 S. Spring Street, #319  
Los Angeles, CA 90013

Stuart Waldman  
VICA  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 91405

John Schafer  
S.W. Reg. Council of Carpenters  
728 N. Lagoon Avenue  
Wilmington, CA 90074

Timothy McOsker  
Mayor Brown LLP  
350 S. Grand Avenue  
Los Angeles, CA 90017

Anne Williams  
Century City Assoc.  
626 Wilshire Blvd., Suite 200  
Los Angeles, CA 90017

Simon Ha  
DLANC  
645 W. 9<sup>th</sup> Street, #227  
Los Angeles, CA 90015

Frank Lopez  
L. A. Chamber of Commerce  
350 S. Bixel  
Los Angeles, CA 90017

JJ Crisp  
P.O. Box 645  
Buena Park, CA 90621

Martha Arevalo  
Carelen  
2845 W. 7<sup>th</sup> Street  
Los Angeles, CA 90005

Russell Brown  
DLANC  
541 S. Main Street  
Los Angeles, CA 90017

Brian Farris  
1003 San Juan Street  
Oceanside, CA 92058

Justin Hurd  
Staples Center  
949 S. Hope Street, #949  
Los Angeles, CA 90015

Irene Lewis  
The Salvation Army  
1532 W. 11<sup>th</sup> Street  
Los Angeles, CA 90015



David Roberts  
512 ½ W. 31<sup>st</sup> Street  
Los Angeles, CA 90007

Ron Miller  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Robbie Hunter  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Susana Arreluin  
1424 S. Arapahoe Street  
Los Angeles, CA 90006

Joel Jacinto  
SIPA  
3200 W. Temple Street  
Los Angeles, CA 90026

Ricardo Rodriguez  
IDEPSCA  
530 S. Main Street  
Los Angeles, CA 90013

Adrian Dove, Chairman  
M.L.K. Parade  
6230 Wilshire Blvd., 500-A  
Los Angeles, CA 90048

Alix Wisner  
Thomas Properties Group  
515 S Flower Street  
Los Angeles, CA 90071

Jennifer Lucky  
Human Impact Partners  
304 12<sup>th</sup> Street, Suite 3B  
Oakland, CA 94131

Crystal McMillan  
Bus Riders OMDN  
3780 Wilshire Blvd., #1200  
Los Angeles, CA 90010

Anthony Brown  
2701 Wilshire Blvd., Ste. 100  
Los Angeles, CA 90057

Jessica Lall  
Mayor Office  
200 N. Spring Street  
Los Angeles, CA 90012

Shomari Davis  
IBEW Local 11  
297 N. Marengo Avenue  
Pasadena, CA 91101

Priscilla Cheng  
LA County Federation of Labor  
2130 W. James M. Wood Blvd.  
Los Angeles, CA 90006

Rocky Pelliccino  
2120 Auto Center Dr.  
Glendora, CA 91740

Norman E. Ross Jr.  
E. Ross & Ross Enterprises, LLC  
4991 Medina Dr.  
Woodland Hills, CA 91364

Charisse Brenard  
Brotherhood Crusade  
200 East Slauson Avenue  
Los Angeles, CA 90011

Jim Mulligan  
Farmers Insurance  
4680 Wilshire  
Los Angeles, CA 90010

Elizabeth Nichols  
15162 Holiday Way  
Sylmar, CA 91342

Carmen Vaughn  
Pico Union  
1149 S. Burlington Avenue  
Los Angeles, CA 90006

Carlos Vaquerano  
1625 W. Olympic Blvd., Ste. 718  
Los Angeles, CA 90015

David Menchaca  
United Way  
1150 South Olive  
Los Angeles, CA 90015

Rev. Eric Lee  
SCLC  
4182 S. Western Ave.  
Los Angeles, CA 90062

Joe Donlin  
SAJE  
152 W. 32<sup>nd</sup>  
Los Angeles, CA 90007

Ryan Novales  
601 S. San Pedro  
Los Angeles, CA 90044

Suzanne Gonzalez  
10220 Riverside Dr., Ste. B  
Toluca Lake, CA 91602

Orlando Ward  
3600 Wilshire Blvd., Ste. 1500  
Los Angeles, CA 90010

Darrell Clarke  
Sierra Club  
3435 Wilshire Blvd., #320  
Los Angeles, CA 90010

Brian Farris  
1429 Oak Street  
Los Angeles, CA 90015

Amy F.  
11611 San Vicente Blvd.  
Los Angeles, CA 90049



Mai Lee  
601 S. San Pedro Street  
Los Angeles, CA 90014

Nathan Freeman  
440 S. Vermont Avenue, #201  
Los Angeles, CA 90020

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

John Kenney  
3450 Mount Vernon  
Los Angeles, CA 90003

Thelmy Perez  
346 S. Gless Street  
Los Angeles, CA 90033

Craig Lawson  
8758 Venice Blvd., #200  
Los Angeles, CA 90034

Councilmember Jan Perry  
Ninth Council District  
City Hall, Room 420  
**Mail Stop #215**





# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>		
CPC-2012-2311-DA	HENRY CHU 213-978-1324	9		
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>		
N/A	N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>		
<b>Location of Project (Include project titles, if any.)</b>				
<p><b>FARMER'S FIELD</b></p> <p>1111, 1191, 1201, 1301 S. FIGUEROA STREET 1206 PICO BOULEVARD</p>				
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> CITY OF LOS ANGELES  LA CONVENTION CENTER, LLC  LA EVENT CENTER </td> <td style="width: 50%;"> REP: WILLIAM DELVAC  ARMBRUSTER, GOLDSMITH &amp; DELVAC, LLP  11611 SAN VICENTE BLVD. SUITE 900  LOS ANGELES, CA 90049  310-209-8800 </td> </tr> </table>			CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER	REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800
CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER	REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH & DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800			
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>				
<p><b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)</p> <p>The project proposes the modernization of the Los Angeles Convention Center and the construction of a new multi-purpose Event Center (Farmer's Field) on 68 acres of land owned by the City of Los Angeles. The project would involve the demolition of the existing 285,552 square feet of rentable area and exhibit space on the West Hall building, construction of a replacement hall (New Hall), the construction of the Event Center on the existing West Hall site, and the construction of two parking garages on Bond Street and Cherry Street. The New Hall would be of a similar size to the existing West Hall and would increase the amount of contiguous floor area available at the Convention Center. The Convention Center modernization also includes the renovation of existing floor area within the existing Concourse Building and South Hall as well as the demolition of floor area within the South Hall as needed to connect the building with the New Hall (maximum height of 90 feet). The Event Center would be constructed on the site of the demolished West Hall. 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, such as conventions, trade shows, exhibitions, concerts, other sporting events, as well as private and miscellaneous events. The Event Center (maximum height of 220 feet) would be configured with approximately 72,000 permanent seats and would be expandable to 76,250 seats for periodic special events, and would also be designed to be useable for Convention Center events or standalone exhibition events. During such events, the playing field area could be used for exhibit space, and the various clubs and suites at the Event Center could be used for exhibit space or as meetings rooms, and pre-function and hospitality spaces, to supplement what is available at the Convention Center. The Event Center would also include offices, food and merchandise sales, restaurants, bars and clubs, and similar uses. The parking garages would be constructed west of LA Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Garage, and the parking that is currently located beneath the existing West Hall, and to provide additional parking to support, the new on-site development. Existing parking within the boundaries of the proposed Specific Plan area totals 5,558 parking spaces and would be increased to 6,670 parking spaces under the Proposed Project with a net increase of 1,112 parking spaces.</p> <p>The applicant seeks to enter into a Development Agreement with the City for a term of 35 years, with provision of community benefits, associated with the ground lease for the proposed construction of the Event Center.</p>				
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	<b>Environmental No.</b>	<b>Commission Vote:</b>		
Yes <input type="checkbox"/> No <input type="checkbox"/>	ENV-2011-585-EIR	9- 0		

  
JAMES K. WILLIAMS, Commission Executive Assistant II

Date: September 18, 2012





## CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: SEP 18 2012

**CASE:** CPC-2012-2311-DA

**CEQA:** ENV-2011-0585-EIR

SCH No. 2011031049

**Related Cases:** CPC-2012-851-SP-DA

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

CPC-2012-2398-DA

**Location:** 1211 W. Pico Boulevard

**Council District:** 9 – Perry

**Plan Area:** Central City

**Requests:** Development Agreement

**Applicant:** City of Los Angeles; L.A. Convention Hall, LLC; L.A. Event Center, LLC.

**Representative:** Armbruster, Goldsmith, & Delvac, LLP

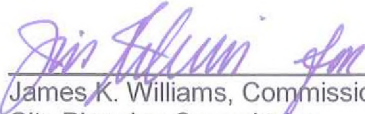
**At its meeting on September 13, 2012, the following action was taken by the City Planning Commission:**

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, ENV-2011-0585-EIR (SCH No. 2011031049), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental findings, and the Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
  - a. The Environmental Impact Report (EIR) for the Convention and Event Center Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines; and
  - b. The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter; and
  - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. **Approved and Recommend** that the City Council **Adopt** the Event Center Development Agreement, pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement attached as Exhibit A-1, for a term of approximately 35 years to coincide with the term of the Mello Roos bonds that will finance the Convention Center improvements.
3. **Recommend** that the City Council Adopt an ordinance, attached as Exhibit A-2, and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. **Recommend** that the City Council **Adopt** the attached Findings of Approval.
5. **Advised** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advised** the Applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

**Fiscal Impact Statement:** There is no General Fund impact as administrative costs are recovered through fees.

**This action was taken by the following vote:**

**Moved:** Burton  
**Seconded:** Lessin  
**Ayes:** Cardoso, Freer, Hovaguimian, Kim, Perlman, Romero, Roschen  
**Vote:** 9 – 0



James K. Williams, Commission Executive Assistant II  
City Planning Commission

**Effective Date/Appeals:** This decision of the City Planning Commission is final upon the date of this letter and is not appealable.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings, Development Agreement, Development Agreement Ordinance  
City Planning Associate: Luci Ibarra  
City Planning Associate: Kit Awakuni  
City Planner: Henry Chu  
Senior City Planner: Jon Foreman

The Statement of Environmental Impacts, Findings and Mitigation Measures; Statement of Overriding Considerations, Mitigation Monitoring Program and Errata are located in the administrative CPC-2012-849-GPA-VZC-SP-SN, and are available upon request.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance authorizing the execution of a development agreement by and among the City of Los Angeles and L.A. Event Center, LLC, relating to real property in the Central City Community Plan. This property is comprised of approximately 68 acres of land (excluding STAPLES Center) within the boundaries of the Convention and Event Center Specific Plan and is commonly known as the Los Angeles Convention Center, *i.e.*, the area generally bound by the following major roadways: Chick Hearn Court to the north, the SR-110 Freeway to the west, Venice Boulevard to the south, and Figueroa Street to the east.

**WHEREAS**, the City Planning Commission on September 13, 2012, approved and recommended that the City Council approve the development agreement attached to Council File No. \_\_\_\_\_ ("Development Agreement"), by and among the City of Los Angeles and L.A. Event Center, LLC, which is hereby incorporated by reference and which is hereby incorporated into the provisions of this ordinance;

**WHEREAS**, the City of Los Angeles, as ground lessor, and L.A. Event Center, LLC, as ground lessee, propose to enter into a ground lease for portions of the Los Angeles Convention Center property (the "Event Center Ground Lease");

**WHEREAS**, after due notice the City Planning Commission and the City Council did conduct public hearings on this matter;

**WHEREAS**, pursuant to California Government Code Sections 65864 et seq., the City Planning Commission has transmitted its findings and recommendations;

**WHEREAS**, the Development Agreement is in the public interest and is consistent with the City's General Plan including the Central City Community Plan; and

**WHEREAS**, the City Council has reviewed and considered the Development Agreement and the findings and recommendations of the City Planning Commission.

**NOW, THEREFORE,**

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

Section 1. The City Council finds and determines, that the development permitted by the General Plan Amendment, Vesting Zone Change, Specific Plan, Sign District, and other approvals to which this Development Agreement relates, and which are listed in the Development Agreement, was analyzed in an environmental impact report dated August 30, 2012, SCH No. 20110024, which was certified by the City Council as being prepared in compliance with the California Environmental Quality Act ("CEQA"), and which was processed under the provisions of CEQA and City and State CEQA Guidelines, including California Public Resources Code section 21168.6.5,

relating specifically to the "Convention and Event Center Project." That environmental impact report and findings constitute the environmental clearance for this ordinance.

Sec. 2. The City Council finds, with respect to the Development Agreement, that:

(a) The Development Agreement is consistent with the City's General Plan and with the objectives, policies, and programs specified in the Central City Community Plan, which is a portion of the City's General Plan. Specifically, the Development Agreement encourages development of a major improvement program for the Los Angeles Convention Center. The Los Angeles Convention Center, the City of Los Angeles, and the region would greatly benefit from the addition of a multipurpose event center to the Los Angeles Convention Center capable of hosting a wide range of events including conventions, exhibitions, and sporting events, as well as artistic and cultural events. A multipurpose event center would take advantage of the synergies that would occur between and among the existing Convention Center, STAPLES Center, the adjacent L.A. LIVE Sports and Entertainment District, several major rail transit facilities, hotels, housing, and other elements of urban development in the area. The proposed project would result in the development of important and necessary improvements which will result in the City of Los Angeles becoming a major venue for the hosting of national and international conventions and exhibitions. The project also presents an unprecedented opportunity to implement innovative measures that will significantly reduce traffic and air quality impacts from the project and fully mitigate the greenhouse gas emissions resulting from passenger vehicle trips attributed to the event center, which will result in emission reductions and traffic mitigations that will be the best in the nation compared to other comparable event centers in the United States;

(b) The Development Agreement will not be detrimental to the public health, safety, and general welfare since it encourages the construction of a project which is desirable and beneficial to the public. Furthermore, the Development Agreement specifically permits application to the project of rules and regulations under Los Angeles Municipal Code Sections 91.101 to 99.12.508 relating to public health and safety;

(c) The Development Agreement complies with all applicable City and State regulations governing development agreements;

(d) The Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 3. The City Council hereby approves this ordinance and authorizes and directs the Mayor to execute the Development Agreement described by this ordinance in the name of the City of Los Angeles concurrently with or after the full execution of the Event Center Ground Lease, and, further, directs the City Clerk to record the Development Agreement with the County Recorder within ten (10) days of the Event Center Ground Lease execution date should the Development Agreement not otherwise be recorded.

Sec. 4. 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 E. TRUTANICH, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No(s). \_\_\_\_\_

## FINDINGS

### DEVELOPMENT AGREEMENT AMENDMENT REQUEST AND FINDINGS

The subject site is located within the area covered by the Central City Community Plan adopted by the City Council on June 13, 1974. With the adoption of the proposed entitlements for the Proposed Project, the Community Plan map will designate the Project site for Public Facilities with a corresponding zone of CEC (Convention and Event Center Specific Plan).

The Transportation Element of the General Plan will not be affected by the recommended action herein because the amendment request is to modify sections of an existing development agreement that was evaluated for transportation and other environmental impacts under EIR State Clearinghouse No. 96091061 and EIR State Clearinghouse No. 20110024. The scope of the project itself has not changed nor has any condition of approval.

State Government Code Section 65868 authorizes the amendment of a previously approved development agreement. Moreover, the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3).

The Development Agreement between the City and L.A. Arena Land Company, Inc., predecessor in interest to L.A. Arena Land Company, LLC (the "Applicant"), was entered into on March 26, 1998, and recorded on March 27, 1998, in the Official Records of Los Angeles County, California as Instrument No. 98-501503. The Development Agreement was amended by that certain Amendment No. 1 by and among the City of Los Angeles, L.A. Arena Land Company, Inc. and L.A. Arena Funding, LLC (as partial successor in interest to L.A. Arena Land Company, Inc.) dated June 7, 2003 (as so amended, the "Arena Development Agreement").

The Applicant has requested that the City consider an amendment to the existing Arena Development Agreement (the Arena Development Agreement Amendment) in order to revise certain provisions in the Arena Development Agreement regarding its the legal description of the subject property and City approvals governing the subject property. Pursuant to the Arena Development Agreement Amendment, the Applicant will obtain vested rights for the entitlements granted for the subject property and if the Event Center Development Agreement is executed to modify the boundaries of the premises adjacent to the Event Center to be consistent with the entitlements and approvals granted for the Event Center.

The amendment process was initiated by the Applicant, and all proceedings have been taken in accordance with the City's adopted procedures.

**1. The Arena Development Agreement Amendment complies with all applicable City and State regulations governing development agreements.**

Pursuant to Section 65867.5 of the Government Code, the Arena Development Agreement Amendment is consistent with the objectives, policies and programs specified in the General Plan, including the Community Plan and the Convention and Event Center Specific Plan, approved immediately prior to the adoption of the ordinance approving the Arena Development Agreement Amendment. The Arena Development

Agreement Amendment is consistent with the General Plan and the Convention and Event Center Specific Plan in that it brings the Development Agreement into consistency with the Convention and Event Center Specific Plan and provides that the development on the Property affected by the Development Agreement is subject to the provisions of the Convention and Event Center Specific Plan.

The Arena Development Agreement Amendment will not be detrimental to the public health, safety and general welfare. Approval of the Arena Development Agreement Amendment will make the Development Agreement consistent with the Convention and Event Center Specific Plan and zoning on the subject property. It will modify the property boundaries to reflect Event Center property boundary requirements. The Arena Development Agreement Amendment will not otherwise affect the Applicant's obligations under the Development Agreement.

The Arena Development Agreement Amendment will not modify those provisions of the Development Agreement which specifically permit application to the Project of rules and regulations under City Municipal Code Section 91.0101 and 98.0606 relating to public health and safety.

The Arena Development Agreement Amendment is consistent with conditions of previous discretionary approvals for the subject property, as well as with concurrently requested approvals.

The Arena Development Agreement Amendment is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Based upon the above findings, the Arena Development Agreement Amendment is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

**2. The Arena Development Agreement Amendment complies with all applicable City and State regulations governing development agreements.**

Pursuant to Section 65867.5 of the Government Code, the Arena Development Agreement Amendment is consistent with the objectives, policies and programs specified in the General Plan, including the Community Plan and the Convention and Event Center Specific Plan, approved immediately prior to the adoption of the ordinance approving the Arena Development Agreement Amendment. The Arena Development Agreement Amendment is consistent with the General Plan and the Convention and Event Center Specific Plan in that it brings the Development Agreement into consistency with the Convention and Event Center Specific Plan and provides that the development on the Property affected by the Development Agreement is subject to the provisions of the Convention and Event Center Specific Plan.

**3. The Arena Development Agreement Amendment will not be detrimental to the public health, safety and general welfare.**

Approval of the Arena Development Agreement Amendment will make the Development Agreement consistent with the Convention and Event Center Specific Plan and zoning on the subject property. It will provide consistency with the proposed Event Center Development Agreement by modifying the property boundaries to reflect Event Center

property boundary requirements. The Arena Development Agreement Amendment does not otherwise affect the Applicant's obligations under the Development Agreement.

The Arena Development Agreement Amendment does not modify those provisions of the Development Agreement which specifically permit application to the Project of rules and regulations under City Municipal Code Section 91.0101 and 98.0606 relating to public health and safety.

The Arena Development Agreement Amendment is consistent with conditions of previous discretionary approvals for the subject property, as well as with concurrently requested approvals.

The Arena Development Agreement Amendment is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Based upon the above findings, the Arena Development Agreement Amendment is deemed consistent with public necessity, convenience, general welfare and good zoning practice.



**DETERMINATION LETTER**  
**CPC-2012-2311-DA**  
**MAILING DATE: 09/18/12**

Fa'avae Fa'avae  
The T.U.T. Foundation  
23238 E. Main Street  
Carson, CA 90745

Daniel Morales  
1833 W. 8<sup>th</sup> Street, #111  
Los Angeles, CA 90057

Shiraz Tangri  
Downtown LA Neighborhood  
Council  
P.O. Box 3057  
Los Angeles, CA 90013

Rachel Torres  
464 Lucas Avenue, Suite 201  
Los Angeles, CA 90017

State Senator Curren D. Price  
State Senate District 26  
700 State Drive  
Los Angeles, CA 90037

Monica Rodriguez  
Play Fair Coalition  
1304 W. 2<sup>nd</sup> Street, #363  
Los Angeles, CA 90026

Ron Wood  
Valley Economic Alliance  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 910403

Randy Sayer  
I.A.T.S.E.  
828 N. Hollywood Way  
Burbank, CA 91505

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

William Delvac, Armbruster,  
Goldsmith & Delvac, LLP  
11611 San Vicente Blvd.  
Suite 900  
Los Angeles, CA 90049

Michelle Ganakian  
2029 Century Park East  
Los Angeles, CA 90067

Cathy Farrar  
YWCA / Los Angeles Job Corps.  
1020 S. Olive Street  
Los Angeles, CA 90015

Ed Gutierrez  
LAANE  
464 Lucas Avenue  
Los Angeles, CA 90017

Tina Hossain  
350 S. Bixel Street  
Los Angeles, CA 90017

Foresoe Hogan Roules  
CFRC  
4060 S. Figueroa Street  
Los Angeles, CA 90037

Roman Couarrubias  
Davis Blueprint  
3205 N. Main Street  
Los Angeles, CA 90031

Patti Berman  
DLANC  
541 S. Spring Street, #319  
Los Angeles, CA 90013

Stuart Waldman  
VICA  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 91405

John Schafer  
S.W. Reg. Council of Carpenters  
728 N. Lagoon Avenue  
Wilmington, CA 90074

Timothy McOsker  
Mayor Brown LLP  
350 S. Grand Avenue  
Los Angeles, CA 90017

Anne Williams  
Century City Assoc.  
626 Wilshire Blvd., Suite 200  
Los Angeles, CA 90017

Simon Ha  
DLANC  
645 W. 9<sup>th</sup> Street, #227  
Los Angeles, CA 90015

Frank Lopez  
L. A. Chamber of Commerce  
350 S. Bixel  
Los Angeles, CA 90017

JJ Crisp  
P.O. Box 645  
Buena Park, CA 90621

Martha Arevalo  
Carelen  
2845 W. 7<sup>th</sup> Street  
Los Angeles, CA 90005

Russell Brown  
DLANC  
541 S. Main Street  
Los Angeles, CA 90017

Brian Farris  
1003 San Juan Street  
Oceanside, CA 92058

Justin Hurd  
Staples Center  
949 S. Hope Street, #949  
Los Angeles, CA 90015

Irene Lewis  
The Salvation Army  
1532 W. 11<sup>th</sup> Street  
Los Angeles, CA 90015



David Roberts  
512 ½ W. 31<sup>st</sup> Street  
Los Angeles, CA 90007

Ron Miller  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Robbie Hunter  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Susana Arreluin  
1424 S. Arapahoe Street  
Los Angeles, CA 90006

Joel Jacinto  
SIPA  
3200 W. Temple Street  
Los Angeles, CA 90026

Ricardo Rodriguez  
IDEPSCA  
530 S. Main Street  
Los Angeles, CA 90013

Adrian Dove, Chairman  
M.L.K. Parade  
6230 Wilshire Blvd., 500-A  
Los Angeles, CA 90048

Alix Wisner  
Thomas Properties Group  
515 S Flower Street  
Los Angeles, CA 90071

Jennifer Lucky  
Human Impact Partners  
304 12<sup>th</sup> Street, Suite 3B  
Oakland, CA 94131

Crystal McMillan  
Bus Riders OMDN  
3780 Wilshire Blvd., #1200  
Los Angeles, CA 90010

Anthony Brown  
2701 Wilshire Blvd., Ste. 100  
Los Angeles, CA 90057

Jessica Lall  
Mayor Office  
200 N. Spring Street  
Los Angeles, CA 90012

Shomari Davis  
IBEW Local 11  
297 N. Marengo Avenue  
Pasadena, CA 91101

Priscilla Cheng  
LA County Federation of Labor  
2130 W. James M. Wood Blvd.  
Los Angeles, CA 90006

Rocky Pelliccino  
2120 Auto Center Dr.  
Glendora, CA 91740

Norman E. Ross Jr.  
E. Ross & Ross Enterprises, LLC  
4991 Medina Dr.  
Woodland Hills, CA 91364

Charisse Brenard  
Brotherhood Crusade  
200 East Slauson Avenue  
Los Angeles, CA 90011

Jim Mulligan  
Farmers Insurance  
4680 Wilshire  
Los Angeles, CA 90010

Elizabeth Nichols  
15162 Holiday Way  
Sylmar, CA 91342

Carmen Vaughn  
Pico Union  
1149 S. Burlington Avenue  
Los Angeles, CA 90006

Carlos Vaquerano  
1625 W. Olympic Blvd., Ste. 718  
Los Angeles, CA 90015

David Menchaca  
United Way  
1150 South Olive  
Los Angeles, CA 90015

Rev. Eric Lee  
SCLC  
4182 S. Western Ave.  
Los Angeles, CA 90062

Joe Donlin  
SAJE  
152 W. 32<sup>nd</sup>  
Los Angeles, CA 90007

Ryan Novales  
601 S. San Pedro  
Los Angeles, CA 90044

Suzanne Gonzalez  
10220 Riverside Dr., Ste. B  
Toluca Lake, CA 91602

Orlando Ward  
3600 Wilshire Blvd., Ste. 1500  
Los Angeles, CA 90010

Darrell Clarke  
Sierra Club  
3435 Wilshire Blvd., #320  
Los Angeles, CA 90010

Brian Farris  
1429 Oak Street  
Los Angeles, CA 90015

Amy F.  
11611 San Vicente Blvd.  
Los Angeles, CA 90049



Mai Lee  
601 S. San Pedro Street  
Los Angeles, CA 90014

Nathan Freeman  
440 S. Vermont Avenue, #201  
Los Angeles, CA 90020

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

John Kenney  
3450 Mount Vernon  
Los Angeles, CA 90003

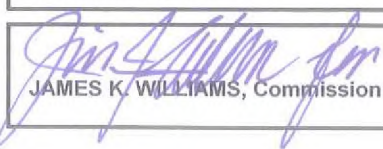
Thelmy Perez  
346 S. Gless Street  
Los Angeles, CA 90033

Craig Lawson  
8758 Venice Blvd., #200  
Los Angeles, CA 90034

Councilmember Jan Perry  
Ninth Council District  
City Hall, Room 420  
**Mail Stop #215**



# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>
CPC-2012-2398-DA	HENRY CHU 213-978-1324	9
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Location of Project (Include project titles, if any.)</b>		
<p>FARMER'S FIELD</p> <p>1111, 1191, 1201, 1301 S. FIGUEROA STREET</p> <p>1206 PICO BOULEVARD</p>		
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>CITY OF LOS ANGELES LA CONVENTION CENTER, LLC LA EVENT CENTER</p> </div> <div style="width: 50%;"> <p>REP: WILLIAM DELVAC ARMBRUSTER, GOLDSMITH &amp; DELVAC, LLP 11611 SAN VICENTE BLVD. SUITE 900 LOS ANGELES, CA 90049 310-209-8800</p> </div> </div>		
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>		
<p><b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)</p> <p>The project proposes the modernization of the Los Angeles Convention Center and the construction of a new multi-purpose Event Center (Farmer's Field) on 68 acres of land owned by the City of Los Angeles. The project would involve the demolition of the existing 285,552 square feet of rentable area and exhibit space on the West Hall building, construction of a replacement hall (New Hall), the construction of the Event Center on the existing West Hall site, and the construction of two parking garages on Bond Street and Cherry Street. The New Hall would be of a similar size to the existing West Hall and would increase the amount of contiguous floor area available at the Convention Center. The Convention Center modernization also includes the renovation of existing floor area within the existing Concourse Building and South Hall as well as the demolition of floor area within the South Hall as needed to connect the building with the New Hall (maximum height of 90 feet). The Event Center would be constructed on the site of the demolished West Hall. 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, such as conventions, trade shows, exhibitions, concerts, other sporting events, as well as private and miscellaneous events. The Event Center (maximum height of 220 feet) would be configured with approximately 72,000 permanent seats and would be expandable to 76,250 seats for periodic special events, and would also be designed to be useable for Convention Center events or standalone exhibition events. During such events, the playing field area could be used for exhibit space, and the various clubs and suites at the Event Center could be used for exhibit space or as meetings rooms, and pre-function and hospitality spaces, to supplement what is available at the Convention Center. The Event Center would also include offices, food and merchandise sales, restaurants, bars and clubs, and similar uses. The parking garages would be constructed west of LA Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Garage, and the parking that is currently located beneath the existing West Hall, and to provide additional parking to support, the new on-site development. Existing parking within the boundaries of the proposed Specific Plan area totals 5,558 parking spaces and would be increased to 6,670 parking spaces under the Proposed Project with a net increase of 1,112 parking spaces.</p> <p>The applicant seeks to enter into a Development Agreement with the City for a term of 35 years, with provision of community benefits, associated with the ground lease for the proposed construction of the Event Center.</p>		
<b>Fiscal Impact Statement</b>	<b>Environmental No.</b>	<b>Commission Vote:</b>
<small>*Determination states administrative costs are recovered through fees.</small>	ENV-2011-585-EIR	9- 0
 JAMES K. WILLIAMS, Commission Executive Assistant II		Date: September 18, 2012





## CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: **SEP 18 2012**

**CASE:** CPC-2012-2398-DA

**CEQA:** ENV-2011-585-EIR

SCH No. 2011031049

**Related Cases:** CPC-2012-851-SP-DA,  
CPC-2012-849-GPA-VZC-SP-SN-DA, CPC-  
2012-2311-DA, CPC-2012-2322-DA

**Location:** 1111, 1191 S. Figueroa Street

**Council District:** 9 – Hon. Jan Perry

**Plan Area:** Central City

**Request:** Development Agreement

**Applicant:** City of Los Angeles; L.A. Convention Hall, LLC; L.A. Event Center, LLC.

**Representative:** Armbruster, Goldsmith, & Delvac, LLP

**At its meeting on September 13, 2012, the following action was taken by the City Planning Commission:**

1. **Recommend** that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-585-EIR** (SCH No. 2011031049), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental findings, and the Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
  - a. The Environmental Impact Report (EIR) for the Convention and Event Center Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines; and
  - b. The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter; and
  - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. **Recommend** that the City Council **Approve** the **Second Amendment** to the **Amended and Restated Development Agreement** pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement as attached, including but not limited to, a modification to the legal description of the property, the inclusion of the "Convention and Event Center Specific Plan" within the Glossary of Defined Terms, and modifications to "Arena Ground Lease", "Applicable Rules", and the addition of "Second Amendment" to the Glossary of Defined Terms of the Original Development Agreement for STAPLES Center, attached as Exhibit A-1..
3. **Recommend** that the City Council **Adopt** an **ordinance**, attached as Exhibit A-2, and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. **Recommend** that the City Council **Adopt** the attached **Findings**.
5. **Advised** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advised** the Applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

**Fiscal Impact Statement:** There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Burton  
**Seconded:** Lessin  
**Ayes:** Cardoso, Freer, Hovaguimian, Kim, Perlman, Romero, Roschen  
**Vote:** 9 - 0

  
\_\_\_\_\_  
James Williams, Commission Executive Assistant II  
City Planning Commission

**Effective Date/Appeals:** This decision of the City Planning Commission is final upon the date of this letter and is not appealable.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings, Development Agreement (A-1), Development Agreement Ordinance (A-2)  
City Planner: Henry Chu  
Senior City Planner: Jon Foreman

The Statement of Environmental Impacts, Findings and Mitigation Measures; Statement of Overriding Considerations, Mitigation Monitoring Program and Errata are located in the administrative CPC-2012-0849-GPA-VZC-SP-SN, and are available upon request.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance authorizing the execution of a 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 area, which is hereby incorporated by reference.

**WHEREAS**, the City and L.A. Arena Land Company, Inc. entered into that certain Development Agreement dated March 26, 1998, and recorded on March 27, 1998 in the official records of Los Angeles County, California, as Instrument No. 98-501503 (the "Original Development Agreement") after adoption by the City Council as Ordinance No. 171764 on October 28, 1997 for property legally described in Exhibit "B" of the Development Agreement (the "Property");

**WHEREAS**, the City, L.A. Arena Land Company, LLC and L.A. Arena Funding entered into that certain Amendment No. 1 to Development Agreement dated June 7, 2003 (the "First Amendment"). The Original Development Agreement as amended by the First Amendment is referred to herein as the "Development Agreement";

**WHEREAS**, the City and L.A. Arena Land Company, Inc. entered into that certain Arena Ground Lease dated March 26, 1998, for which a Memorandum of Lease was recorded in the official records of Los Angeles County, California as Instrument No. 98-501505 (the "Arena Ground Lease"). Concurrently with the execution of the Second Amendment, the City and L.A. Arena Land Company, LLC have entered into an amendment to the Arena Ground Lease (the "First Amendment to Arena Ground Lease"). The Arena Ground Lease, as so amended, is referred to herein as the "Amended Arena Ground Lease";

**WHEREAS**, immediately prior to the adoption of this ordinance, the Los Angeles City Council adopted the following approvals pertaining to the Property: (1) Resolution No. \_\_\_\_\_ certifying EIR No. 2011-0585 (SCH No. 20110024); (2) Resolution No. \_\_\_\_\_ granting General Plan Amendment to (a) change the land use designation for a portion of the Property developed with STAPLES Center from Regional Center Commercial to Public Facilities within the Central City Community Plan ("Community Plan"), (b) change the General Plan Generalized Land Use Map for the Community Plan area to include a footnote establishing the Convention and Event Center Specific Plan as the land use regulatory document for the Convention and Event Center Specific Plan area and to designate the Convention and Event Center Specific Plan area on the Community Plan Specific Plan Area Map and to provide for correspondence of the Convention and Event Center Specific Plan Zone ("CEC") to the Public Facilities land use designation within the Community Plan, and (c) reclassify a segment of 12th Street as a "local street" within the Generalized Circulation Map of the Community Plan; (3) Ordinance No. \_\_\_\_\_ granting a Vesting Zone Change for the property within the Convention and Event Center Specific Plan area from C2-4D-O (Commercial) and PF-4D-O (Public Facilities) to CEC (Convention and Event Center Specific Plan); (4) Ordinance No. \_\_\_\_\_ adopting the Convention and Event

Center Specific Plan regulating development within the Convention and Event Center Specific Plan area; (5) Ordinance No. \_\_\_\_\_ approving a Development Agreement by and between the City of Los Angeles and L.A. Event Center, LLC dated \_\_\_\_\_ for development of improvements upon the Convention and Event Center Specific Plan area; and (6) Ordinance No. \_\_\_\_\_ adopting the Convention and Event Center Sign District. These approvals are collectively referred to as the "Convention and Event Center Approvals";

**WHEREAS**, pursuant to the Second Amendment, City and L.A. Arena Land Company, LLC desire to amend the term, legal description of the Property, and definition of Project Approvals in the Development Agreement to be consistent with the Convention and Event Center Approvals and the Amended Arena Ground Lease, and such Second Amendment does not otherwise affect the parties' obligations under the Development Agreement;

**WHEREAS**, after due notice the City Planning Commission and the City Council did conduct public hearings on this matter;

**WHEREAS**, pursuant to California Government Code Sections 65864 et seq., the City Planning Commission has transmitted its findings and recommendations;

**WHEREAS**, the Second Amendment is in the public interest and is consistent with the City's General Plan including the Central City Community Plan and the Los Angeles Sports and Entertainment District Specific Plan; and

**WHEREAS**, the City Council has reviewed and considered the Second Amendment and the findings and recommendations of the City Planning Commission;.

**NOW, THEREFORE,**

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

Section 1. The City Council finds, with respect to the Second Amendment that:

(a) It is consistent with the objectives, policies and programs specified in the General Plan, including the Central City Community Plan, and Convention and Event Center Specific Plan, and is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the Property is located.

(b) The intensity, building height and uses set forth in the Development Agreement as amended by the Second Amendment are permitted by and consistent with the Central City Community Plan and the Convention and Event Center Specific Plan.

(c) The Second Amendment will not be detrimental to the public health, safety and general welfare. The Second Amendment clarifies provisions in the Development Agreement regarding its term, the legal description of the Property and City approvals governing the Property. These amendments do not otherwise affect the Applicant's obligations under the Development Agreement. Furthermore, the Second Amendment



does not modify those provisions of the Development Agreement which specifically permit application to the project of rules and regulations under City Municipal Code Section 98.0605 to 91.101.1 relating to public health and safety;

(d) The Second Amendment complies with all applicable City and State regulations governing development agreements;

(e) The Second Amendment is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves this ordinance and authorizes and directs the Mayor to execute the Second Amendment described by this ordinance in the name of the City of Los Angeles concurrently with or after the full execution of the First Amendment to Arena Ground Lease, and, further, directs the City Clerk to record the Second Amendment with the County Recorder within ten (10) days of its execution date should the Second Amendment not otherwise be recorded.

Sec. 3. 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 E. TRUTANICH, City Attorney

By \_\_\_\_\_  
KENNETH T. FONG  
Deputy City Attorney

Date \_\_\_\_\_

File No(s). \_\_\_\_\_

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

---

Space Above This Line For Recorder's Use

**AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT**

This Amendment No. 2 to Development Agreement ("Second Amendment") is executed this \_\_\_\_\_ day of \_\_\_\_\_ 2012 ("Effective Date") by and between THE CITY OF LOS ANGELES, a municipal corporation (the "City") and L.A. ARENA LAND COMPANY, LLC, a Delaware corporation (as successor in interest to L.A. Arena Land Company, Inc.) pursuant to California Government Code Section 65868 and the implementing procedures of the City. The City and L.A. Arena Land Company, LLC are together sometimes referred to herein as the "Parties".

**RECITALS**

A. The City and L.A. Arena Land Company, Inc. entered into that certain Development Agreement dated March 26, 1998, and recorded on March 27, 1998 in the official records of Los Angeles County, California, as Instrument No. 98-501503 (the "Development Agreement") after adoption by the City Council as Ordinance No. 171764 on October 28, 1997 for property legally described in Exhibit "B" of the Development Agreement (the "Property"), which Property is as of the Effective Date the site of an arena commonly known as STAPLES Center.

B. The City, L.A. Arena Land Company, Inc. and L.A. Arena Funding, LLC (as partial successor in interest to L.A. Arena Land Company, Inc.) entered into that certain Amendment No. 1 to Development Agreement dated June 7, 2003 which was unrecorded. The Development Agreement, as so amended, is referred to herein as the "Original Development Agreement". Initially capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Original Development Agreement.

C. The City and L.A. Arena Land Company, Inc. entered into that certain Arena Ground Lease dated March 26, 1998 for which a Memorandum of Lease was recorded in the official records of Los Angeles County, California as Instrument No. 98-501505 (the "Arena Ground Lease"). Concurrently with the execution of this Second Amendment, the City and L.A. Arena Land Company, LLC have entered into an amendment to the Arena Ground Lease (the "First Amendment to Arena Ground Lease"). The Arena Ground Lease, as so amended, is referred to herein as the "Amended Arena Ground Lease".

D. Immediately prior to its adoption of Ordinance No. \_\_\_\_\_ authorizing the execution of this Second Amendment, the Los Angeles City Council approved Ordinance No. \_\_\_\_\_ adopting CPC Case No. 2012-849-GPA-VZC-SP-SN-DA ("Convention and Event Center Approval"), more fully described in Attachment "1" to this Second Amendment, which among other things, changed the zoning for the Property and authorized development of a multi-purpose event center under the Convention and Event Center Specific Plan and signage pursuant to the Convention and Event Center Sign District.

E. The Parties desire to enter into this Second Amendment, pursuant to Section 6.8 of the Original Development Agreement, in order to: (1) amend the term of the Original Development Agreement to be coterminous with the termination of the final maturity date of the last of the L.A. Live Community Facility District Mello-Roos Bonds (defined below); (2) amend the legal description of the Property in order 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 (3) amend the definition of "Project Approvals" to be consistent with the Convention and Event Center Approval.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and conditions herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree to amend the Original Development Agreement as follows:

Section 1. Term. The first sentence of Section 6.2 of the Original Development Agreement is deleted and replaced with the following language:

*The term of this Agreement ("Term") shall commence on the execution date of this Agreement and shall expire upon the final maturity date of the last of the L.A. Live Community Facility District Mello-Roos Bonds, unless said Term is otherwise terminated or modified by circumstances set forth in the Development Agreement or by mutual consent of the Parties hereto.*

Section 2. Legal Description. Upon execution of the First Amendment to the Arena Ground Lease, and without further action of the Parties hereto, certain property as described in Attachment "2" to this Second Amendment shall automatically be deemed excluded as part of the Property as though such property were excluded from the legal description of the Property as of the Effective Date. To reflect these changes, upon execution of the First Amendment to the Arena Ground Lease, the Parties shall record the modified legal description attached as Attachment "3" to this Second Amendment as a correction to the legal description set forth in Exhibit "B" to the Original Development Agreement. Any reference to Exhibit "B" in the Original Development Agreement shall be deemed a reference to Attachment "3".

Section 3. Convention and Event Center Specific Plan Definition. The following definition for "Convention and Event Center Specific Plan" is added to Exhibit "A" Glossary of Defined Terms of the Original Development Agreement in alphabetical order:

*"Convention and Event Center Specific Plan" means the Convention and Event Center Specific Plan, as adopted by the Los Angeles City Council on \_\_\_\_\_, 2012, and as subsequently amended.*

Section 4. L.A. Live Community Facility District Mello-Roos Bonds Definition. The following definition for "L.A. Live Community Facility District Mello-Roos Bonds" is added to Exhibit "A" Glossary of Defined Terms of the Original Development Agreement in alphabetical order:

*"L.A. Live Community Facility District Mello-Roos Bonds" is defined in Section 3.2.5 of that certain Implementation Agreement entered into by and among L.A. Convention Hall, LLC, L.A. Event Center, LLC, L.A. Parking Structures, LLC and the City.*

Section 5. Arena Ground Lease Definition. The definition for "Arena Ground Lease" in Exhibit "A" – Glossary of Defined Terms of the Original Development Agreement is deleted and replaced with the following language:

*"Arena Ground Lease" means that certain Ground Lease by and between the City of Los Angeles and L.A. Event Center, Inc. dated March 26, 1998, for which a Memorandum of Lease was recorded in the official records of Los Angeles County, California as Instrument No. 98-501505, as amended by that certain First Amendment to Arena Ground Lease dated \_\_\_\_\_ and recorded on \_\_\_\_\_, in the official records of Los Angeles County, California as Instrument No. \_\_\_\_\_ with respect to property generally referred to as the Property in the First Amendment to Arena Ground Lease, as the same may be amended from time to time.*

Section 6. Applicable Rules Definition. The first sentence of the definition for "Applicable Rules" in Exhibit "A" – Glossary of Defined Terms of the Original Development Agreement is deleted and replaced with the following language:

*"Applicable Rules" means the rules, regulations, ordinances and officially adopted policies of the City in force as of the effective date of the ordinance authorizing this Agreement; provided, however, that the Project Approvals (as amended by the Second Amendment) shall be included within the Applicable Rules as if such Project Approvals were in effect as of the Effective Date.*

Section 7. Second Amendment Definition. The following definition for "Second Amendment" is added to Exhibit "A" Glossary of Defined Terms of the Original Development Agreement in alphabetical order:

*"Second Amendment" means that certain document entitled Amendment No. 2 to Development Agreement and amending this Agreement.*

Section 8. Project Approvals. Exhibit "C" to the Original Development Agreement, entitled Project Approvals, is replaced with Attachment "2" to this Second Amendment.

Section 9. City Procedures and Actions.

(a) Planning Commission Action. The Planning Commission held a duly noticed public hearing on \_\_\_\_\_, and recommended approval of this Second Amendment on the same date.

(b) City Council Action. The City Council on \_\_\_\_\_, after conducting a duly noticed public hearing, adopted Ordinance No. \_\_\_\_\_, to become effective on the thirty-first day after publication, or on the forty-first day after posting, approving this Second Amendment, found that its provisions are consistent with the City's General Plan, the Central City Community Plan, the Convention and Event Center Specific Plan, and the Municipal Code, and authorized the execution of this Second Amendment.

Section 10. Effectiveness of Second Amendment. This Second Amendment is dated for convenience only and shall only become effective on the date which is the latest of (i) the date this Second Amendment is executed by L.A. Arena Land Company, LLC and (ii) the date this Second Amendment is approved and executed by the City.

Section 11. Counterparts. This Second Amendment may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

Section 12. No Other Changes, Consistency. Notwithstanding any changes and deletions contained herein, all other provisions of the Original Development Agreement remain the same. In the event of any conflict between the terms of the Original Development Agreement and this Second Amendment, the terms of this Second Amendment shall govern.

Section 13. Severability. If any provision of this Second Amendment should be determined by a court to be invalid or unenforceable, the remaining provisions of this Second Amendment shall remain in full force and effect and continue to be binding on the Parties.

[SIGNATURES PROVIDED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment as of the date first written above.

CITY OF LOS ANGELES, a municipal  
corporation of the State of California

APPROVED AS TO FORM:  
Carmen Trutanich,  
City Attorney

By: \_\_\_\_\_  
Antonio Villaraigosa, Mayor  
DATE:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Deputy City Attorney  
DATE:

ATTEST:  
June Lagmay, City Clerk

By: \_\_\_\_\_  
\_\_\_\_\_  
Deputy  
DATE:

L.A. Arena Land Company, LLC  
A Delaware limited liability company

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Name: William F. Delvac  
of Armbruster Goldsmith & Delvac  
LLP

By: \_\_\_\_\_  
Name: Ted Fikre  
Title:

Counsel for L.A. Arena Land Company, LLC

L.A. ARENA FUNDING, LLC  
A Delaware limited liability company

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Name: William F. Delvac  
of Armbruster Goldsmith & Delvac  
LLP

By: \_\_\_\_\_  
Name:  
Title:

Counsel for L.A. ARENA FUNDING, LLC

**CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT**

State of California

County of \_\_\_\_\_

}

On \_\_\_\_\_ before me, \_\_\_\_\_  
Date Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

\_\_\_\_\_

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.

Signature: \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal and/or Stamp above



## ATTACHMENT "1"

### PROJECT APPROVALS

Case No. CPC 97-0120 (CUB)

Conditional Use Permit for on-site alcohol sales and service.

Ordinance No. 172465

Ordinance establishing signage provisions for the Property.

Case No. CPC 2012-849  
(GPA)(VZC)(SP)(SN)(DA)

- General Plan map amendment to: (a) change the Regional 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 area to include a footnote establishing the Specific Plan as the land use regulatory document for the Project Site and to designate the Convention and Event Center Specific Plan area on the Community Plan Specific Plan Area Map and provide for correspondence of Public Facilities designation with the CEC (Convention and Event Center Specific Plan) zone; and (c) reclassify a segment of 12th Street from "collector street" to "local" street (Resolution No. \_\_\_\_\_);
- Vesting zone change for the Specific Plan area from PF-4D-O (Public Facilities) and C2-4D-O (Commercial) to CEC (Convention and Event Center Specific Plan) and corresponding modification to the Municipal Code to add the CEC Zone (Ordinance No. \_\_\_\_\_);
- Convention and Event Center Specific Plan to regulate development within the Convention and Event Center Specific Plan area (Ordinance No. \_\_\_\_\_);
- Sign District (Ordinance No. \_\_\_\_\_);
- Development Agreement (Ordinance No. \_\_\_\_\_);
- Vacation of air space, surface and subsurface portions of Pico Boulevard and L.A. Live Way, vacation of air space over 12th Street, and vacation of portions of Bond Street (Ordinance No. \_\_\_\_\_);
- Approval of Modified Street designations to the Downtown Street Standards;
- Design Review approval by the City's Cultural Affairs Commission;
- Haul Route Approval.

ATTACHMENT "2"

EXCLUDED PROPERTY

ATTACHMENT "3"

MAP AND LEGAL DESCRIPTION OF THE PROPERTY

## FINDINGS

### DEVELOPMENT AGREEMENT REQUEST AND FINDINGS

State Government Code Sections 65864 through 65869.5 authorize municipalities to enter into binding development agreements with person having legal or equitable interest in real property for the development of such property.

The City of Los Angeles has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).

L.A. Event Center, LLC ("Event Center Applicant") has requested that the City consider entering into a development agreement (the "Development Agreement") with respect to the Event Center. The development agreement process was initiated by the Director, and all proceedings have been taken in accordance with the City's adopted procedures.

1. **The proposed Development Agreement is consistent with the objectives, policies and programs specified in the General Plan. The Project Site is regulated under the Community Plan, a component of the Land Use Element of the General Plan.**

The Development Agreement, which will vest the Project's development rights, will be consistent with the General Plan and the Community Plan for the following reasons:

The proposed Development Agreement will allow the Event Center Applicant to create a multi-purpose Event Center within the Downtown area of the City of Los Angeles and will assure the revenue streams necessary to fund construction of the Event Center, adding to the success of the Project and permitting the attendant job creation and additional investment in the surrounding Downtown area. The 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 adding significantly to the draw of Downtown for visitors. The revitalized Convention Center and Event Center will result in additional business, retail, and development in the areas adjacent to the Project, and is anticipated to create jobs for residents of the area. The expanded sports, entertainment, convention and other event activities will serve to further complement and benefit the tourism, hotel and entertainment industries in the immediate Project vicinity, as well as throughout Downtown and the City as a whole. The Project will also help sustain and grow the existing retail base along the Figueroa Street Corridor by attracting visitors and new businesses to the area.

The Project will bring cohesiveness of design to the Project site, and would create continuity with surrounding areas. One of the goals of the Project is to create an urban

environment designed to a human scale that activates the adjacent streets, encourages public pedestrian access, promotes the walkability of and around the Project, and creates strong pedestrian connections to the surrounding area, particularly nearby transit stops and stations. The public plazas and street improvements within the Project will serve to accomplish this goal, as will pedestrian-scaled elements at all entrances to the new facilities.

Given its location in Downtown Los Angeles, which is the hub of the rail and bus transit system for the metropolitan Los Angeles area, the Project will also promote the use of the public transportation system. The nature of events at the Project site, including exhibitions, trade shows, sporting events and entertainment activities, are expected to attract visitors from across the region as well as from the immediate Downtown area, where the proximity of the Project to a comprehensive transit system would encourage and facilitate transit use and a 24-hour Downtown. The Project will include a network of walkable and safe pathways and streetscapes throughout the Project site that would facilitate connections with nearby transit to encourage the use of alternative modes of transportation. The streetscape and intersection improvements designed for the Project will promote attractive, functional, safe and enjoyable streets and bike paths as well as pedestrian-friendly sidewalks that connect to and complement the Downtown area.

**2. The proposed Development Agreement is consistent with the Convention and Event Center Specific Plan (to be approved as part of the Proposed Project's requested entitlements).**

The Development Agreement will allow for expedient implementation of the Convention and Event Center Specific Plan. The Development Agreement will create certainty in the development process, which will allow the Event Center Applicant to better address needs of the site and the area as a whole through the Convention and Event Center Specific Plan more quickly than might otherwise occur without the Development Agreement, due to the mutual benefits to the parties from the Development Agreement.

**3. The proposed Development Agreement is consistent with the City's Planning and Zoning Code and other relevant City ordinances.**

Approval of the Development Agreement, along with the requested discretionary actions and conditions of approval already imposed under City Planning case number CPC-2012-849-GPA-VZC-SP-SN-DA, will provide a project that conforms with the LAMC requirements for the Project site.

**4. The proposed Development Agreement will not be detrimental to the public health, safety and general welfare.**

The Development Agreement includes provisions which specifically permit the application of rules and regulations as necessary to protect public health and safety. The public benefits associated with the Event Center will also promote the public health, safety and general welfare by attracting the National Football League to the City and thereby enhancing the City's prominence as the destination choice for Citywide conventions exhibitions, trade shows, and high profile events and its economic base, including tax revenues, through an increase in such conventions and events.

The Development Agreement also facilitates the provision of a comprehensive Community Benefits Program, which will provide targeted employment opportunities at

and above living wage levels, as well as job training, to local residents; programs and funds designed to assist the development of micro-businesses and minority owned businesses and introduce youth to careers in the sports, entertainment and hospitality industries; funds for streetscape improvements, neighborhood protection enhancements and land use planning in the vicinity of the Project; and funds for the development of publicly accessible park, and/or green space, among other community benefits.

**5. The proposed Development Agreement will promote the orderly development of the Project Site in accordance with good land use practice.**

As discussed above, the Proposed Project is consistent with the policies and provisions of the General Plan, Community Plan, Convention and Event Center Specific Plan and the LAMC. The proposed Development Agreement vests the Applicant's rights to develop the Project site as analyzed in the EIR No. 2011-0585 (SCH No. 20110024) and as delineated in the requested discretionary approvals. The proposed Development Agreement provides assurances that the Proposed Project will proceed in accordance with all applicable rules, regulations and conditions, and strengthens the public planning process by encouraging private participation in comprehensive planning and reducing the economic costs of development to the Event Center Applicant and the public. The proposed Development Agreement provides assurance of a comprehensive development plan that is consistent with all applicable provisions of the LAMC, General Plan, Community Plan and the Convention and Event Center Specific Plan, and that therefore is consistent with good land use practice. The proposed Development Agreement complies in form and substance with all applicable City and State regulations governing development agreements. The proposed Development Agreement further complies with the guidelines adopted by the City:

- a. The Project is anticipated to be completed in 2017. The Development Agreement provides for extension of that term if unforeseen conditions or other specified factors influence the ability to commence construction of the Event Center by 2017 and provides a mechanism for evaluating the environmental impacts associated with proposed extensions of the Proposed Project if its completion date is extended beyond 2017.
- b. In addition, following issuance of a building permit for the Event Center, a Development Agreement term coterminous with the term of the Mello-Roos Bonds issued for the Event Center project is requested to allow continued vesting of the entitlements granted for the term of the Mello-Roos Bonds issued for the Event Center project. The Development Agreement will not be effective until a ground lease for the Event Center has been fully executed.
- c. The proposed Development Agreement is being processed with the processing of other Project entitlements, including City Planning Case number CPC-2012-849-GPA-VZC-SP-SN-DA.
- d. The proposed Development Agreement will provide public benefits not otherwise obtainable, and for which no nexus exist under the Project's environmental clearance, that will benefit the surrounding residents of the Project site and the City as a whole.

- e. The proposed Development Agreement contains all of the provisions, terms and conditions which, in addition to those required by law, are deemed to be necessary and or desirable in order to implement the City's General Plan.
- f. Based upon the above findings, the recommended Development Agreement action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

**DETERMINATION LETTER  
CPC-2012-2398-DA  
MAILING DATE: 09/18/12**

Fa'avae Fa'avae  
The T.U.T. Foundation  
23238 E. Main Street  
Carson, CA 90745

Daniel Morales  
1833 W. 8<sup>th</sup> Street, #111  
Los Angeles, CA 90057

Shiraz Tangri  
Downtown LA Neighborhood  
Council  
P.O. Box 3057  
Los Angeles, CA 90013

Rachel Torres  
464 Lucas Avenue, Suite 201  
Los Angeles, CA 90017

State Senator Curren D. Price  
State Senate District 26  
700 State Drive  
Los Angeles, CA 90037

Monica Rodriguez  
Play Fair Coalition  
1304 W. 2<sup>nd</sup> Street, #363  
Los Angeles, CA 90026

Ron Wood  
Valley Economic Alliance  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 910403

Randy Sayer  
I.A.T.S.E.  
828 N. Hollywood Way  
Burbank, CA 91505

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

William Delvac, Armbruster,  
Goldsmith & Delvac, LLP  
11611 San Vicente Blvd.  
Suite 900  
Los Angeles, CA 90049

Michelle Ganakian  
2029 Century Park East  
Los Angeles, CA 90067

Cathy Farrar  
YWCA / Los Angeles Job Corps.  
1020 S. Olive Street  
Los Angeles, CA 90015

Ed Gutierrez  
LAANE  
464 Lucas Avenue  
Los Angeles, CA 90017

Tina Hossain  
350 S. Bixel Street  
Los Angeles, CA 90017

Foresoe Hogan Roules  
CFRC  
4060 S. Figueroa Street  
Los Angeles, CA 90037

Roman Couarrubias  
Davis Blueprint  
3205 N. Main Street  
Los Angeles, CA 90031

Patti Berman  
DLANC  
541 S. Spring Street, #319  
Los Angeles, CA 90013

Stuart Waldman  
VICA  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 91405

John Schafer  
S.W. Reg. Council of Carpenters  
728 N. Lagoon Avenue  
Wilmington, CA 90074

Timothy McOsker  
Mayor Brown LLP  
350 S. Grand Avenue  
Los Angeles, CA 90017

Anne Williams  
Century City Assoc.  
626 Wilshire Blvd., Suite 200  
Los Angeles, CA 90017

Simon Ha  
DLANC  
645 W. 9<sup>th</sup> Street, #227  
Los Angeles, CA 90015

Frank Lopez  
L. A. Chamber of Commerce  
350 S. Bixel  
Los Angeles, CA 90017

JJ Crisp  
P.O. Box 645  
Buena Park, CA 90621

Martha Arevalo  
Carelen  
2845 W. 7<sup>th</sup> Street  
Los Angeles, CA 90005

Russell Brown  
DLANC  
541 S. Main Street  
Los Angeles, CA 90017

Brian Farris  
1003 San Juan Street  
Oceanside, CA 92058

Justin Hurd  
Staples Center  
949 S. Hope Street, #949  
Los Angeles, CA 90015

Irene Lewis  
The Salvation Army  
1532 W. 11<sup>th</sup> Street  
Los Angeles, CA 90015



David Roberts  
512 ½ W. 31<sup>st</sup> Street  
Los Angeles, CA 90007

Ron Miller  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Robbie Hunter  
LA / OC Building Trades  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Susana Arreluin  
1424 S. Arapahoe Street  
Los Angeles, CA 90006

Joel Jacinto  
SIPA  
3200 W. Temple Street  
Los Angeles, CA 90026

Ricardo Rodriguez  
IDEPSCA  
530 S. Main Street  
Los Angeles, CA 90013

Adrian Dove, Chairman  
M.L.K. Parade  
6230 Wilshire Blvd., 500-A  
Los Angeles, CA 90048

Alix Wisner  
Thomas Properties Group  
515 S Flower Street  
Los Angeles, CA 90071

Jennifer Lucky  
Human Impact Partners  
304 12<sup>th</sup> Street, Suite 3B  
Oakland, CA 94131

Crystal McMillan  
Bus Riders OMDN  
3780 Wilshire Blvd., #1200  
Los Angeles, CA 90010

Anthony Brown  
2701 Wilshire Blvd., Ste. 100  
Los Angeles, CA 90057

Jessica Lall  
Mayor Office  
200 N. Spring Street  
Los Angeles, CA 90012

Shomari Davis  
IBEW Local 11  
297 N. Marengo Avenue  
Pasadena, CA 91101

Priscilla Cheng  
LA County Federation of Labor  
2130 W. James M. Wood Blvd.  
Los Angeles, CA 90006

Rocky Pelliccino  
2120 Auto Center Dr.  
Glendora, CA 91740

Norman E. Ross Jr.  
E. Ross & Ross Enterprises, LLC  
4991 Medina Dr.  
Woodland Hills, CA 91364

Charisse Brenard  
Brotherhood Crusade  
200 East Slauson Avenue  
Los Angeles, CA 90011

Jim Mulligan  
Farmers Insurance  
4680 Wilshire  
Los Angeles, CA 90010

Elizabeth Nichols  
15162 Holiday Way  
Sylmar, CA 91342

Carmen Vaughn  
Pico Union  
1149 S. Burlington Avenue  
Los Angeles, CA 90006

Carlos Vaquerano  
1625 W. Olympic Blvd., Ste. 718  
Los Angeles, CA 90015

David Menchaca  
United Way  
1150 South Olive  
Los Angeles, CA 90015

Rev. Eric Lee  
SCLC  
4182 S. Western Ave.  
Los Angeles, CA 90062

Joe Donlin  
SAJE  
152 W. 32<sup>nd</sup>  
Los Angeles, CA 90007

Ryan Novales  
601 S. San Pedro  
Los Angeles, CA 90044

Suzanne Gonzalez  
10220 Riverside Dr., Ste. B  
Toluca Lake, CA 91602

Orlando Ward  
3600 Wilshire Blvd., Ste. 1500  
Los Angeles, CA 90010

Darrell Clarke  
Sierra Club  
3435 Wilshire Blvd., #320  
Los Angeles, CA 90010

Brian Farris  
1429 Oak Street  
Los Angeles, CA 90015

Amy F.  
11611 San Vicente Blvd.  
Los Angeles, CA 90049



Mai Lee  
601 S. San Pedro Street  
Los Angeles, CA 90014

Nathan Freeman  
440 S. Vermont Avenue, #201  
Los Angeles, CA 90020

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

John Kenney  
3450 Mount Vernon  
Los Angeles, CA 90003

Thelmy Perez  
346 S. Gless Street  
Los Angeles, CA 90033

Craig Lawson  
8758 Venice Blvd., #200  
Los Angeles, CA 90034

Councilmember Jan Perry  
Ninth Council District  
City Hall, Room 420  
**Mail Stop #215**