

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

September 25, 2012

TO: John White, City Clerk

FROM: Kit Awakuni
City Planning Associate
Department of City PlanningSUBJECT: CPC-2012-0851-SP
Corrections for LASED Specific Plan Amendment Determination
Ad Hoc Meeting - 9/24

The following are corrections to the recommended actions and findings for Case No. CPC-2012-0851-SP as directed by Ad Hoc Committee on Downtown Stadium and Convention Center Renovation, to incorporate the revisions requested by the Planning Department, and as outlined in the Applicant letter, dated September 24, 2012, approved by the Ad Hoc Committee.

Also, attached is a complete version of the findings for CPC-2012-0851-SP, incorporating the following corrections to the Findings (not including underline and strikeout edits).

Adopt the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations as approved by the Ad Hoc Committee.

Revise the Finding under Policy 2-4.1 on Page F-2 as follows:

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, including additional hotel, retail, entertainment, cultural, theater, office and/or residential uses. New infill development such as this will stimulate additional that will encourage tourism, commercial and retail activity and help retain the existing retail base in the Central City by encouraging more people to stay and play in Downtown, thereby reinforcing the 24-hour environment for which in the Los Angeles Sports and Entertainment District is known. By facilitating new development that would support existing development, the LASED Specific Plan Amendment would also result in increased employment opportunities for local residents and increased revenue to the City. Because there is a local hiring program that applies to development within the LASED, many of the jobs that would be created would be filled by people from the local neighborhoods, including South Park, Pico Union and the areas to the south of the

LASED. Thus, the proposed LASED Specific Plan Amendment will be consistent with the objectives and policies of the Community Plan.”

Delete Environmental Finding on Page F-5 and replace with the following:

Environmental Findings

1. The findings with respect to Environmental Impact Report (EIR No. 2011-0585-EIR; State Clearinghouse No. 2011031049) set forth in Case No. CPC-2012-0849-GPA-VZC-SP-SN at pages F-58 through the end (CEQA Findings), are incorporated by this reference as though fully set forth herein.



CITY PLANNING COMMISSION

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

Determination Mailing Date: _____

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:

Seconded:

Ayes:

Noes:

Absent:

Vote:

James Williams, Commission Executive Assistant
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.

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, including additional hotel, retail, entertainment, cultural, theater, office and/or residential uses. New infill development such as this will stimulate additional tourism, commercial and retail activity and help retain the existing retail base in the Central City by encouraging more people to stay and play in Downtown, thereby reinforcing the 24-hour environment for which the Los Angeles Sports and Entertainment District is known. By facilitating new development that would support existing development, the LASED Specific Plan Amendment would also result in increased employment opportunities for local residents and increased revenue to the City. Because there is a local hiring program that applies to development within the LASED, many of the jobs that would be created would be filled by people from the local neighborhoods, including South Park, Pico Union and the areas to the south of the LASED. 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 findings with respect to Environmental Impact Report (EIR No. 2011-0585-EIR; State Clearinghouse No. 2011031049) set forth in Case No. CPC-2012-0849-GPA-VZC-SP-SN at pages F-58 through the end (CEQA Findings), are incorporated by this reference as though fully set forth herein.