

**CONVENTION AND EVENT CENTER  
SPECIFIC PLAN**

City of Los Angeles

Ordinance No. 182282

Adopted   /  /

**CONVENTION AND EVENT CENTER  
SPECIFIC PLAN**

**TABLE OF CONTENTS**

<b>SECTION 1.</b>	<b>ESTABLISHMENT OF THE CONVENTION AND EVENT CENTER SPECIFIC PLAN</b>
1.1	AUTHORITY AND SCOPE
1.2	SUBAREAS
1.3	SPECIFIC PLAN PURPOSES AND OBJECTIVES
<b>SECTION 2.</b>	<b>DEFINITIONS</b>
<b>SECTION 3.</b>	<b>EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW</b>
3.1	EXISTING DEVELOPMENT
3.2	INITIAL DEVELOPMENT
<b>SECTION 4.</b>	<b>RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS</b>
4.1	RELATIONSHIP TO THE GENERAL PLAN
4.2	RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE
4.3	APPLICABILITY OF SPECIFIC PLAN
4.4	EFFECT ON PRIOR LAND USE APPROVALS
4.5	NON-CONFORMING BUILDINGS AND USES
<b>SECTION 5.</b>	<b>LAND USE</b>
5.1	PERMITTED USES
5.2	PROHIBITED USES
5.3	DEVELOPMENT REGULATIONS
5.4	DETERMINATIONS OF COMPLIANCE
5.5	RELIEF FROM DEVELOPMENT REGULATIONS
5.6	EXISTING BUILDINGS AND USES
5.7	FLOOR AREA IN VACATED STREETS
5.8	ADJUSTMENTS TO SUBAREA BOUNDARIES
<b>SECTION 6.</b>	<b>OPEN SPACE, ENHANCED PEDESTRIAN LINKAGES AND STREETSCAPE</b>
6.1	OPEN SPACE
6.2	PEDESTRIAN LINKAGES
6.3	STREETSCAPE
<b>SECTION 7.</b>	<b>PUBLIC ART REQUIREMENTS</b>
7.1	PUBLIC WORKS IMPROVEMENTS ARTS PROGRAM
7.2	PRIVATE ARTS FEE
7.3	COORDINATED ART PLAN
<b>SECTION 8.</b>	<b>ALCOHOL CONSUMPTION REGULATIONS</b>
8.1	SCOPE OF GRANT FOR ON-SITE ALCOHOL CONSUMPTION
8.2	ALCOHOL USE PERMIT REQUIRED
8.3	CONDITIONS OF ALCOHOL USE APPROVAL
8.4	ALCOHOL USE PERMIT PROCESS
8.5	DISCONTINUANCE OF USE
<b>SECTION 9.</b>	<b>SIGNS AND LARGE-SCALE ARCHITECTURAL LIGHTING</b>

**SECTION 10. TRANSPORTATION, CIRCULATION, STREET VACATION AND PARKING**

- 10.1 TRANSPORTATION STRATEGY OVERVIEW
- 10.2 SPECIFIC PLAN AREA STREET MODIFICATIONS
- 10.3 REQUIRED TRANSPORTATION IMPROVEMENTS
- 10.4 TRANSPORTATION MANAGEMENT PLAN (TMP)
- 10.5 PARKING REGULATIONS

**SECTION 11. SPECIFIC PLAN IMPLEMENTATION AND AMENDMENTS**

- 11.1 SPECIFIC PLAN ADJUSTMENTS, EXCEPTIONS, AMENDMENTS AND INTERPRETATIONS
- 11.2 PROJECT DETERMINATION

**SECTION 12. INTERPRETATION**

**SECTION 13. SEVERABILITY**

**APPENDICES**

- Appendix A Approved Plans
- Appendix B Superseded Entitlement Approvals
- Appendix C Mitigation Monitoring and Reporting Plan
- Appendix D Alcohol Approval Conditions

**MAPS**

- Map 1 Specific Plan Area Location Map
- Map 2 Subarea Maps
- Map 3 Existing Site Plan
- Map 4 Site Plan for Initial Development
- Map 5 Open Space and Enhanced Pedestrian Linkages
- Map 6 Project Streetscape Improvements Boundary
- Map 7 Project Streetscape Improvements Intersections
- Map 8 Regional Transportation Facilities
- Map 9 Temporary Street Closures

**TABLES**

- Table 5.1-1 Permitted Uses
- Table 5.3-1 Floor Area (square feet)
- Table 5.3-2 Building Height (feet above Grade)
- Table 10.2-1 Specific Plan Area Street Modifications
- Table 10.2-2 Specific Plan Area Street Modifications – Street Vacation Conditions
- Table 10.5-1 Required On-Site Parking Supply

## 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."

---

<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.*



LEGEND	
	Specific Plan Area
	Boundary

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**

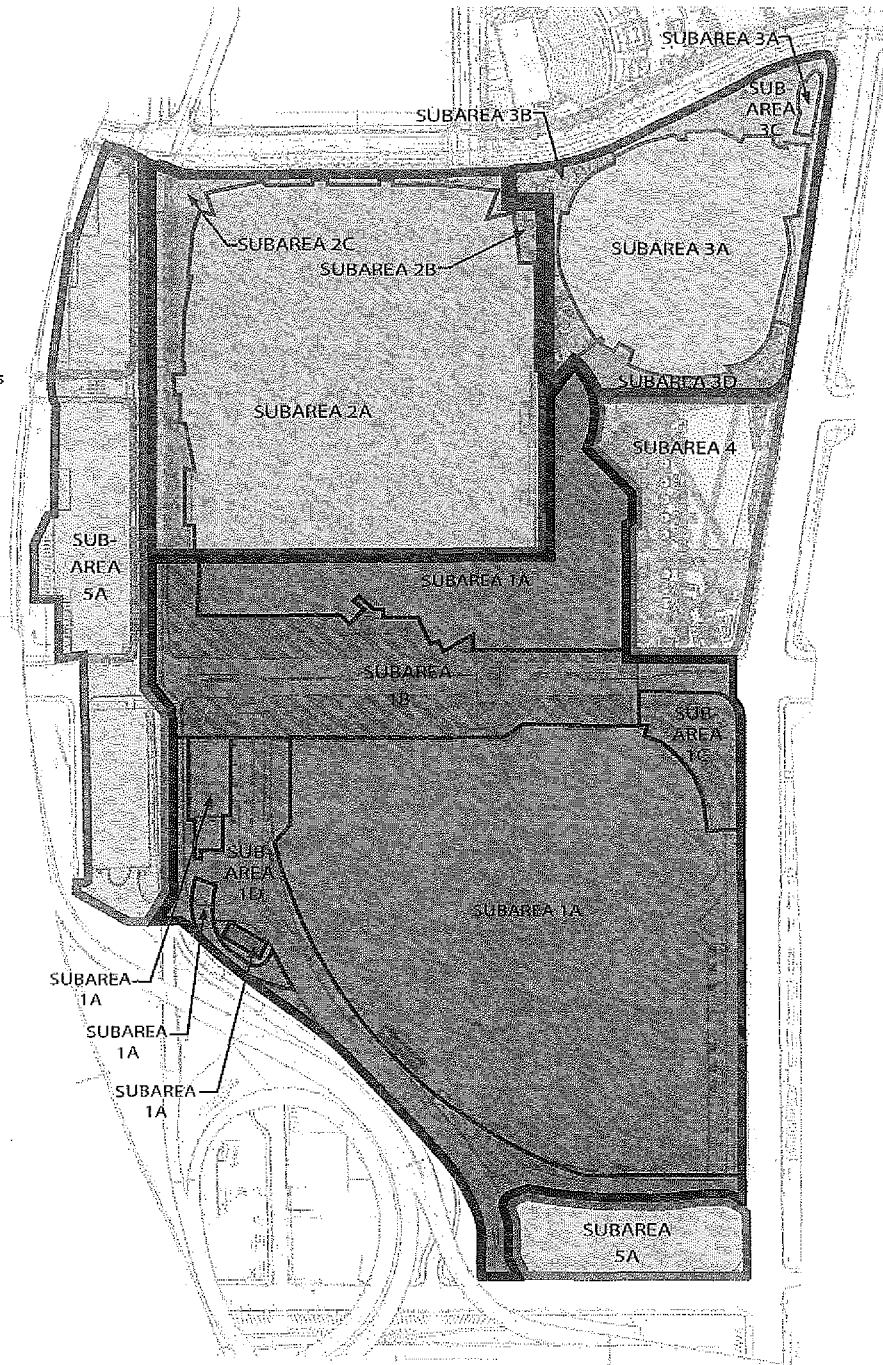
**Subarea 5: Parking Garages and Pedestrian Bridges**

- (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

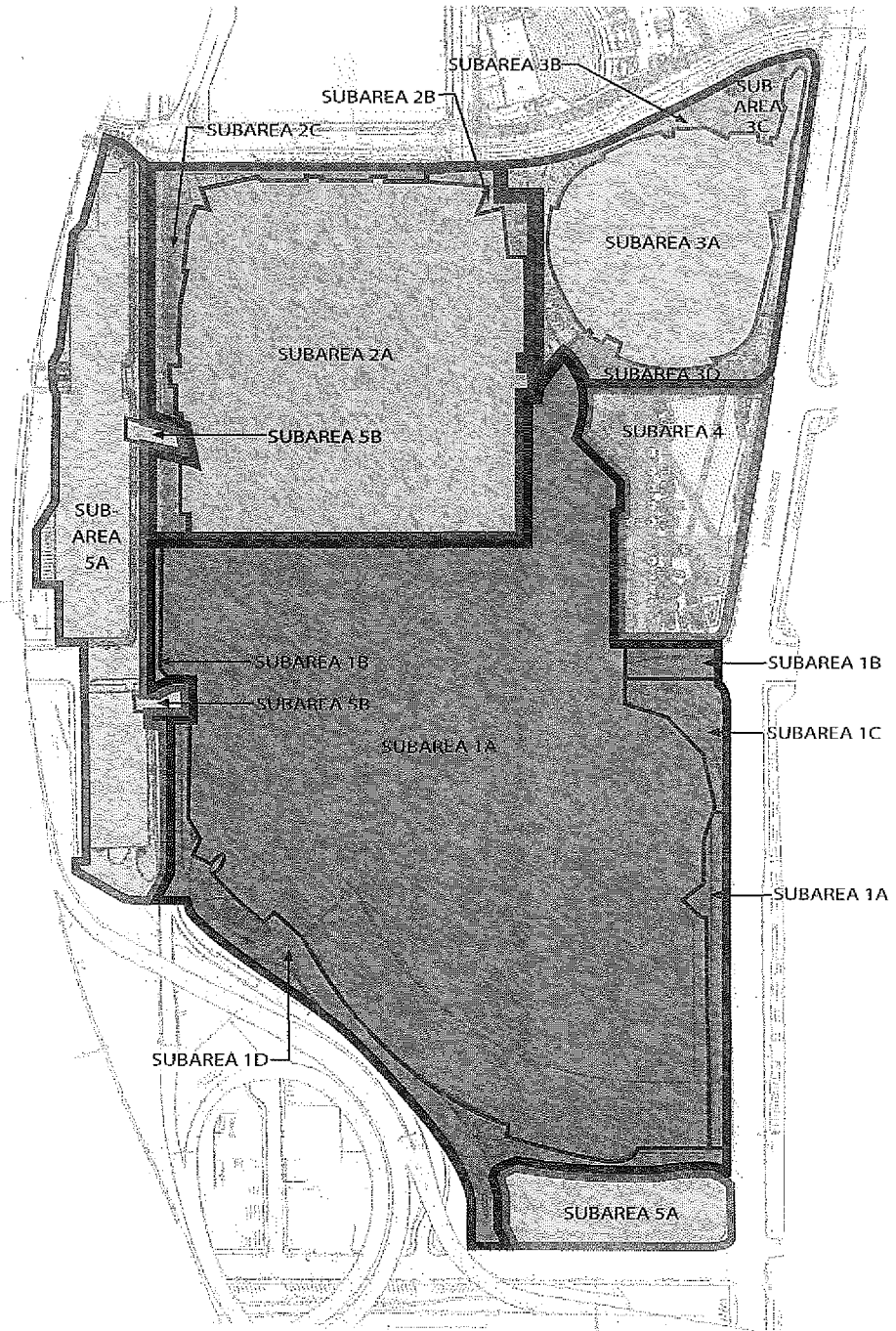
- SUBAREA 1**  
**CONVENTION CENTER**  
 1A: Convention Center Buildings  
 1B: Pico Passage  
 1C: South Hall Plaza  
 1D: South Hall Circulation
  
- SUBAREA 2**  
**EVENT CENTER**  
 2A: Event Center Building  
 2B: Event Plaza West  
 2C: Event Center Streetscape
  
- SUBAREA 3**  
**ARENA**  
 3A: 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



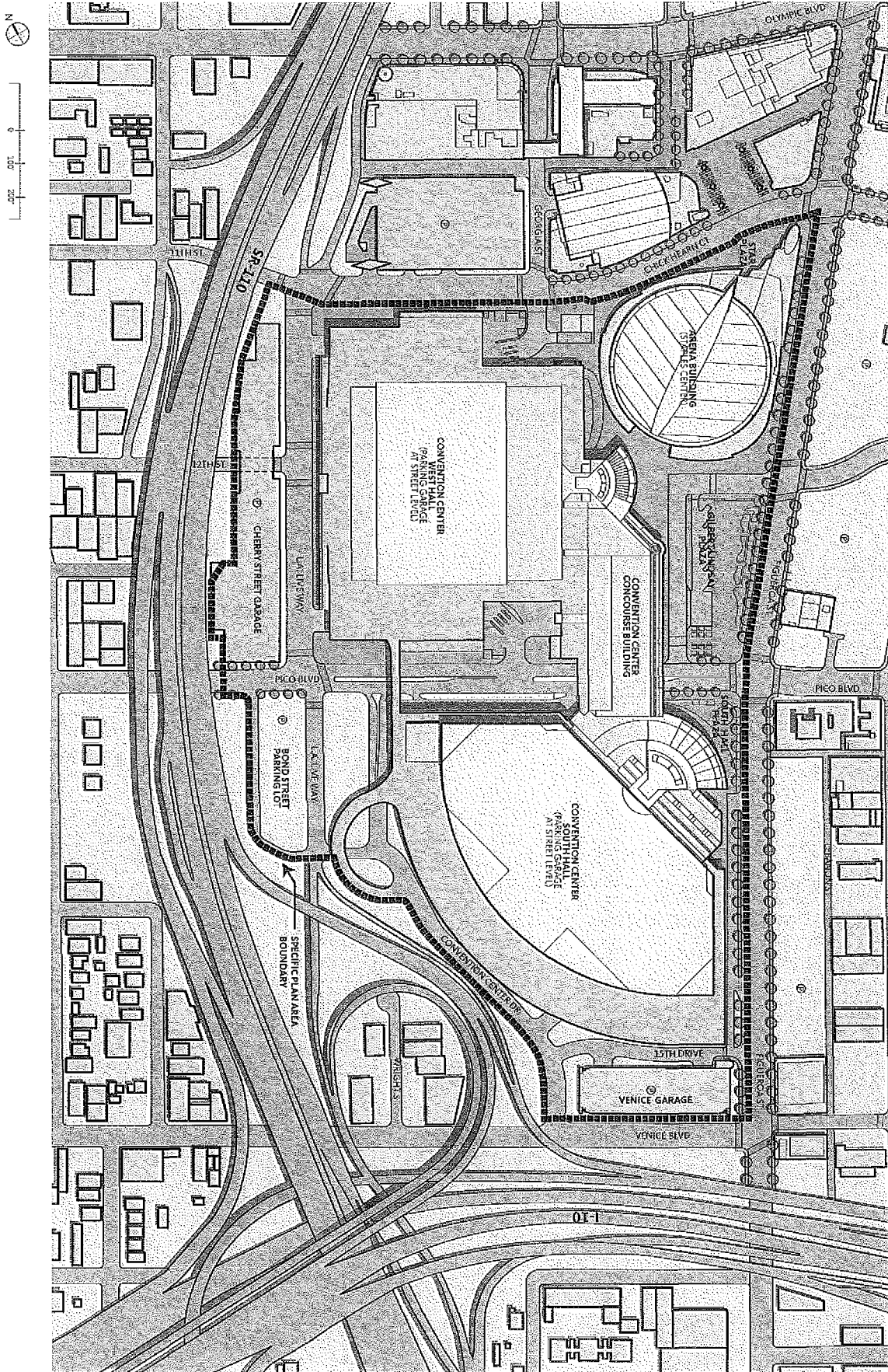
**Map 2: Subarea Maps**

## Above Grade

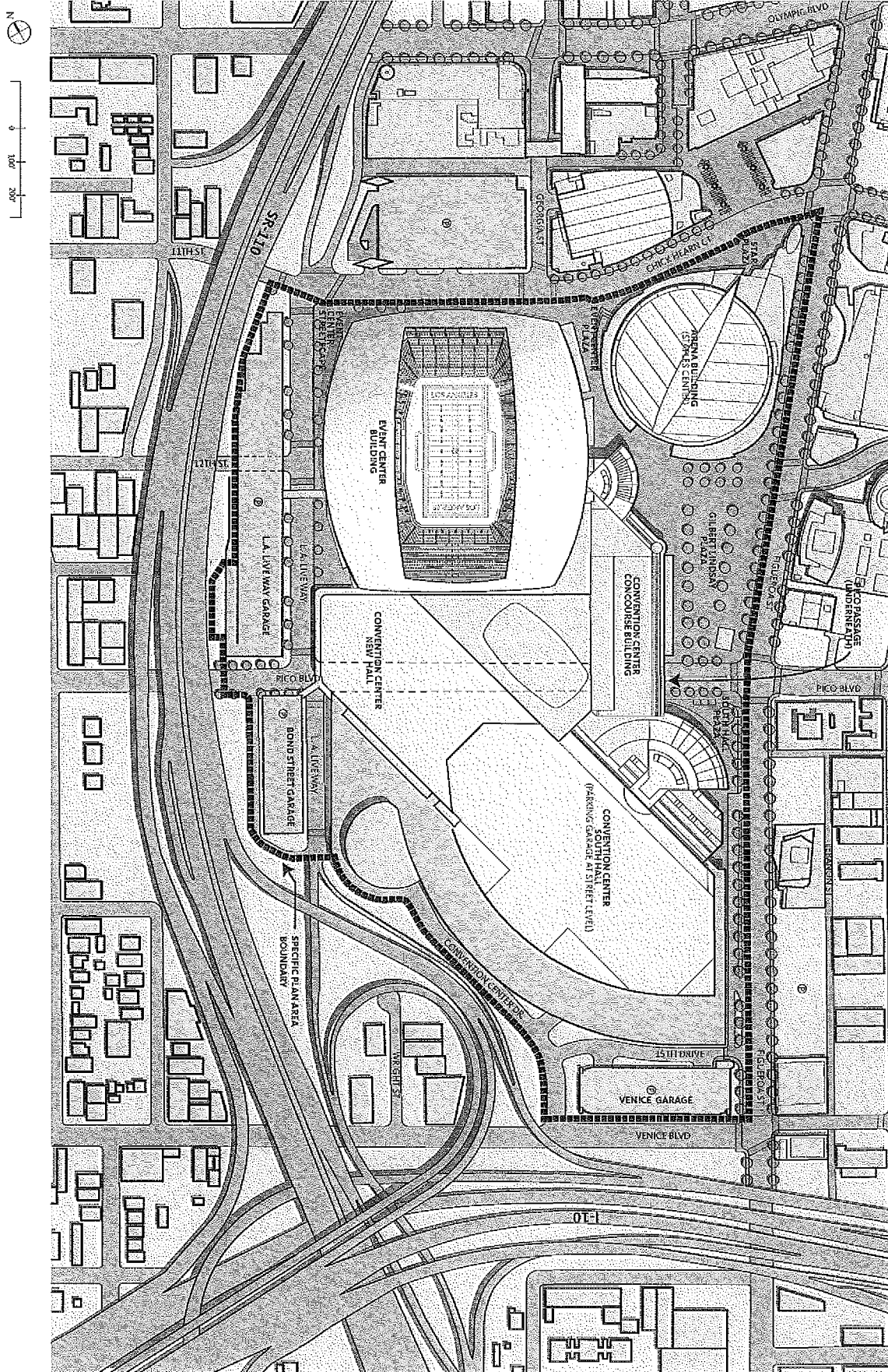
- SUBAREA 1**  
**CONVENTION CENTER**  
 1A: Convention Center Buildings  
 1B: Pico Passage  
 1C: South Hall Plaza  
 1D: South Hall Circulation
  
- SUBAREA 2**  
**EVENT CENTER**  
 2A: Event Center Building  
 2B: Event Plaza West  
 2C: Event Center Streetscape
  
- SUBAREA 3**  
**ARENA**  
 3A: 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 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 this ordinance adopting this Specific Plan becomes effective.

**Entertainment Uses.** Entertainment and recreational uses which include, but are not limited to: amphitheatres, 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 August 2012 and certified by the City on \_\_\_\_\_, 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 government 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. \_\_\_\_\_, dated \_\_\_\_\_, 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)
		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)		
<i>P = Permitted</i>								
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)  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>								
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
<b>Total</b>	<b>3,113,608</b>	<b>4,105,279</b>

**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**

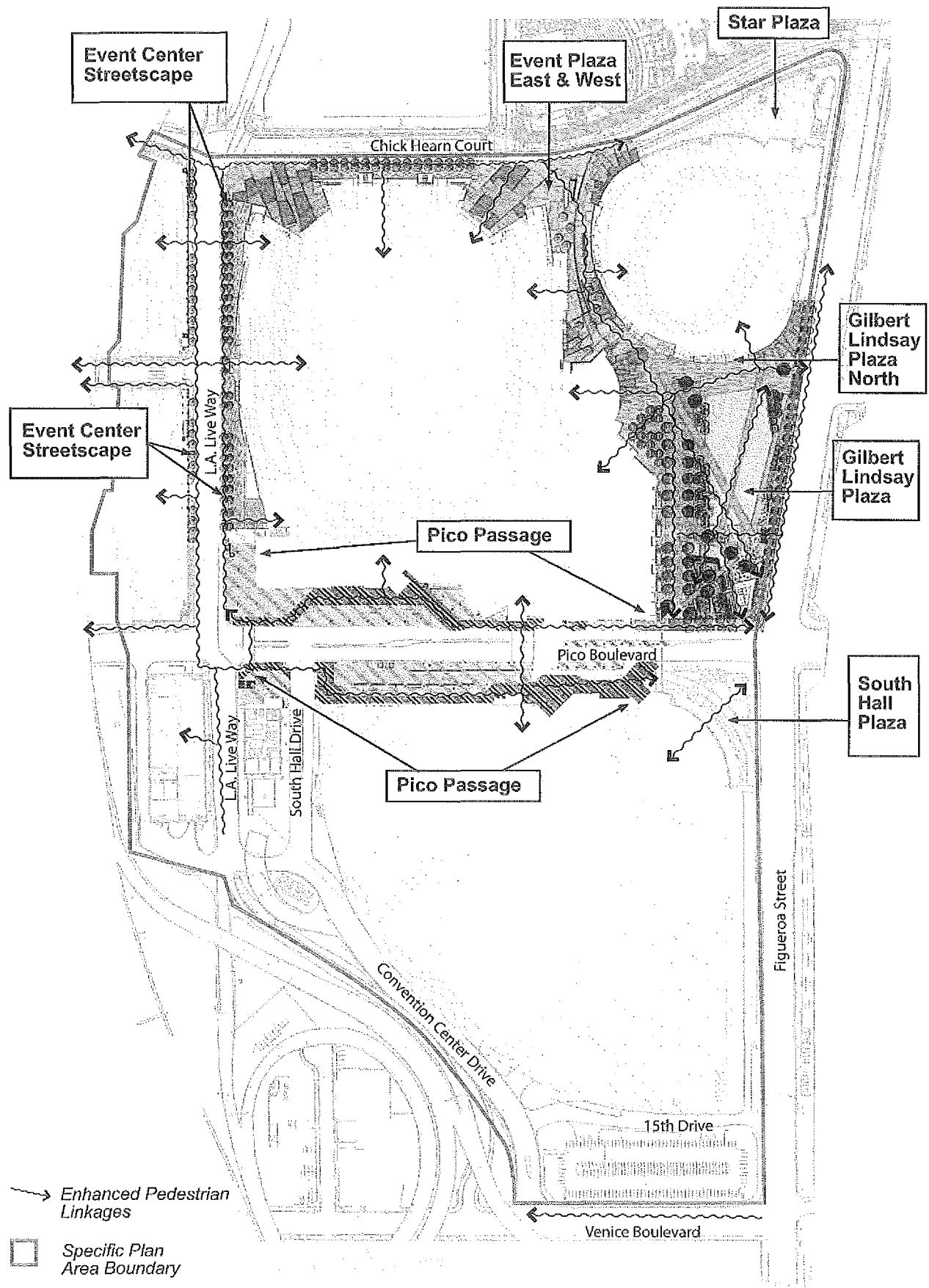
The City Public Works Improvements Arts Program as set forth in Los Angeles Administrative Code Section 19.85.1 shall apply within Subarea 1 (Convention Center), Subarea 4 (Gilbert Lindsay Plaza) and the Venice Garage within Subarea 5(A) (Parking Garages), as applicable.

### **Section 7.2. PRIVATE ARTS FEE**

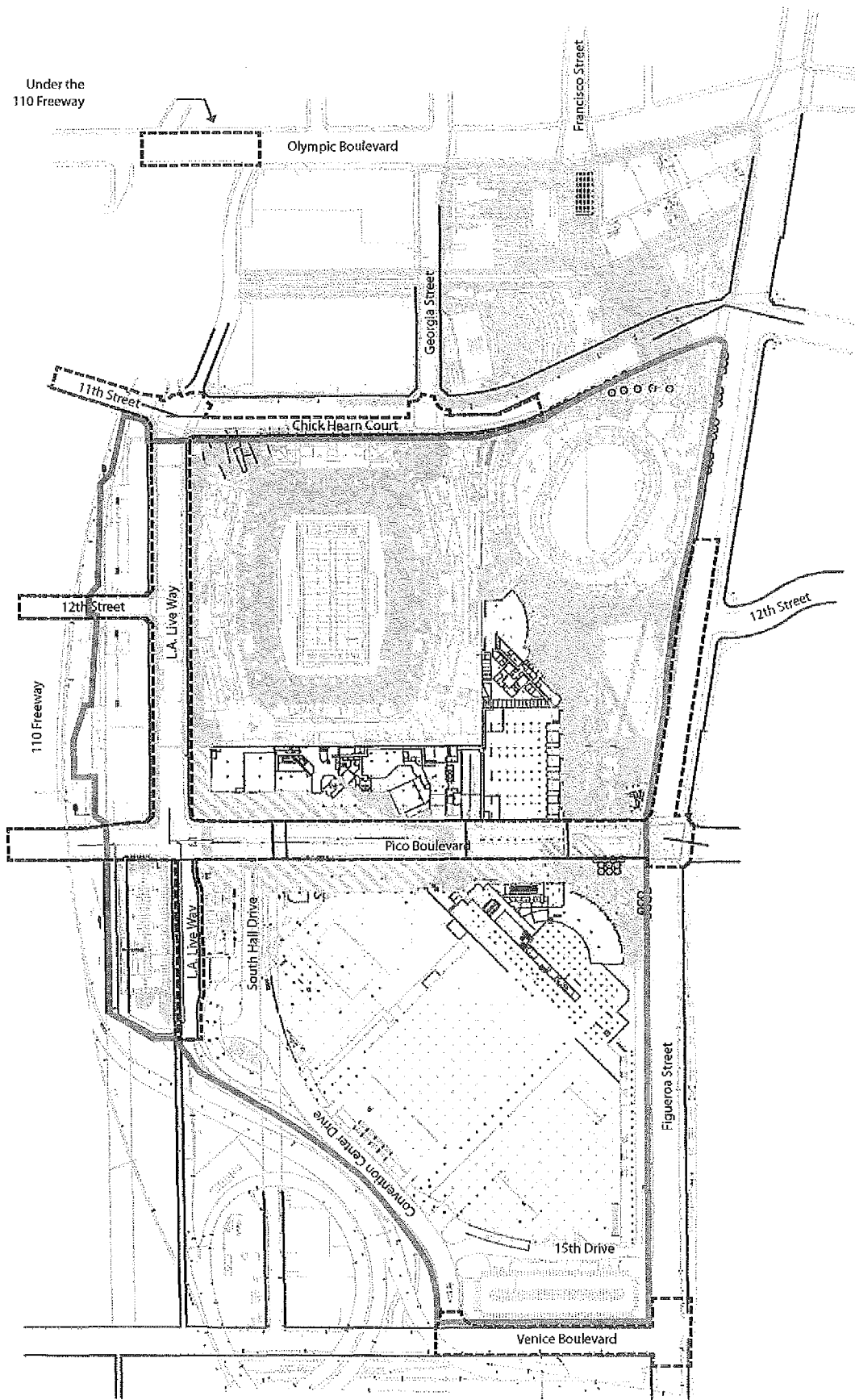
The provisions of Section 22.118 of the Los Angeles Administrative Code and Section 91.107.4.6.2 of the LAMC shall apply within Subarea 2 (Event Center), Subarea 3 (Arena) and the L.A. Live Way Garage and Bond Street Garage within Subarea 5(A) (Parking Garages), as applicable.

### **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.

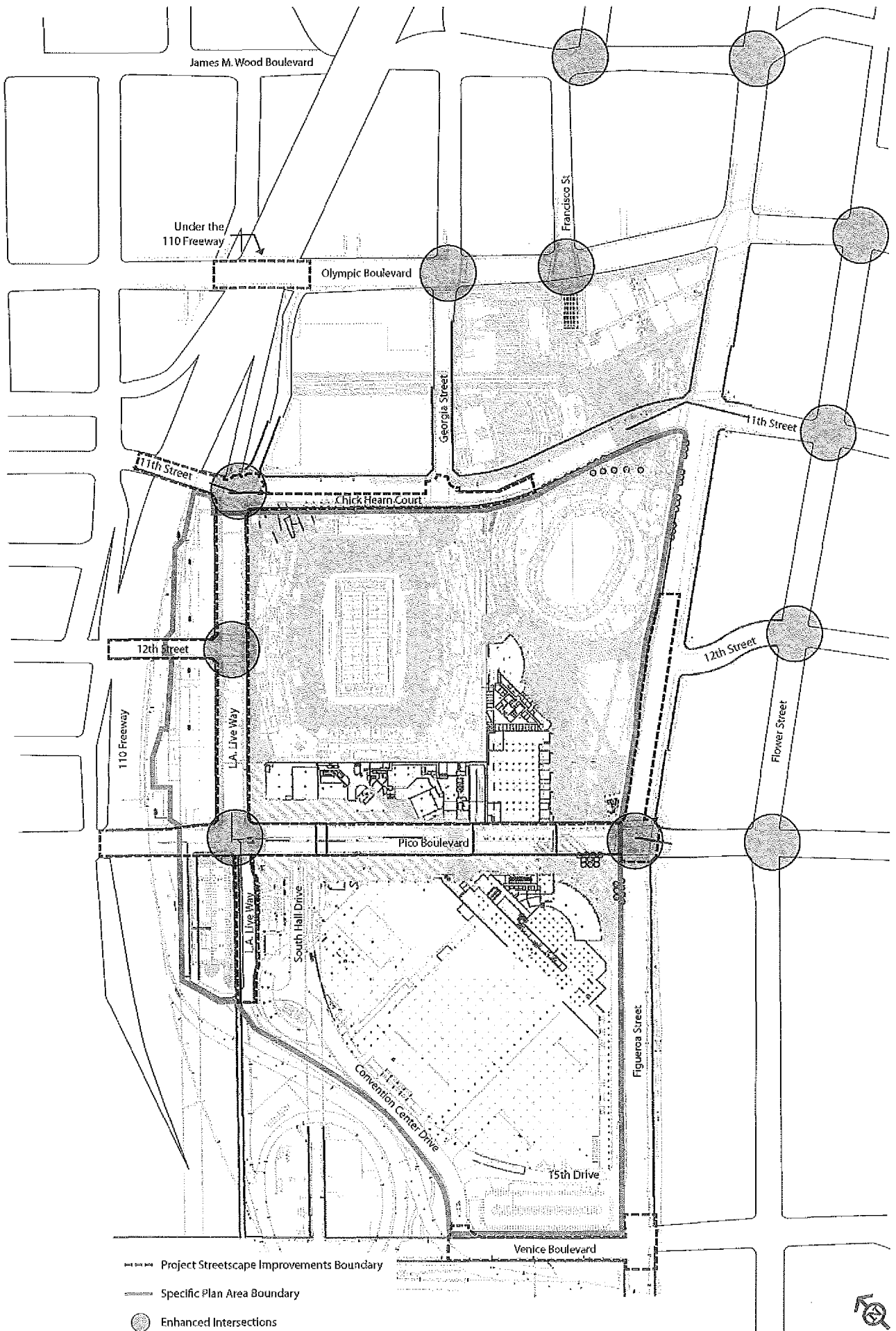


**Map 5: Open Space and Enhanced Pedestrian Linkages**



**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.

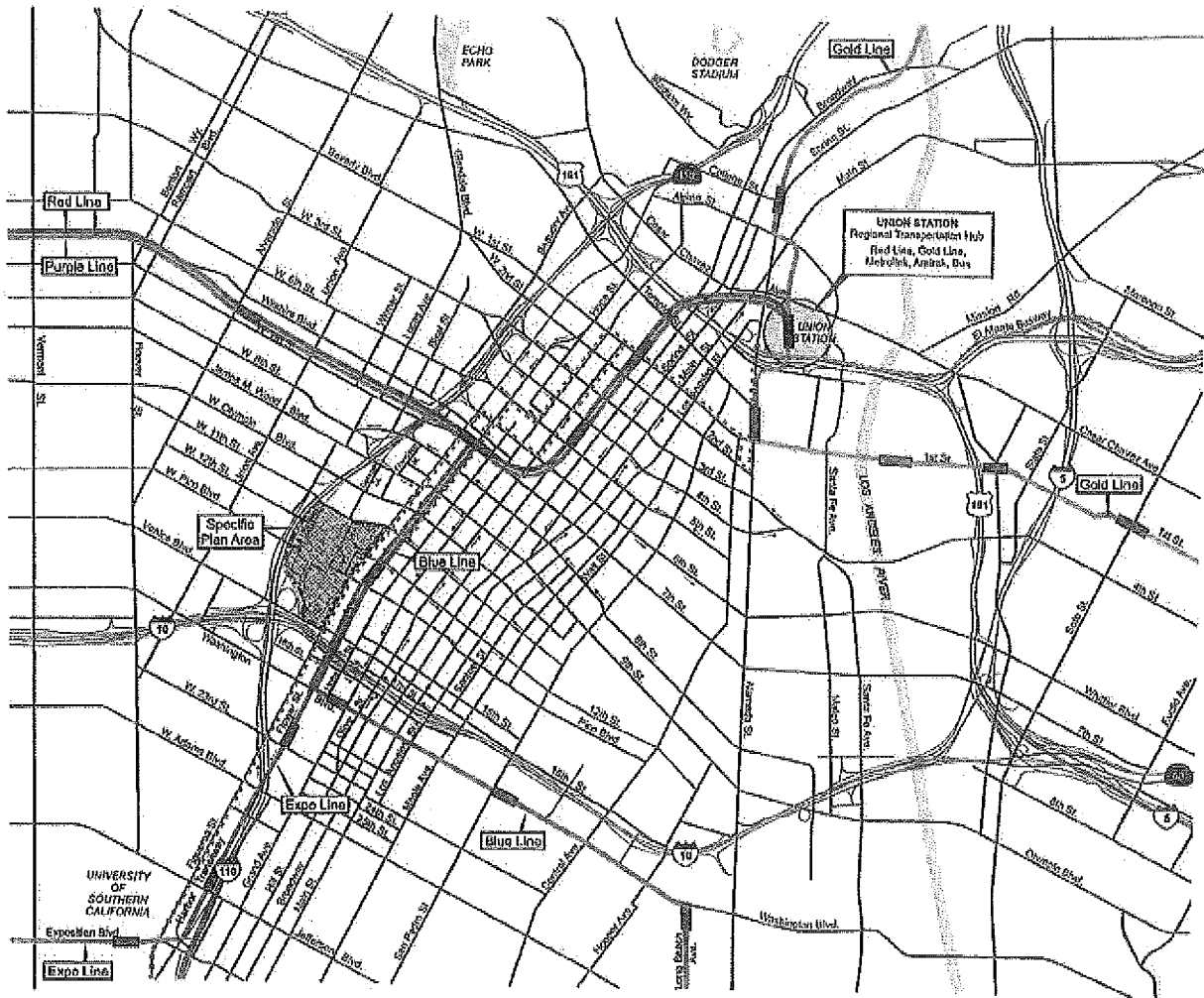
- a. L.A. Live Way (Collector Street).
- b. Chick Hearn Court (Modified Collector Street).
- c. Pico Boulevard (Modified Secondary Street).
- d. Flower Street (Modified 1-Way Secondary Street).\*

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 the Specific Plan area boundary but is required by the Mitigation Monitoring and Reporting Plan.*



**Legend**

-  Specific Plan Area
-  Metro Gold Line
-  Metro Red Line
-  Metro Purple Line
-  Metro Blue Line
-  Metro Exposition Line
-  Metro Silver Line
-  Bus/Transit Way
-  Metro Station

3/23/12

## 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	<b>107</b>	72	15	20	N/A	N/A
	East Driveway of L.A. LIVE West Garage to Georgia Street	Collector	Event Center Applicant	<b>107</b>	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	<b>100</b>	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	<b>100</b>	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	<b>90</b>	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 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)**

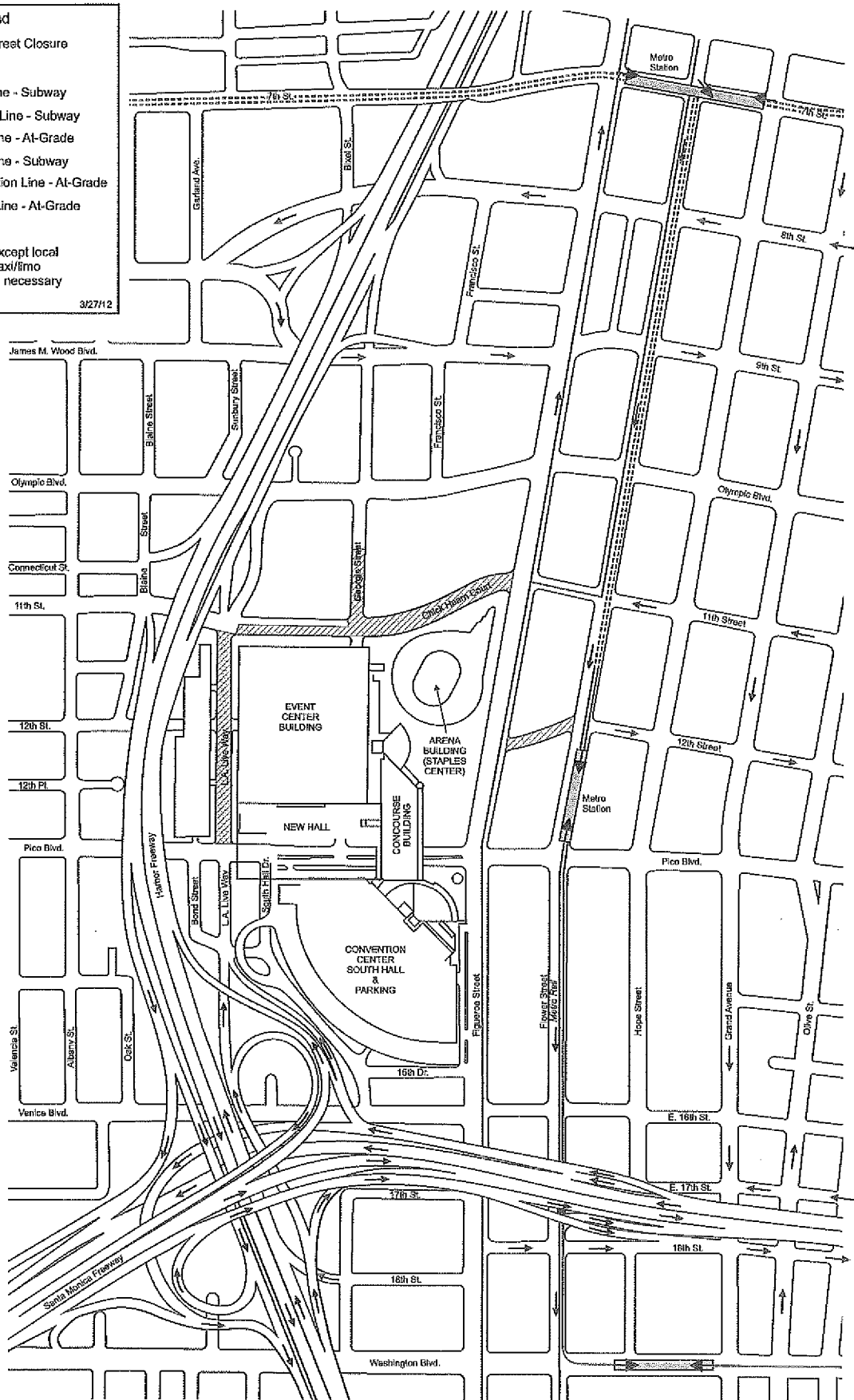
Street	Section	Classification	Responsibility	Characteristics for Specific Plan					
				Row Width (feet)	Curb-to-Curb Width (feet)	Sidewalk Width (feet)			
						N	S	W	E
Pico Boulevard	North Side, west of L.A. Live Way	Modified Secondary	Event Center Applicant	Provide a variable width dedication along 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
<b>Total</b>	<b>5,558<sup>3</sup></b>	<b>6,670<sup>3</sup></b>

<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).

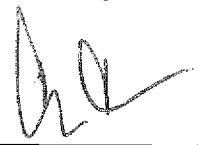
## **SECTION 13. SEVERABILITY**

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.

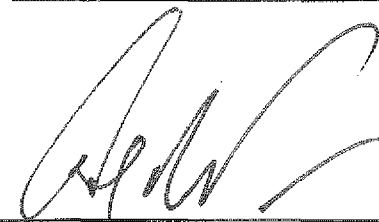
Sec. 14. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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 SEP 28 2012.

JUNE LAGMAY, City Clerk

By   
Deputy

Approved OCT 12 2012

  
Mayor

Approved as to Form and Legality

CARMEN E. TRUTANICH, City Attorney


By   
KENNETH T. FONG  
Deputy City Attorney

Date 9-27-2012

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

September 27, 2012

See attached report.

  
Michael LoGrande  
Director of Planning

File No(s). CF 11-0023; CPC 2012-0851-SP-DA

## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182282 – Establishing a Specific Plan, known as the Convention and Event Center Specific Plan, for a portion of the Central City Community Plan area - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on September 28, 2012, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on October 16, 2012 I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on October 16, 2012 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 16th day of October, 2012 at Los Angeles, California.

  
\_\_\_\_\_  
Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: November 25, 2012

Council File No. 11-0023