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REPORT NO. R16-0141
APR 27 2016

REPORT RE:

**ORDINANCES AMENDING THE LOS ANGELES COLISEUM
SPECIFIC PLAN AND ENACTING THE COLISEUM AND SOCCER STADIUM
SIGNAGE SUPPLEMENTAL USE DISTRICT**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. CF 15-1541
CPC File No. 2015-3477-SP-SN

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinances, approved as to form and legality, which would amend the Los Angeles Coliseum District Specific Plan and create the Coliseum and Soccer Stadium Signage Supplemental Use District.

Amendment of Los Angeles Coliseum District Specific Plan

The Los Angeles Coliseum District Specific Plan was initially adopted on May 19, 2006 (Ordinance No. 177558); and amended on June 24, 2009 (Ordinance No. 180768)(Specific Plan). The Specific Plan provides a set of land use regulations for an area in Exposition Park encompassing the Los Angeles Memorial Coliseum, the Los Angeles Memorial Sports Arena, and adjacent surface parking lots and open space areas (Specific Plan Area). The following Exposition Park facilities are not within the Specific Plan Area and therefore are not subject to the Specific Plan's regulations: the

EXPO Center and those portions of Exposition Park north of Exposition Park Drive containing the Natural History Museum of Los Angeles County; the California Science Center; the California African American Museum; and Jesse Brewer, Jr., Park.

This proposed ordinance would amend the Specific Plan's land use regulations to facilitate a 22,000 seat professional soccer stadium built on a 15-acre site currently occupied by the Los Angeles Memorial Sports Arena (Soccer Stadium). The Soccer Stadium would also include a maximum of 30,250 square feet of office and conference facility space, a maximum of approximately 36,000 square feet of museum space, a maximum of approximately 27,750 square feet of team store or other retail space, and a maximum of approximately 11,900 square feet of restaurant space.

As with all specific plans, the land use regulations in the Specific Plan vary from the City-wide Zoning Code in order to facilitate the particular development and uses proposed for the Specific Plan Area.

The Specific Plan requires an administrative clearance from the Director of Planning for development projects in the Specific Plan Area. As an alternative to an administrative clearance, an applicant may request a project permit clearance from the South Los Angeles Area Planning Commission under the procedures set forth in LAMC section 11.5.7.

The Specific Plan allows on-site alcohol sales at both the Coliseum and the Soccer Stadium.

Creation of the Coliseum and Soccer Stadium Signage Supplemental Use District

This proposed ordinance would create a new signage supplemental use district (Sign District) whose boundaries are the same as those for the Specific Plan. The Sign District would allow the existing and approved signage for the Coliseum and surrounding areas to remain, and would authorize new static and digital signage for the Soccer Stadium.

The Sign District is subdivided into five Sign Zones. Total signage for the Soccer Stadium, excluding aerial view signs, information signs, temporary signs and interior signs, would be approximately 44,500 square feet, including up to approximately 18,300 square feet of digital signage. An unlimited amount of signage, either static or digital, would be allowed on the interior of the stadium.

More details of the proposed ordinances are provided in the staff report prepared by the Department of City Planning.

Charter Findings

Pursuant to Charter Section 559, the Planning Commission approved the draft ordinances and recommended that the City Council adopt them. If the City Council chooses to adopt these ordinances, it may comply with the provisions of Charter Section 558 by either adopting the findings prepared by the Director of Planning attached to the file or by making its own findings.

CEQA Findings

This Office recommends that if you adopt the enclosed draft ordinances, you do so based on your consideration of the environmental effects of the project shown in the Los Angeles Memorial Sports Arena Redevelopment Project Environmental Impact Report (SCH No. 2010041059)(EIR) and the Addendum to the Los Angeles Memorial Sports Arena Redevelopment project Environmental Impact Report, ENV-2015-2497-EIR, SCH No. 2010041059 (Addendum). The EIR was certified by the Los Angeles Memorial Coliseum Commission on February 2, 2011. The Addendum was approved by the Los Angeles Memorial Coliseum Commission on September 17, 2015.

Under the California Environmental Quality Act (CEQA), the City is acting as a responsible agency pursuant to CEQA Guidelines Section 15096. The City Council may approve a project as a responsible agency if it: (1) reviews the previously prepared EIR; (2) in its independent judgment, makes the findings required by CEQA Guidelines Section 15091; and (3) adopts a statement of overriding considerations for the project's significant and unavoidable environmental effects as set forth in CEQA Guidelines Section 15093. The project's EIR disclosed that the following project impacts would not be mitigated to a less than significant level: air quality (construction); historic resources; land use compatibility (construction); and noise (construction and operational events). The findings prepared by the Director of Planning, attached to the file and recommended by the Planning Commission and the PLUM Committee, include findings and a statement of overriding considerations that are intended by staff to comply with CEQA Guidelines Sections 15091 and 15093.

In addition, the City Council may approve a project with an addendum when the City Council does both of the following: (1) reviews the previously prepared EIR along and the addendum; and (2) finds, in its independent judgment, that based on the entire administrative record there are no substantial changes to the project or to the circumstances under which the project will be undertaken, and no new information that was not available at the time the EIR was certified, that would require major revisions to the EIR. Under CEQA Guidelines Section 15162, major revisions to the EIR would be required when the changed project, changed circumstances or new information would result in a new significant effect not identified in the EIR or a substantial increase in the severity of a significant effect previously identified in the EIR.

Council Rule 38 Referral

Copies of the draft ordinances were sent, pursuant to Council Rule 38, to the Department of Building and Safety, the Fire Department, the Department of Transportation and the Department of Public Works with a request that all comments, if any, be presented directly to the City Council at the time this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kenneth Fong at (213) 978-8235. He or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON
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Transmittal