

II. Project Description



II. Project Description

A. Introduction

1. Overview of Project

L.A. Convention Hall, LLC (Convention Center Applicant) and L.A. Event Center, LLC (Event Center Applicant), or collectively the Applicants, are proposing to modernize the existing Los Angeles Convention Center (Convention Center) and create a multi-purpose event center (Event Center) within the Downtown area of the City of Los Angeles. The proposed improvements to the Convention Center, the construction of the Event Center, and related improvements are hereafter collectively referred to as the Proposed Project. This Draft Environmental Impact Report (EIR) is a Project EIR prepared pursuant to Section 15161 of the State CEQA Guidelines.

The implementation of the Proposed Project would occur pursuant to the proposed Convention and Event Center Specific Plan (Specific Plan), which permits existing uses and would guide the additional development of the approximately 68 acres of land owned by the City of Los Angeles, generally bounded by the following major roadways: the Caltrans right-of-way adjacent to the SR-110 Harbor Freeway to the west;¹ Chick Hearn Court to the north; Figueroa Street to the east; and Venice Boulevard to the south (Project Site). Figure II-1 on page II-2 depicts the regional vicinity of the Project Site, whereas Figure II-2 on page II-3 depicts the Proposed Project's location in a local context. Figure II-3 on page II-4 provides a site plan of the Project Site under existing conditions, and

¹ *The Project Site's actual western boundary may be the current property line between the land owned by the City of Los Angeles and the Caltrans right-of-way in this area. The Applicant is proposing a Specific Plan boundary that accounts for a potential land exchange between the City and Caltrans where a remnant parcel owned by the City of Los Angeles adjacent to the Caltrans right-of-way would be transferred to Caltrans in exchange for the transfer to the City of three small remnant parcels of land owned by Caltrans. Upon the completion of such exchange, the Caltrans parcels, which are referred to "Add Areas," would be added within the Specific Plan area and the City parcel, referred to as the "Exchange Parcel," would be excluded from the Specific Plan area. The Add Areas and the Exchange Parcel are depicted in Figure II-6 on page II-9. The purpose of the land exchange would be 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, as further described on page II-8.*

Source: Thomas Brothers Maps, 2011; Matrix Environmental, 2012.

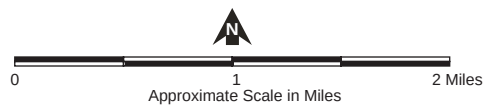
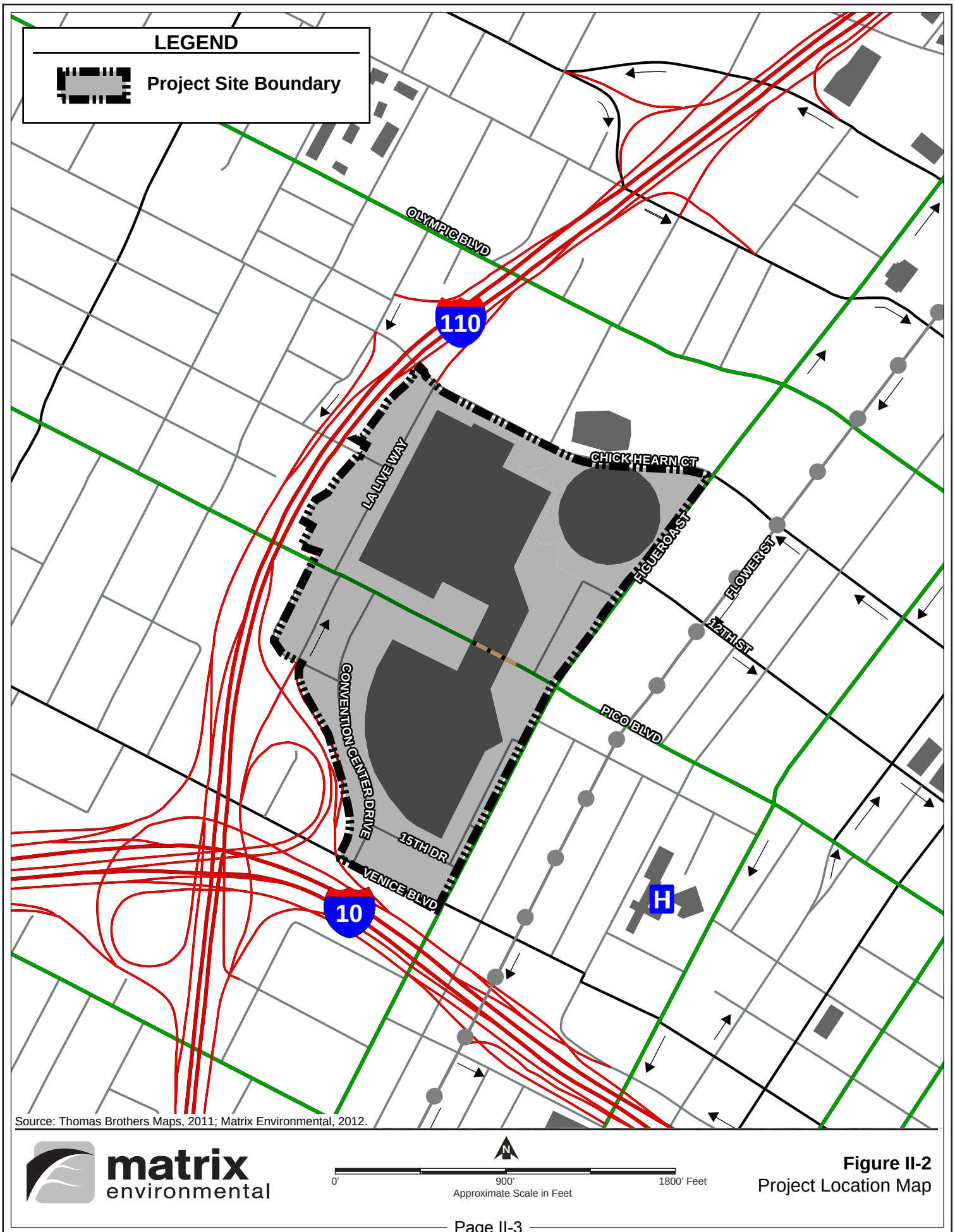
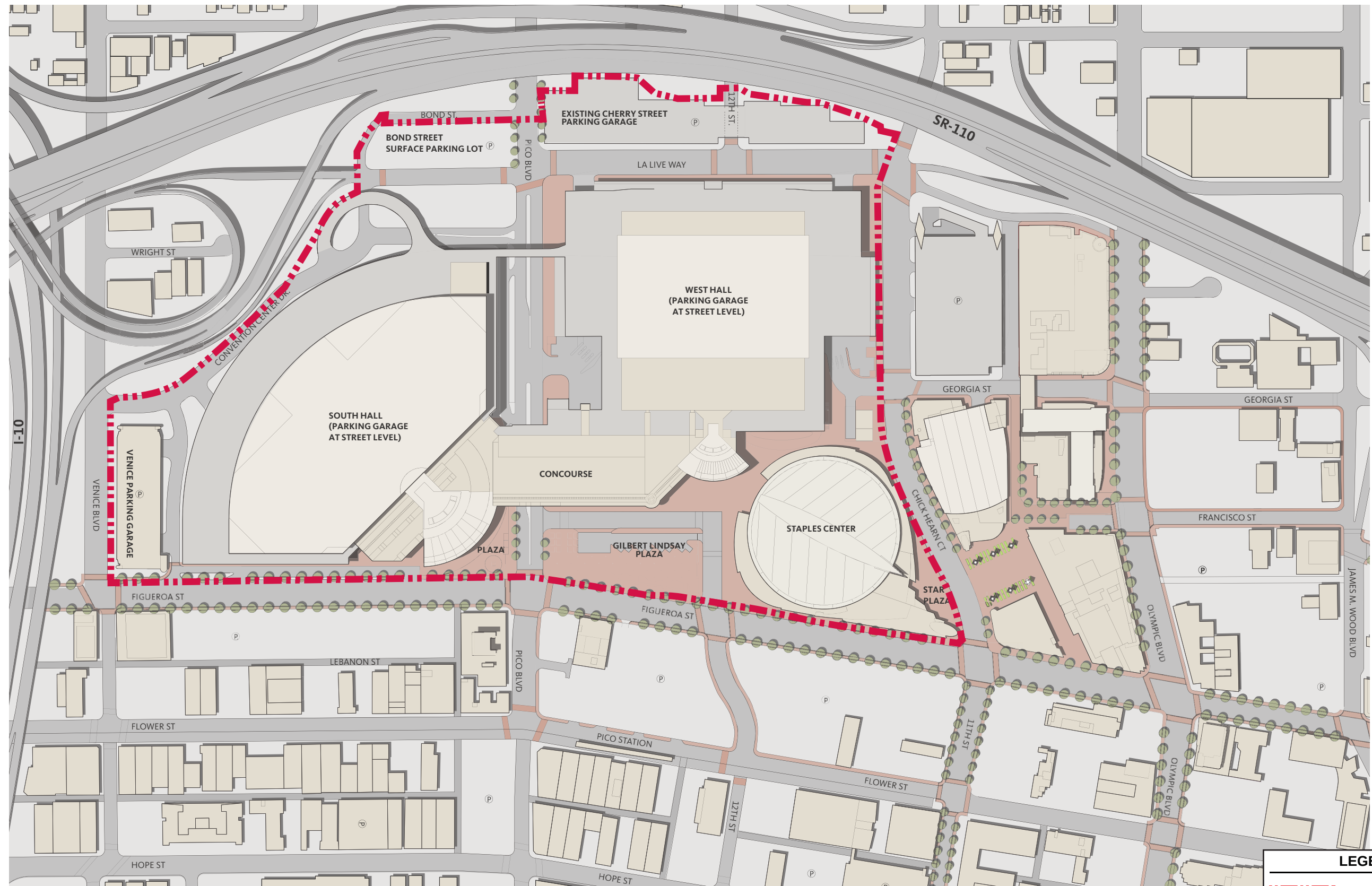


Figure II-1
Regional Vicinity Map





LEGEND

 Project Site Boundary



Source: Gensler, 2012.

Figure II-4 on page II-6 provides an aerial view of the Project Site and its environs. The proposed Specific Plan provides the regulatory framework for the Proposed Project and establishes the maximum development envelope.

The Project Site, as shown in Figure II-3, includes all of the existing Convention Center (including the South Hall, the West Hall, the Concourse Building, the Venice Garage, the Bond Street Parking Lot and the Cherry Street Garage) and STAPLES Center, as well as the air space and certain rights-of-way on Pico Boulevard, L.A. Live Way and Bond Street and certain air space over 12th Street.

Upon completion of the Proposed Project, as shown in Figure II-5 on page II-7, the Project Site would function as a unified center for convention, sports, and entertainment uses. A brief overview of the three primary components that comprise the Proposed Project is provided below:

(1) Convention Center

The Proposed Project consists of construction and operation of a new convention and exhibition structure (New Hall) over Pico Boulevard to replace the exhibition space, meeting rooms, offices, food service and ancillary space in the Convention Center's existing West Hall, which will be demolished to become the site of the Event Center. The New Hall is proposed to be located immediately to the south of the site of the existing West Hall. The New Hall would be of a similar size to the existing West Hall and would span Pico Boulevard to connect to the existing South Hall. The modernization of the existing Convention Center may include renovation of approximately 47,000 square feet of Floor Area within the existing Concourse Building and the South Hall as well as the demolition of approximately 12,000 square feet of Floor Area within the South Hall as needed to connect the building with the New Hall. This proposed reconfiguration of floor area is intended to increase the amount of contiguous floor area available at the Convention Center.

(2) Event Center

The Event Center, a multi-purpose entertainment and sports venue, would be constructed on the site of the demolished West Hall. The Event Center would primarily function as the home venue for one or possibly two National Football League (NFL) teams, as well as a venue to host a variety of other events, such as conventions, trade shows, exhibitions; concerts; international soccer matches; motor sports; ESPN X games; rodeos/boxing/World Wrestling Entertainment events; other football events; as well as private and miscellaneous events. To support these uses, the Event Center would have a

LEGEND



Project Site Boundary



Source: Google Earth Pro 2011.



matrix
environmental

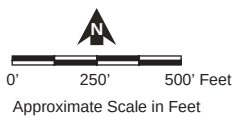
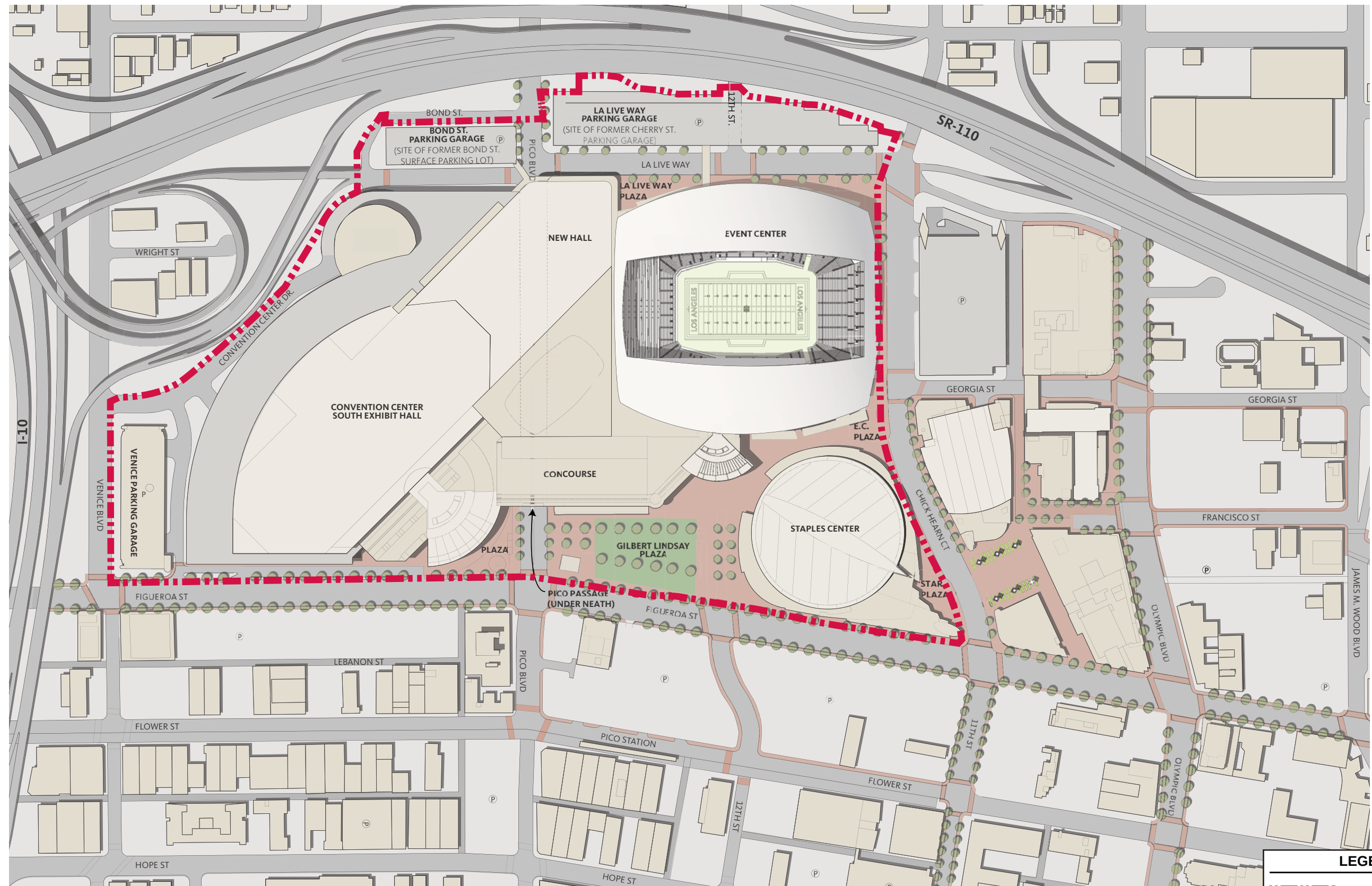


Figure II-4
Aerial View of Project Site



LEGEND

 Project Site Boundary

Source: Gensler, 2012.

deployable roof when covered space is required for exhibition use but would allow it to be an open-air facility during most events. The Event Center would be configured with 72,000 permanent seats and would be expandable to 76,250 seats for periodic special events such as a Super Bowl or the NCAA Final Four Basketball Championships. The Event Center would also be designed to be useable for Convention Center events or standalone exhibition events. During such events, the playing field area could be used for exhibit space, and the various clubs and suites at the Event Center could be used for exhibit space or as meeting rooms, and prefunction and hospitality spaces, supplementing what is available at the Convention Center. The Event Center would also include offices, food and merchandise sales, restaurants, bars and clubs, including a stadium club, and similar uses as described in the draft proposed Specific Plan attached as Appendix A to this Draft EIR.

(3) Parking Garages

Two parking garages would be constructed west of L.A. Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Street Garage, and the parking that is currently located beneath the existing West Hall, and to provide additional parking to support the new on-site development. Existing parking within the boundaries of the proposed Specific Plan area totals 5,558 parking spaces. This would increase to 6,670 parking spaces under the Proposed Project, a gain of 1,112 parking spaces. One of the two new parking garages, the L.A. Live Way Garage, would replace the existing Cherry Street Garage, and provide a total of 2,950 parking spaces.

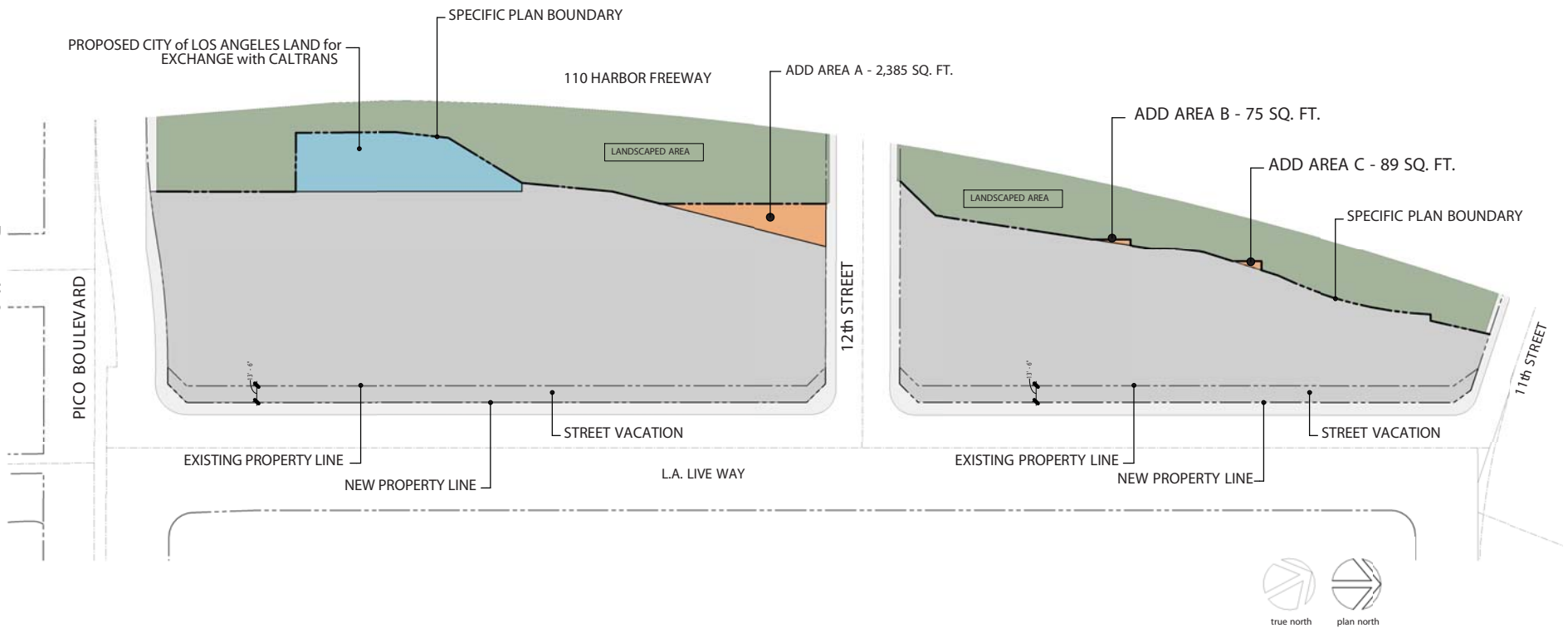
As described in Footnote 1 on page II-1, the site proposed for the L.A. Live Way Garage includes three separate areas totaling 2,549 square feet that are currently under the jurisdiction of Caltrans as shown in Figure II-6 on page II-9. The Add Areas would be used to allow for a more efficient design for the proposed L.A. Live Way Garage. The largest of the three Add Areas, which is located immediately south of 12th Street, is triangular in shape, and is 2,385 square feet in area. The other two Add Areas are 75 square feet and 89 square feet in area, respectively, and are both located on the western side of the proposed garage midway between 11th Street and 12th Street. The site area of all three areas combined totals 2,549 square feet.² As these areas are

² *The largest of the three Add Areas, which is located immediately south of 12th Street, is triangular in shape, and is 2,385 square feet in area. The other two Add Areas are 75 square feet and 89 square feet in area, respectively, and are both located on the western side of the proposed L.A. Live Way Garage midway between 11th Street and 12th Street. The total area of the three Add Areas is 2,549 square feet. This equates to less than 0.06 acres or a tiny fraction of the 68 acre Project Site.*

ADD AREAS (CALTRANS JURISDICTION)

ADD AREA A -	2,385 SQ. FT.
ADD AREA B -	75 SQ. FT.
ADD AREA C -	89 SQ. FT.
TOTAL -	2,549 SQ. FT.

PROPOSED CITY of LOS ANGELES LAND for 7,475 SQ. FT. EXCHANGE with CALTRANS



Source: HNA/PACIFIC Parking Consultant/Architects 2012.

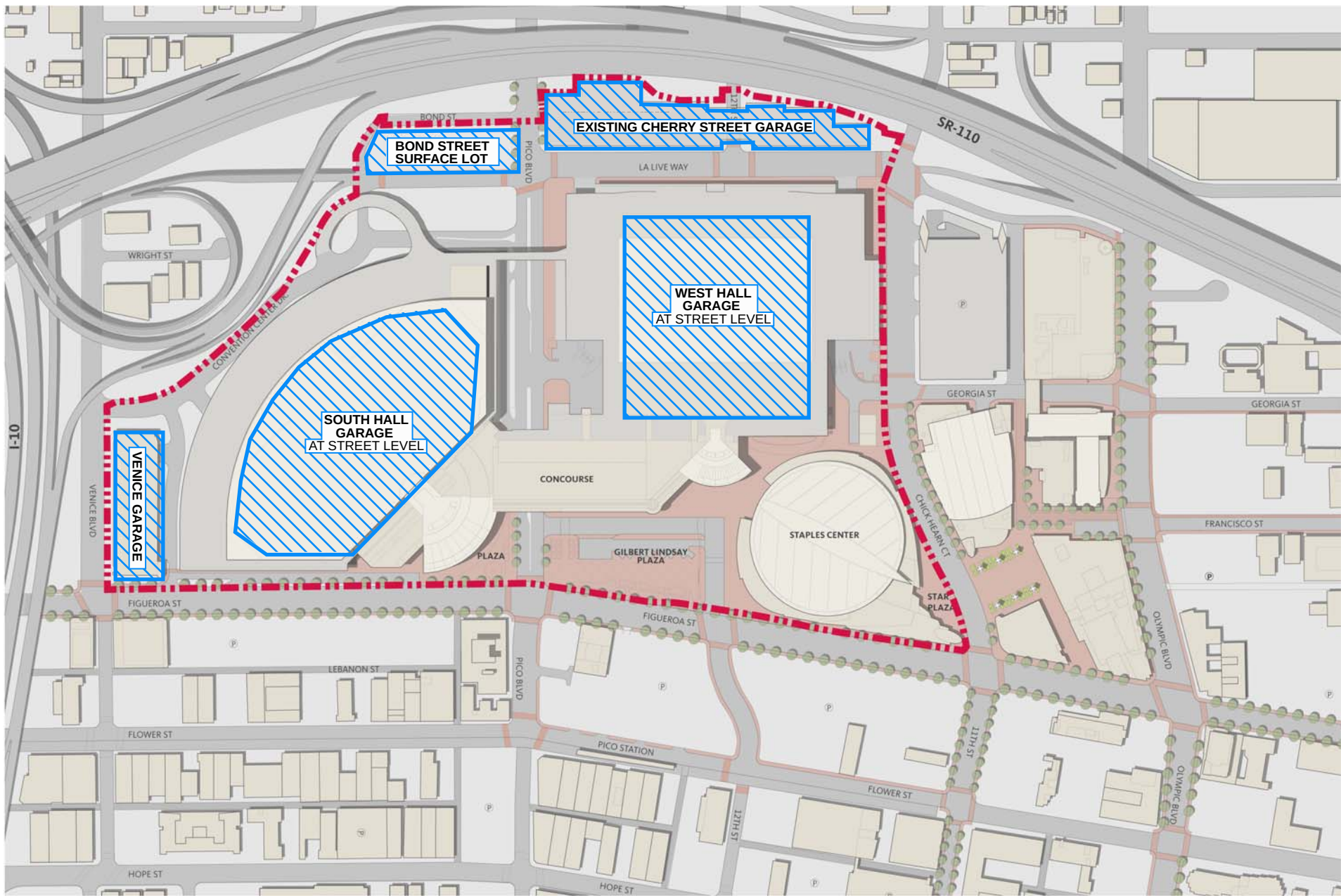
not currently owned by the City, among the discretionary approvals sought by the Applicant is a proposed land exchange where the City would seek to enter into an agreement with Caltrans that would transfer the 7,475 square foot Exchange Parcel (or some portion thereof), as shown in Figure II-6, for the 2,549 square feet of the Add Areas owned by Caltrans. The Add Areas are analyzed in this Draft EIR as being part of the Project Site. In the event the Caltrans property cannot be acquired, the design for the L.A. Live Way Garage would be modified (i.e., shifted to the east) so as to be fully located on City property. The analyses presented in this Draft EIR account for the location of the L.A. Live Way Garage as proposed or as it may be modified to occur entirely on City property.

The second new parking garage, the Bond Street Garage, would replace the existing Bond Street Surface Lot, and provide a total of 928 parking spaces. Figure II-7 on page II-11 provides an overview of on-site parking facilities under existing and proposed conditions.

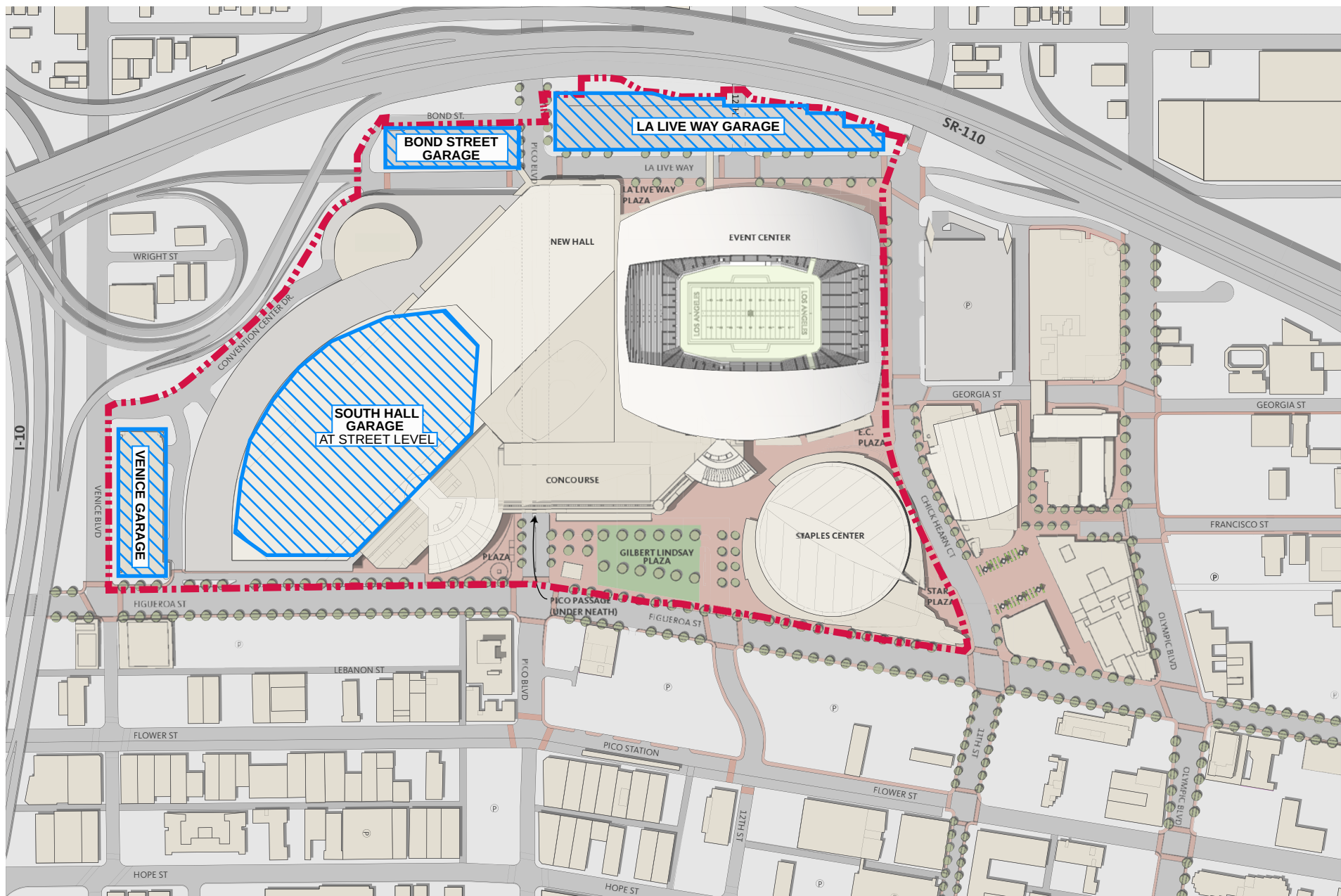
It should be noted that there are three ways in which square footage of the Proposed Project components can be described: gross building area (Gross Area); floor area (Floor Area) as defined by Section 12.03 of the Los Angeles Municipal Code (LAMC), except that, under the proposed Specific Plan, outdoor areas, including, without limitation, pedestrian bridges, above grade balconies and terraces and eating areas on all floors, shall not count as floor area³; and rentable area which is the term usually used by the Convention Center and other convention centers in booking events with exhibitors (Rentable Area). For most purposes of this EIR, Floor Area is the most relevant because this is the unit of measure used in the LAMC for land use approvals. On the other hand, the City, exhibitors and the convention-going public are accustomed to referring to areas within the Convention Center in terms of space used in connection with exhibitions, so Rentable Space is also used in this EIR.

Existing on-site development, inclusive of the convention halls and STAPLES Center, totals approximately 3.03 million square feet of Gross Area and 2.3 million square feet of Floor Area. Under the Proposed Project, the Gross Area would increase by about 1.92 million square feet to a total of approximately 4.95 million square feet, as shown in Table II-1 on page II-12. The Floor Area would increase by about 1.8 million square feet to

³ LAMC Article 2, Section 12.03 states: "The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and Basement storage areas."



EXISTING CONDITIONS ON-SITE PARKING FACILITIES



PROPOSED PROJECT ON-SITE PARKING FACILITIES

Source: Gensler 2012; Matrix Environmental, 2012.

Table II-1
Development Program Overview
(Gross Area—Square Feet)

	Existing	Proposed	Change	
			Number	Percent
Convention Center	2,083,879	2,076,169	(7,710)	(0.4%)
Event Center	0	1,925,000	1,925,000	100.0%
STAPLES Center	950,000	950,000	0	0.0%
Total	3,033,879	4,951,169	1,917,290	63.2%
() indicates a negative number.				

a total of approximately 4.1 million square feet, as shown in Table II-2 on page II-13. The Convention Center currently has a total of 886,093 square feet of Rentable Area. Under the Proposed Project, this Rentable Area would increase by 246,408 square feet to a total of approximately 1.13 million square feet as shown in Table II-3 on page II-13. This is a 28 percent increase. Included in these totals are exhibit and meeting space that would be available for Exhibition Events at the Event Center when it is not being used for Spectator Events.⁴ Specifically, the playing field at the Event Center would provide approximately 143,500 square feet of Rentable Area for exhibition use, and the clubs and suites would increase the available amount of meeting rooms by 102,150 square feet of Rentable Area. Based on these totals, the objective of the Convention Center is to become more competitive nationally.

Proposed Project development would occur in accordance with the proposed Specific Plan that would establish development standards, including, but not limited to, the amount of development permitted, permitted uses, building height, massing, streetscape, pedestrian and vehicular access, open space, parking, lighting, and public art. Although the proposed Specific Plan encompasses the entire Project Site, its primary focus would be the regulation of the proposed new buildings and features, as well as transportation and parking. Signage regulations would also be addressed in the proposed Specific Plan or through creation of a sign district in lieu of regulation in the proposed Specific Plan.

⁴ *Spectator Events are defined as those events that attract spectators when the Event Center is used as a stadium; whereas, Exhibition Events are defined as those events when the Event Center is used for meetings and exhibitions either on a stand-alone basis or in conjunction with use of the Convention Center.*

**Table II-2
Development Program Overview
(Floor Area—Square Feet)**

	Existing	Proposed	Change	
			Number	Percent
Convention Center	1,538,671	1,576,470	37,799	2.5%
Event Center	0	1,750,000	1,750,000	100.0%
STAPLES Center	811,108	811,108	0	0.0%
Total	2,349,779	4,137,578	1,787,799	60.2%

**Table II-3
Comparison of Existing and Proposed Exhibit Hall and Meeting Room Space
(Rentable Area—Square Feet)**

	Existing	Proposed	Change	
			Number	Percent
Convention Center				
Exhibit Halls	772,748	780,506	7,758	1.0%
Meeting Rooms	113,345	106,345	(7,000)	(6.2%)
Total	886,093	886,851	758	0.1%
Event Center (When Used for Exhibition Events)				
Exhibit Halls	—	143,500	143,500	N/A
Meeting Rooms	—	102,150	102,150	N/A
Total	—	245,650	245,650	N/A
Convention Center and Event Center (When Used for Exhibition Events)				
Exhibit Halls	772,748	924,006	151,258	19.6%
Meeting Rooms	113,345	208,495	95,150	83.9%
Total	886,093	1,132,501	246,408	27.8%
() indicates a negative number.				

2. Senate Bill 292

On September 9, 2011, the California Legislature approved Senate Bill 292 (SB 292) pertaining specifically to the Proposed Project. This statute added Section 21168.6.5 to the Public Resources Code. A copy of this statute is contained in Appendix C of this Draft EIR. Note that in this Draft EIR, the statute is generally referred to as SB 292, whereas

references to specific provisions of the statute are cited to the relevant subsections of Public Resources Code Section 21168.6.5.⁵

For SB 292 to apply to the Proposed Project, the statute requires the Applicant to notify the City prior to the release of the Draft EIR that the Applicant is electing to proceed pursuant to Public Resources Code Section 21168.6.5. The Applicant has made that election. A copy of the Applicant's SB 292 election notice to the City is set forth in Appendix C of this Draft EIR.

Pursuant to SB 292, the Proposed Project's Draft EIR and Final EIR shall include the following notice:

THIS EIR IS SUBJECT TO SECTION 21168.6.5 OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT THE LEAD AGENCY NEED NOT CONSIDER CERTAIN COMMENTS FILED AFTER THE CLOSE OF THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR. ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTION 21168.6.5 OF THE PUBLIC RESOURCES CODE AND MUST BE FILED WITH THE SECOND DISTRICT COURT OF APPEAL. A COPY OF SECTION 21168.6.5 OF THE PUBLIC RESOURCES CODE IS INCLUDED IN THE APPENDIX TO THIS EIR.

The Appendix referred to in the notice above is included as part of Appendix C of this Draft EIR.

Under the terms of SB 292, any litigation of this EIR or any actions taken by the City that it determines are required to allow construction of the Proposed Project must be filed with the Court of Appeal, rather than the Superior Court. Further, SB 292 provides for an expedited timeframe of 175 days from the date of the filing of the Notice of Determination for the Court of Appeal to issue its decision. Note that under the general rules of CEQA, the Notice of Determination is filed within 5 days after a project is approved. See Public Resources Code Section 21168.6.5(f)(5) and (a)(2) for the provisions regarding the timing to the Notice of Determination for the Proposed Project.

⁵ *The information regarding SB 292 presented throughout this Draft EIR is general and intended to be explanatory. In the event of any inconsistency between the text of this Draft EIR and Public Resources Code Section 21168.6.5, the provisions of that Code Section shall prevail.*

The 45-day public comment period for this Draft EIR is from April 5, 2012 through May 21, 2012. The City need not consider written comments submitted after the close of the public comment period, unless those comments address any of the matters set forth in Public Resources Code Section 21168.6.5(f)(4). See Appendix C of this Draft EIR.

SB 292 requires the City to make available to the public in a readily accessible electronic format the Draft EIR and all other documents submitted to or relied on by the City in preparing the Draft EIR. The City must also make available to the public any document prepared by the City or submitted by the Applicant after the release of the Draft EIR that is part of the record of proceedings within 5 business days after the City prepares or receives the document. These documents may be accessed from the Planning Department's website at <http://cityplanning.lacity.org/> and then clicking on "Environmental" and then clicking on "Draft EIR."

The review period for the Draft EIR begins on April 5, 2012, and ends on May 21, 2012. If you wish to submit comments on the Draft EIR, please reference the file number above, and submit them in writing by **4:00 P.M. on May 21, 2012**.

As provided in SB 292 you are encouraged to submit written comments in a readily accessible electronic format. Comments may be submitted by email to the following email address:

eircomment.conventionstadium@lacity.org

Please direct your written comments that are not submitted by email to:

Case # ENV 2011-0585-EIR
Environmental Analysis Unit
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

You may also provide oral comments on the Draft EIR at the hearing on May 16, 2012, described below.

Comments received in a readily accessible electronic format will be posted to the Planning Department's website within 5 days of its receipt. Any comment that is not in an electronic format will be posted within 7 business days of receipt.

SB 292 also provides for greater public participation in the CEQA process, including the following:

Informational Workshop. As required by SB 292, the City will hold the informational workshop for the Proposed Project to inform the public of the key analyses and conclusions of the Draft EIR. The format of the informational workshop will include stations where the public can receive information regarding key analyses and conclusions of the Draft EIR.

Date: Monday, April 9, 2012
Time: 5:00 P.M. to 8:00 P.M.
Location: Los Angeles Convention Center
West Hall, Meeting Room 501
1201 South Figueroa Street
Los Angeles, CA 90015

Hearing on Draft EIR. As required by SB 292, the City will hold a public hearing on the Draft EIR within 10 days before the close of the public comment period. As noted above the public comment period closes on May 21, 2012.

This public hearing will be held

Date: May 16, 2012
Time: 4:00 P.M.
Los Angeles Convention Center
West Hall, Meeting Room 501
1201 South Figueroa Street
Los Angeles, CA 90015

Mediation. Persons commenting on the Draft EIR may submit a written request for nonbinding mediation to the City regarding the areas of dispute raised by the commenter no later than 5 days following the close of the public comment period on the Draft EIR. The City and the Applicant shall participate in nonbinding mediation with all commenters who submitted timely comments on the Draft EIR and who request mediation.

In addition, as part of SB 292, the Event Center Applicant must take steps to reduce traffic congestion and global climate change impacts that may result from private automobile trips to the Event Center. The Proposed Project must achieve and maintain carbon neutrality by reducing to zero the net emissions of greenhouse gases from private automobile trips to the Event Center in the manner provided in Public Resources Section 21168.6.5(i)(1). Further, operation of the Proposed Project must comply with Public Resources Section 21168.6.5(i)(2), which requires the Event Center Applicant to undertake measures to achieve an automobile trip ratio that is no more than 90 percent of the trip ratio of any other stadium serving a team in the National Football League. For this

purpose, the trip ratio is the total annual number of private automobiles arriving at the Event Center for spectator events divided by the total annual number of spectators at the events. Section 21168.6.5 also includes provisions for the implementation and reporting of these requirements.

B. Project Objectives

The underlying purpose of the Proposed Project is to enhance the marketability of the Convention Center through modernized facilities and the addition of a major multi-purpose sports and entertainment venue, which builds upon the character and success of the adjacent Los Angeles Sports and Entertainment District. The basic Project Objectives supporting this underlying purpose are set forth as items 1 to 7. Supporting sub-objectives are listed below the basic Project Objectives.

1. Modernize and enhance the marketability of the Convention Center.
 - a. Replace the outmoded West Hall with a modern New Hall contiguous to the existing South Hall.
 - b. Enhance the marketability of the Convention Center by creating a more efficient exhibit hall contiguous to the existing South Hall that would substantially improve the rank of the Convention Center and make it more competitive nationally.
 - c. Increase the number of trade shows and conventions attracting largely out-of-town visitors.
 - d. Provide a new multi-purpose room of a size that can function as exhibit hall space, meeting rooms or a ballroom, a new amenity that the Convention Center cannot offer today.
 - e. Through joint booking with the Event Center, provide Convention Center expansion capabilities for Exhibition Events through the use of the event floor, premium suites and club spaces for exhibit and meeting use.
2. Construct a multi-purpose Event Center that complements and promotes the adjacent convention and sports and entertainment uses.
 - a. Construct a state-of-the-art venue capable of attracting and maintaining up to two NFL teams, with a seating capacity that is competitive with venues in other major media markets and with other stadia proposals in the region.

- b. Develop an Event Center that would also be used for event floor exhibit hall space and premium meeting rooms, with direct physical connections to the Convention Center.
 - c. Develop an Event Center that would accommodate a variety of other Spectator Events beyond NFL games, including, but not limited to, college football championship and bowl games, MLS and international soccer matches and championship games, music concerts or festivals, and religious gatherings.
 - d. Develop an Event Center that would be expandable to host occasional major sporting events such as an NFL Super Bowl or NCAA Final Four Tournament.
3. Develop a Project that promotes General Plan goals, objectives and policies related to the ongoing revitalization of the nearby area and downtown Los Angeles.
- a. Promote the development of major sports, entertainment and Convention Center facilities in downtown Los Angeles and in close proximity to transportation corridors and transit stations.
 - b. Create a dynamic and exciting urban sports and entertainment destination within the downtown Los Angeles area.
 - c. Synergistically build upon existing venues, including STAPLES Center and L.A. LIVE, to create a sports and entertainment center recognized at a local, regional, national, and international level.
 - d. Create a catalyst to enhance further the downtown Los Angeles area in terms of overall economic growth and as a 24-hour environment with a diversity of uses that complement one another.
4. Design a Project that is compatible with existing Convention Center facilities, promotes the spectator experience at Event Center events and is consistent with smart growth and urban design principles.
- a. Through appropriate design, location and massing, seamlessly integrate the additional exhibition space with the existing South Hall and Concourse Building to create an overall complex that is efficient, architecturally compatible, and maximizes opportunities for contiguous event and meeting space.

- b. Design the Event Center to take advantage of Southern California's climate, and meet fans' expectations, through an open-air stadium design for NFL and other Spectator Events.
 - c. Design the Event Center to include a deployable roof to enable a broad range of uses, including exhibition use by the Convention Center.
 - d. Design the Event Center to allow for a visitor experience both within and outside the Event Center comparable to, and competitive with, other major new spectator event venues across the United States, including, but not limited to, state-of-the-art sound and lighting systems, and other features.
 - e. Implement a sustainability program as one of the key design and operational criteria for the Proposed Project.
 - f. Create additional open space assembly areas for fans and visitors that can serve as pre-event and post-event gathering places to enhance the fan and visitor experience, including a reconfigured Gilbert Lindsay Plaza with open space that can be used by the community on non-event days.
 - g. Incorporate signage into the design of the Project in a manner that is compatible with the signage program of the neighboring Los Angeles Sports and Entertainment District, is capable of attracting sponsorship revenues to assist in the private financing of the Event Center, and reinforces the site's sense of place as a major urban sports and entertainment destination venue.
5. Take maximum advantage of existing and planned transportation infrastructure and efficiently utilize existing parking resources to conserve resources, reduce environmental impacts and improve access.
- a. Locate the Project at an existing and expanding regional transit hub currently served by multiple local and regional rail and bus lines that would offer visitors and employees a viable alternative to the automobile.
 - b. While encouraging transit, nonetheless locate the Project at the regional freeway hub that is well served by multiple freeway ramps to decentralize automobile travel and parking opportunities to balance demands on the regional and local system.
 - c. Conserve resources and avoid environmental impacts by taking advantage of the existing parking supply, and distribute parking consistent with arrival and departure directions to disperse Project traffic, facilitate automobile access to and from the Project site, and reduce traffic in the immediate Project Site vicinity to avoid potential pedestrian/vehicular conflicts.

- d. Avoid the need for new infrastructure through a transportation management plan, including information systems to advise patrons of transportation options and preferred alternatives, to maximize use of existing facilities and ensure flexibility to be responsive to changing conditions.
- e. Implement the provisions of SB 292 to reduce traffic congestion and global climate change impacts that may result from private automobile trips to the Event Center by undertaking a range of measures in the effort to achieve a vehicle trip ratio that is no more than 90 percent of the trip ratio of the next best NFL stadium.
- f. Foster job growth in an area served by mass transit.
- g. Create inviting and appropriately scaled pedestrian environments to facilitate the safe movement of pedestrians and to encourage transit use.
6. Construct the Proposed Project in a manner that limits disturbance to ongoing Convention Center operations, while still completing the Event Center prior to the 2016 NFL season.
7. Promote economic development and job creation in the Project area and greater Los Angeles areas through increased private investment, event activity and tourism.
 - a. Finance construction of the New Hall at no risk to the City's General Fund.
 - b. Construct the Event Center and new parking structures solely from private funding sources, including signage, naming rights and project sponsorship.
 - c. Develop entertainment and sports facilities on public lands that provide a return to the City's General Fund and/or provide civic, cultural, and sporting amenities that serve a wide range of public interests in the City and the region.
 - d. Generate substantial additional revenues for the City government, stimulate economic activity in the greater Los Angeles area, and create thousands of good paying construction and permanent jobs as soon as possible.
 - e. Provide economic development opportunities in Pico-Union and South Los Angeles by attracting out of town visitors to additional Exhibition Events and local and out of town fans to additional Spectator Events.

C. Existing Conditions

1. On-Site Uses

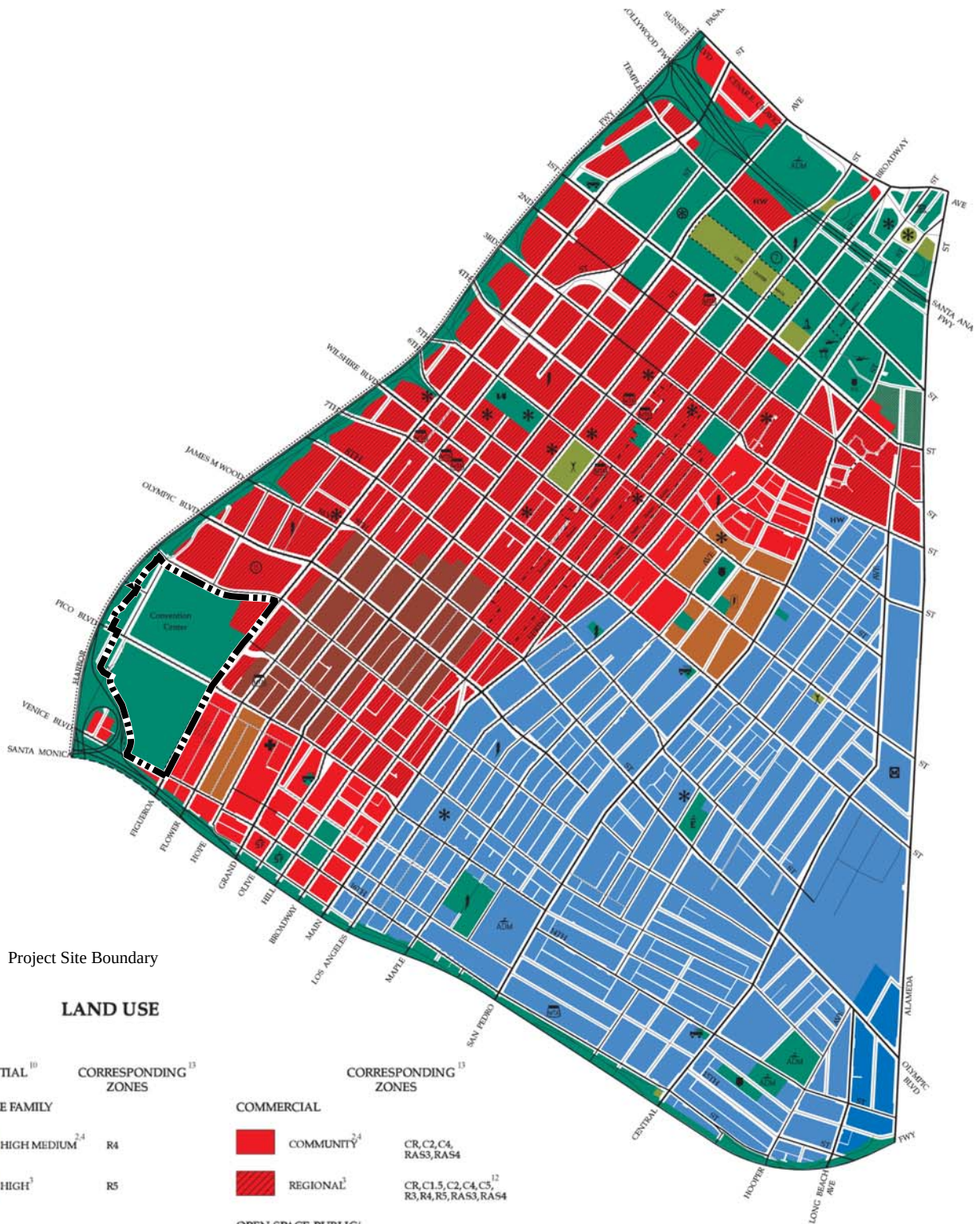
a. Land Use and Zoning Designations

The Project Site is regulated by the City's Central City Community Plan, which is one of 35 Community Plans that comprise the City of Los Angeles General Plan Land Use Element. The Community Plan Area includes the City's Downtown area as well as the following neighborhoods and districts: Civic Center; Bunker Hill; Little Tokyo; Financial District; Jewelry District; South Park; and Convention Center/STAPLES Center/L.A. LIVE. The Project Site occupies the southwestern-most portion of the Community Plan Area. The Convention Center and parking facilities portion of the Project Site are designated "PF" – Public Facilities. The STAPLES Center site is also designated PF in the Community Plan, with the exception of the two most northerly parcels fronting Figueroa Street, which are designated as "Regional Commercial." These General Plan land use designations correspond to the LAMC zoning designations for the Project Site. The Convention Center and parking facilities portion of the Project Site is zoned PF-4D-O, with the exception of the two parcels designated Regional Commercial, which are zoned C2-4D-O. Figures II-8 and II-9 on pages II-22 and II-23 depict the Project Site's Community Plan and zoning designations, respectively.

(1) Convention Center

The existing Convention Center facility has approximately 1.5 million square feet of Floor Area which provides approximately 886,093 square feet of Rentable Area for exhibition and meeting use as shown in Table II-2 on page II-13. Currently, there are three exhibition and meeting room structures: the West Hall; the South Hall; and the Concourse Building. In addition, parking facilities are located below the South Hall and the West Hall, as well as the Venice Garage, the Bond Street Surface Lot and the Cherry Street Garage. The West Hall was built in 1971. A major renovation of the Convention Center was completed in 1993, which included the addition of the South Hall and the Concourse Building (within this building the exhibit space is called Concourse Hall). Kentia Hall is an area within the South Hall ground floor parking area that can be converted to exhibit space depending on the needs of the Convention Center. Level 1 of all three buildings generally consists of exhibit space, dining areas, and ancillary services; whereas, Level 2 generally consists of meeting rooms and ancillary services.

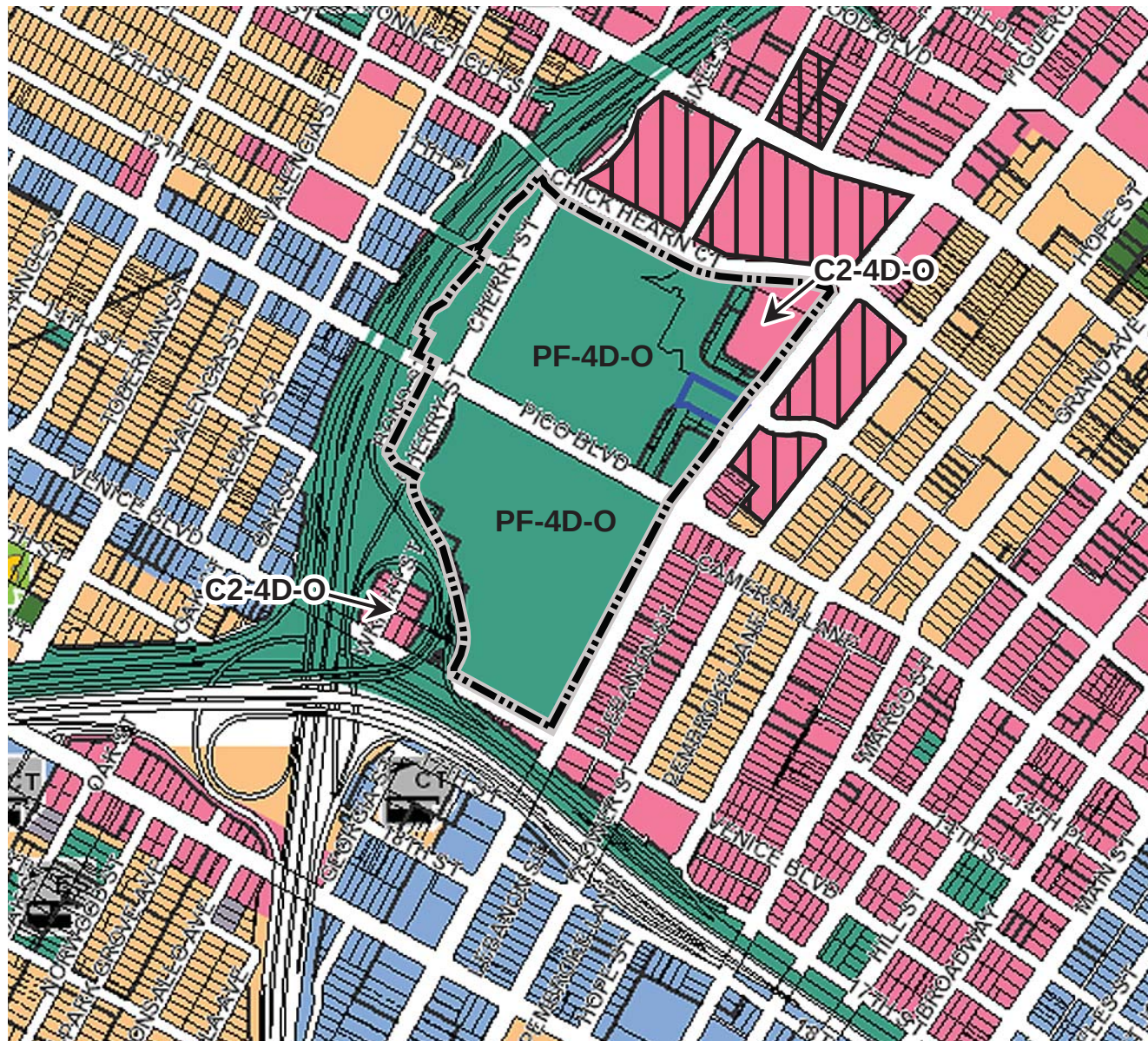
The Convention Center's West Hall is situated on an approximately 17.7-acre parcel bounded roughly by Chick Hearn Court to the north; STAPLES Center and Gilbert Lindsay Plaza, which front on Figueroa Street, to the east; Pico Boulevard to the south; and L.A.



Source: Central City Community Plan, 2009.



Figure II-8
Central City Community Plan
Land Use Map



Source: <http://www.zimas.lacity.org> and Thomas Brothers Maps, 2011.

Generalized Zoning

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, WC
- CM, MR, CCS, M1, M2, M3, SL
- P, PB
- PF
- HILLSIDE
- LASED

Schools/Parks

- CT Charter School
- ES Elementary School
- Project Site



Live Way (formerly Cherry Street) to the west.⁶ The first level of the West Hall, including Petree Hall, includes 234,510 square feet of Rentable Area for exhibit halls as well as the Galaxy Café and Plaza Dining area. Level 2 of the West Hall offers approximately 51,042 square feet of Rentable Area for meeting room space.

The South Hall is situated on an approximately 24-acre parcel bounded roughly by Pico Boulevard to the north, Figueroa Street to the east, Venice Boulevard to the south, and the Harbor Freeway/Santa Monica Freeway interchange and L.A. Live Way to the west. The South Hall was constructed in 1993 with a total of 348,569 square feet of Rentable Area on the first level. Level 2 of the South Hall offers 23,379 square feet of Rentable Area used as meeting room space. Kentia Hall, which is located beneath South Hall and is therefore part of the South Hall building, contains 162,774 square feet of Rentable Area. Kentia Hall may be used as additional exhibit hall space or parking, based on the needs of the Convention Center.

The Concourse Building spans Pico Boulevard and provides pedestrian connectivity between the South Hall and the West Hall. The portion of the building located north of Pico Boulevard also includes 26,895 square feet of Rentable Area for exhibition use, 37,514 square feet of Rentable Area for meeting room use, the lobby pavilions for the South Hall and West Hall buildings, the Compass Café (located in the South Hall), a foyer, and a 299-seat theatre.

The area in front of the Convention Center along Figueroa Street is known as Gilbert Lindsay Plaza, named for the late City Councilmember who represented the Downtown area of Los Angeles for many years. A 10-foot high monument honoring “The Emperor of the Great 9th District” was unveiled in 1995. Gilbert Lindsay Plaza was developed as a hard surfaced public open space with trees and street furniture and currently provides access for staging and parking of VIP limousines, taxis, and buses. Therefore, it is more oriented towards bus and automobile transportation than pedestrian movement.

(2) STAPLES Center

STAPLES Center hosts over 250 events and nearly 4 million visitors a year. STAPLES Center is currently home to four professional sports franchises: the Los Angeles Kings; the Los Angeles Lakers; the Los Angeles Clippers; and the Los Angeles Sparks. It also hosts other sporting and entertainment events.

⁶ *Note: The street orientations described herein are approximate as the roadways do not run in a true north-south or east-west direction.*

STAPLES Center is located on an approximately 8.5-acre site occupying the southwest corner of Figueroa Street and Chick Hearn Court. It is built on Convention Center property that has been ground leased to an affiliate of the Event Center Applicant. It includes 950,000 square feet of Gross Area and a capacity for 22,000 seats. There are also 160 luxury suites, including 15 event suites, on three levels between the lower and upper bowls.

b. Baseline Conditions

CEQA Guidelines Section 15125 states that normally the baseline condition from which to measure a project's impacts is the existing condition on the date when the Project's Notice of Preparation is issued. Currently, both the Convention Center and STAPLES Center operate on the Project Site. The analyses presented in this Draft EIR, unless specified otherwise, only address those portions of the Project Site wherein physical changes to the environment are proposed to occur. While operation of STAPLES Center is part of the existing condition at the Project Site, the number and types of events at STAPLES Center is not anticipated to change as a result of the Proposed Project. Therefore, ongoing operations at STAPLES Center are not reflected in descriptions of the baseline or the Proposed Project impacts, as there will be no new impacts associated with STAPLES Center.⁷

The environmental analyses presented in this Draft EIR are based on one or more of the following: site utilization; square footage; traffic and parking data; and attendance levels. The analyses of those issues that are determined by site utilization and square footage are compared to the baseline conditions set forth below. The analyses of traffic, parking, and related air quality and noise impacts are based on surveys of existing conditions on the street network surrounding the Project Site and the parking utilization surveys within the on-site parking garages and are described in detail in each of the relevant sections of this Draft EIR.

Under existing conditions, Convention Center operations vary widely over the course of the year, month, and even each week. The events hosted at the Convention Center range from consumer shows attended largely by local patrons, to conventions attended by mostly out-of-town guests, to meeting room usage by small groups. These events sometimes overlap and sometimes occur by themselves. There are also a few days per year when no events occur at the Convention Center. As the Convention Center has been

⁷ *The existing STAPLES Center chiller will be replaced as part of the Proposed Project; however, this replacement will not affect the number or types of events held at STAPLES Center. Nonetheless, this Draft EIR considers the potential environmental impacts of replacing this chiller.*

previously subject to CEQA review, and the Proposed Project will modify the project analyzed in the prior CEQA review,⁸ CEQA permits use of the maximum permitted operations as the environmental baseline. However, since the largest consumer shows (i.e., the Greater Los Angeles Auto Show (Auto Show) and E-3 convention) occur relatively infrequently during the year, a more representative high attendance day was identified as the baseline condition, which corresponds to the 90th percentile event (i.e., only 10 percent of the total annual events are larger and consists primarily of the highest attendance days during the Auto Show and the E3 convention). The activity level upon which the baseline condition is established coincides with the time period during which the traffic counts and on-site parking survey were conducted in order to establish a consistent baseline across the EIR's analyses.

The Convention Center Applicant does not collect actual daily or annual attendance levels. Therefore, existing attendance levels, which serve as the EIR's baseline, were forecast based on input provided by the Convention Center Applicant regarding events occurring during the on-site parking survey, the parking survey data,⁹ and information regarding operations at other convention centers. Based on this methodology, the baseline attendance at the Convention Center is established at an average of 17,000 persons on a representative high attendance event (90th percentile) daily basis, and a total of 2,712,340 persons on an annual basis.¹⁰

As noted, the baseline daily attendance at the Convention Center is 17,000 people. Based on forecasts of the growth brought about by the Proposed Project, the daily attendance level at the Convention Center is forecasted to be 19,550 people, an increase of 2,550 people per event day. Thus, the potential environmental impacts related to Convention Center attendance growth from the Proposed Project are those attributable to a daily attendance increase of 2,550 people. Refer to Appendix F of the Draft EIR for additional information regarding the methodology used to forecast Proposed Project growth.

In recognition of the range of daily activities occurring at the Project Site, information is also provided, when appropriate, as to the impacts of the Proposed Project relative to a day when there is little or no activity at the Convention Center. For the purposes of full

⁸ City of Los Angeles Municipal Auditorium Department, *Final Environmental Impact Report for the Expansion of the Los Angeles Convention and Exhibition Center*, June 1986.

⁹ Please refer to Section B.1.2, *Parking* and Appendix I.1, of this Draft EIR, for additional information regarding the referenced parking survey.

¹⁰ Please refer to Appendix F of this Draft EIR for additional information regarding the process used to develop these forecasts.

disclosure, analyses that are based on attendance or transportation data are also analyzed compared to a day when there is no attendance at the Convention Center (referred to as the “Proposed Project with No Existing Convention Center Activity” or “Dark Day” scenario in this Draft EIR). The Proposed Project with No Existing Convention Center Activity scenario, which generally overstates Proposed Project impacts by providing no discounts (in trip generation, for example) for ongoing Convention Center operations, are provided for informational purposes only to provide the public and City decision-makers with the fullest range of information and not to determine significant impacts. Using the attendance numbers provided above, the Proposed Project’s impacts under the “Proposed Project with No Existing Convention Center Activity” scenario are analyzed based on a Convention Center attendance increase of 19,550 people (i.e., 19,550 visitors under the Proposed Project compared to no visitors under the Proposed Project with No Existing Convention Center Activity scenario). In contrast, the other analyses in this Draft EIR are based on an increase of 2,550 people (i.e., 19,950 visitors under the Proposed Project compared to the 17,000 visitor baseline described above).

D. Proposed Project Characteristics

1. Design Plan

a. Overview

The Proposed Project’s design plan seeks to enhance the existing Convention Center by adding the New Hall and the Event Center, two significant structures that are individually unique, but complementary in their function, with integrated streetscape improvements that emphasize pedestrian travel through and around the Project Site. Over 1.1 million square feet of exhibit and meeting room Rentable Area would be available within the future Convention Center and the Event Center when both facilities are configured for exhibit and meeting use. This would represent a 28 percent increase in Rentable Area for exhibit and meeting room use over the existing Convention Center, which improve the rank of the Convention Center and make it more competitive nationally. There would be direct connections at the primary floor levels among the venues to facilitate shared utilization. The Proposed Project would also include construction of two multi-level parking garages oriented in a north-south alignment. The L.A. Live Way and Bond Street Garages would consist of eight and seven above-grade parking levels, respectively, each with a pedestrian bridge connecting to the Event Center and the New Hall, respectively. Both garages would feature signage (discussed further below) along the west façade facing the SR-110. Additionally, the L.A. Live Way Garage’s east façade may include an exterior pedestrian vertical circulation element (e.g., escalator/staircase), and the west façade would have express ramps for vehicular access between multiple levels. Figure II-5 on page II-8 presents the Proposed Project’s site plan.

b. Event Center

The Event Center, a multi-purpose entertainment and sports venue,¹¹ would be constructed and operated on the former West Hall site. A primary function of the Event Center would be as the home venue for a NFL franchise to return to Los Angeles. It would also host a variety of other events, such as concerts, international soccer matches and NCAA Final Four Basketball Championships. To support certain of these uses, the Event Center would have a deployable roof that can be opened during most events, but covered when needed for Exhibition Events and other uses. The Event Center would be configured with 72,000 permanent seats for Spectator Events, expandable to 76,250 seats for a major event. The Event Center could also host convention, exhibition, and/or meeting room events, with up to 143,500 square feet of Rentable Area for exhibition space and up to 102,150 square feet of Rentable Area for meeting room space for a combined total of up to 245,650 square feet of Rentable Area for exhibitions, meetings and ancillary convention center uses. A summary of the development program for the Event Center is presented in Table II-4 on page II-29. The Event Center would also include accessory offices, food and merchandise sales, restaurants, bars and clubs, including a stadium club, and similar uses as described in the draft proposed Specific Plan attached as Appendix A.

The Event Center, located directly adjacent to the Convention Center, would be designed to function as an integrated component of the Convention Center for conventions, trade shows and other events. This relationship promotes the complementary use of the different facilities in each venue. As an example, the club lounges, suites and the restaurant in the Event Center would be located and configured to be available for use as meeting and pre-function spaces for the Convention Center use. In addition, the Event Center may also operate independent of Convention Center events.

The event level at the Event Center is located approximately 38 feet below grade to minimize the massing and substantially reduce the visual and physical scale of the Event Center so as not to overwhelm the adjacent structures. The upper concourse of the Event Center would be generally aligned with roof elements of the top of STAPLES Center and the top point of the roof is estimated to reach a maximum height of approximately 220 feet above grade.

The seating area for the Event Center would be configured to allow for the most flexibility for hosting a range of events including, but not limited to: conventions, trade

¹¹ A number of uses that are ancillary or related to sports and entertainment uses would be allowed under in Section 5.1 of the Proposed Project's Specific Plan,

**Table II-4
Event Center Development Program Overview**

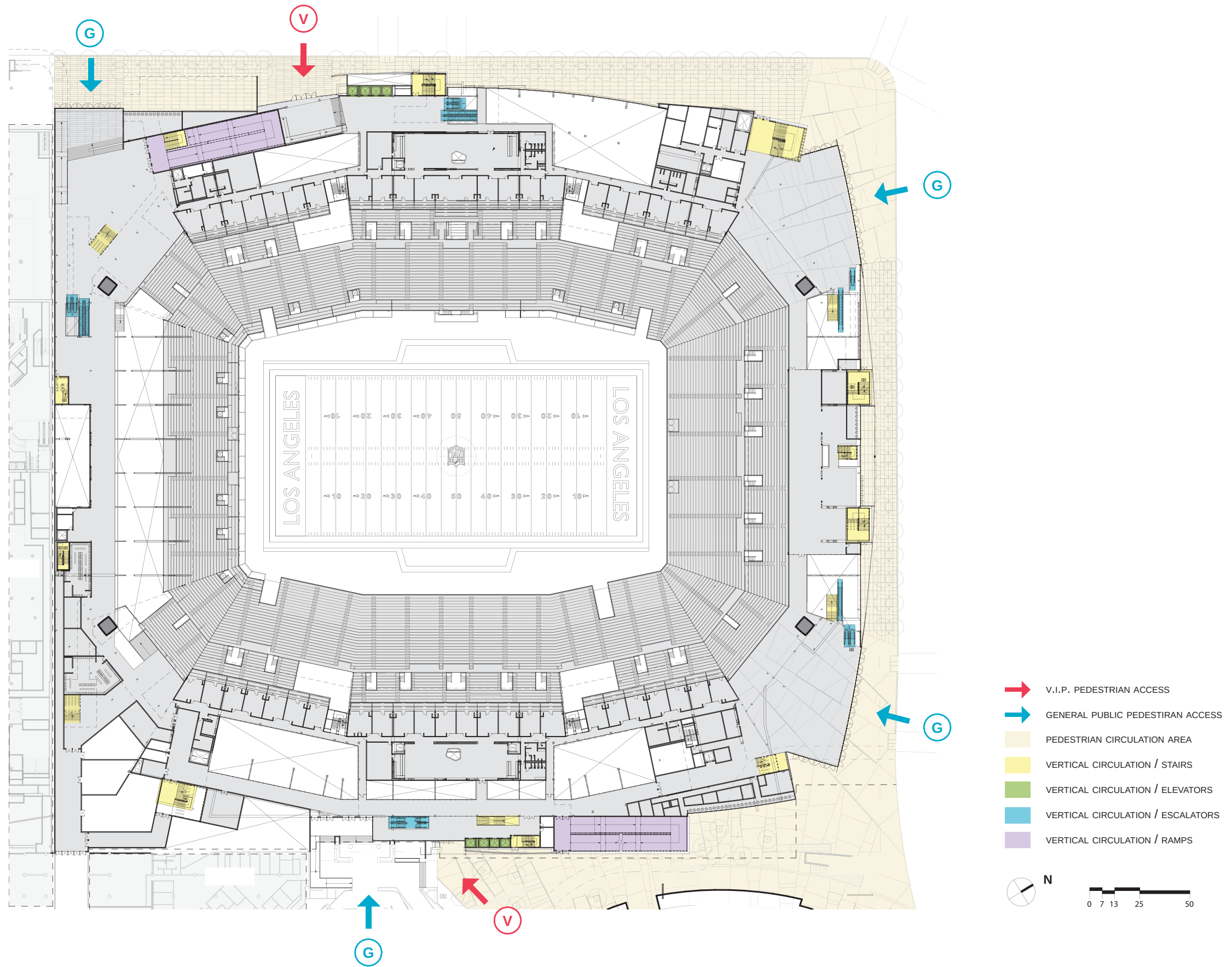
	Proposed
Permanent Capacity	72,000 seats
Special Event Capacity	76,250 seats
Gross Area	1,925,000 sq. ft.
Floor Area	1,750,000 sq. ft.
Exhibit Space (Rentable Area)	143,500 sq. ft.
Meeting Rooms (Rentable Area)	102,150 sq. ft.
Total Exhibit and Meeting Rooms (Rentable Area)	245,650 sq. ft.

shows and exhibitions; NFL football games; international soccer matches; NCAA Final Four Basketball Championships; concerts; motor sports; ESPN X games; rodeos/boxing/World Wrestling Entertainment events; other football events; as well as private and miscellaneous events.

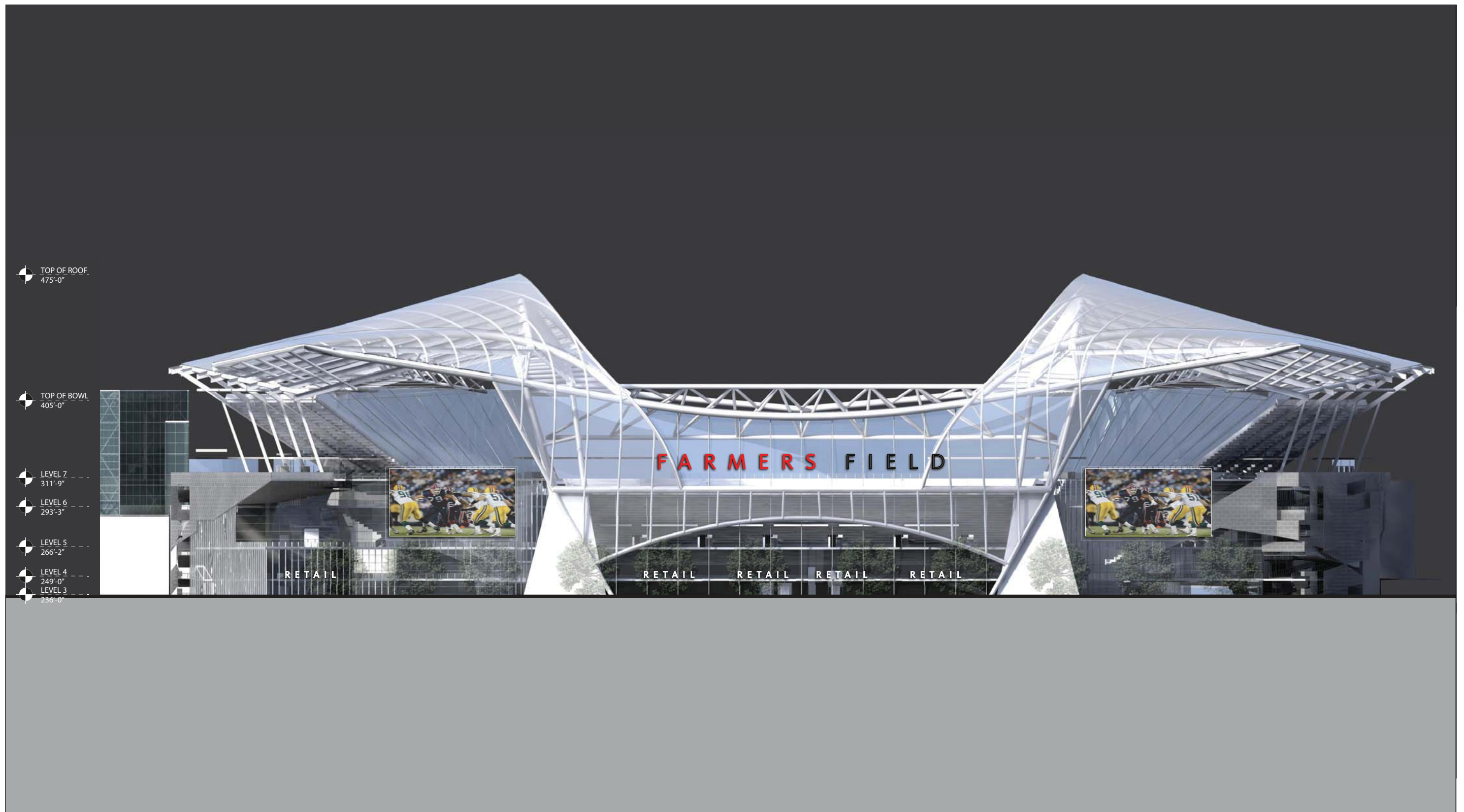
Pedestrian access to the Event Center, as shown in Figure II-10 on page II-30, would principally occur at the northeast and northwest corners of the Event Center and the existing West Lobby of the Convention Center. A pedestrian bridge would provide a direct connection across L.A. Live Way between the L.A. Live Way Garage and the Event Center and pedestrian access would also be available across L.A. Live Way at grade level.

An additional pedestrian bridge would connect the Bond Street Garage with the New Hall and would provide additional access to the Event Center via an elevated pathway external to the western façade of the New Hall connected to the pedestrian bridge. Additional entrances that are smaller in capacity would also be available at various locations around the Event Center, including, but not limited to a VIP entrance on L.A. Live Way and one adjacent to the existing West Hall atrium.

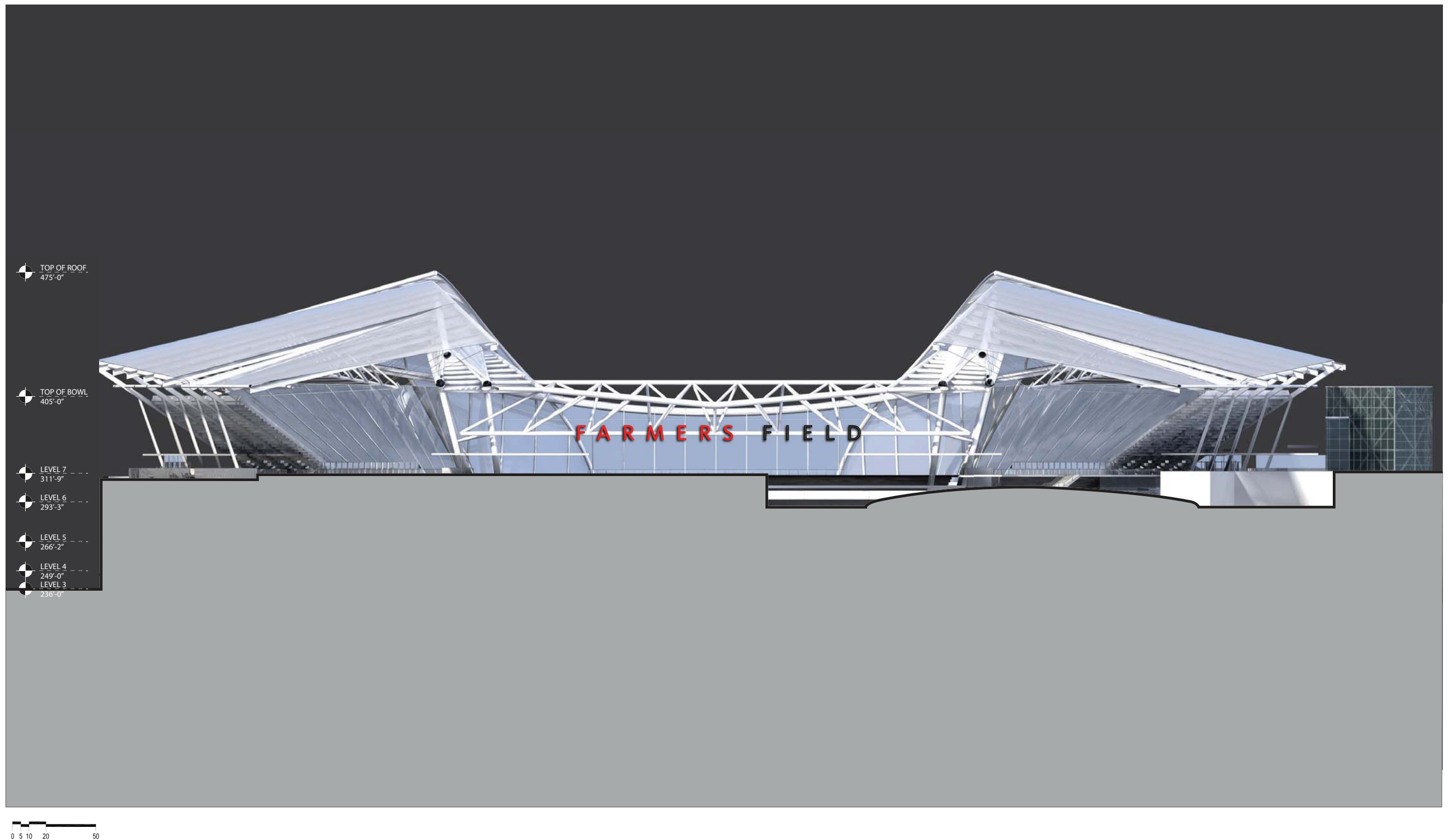
In terms of architectural design, the Event Center would have a varied roofline and façade articulation to reduce building massing and create visual interest. The building façades may include a composition of materials, including glazed curtain walls, durable plastic and/or Teflon panels, metal or GFRC wall panels, and concrete and steel support piers and beams. Portions of the precast seating platforms with structural steel framing supports may also be visible just below the roof. Illustrations showing what the four sides of the Event Center may look like, based on current conceptual designs, are presented in Figures II-11 through II-14 on pages II-31 through II-34.



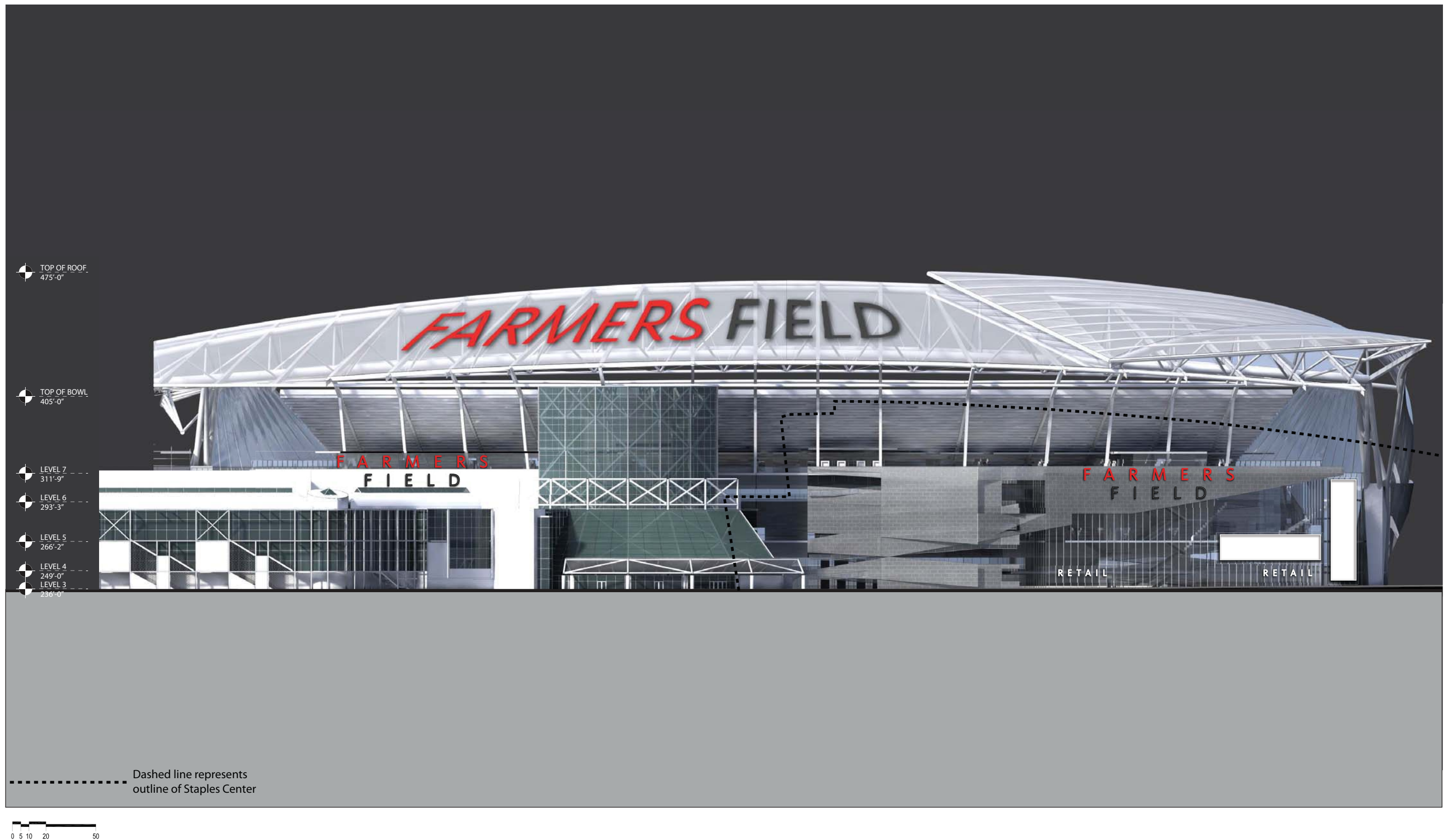
Source: Gensler, 2012.



Source: Gensler, 2012.



Source: Gensler, 2012.



Source: Gensler, 2012.



Source: Gensler, 2012.

c. Convention Center Improvements

The proposed New Hall would be constructed as an extension of the Convention Center's South Hall to improve the efficiency and competitiveness of the Convention Center by creating contiguous space and an efficient floor plan. The New Hall is intended to provide an approximate equivalent square footage replacement for the Floor Area and functions formerly housed in the West Hall, as shown in Table II-5 on page II-36. To meet the goal of replacing the West Hall square footage and to provide greater connectivity with the South Hall and Concourse Building, a substantial portion of the New Hall would span Pico Boulevard. The New Hall would be designed to complement the existing South Hall and Concourse Building in terms of architectural style, building materials and colors. As provided in Section 5.1 of the Proposed Project's proposed Specific Plan, a wide a range of uses that are ancillary or related to exhibition and convention use would be allowed.

As an extension of the existing South Hall, the New Hall would be constructed on the following three principal levels: Street Level, Exhibit Hall Level, and Meeting Level. A brief description of the three levels as proposed is provided below.

(1) Street Level

The Street Level would contain both public and support functions and allow for the circulation of building occupants and pedestrians entering and leaving the Convention Center as well as the Event Center. A new large entry plaza leading to a public entrance and VIP drop-off area would be created on the north side of Pico Boulevard. This entrance would lead to an entry lobby, which could be configured to contain convention registration areas, reception facilities, and patron amenities, as well as Convention Center support functions. Escalators, stairways and elevators would take patrons from the entry lobby up to the primary Exhibit Hall Level.

The Convention Center's primary food preparation area, along with food service offices, and support space, would be located adjacent to the entry plaza. A loading dock, accessed off the north side of Pico Boulevard toward the center of the New Hall, with room for three trucks, would be located next to the centralized food preparation area to accommodate food service and other deliveries. The south side of Pico Boulevard would be modified from its current configuration to serve as the primary bus staging area while also accommodating taxis. Finally, two new central utility plants would be constructed. For the Convention Center, a new plant would be located in an existing large vehicle staging area on the south side of Pico Boulevard between Convention Way and L.A. Live Way. A central plant serving the Event Center and all or a portion of STAPLES Center will be located in the southeasterly portion of the Event Center area.

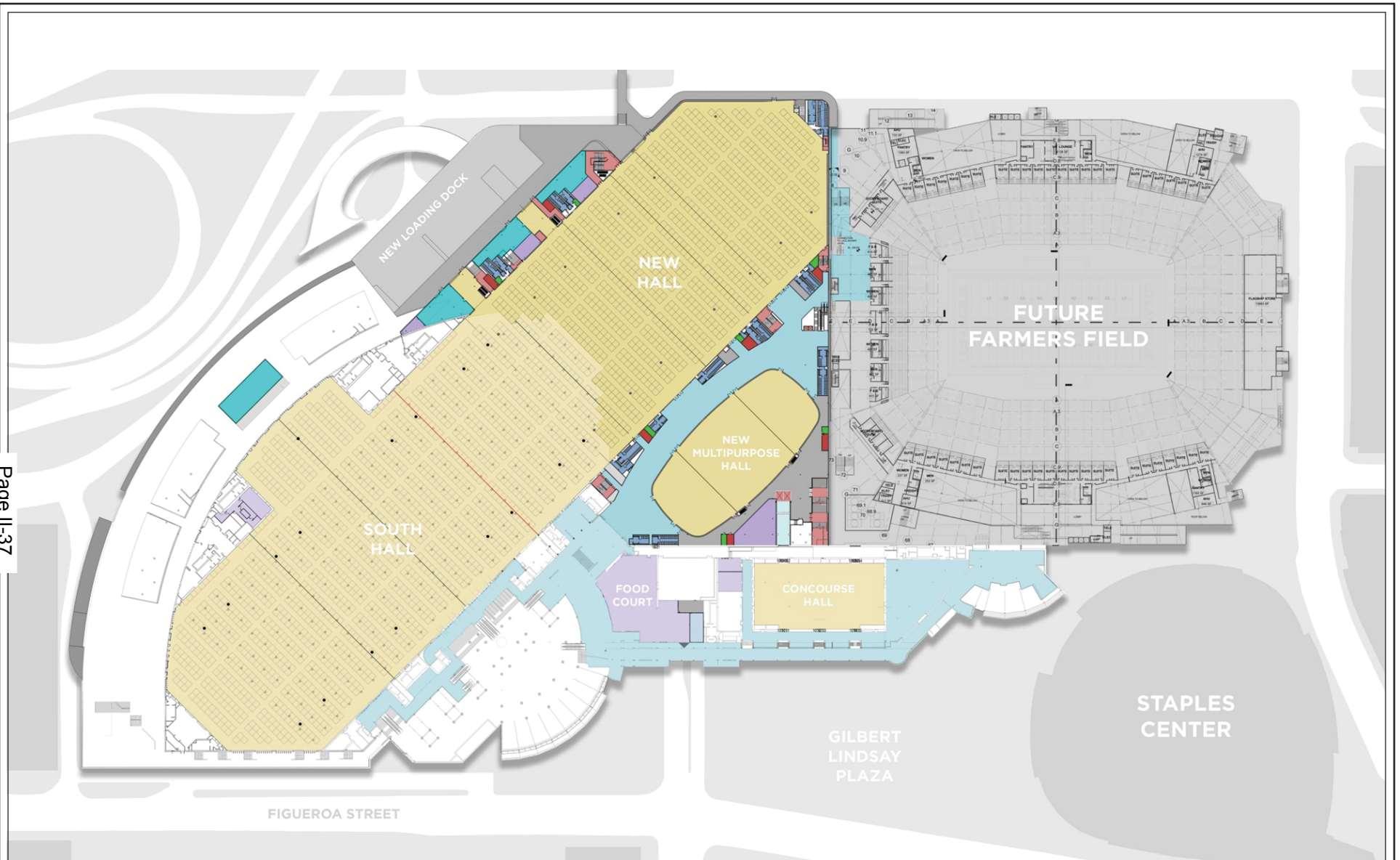
**Table II-5
Comparison of Existing West Hall and Proposed New Hall
(Floor Area—Square Feet)**

	Existing Convention Center Areas to be Demolished ^a	Proposed New Hall	Change	
			Sq. Feet	Percent
Exhibit Halls	232,242	240,000	7,758	3.34%
Meeting Rooms	46,000	39,000	(7,000)	(15.2%)
Offices	23,973	22,000	(1,973)	(8.2%)
Other ^b	159,986	199,000	39,014	24.39%
Total	462,201	500,000	37,799	8.18%
^a Includes the existing West Hall. ^b The "Other" category includes areas used for pre-function, food preparation, storage, restrooms, and back-of-house (not including stairs and mechanical and electrical equipment rooms).				

(2) Exhibit Level

The majority of the Convention Center's new development under the Proposed Project would take place on the Exhibit Level, as shown in Figure II-15 on page II-37. The new construction at this level would connect to, and extend the length of the South Hall using the same orientation and building height and width to create a seamless extension of the South Hall, thereby providing contiguous exhibit space. To accomplish these design objectives within the existing Project Site boundaries, the New Hall would span Pico Boulevard. In addition to extending the South Hall along its current alignment, the new and renovated construction at this level would directly abut the proposed Event Center. To further enhance the functionality and appeal of the New Hall to exhibitors, it would have the same height and column spacing as the existing South Hall. Back-of-house facilities would flank the exhibit halls and include concessions, restrooms, storage, exit stairways, and other support functions.

A new pre-function space in the New Hall would extend similar spaces in the South Hall and provide the primary circulation for building users through the length of the reconfigured Convention Center. A similar pre-function space would provide an interface between the Convention Center and the Event Center. Pre-function spaces would be linked to the primary vertical circulation core which connects the Pico Boulevard entry lobby to the Meeting Level. Adjacent to the new exhibit hall would be a new multi-purpose space including meeting and exhibition functions. A kitchen and other back of house spaces would be connected to the ballroom to support banquet events. In addition to the new



Source: Populous Gruen Associates, 2012.

construction described above, renovations to existing areas within the Concourse Building would also occur and include the upgrading of the existing food court seating area and kitchen.

Back-of-house functions would primarily be on the southwest side of the New Hall adjacent to truck dock apron. This area would also contain recycling and storage rooms. Additional back-of-house functions would be located between the multi-purpose space and the existing Concourse Building. Cooling towers for the new central plants for the Convention Center (located at the Street Level) would be located in the area of the existing circular truck ramp. In addition, the existing truck docks and apron on the south side of the South Hall would be expanded, although the existing truck ramp would remain in place and in service throughout construction. A potential second smaller truck ramp and loading dock extension for storage is located along the outboard edge of the existing South Hall.

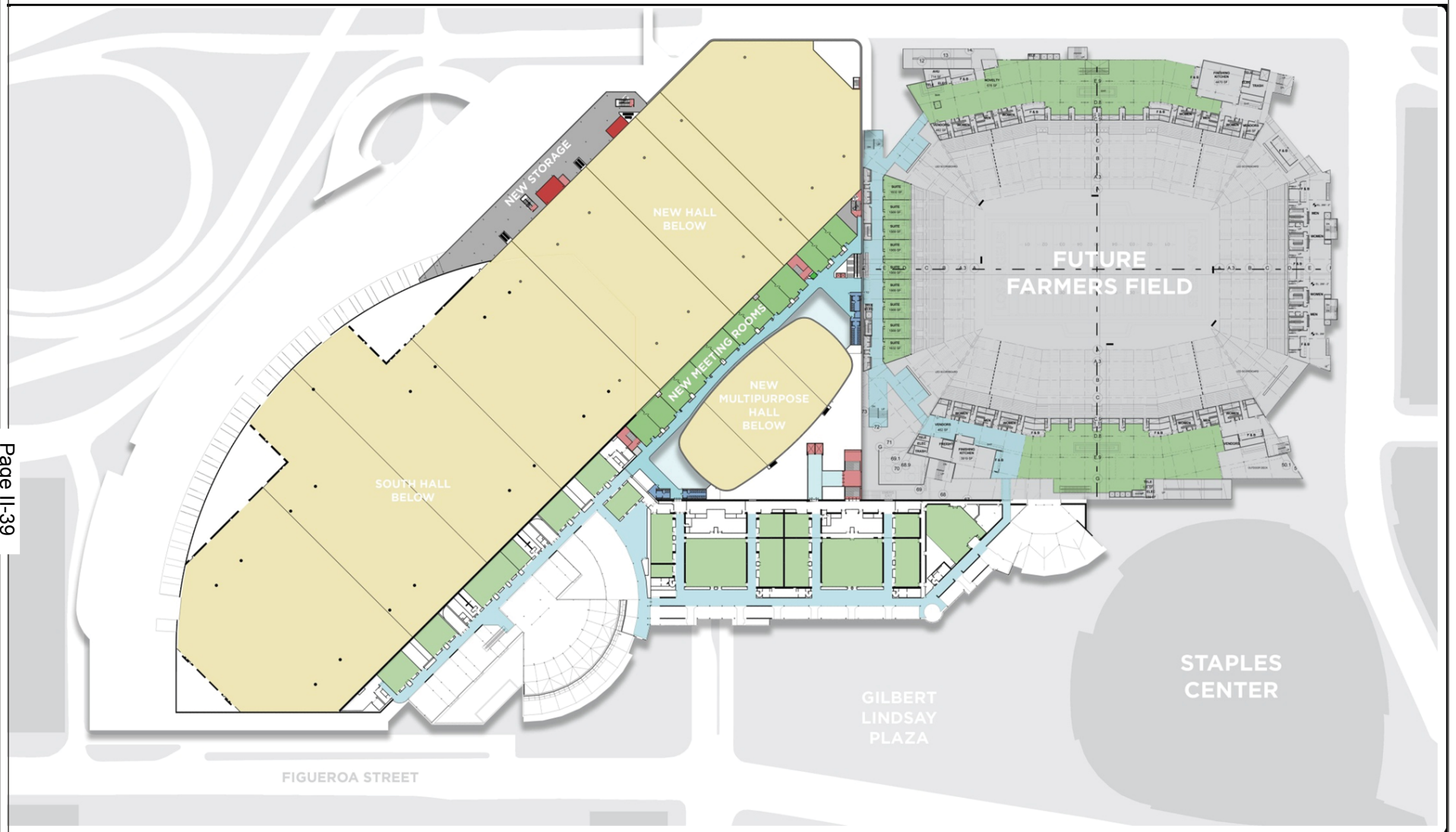
(3) Meeting Level

The Meeting Level, located directly above the Exhibit Level, would offer new meeting rooms that would flank the new exhibit areas, as shown in Figure II-16 on page II-39. Some of these meeting rooms would be configured with views of the exhibit halls below that are accessed via the Exhibit Level. Pre-function areas would connect the meeting rooms to support services, restrooms and food / beverage pantries.

d. Plazas

(1) Plazas

In recognition of pedestrian access and circulation as a critical element of the Proposed Project's design plan, a series of plazas would be created to provide a vibrant ground level for gathering and passive recreation where people feel safe and comfortable. These on-site plazas would be connected by pedestrian-friendly pathways. The plazas and the pedestrian pathways are designed to serve the varied users of the Project Site and the on-site uses that adjoin these areas. The spaces that would be created are intended to encourage people to spend more time before and after events at the Project Site and adjoining off-site areas (consistent with the Project's traffic management strategies) and to create pedestrian amenities that serve as attractive outdoor spaces for everyday use while providing a platform for a new urban fan experience. The plazas and adjacent streetscape improvements on L.A. Live Way, Pico Boulevard and Chick Hearn Court incorporated into the Project's design each contribute a different identity and purpose. The following provides a brief overview of each of the Project's proposed plazas as well as the proposed improvements for the Pico Passage (i.e., the section of Pico Boulevard between Figueroa Street and L.A. Live Way).



Source: Populous Gruen Associates, 2012.

(a) Event Center Plaza

Event Center Plaza would be located along Chick Hearn Court between STAPLES Center's existing Star Plaza¹² and L.A. Live Way and would connect to Gilbert Lindsay Plaza at the south side of STAPLES Center. As the Event Center Plaza adjoins one of the main entries and one VIP entry to the Event Center and one main entry and one VIP entry to STAPLES Center, this particular plaza would be an important event day gathering space that may include kiosks and temporary event tents, and, as such, would offer a sense of arrival as visitors enter the Project Site. Enhancing pedestrian movement would occur by widening the sidewalk on the south side of Chick Hearn Court, west of Georgia Street; and creating a plaza that is large enough to be used for non-event day activities. In order to create the Event Center Plaza, access to the STAPLES Center loading dock and reconfiguration of the STAPLES Center central plant are required. In addition, existing public art could be relocated or recreated by the original artist.

(b) Gilbert Lindsay Plaza

Gilbert Lindsay Plaza, fronting on Figueroa Street between Pico Boulevard and 12th Street, would be completely redesigned. With the new design, it would function as a major public gathering space within the Project Site with a flexible balance of hardscaped plaza and softscape open space to address the year-round needs of the plaza which range from accommodating large numbers of patrons on event days to offering activities and amenities for local residents, visitors, and other users on non-event days.¹³ The northern portion of the plaza would also function as a meeting place for event-day visitors as well as locals and would be framed by entrances to the Event Center and STAPLES Center. This predominantly hardscaped area could include a physical focal point to create a clear wayfinding navigation point for the Project Site. The southern portion of Gilbert Lindsay would be transformed into a community green space with turf and plantings. This community green space would serve the Convention Center, the Event Center and STAPLES Center on event days, and function as a green space for the greater surrounding community on non-event days. A water feature, potentially coupled with a public art piece, may be provided to define the experience of the plaza area. Other amenities that may be located within Gilbert Lindsay Plaza include a café as well as tents and kiosks in support of activities at the Convention Center and the Event Center. In addition, the existing statue of Gilbert Lindsay would remain, but may be relocated within the plaza. A conceptual

¹² *Star Plaza is located in front of STAPLES Center, west of Figueroa Street and continues to Georgia Street, and is generally located opposite Nokia Plaza at L.A. LIVE.*

¹³ *Gilbert Lindsay Plaza would be used occasionally also for bus staging in connection with major Convention Center events on an as needed basis.*

illustration of Gilbert Lindsay Plaza at completion of the Proposed Project is presented in Figure II-17 on page II-42.

(c) Pico Passage (Pico Boulevard, between Figueroa Street and L.A. Live Way)

To provide an identity and help create a sense of place, the area of Pico Boulevard from Figueroa Street to L.A. Live Way, and adjacent areas that would be covered by the Concourse Building and New Hall, is referred to as the Pico Passage. A substantial portion of this area would be covered by the New Hall. The portion of Pico Boulevard that would be covered would increase from approximately 210 feet under existing conditions to approximately 960 feet under the Proposed Project.

The outdoor spaces along either side of Pico Boulevard would be reconfigured to serve the Convention Center facilities and the Event Center, as well as for pedestrian movement along Pico Boulevard. The building faces along the Pico Passage would have variable areas in front of the buildings to enhance pedestrian circulation, improve pedestrian and vehicle separation, provide safe drop off and passenger loading areas for taxis, limousines, and busses, and incorporate improved lighting and way finding and clear entrances to the Convention Center lobbies. In this manner the Pico Passage would be designed to provide a welcoming arrival to activities at the Convention Center and the Event Center, as well as providing a safe passage for pedestrians walking along Pico Boulevard. To facilitate movement within the Project Site, pedestrian improvements would include increased sidewalk widths on the north side of Pico Boulevard and potentially a mid-block crosswalk. As described in Section II-D.1(c)(1) above, an entry plaza would be located at the northeast corner of Pico Boulevard and L.A. Live Way adjacent to the New Hall main entrance and would be used as a gathering space and for pedestrian circulation, whereas the primary Convention Center bus and taxi drop-off area would be located along the south side of Pico Boulevard just west of the South Hall main entrance, with additional facilities potentially located on the north side of the drop-off area. The Pico Passage is planned to have lighting enhancements and potentially other visual and audio design elements to enhance the pedestrian and public experience. Two conceptual illustrations of the Pico Passage at completion of the Proposed Project are presented in Figures II-18 and II-19 on pages II-43 and II-44.

(2) Streetscape Improvements

Complementing these on-site pedestrian amenities would be the proposed streetscape improvements, which address landscaping and streetscape improvements within and extending beyond the Project Site and also address the plazas and pedestrian passages that connect the Project Site with locations within the surrounding area. This is achieved in part by creating attractive, functional, safe streets and bike paths, as well as



Source: Populous Gruen Associates, 2012.



Source: Populous Gruen Associates, 2012.



Source: Populous Gruen Associates, 2012.

pedestrian-friendly sidewalks that connect to and complement the Downtown area, while supporting the Project Site as a unique destination for regional sports and entertainment events within walking distance of Downtown. The proposed streetscape improvements would establish a hierarchy of public spaces, including streets and intersections, that connect the plazas and pedestrian paths proposed on-site.

The Proposed Project's streetscape improvements would occur within the following on-site and off-site areas: (1) streets within the Project Site and street edges of Chick Hearn Court and Figueroa Street that form the perimeter of the Project Site that were not previously improved per the LASED Streetscape Plan, (2) the off-site sections of Olympic Boulevard, 11th Street, 12th Street, and Pico Boulevard to the west of the Project Site to the western edge of the SR-110 Freeway.

In the case of the portions of Pico Boulevard, LA Live Way, and Convention Center Way that occur within the Project Site, the Proposed Project would implement streetscape improvements along both sides of the street, since the Project Site is located along both sides of these streets. In addition, the streetscape improvements for the off-site sections of Olympic Boulevard, 11th Street, 12th Street, and Pico Boulevard would also occur on both sides of the street. All of the streetscape improvements identified above would be implemented by the Applicants. Figure II-20 on page II-46 identifies the locations of the proposed streetscape improvements.

An example of the streetscape improvements to be implemented under the Proposed Project would be the enhancement of the pedestrian circulation spaces along L.A. Live Way, to the west of the Event Center building, to create a functional, pedestrian-friendly urban space allowing convenient and safe pedestrian movement between the Event Center, the New Hall, STAPLES Center, and the parking facilities to the west. Through these streetscape improvements, L.A. Live Way would facilitate arrival and departure in relation to events, and the overall space would provide a safe atmosphere at all hours during non-event times as well, but would not invite people to spend time there as a destination. Anticipated physical improvements to the pedestrian access would include urban design enhancements to facilitate the flow of large crowds of pedestrians entering and exiting the Event Center from the parking structures, attractive landscaping and streetscape improvements, such as pedestrian-scale lighting and enhanced street crossings to create a safe atmosphere during non-event hours.

e. Sustainability Program

The Proposed Project's Sustainability Program is provided in its entirety in Appendix E to the Draft EIR. As set forth therein, the Proposed Project would incorporate



Source: The Mobility Group, 2012.

sustainability as one of its key design and operational criteria. In so doing, the Proposed Project would meet all aspects of the City of Los Angeles Green Building Code.

The Event Center would be designed to pursue LEED certification, through a comprehensive program of sustainability measures that are based on the AEG 1Earth environmental program already implemented at STAPLES Center and L.A. LIVE. Specific measures that may be implemented include: energy conservation programs; recycling programs during both construction and operations; water conservation measures; the use of waterless urinals; and the provision of energy efficient lighting and electric car charging stations within the Bond Street and L.A. Live Way Garages. In addition to these measures, the Event Center Applicant would also undertake an ongoing education program directed to fans during events and employees. The Event Center Applicant would also be required to take steps to reduce traffic congestion and global climate change impacts related to the Event Center pursuant to the provisions of Public Resources Section 21168.6.5(i)(1).

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

2. Proposed Convention and Event Center Specific Plan

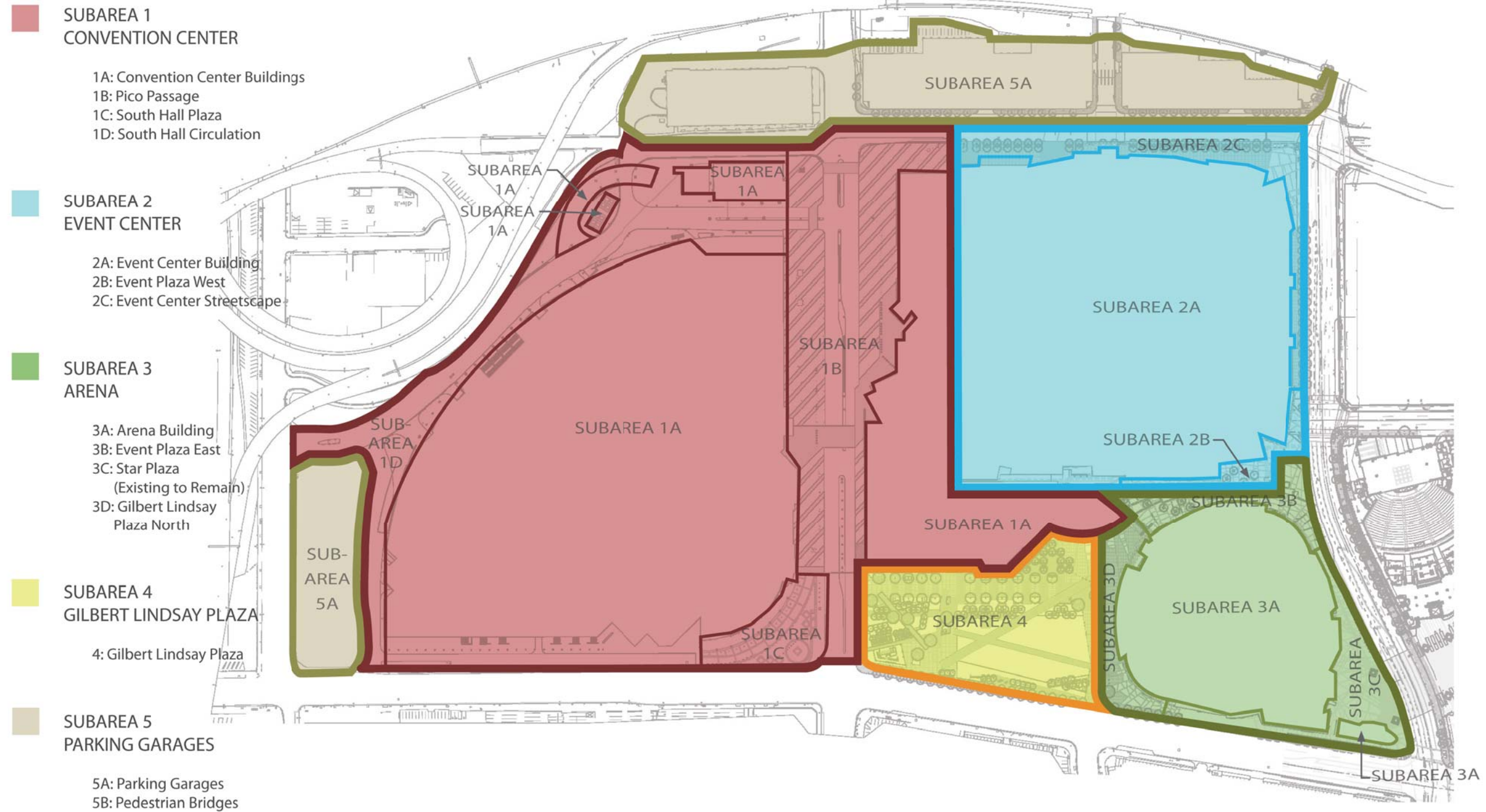
a. Overview of Proposed Specific Plan

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. The proposed Convention and Event Center Specific Plan would be a comprehensive planning and regulatory tool that would address the existing development of the Project Site and would guide future development. The proposed Specific Plan establishes permitted uses and development regulations for the various subareas, including maximum floor area and building heights and establishing regulations for parking, lighting and signage.

b. Proposed Specific Plan Subareas

In order to appropriately regulate the use of the Project Site, the proposed Specific Plan divides the Project Site into the following five proposed Specific Plan Subareas as shown in Figure II-21 and Figure II-22 on pages II-48 and II-49: (1) Convention Center;

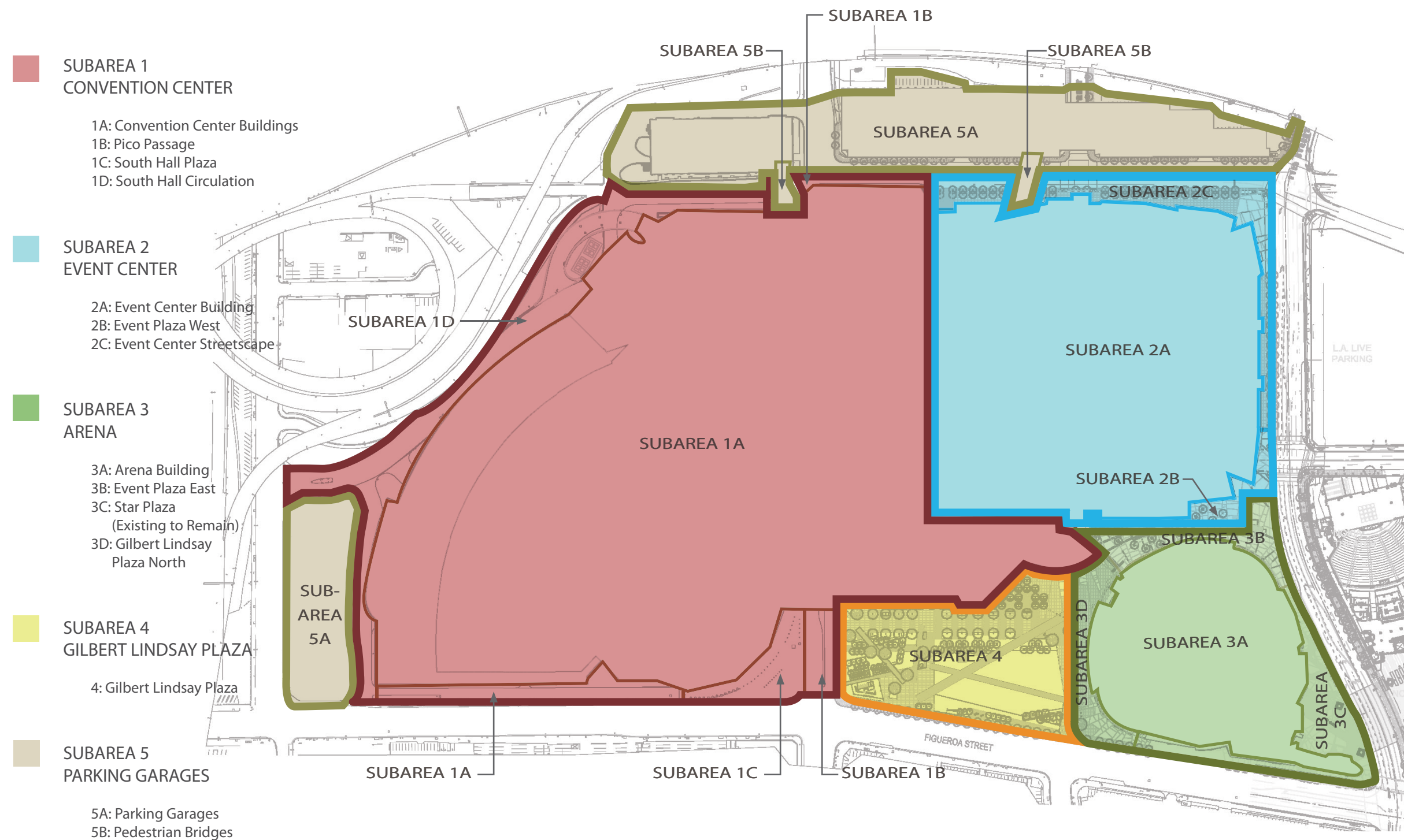
Ground Level



Source: Gensler, 2012.



Above Grade



Source: Gensler, 2012.



(2) Event Center; (3) Arena; (4) Gilbert Lindsay Plaza; and (5) Parking Garages and Pedestrian Bridges. Four of these five Subareas are further divided as described in detail below.

(1) Proposed Specific Plan Subarea 1: Convention Center

(a) Convention Center Buildings

This Subarea includes the existing South Hall, Kentia Hall, and the Concourse Building and the proposed New Hall. Under the Proposed Project, these existing buildings would remain, as would the parking beneath the South Hall. Construction with regard to these structures would be as follows: (1) connecting the New Hall to the South Hall and modifications to the South Hall's exiting locations; (2) modifications to the South Hall's loading dock; (3) renovation of up to 47,000 square feet of Floor Area within the Concourse Building and South Hall; (4) additional signage on the South Hall and Concourse Building (see below for additional information regarding proposed signage); and (5) demolition of approximately 12,000 square feet of Floor Area within the South Hall to connect the New Hall to the South Hall.

(b) Pico Passage

The proposed improvements for the Pico Passage are as described in detail on page II-41, above.

(c) South Hall Plaza

This is the existing area located adjacent to the main entry to the South Hall. New landscaping may be proposed as part of the Project.

(2) Proposed Specific Plan Subarea 2: Event Center

(a) Event Center Building

Development within Subarea 2 would consist of the proposed Event Center, as described in detail on page II-28, above. Demolition of the West Hall would precede construction of the Event Center structure.

(b) Event Plaza West

The Event Center Plaza, as described in detail on page II-38, above, is located within both the Event Center and Arena Subareas. This area includes the portion of the Event Plaza that is located within the Event Center Subarea.

(c) L.A. Live Way East

The proposed improvements for L.A. Live Way are as described in detail on page II-38, above.***

(3) Proposed Specific Plan Subarea 3: Arena

(a) Arena Building

Subarea 3 consists of the existing STAPLES Center. Under the Proposed Project STAPLES Center would remain and continue in operation. As described above, STAPLES Center occupies an approximately 8.5-acre site occupying the southwest corner of Figueroa Street and Chick Hearn Court. This Subarea currently includes 950,000 square feet of Gross Area and has a capacity of 22,000 seats.

(b) Event Plaza East

The Event Plaza, as described in detail above, is located within both the Arena and Event Center Subareas. This area includes the portion of the Event Plaza that is located within the Arena Subarea.

(c) Star Plaza

This is the existing area located adjacent to the main entry to STAPLES Center.

(d) Gilbert Lindsay North

Gilbert Lindsay Plaza, as described in detail above, is located within both the Event Center and Gilbert Lindsay Plaza Subareas. This area includes the portion of Gilbert Lindsay Plaza that is located within the Event Center Subarea.

(4) Proposed Specific Plan Subarea 4: Gilbert Lindsay Plaza

The proposed improvements for Gilbert Lindsay Plaza are as described in detail on page II-38, above.

(5) Proposed Specific Plan Subarea 5: Parking Garages and Pedestrian Bridges

The Parking Subarea is further divided into the following areas:

(a) Parking Garages

The existing Venice Garage provides a total of 1,121 parking spaces. Changes to the Venice Garage under the Proposed Project are limited to the addition of signage. See page II-55 below for additional information regarding proposed signage.

The Proposed Project includes the construction of two new parking structures, the Bond Street and L.A. Live Way Garages. These new larger parking facilities would be developed on the existing Bond Street Parking Lot and the Cherry Street Garage sites. A new 7-level parking garage would be constructed on the Bond Street Parking Lot, which would increase parking on this site from approximately 103 to 928 parking spaces. The first level of this garage would be built with a clearance of over 19 feet to allow access by heavy duty trucks and busses.

The existing 858-space Cherry Street Garage would be demolished and a new 8-level parking structure providing approximately 2,950 parking spaces and renamed the L.A. Live Way Garage would be constructed. The existing solar panels on the roof of the Cherry Street Garage would be removed and replacement solar panels would be located on the roof of the L.A. Live Way Garage. As is the case with the existing Cherry Street Garage, the L.A. Live Way Garage would span 12th Street. Additionally, the L.A. Live Way Garage's east façade could include an exterior pedestrian circulation element, and the west façade would have express ramps for vehicular access between multiple levels. Implementation of the proposed design would require a surface vacation that would narrow L.A. Live Way, although it would remain consistent with the current street designation of collector street.

(b) Pedestrian Bridges

The Proposed Project includes two pedestrian bridges that connect the L.A. Live Way Garage and the Bond Street Garage to the Event Center and the New Hall, respectively.

c. Development Standards*(1) Building Heights*

Under the proposed Convention and Event Center Specific Plan, the following represent the maximum permitted building heights for the proposed new development:

- Event Center—220 feet above grade;
- New Hall—90 feet above grade; and

- Parking Garages—90 feet above grade.

(2) Setbacks

No minimum setbacks are required.

(3) Parking

The parking standards for the Proposed Project are discussed in detail in Section IV.B.2, Transportation – Parking, of this Draft EIR. As set forth therein, a total of 6,670 on-site parking spaces shall be provided at buildout of the Proposed Project.

(4) Lighting

A comprehensive program of lighting standards has been developed for the Proposed Project to address the full range of on-site light sources. Specific measures have been developed to control light trespass at the Project Site boundary and to restrict glare from specific Project light sources by limiting the visibility of the light sources and/or the intensities of light that can be applied to architectural surfaces.

Existing lighting on the Project Site as of the effective date of the proposed Specific Plan would not be subject to the project design features or mitigation measures listed in Section IV.D.2, Artificial Light and Glare, of this Draft EIR. Future alterations or additions to this existing lighting would be permitted if those changes do not materially change the location, orientation, or intensity of a previously existing light source. Further, comparable lighting could replace existing lighting in the event the fixtures become damaged or fail.

A complete description and analysis of the Proposed Project's lighting project design features and mitigation measures is presented in Section IV.D.2, Artificial Light and Glare, of this Draft EIR.

(5) Signage

An important component of the overall Project is the signage program, which would be implemented via the proposed Specific Plan or a Sign District (SD), hereafter referred to as the Proposed Project's "Signage Regulations". The Signage Regulations would create three sign zones (Zones A, A1 and B) throughout the Project site, with each zone further divided into two or three vertical sign levels (Levels 1 through 3), as shown in Figure II-23 on page II-54. These zones and height levels overlap the proposed Specific Plan's Subareas. The Sign Regulations would be in addition to City Ordinance No. 172,465, which will remain in effect and continue to regulate certain existing and permitted signage for STAPLES Center and the Convention Center.

KEY

BOUNDARY LINES

Specific Plan Area Boundary

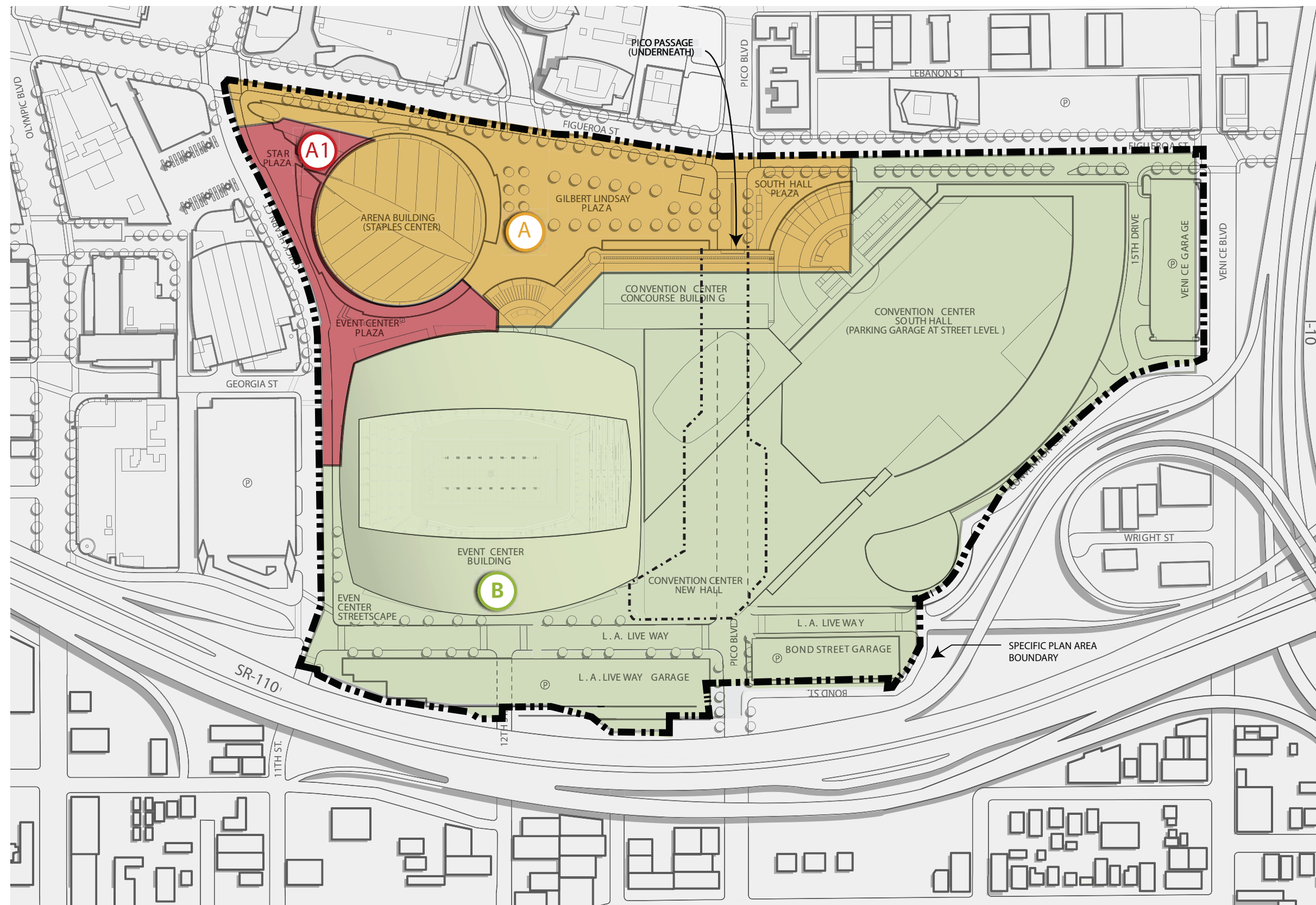
Zone A Includes Pico Passage, including Pico Blvd. at Street Level

SIGNAGE ZONES

Zone A1

Zone A

Zone B



Source: Gensler, 2012

On an overall basis, except as permitted by City Ordinance No. 172,465, the following general standards would apply to signage within the Project site: (1) individual signs could vary from 500 to 5,000 square feet in size, depending on the sign zone and vertical sign level; (2) heights could vary from 3 to 80 feet, and (3) operating hours for certain signs would be from dawn to 2:00 A.M., although some locations would have no restrictions on operating hours.

The following are the limitations on signage area:¹⁴

- Maximum amount of permanent signage permitted: 110,000 square feet of permanent signs, excluding wayfinding signage, 10,000 square feet of temporary signage, and 59,200 square feet of on-site aerial view signage;
- Maximum amount of permanent off-site signage: 70,000 square feet; and

Figure II-24 on page II-56 depicts the locations and types of all potential signage throughout the Project Site. The majority of signage would be focused on the building façades along the perimeter of the Project Site, including along Figueroa Street, SR-110 and the freeway interchange. Other locations that emphasize the placement of signage are along Chick Hearn Court and L.A. Live Way, although these roadways have limited visibility from outside of the Project Site since they do not function as major thoroughfares in the Project area. An agreement for some of this signage was previously approved by the City in 1999. Information regarding the types and locations of proposed signage for each building elevation is presented in Appendix D of this Draft EIR.

As noted, the signage rights granted in connection with STAPLES Center under City Ordinance No. 172,465 would remain in effect through the existing ordinance (or through incorporation into the signage regulations) and would not be superseded by the signage rights established pursuant to the proposed Signage Regulations. However, the proposed Signage Regulations would also apply, and as such, additional new signage would be placed at STAPLES Center beyond that permitted under the existing entitlements. In addition, smaller-scale directional, pedestrian and vehicular signage would be placed throughout the Project Site as necessary to facilitate access and safety. The types and extent of permitted signage would emphasize the event and entertainment-oriented aspect of the Project Site. Specifically, signage types could include identification signs, temporary event signs, electronic digital displays, changeable message LED boards, static signs, identification signs and retail/tenant identification signs.

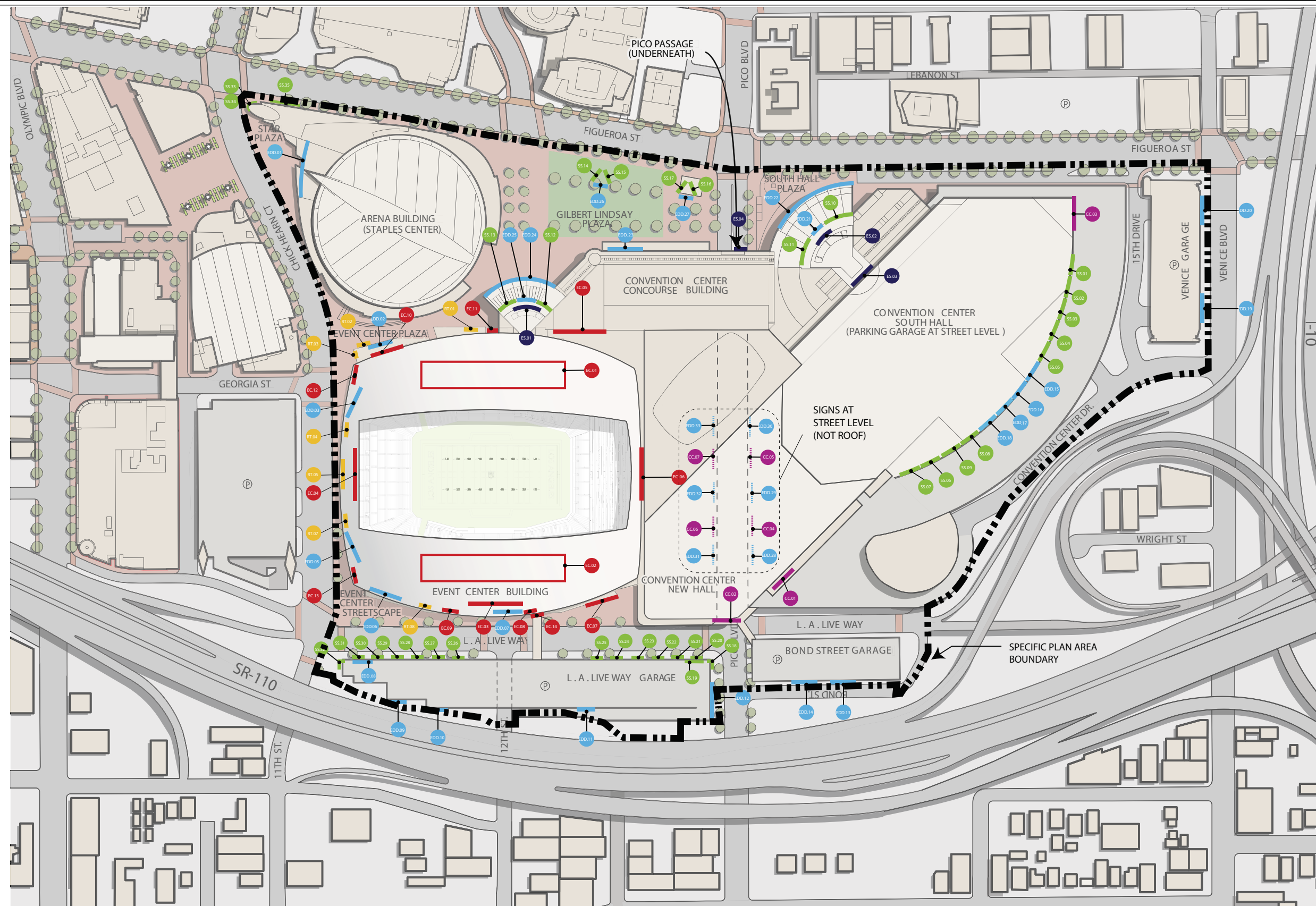
¹⁴ Totals exclude wayfinding and temporary signage.

KEY

SIGN TYPES

- CC LACC IDENTITY SIGN
- ES EVENT SIGN
- EDD DIGITAL DISPLAY
- SS STATIC SIGN
- EC EVENT CENTER IDENTITY SIGN
- RT RETAIL / TENANT IDENTITY SIGN

*Existing Signage pursuant to Ordinance No.172465 not shown.



Source: Gensler, 2012.

N

0 100' 200'

In addition, the Signage Regulations would take into account safety issues such as the minimization of potential traffic hazards. They would also ensure that street and scenic views are protected and visual clutter is limited to protect and enhance the visual character in the vicinity of the Project Site. Further, the Signage Regulations would support advertising and the naming rights to the Event Center, generating revenue streams necessary for project funding for the Event Center and repayment of the bonds issued by the City for construction of the New Hall.

3. Street Vacations

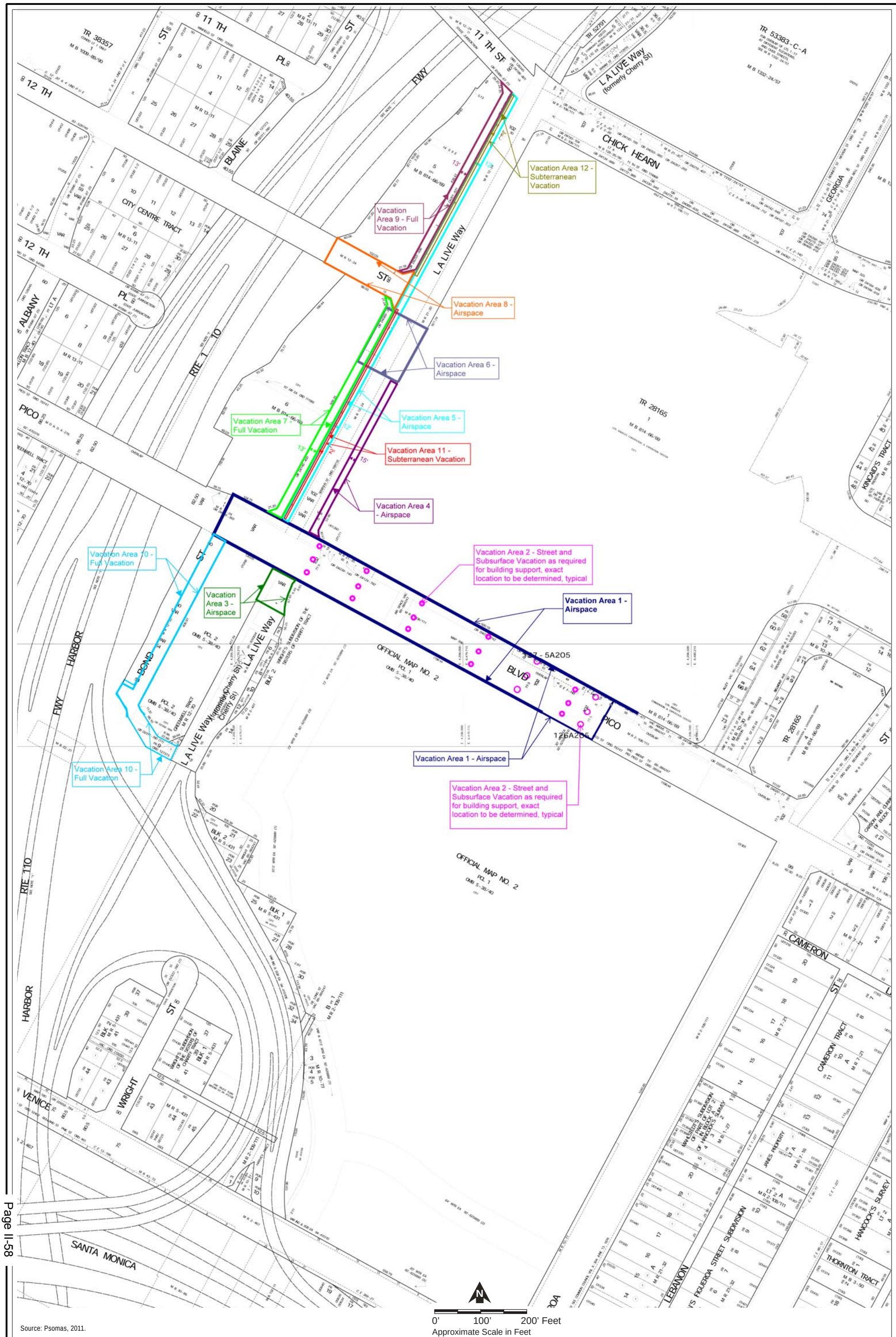
To implement the Proposed Project, a series of street vacation actions by the City are required. In summary, these include subsurface, surface, and airspace vacations at specified locations along Pico Boulevard and L.A. Live Way; an airspace vacation at a specified location along 12th Street; and a full right-of-way vacation at a specified location along Bond Street. The locations of the proposed street vacations are shown in Figure II-25 on page II-58.

E. Convention Center and Event Center Attendance Forecast

Attendance at events at the Convention Center and the Event Center are a result of the type of event, the number of events per year, and the number of days each event occurs. As Convention Center events typically last for more than one day, events that are listed as single events may in fact occur over several days. In addition to the attendance at each venue, the analyses in the Draft EIR also take into account whether activities are occurring at each of the on-site venues as well as at L.A. LIVE on a concurrent basis. Table II-6 on page II-59 presents an overview of concurrent events across the Project Site and at L.A. LIVE.

The Proposed Project consists of two main facilities that attract large numbers of people but that operate in different manners. Therefore, this Draft EIR uses separate attendance forecasting methods using different forecasting techniques for the Convention Center and the Event Center.

Attendance levels at the Convention Center were forecast by identifying the main types of events that occur at the Convention Center using the Convention Center's list of events for the period of 2008 through 2010. Based on this data set and information from comparable facilities around the country, a forecast of future conditions was completed taking into account the following factors: type of event; current attendance levels by event type; an estimate of the growth in the number of events and event days; and a forecast of



**Table II-6
Overview of Concurrent On-Site and L.A. LIVE Events**

Project Component	Weekend Event		Weekday Event	
	Events Occur in Afternoon	Events Occur in Evening	Events Occur in Afternoon	Events Occur in Evening
Event Center	Yes	Yes	No	Yes
Convention Center	Yes	Yes	Yes ^{a,b}	No
STAPLES Center	Yes ^c	Yes ^c	No	Yes ^c
L.A. LIVE	Yes	Yes ^d	Yes	Yes ^d
^a Event typically ends at 6:00 P.M. or 7:00 P.M., so does not overlap with peak L.A. LIVE demand (8:00–9:00 P.M.). ^b Event typically ends at 6:00 P.M. or 7:00 P.M., but overlap could occur with start of Event Center evening event. ^c Event would not occur at same time as full attendance ticketed event at Event Center. ^d L.A. LIVE parking demand highest in evenings. Source: Convention Center Modernization and Farmers Field Project Draft Transportation, Traffic, and Parking Report. The Mobility Group, February 17, 2012.				

the growth in attendance as a function of creating contiguous Convention Center exhibit space.

Attendance levels at the Event Center were forecast by recognizing that events can be classified into the two categories; Spectator Events and Exhibition Events. Spectator Events include all types of events that use the seating capacity of the Event Center, including, but not limited to, National Football League games, international soccer matches, X Games, motocross, and rodeos, and concerts. For this class of events, the number of events and event days by categories of attendance levels were forecasted. Attendance for Exhibition Events at the Event Center was calculated by determining the total number of days that the Event Center would not be used for Spectator Events and then determining how many of those days would be used for exhibition and meeting room purposes. Based on this information the number of events and event days for exhibition and meeting room usage was determined. Attendance levels for each of these event types were developed and combined with the Spectator Event attendance forecast to determine the total annual attendance at the Event Center. This forecast was combined with the forecast for the Convention Center to determine attendance levels for the Proposed Project. Information in support of this forecasting is provided in Appendix F to this Draft EIR.

F. Proposed Project Construction/Phasing Schedule

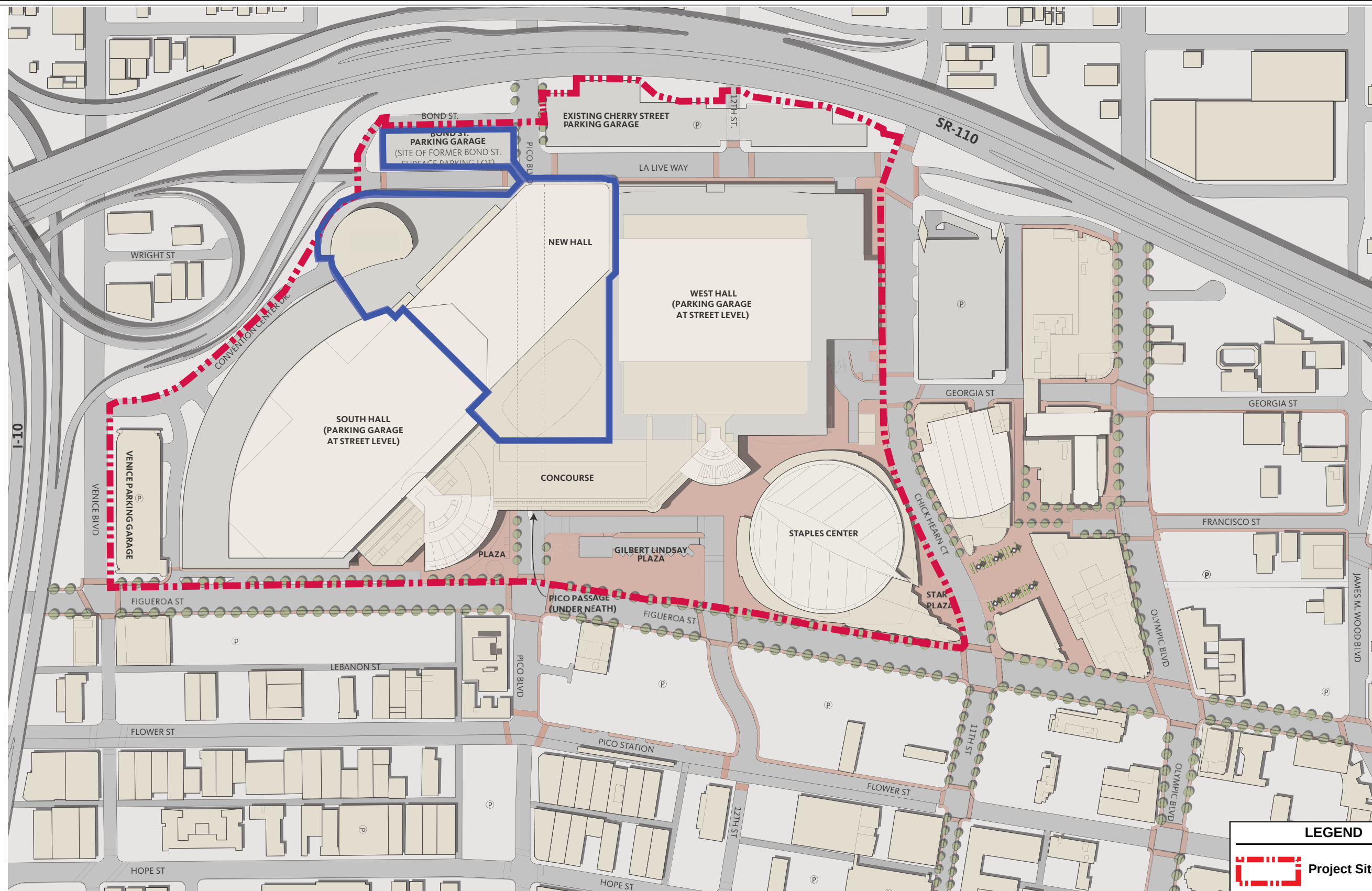
The Project's major components, as described above, include the following: (1) the construction of the New Hall, including renovations to the Concourse Building and modifications to Gilbert Lindsay Plaza; (2) the demolition of the existing West Hall; (3) the construction of the Event Center; and (4) the construction of the L.A. Live Way and Bond Street Garages. The Proposed Project would be constructed in phases over an approximate five-year time frame beginning after Proposed Project approval by the City with construction forecast to be completed by mid- to late 2016. While it is the Event Center Applicants' intention to complete construction by mid- to late 2016, for the purposes of a conservative analysis this Draft EIR analyzes construction completion in 2017 in the event of possible delays.

Based on current planning, the construction of the New Hall would begin in 2012 and is forecast to be completed in 2014. During this time period, the Bond Street Garage would be constructed followed by demolition of the existing Cherry Street Garage to allow for construction of the new L.A Live Way Garage. Completion of construction for the Bond Street and L.A. Live Way Garages is anticipated to occur in mid 2013 and late 2014, respectively. The demolition of the existing West Hall would be required to begin in late 2013 to achieve the completion of the Event Center in mid to late 2016. The Event Center is proposed to be constructed on the West Hall site following demolition of West Hall. Based on these preliminary construction time frames, neither the existing West Hall nor the proposed New Hall would be available for Convention Center use for a period of approximately three to six months during the late 2013 to 2014 time period. During this three to six month period, the existing South Hall and Concourse Hall would not be affected and would remain fully functional. Figures II-26 and II-27 on pages II-61 and II-62 respectively show the locations for the Phase 1 and Phase 2 Project components.

G. Intended Uses of the EIR

This Draft EIR serves as the environmental document for all actions associated with development of the Proposed Project. The Draft EIR is a Project-level EIR that is intended to be the primary reference document in the formulation and implementation of a mitigation report or monitoring program for the Proposed Project. This Draft EIR is also intended to cover all State, regional and local government discretionary approvals that may be required to construct or implement the Proposed Project, whether or not they are explicitly listed below. State and regional agencies which may have jurisdiction over components of the Proposed Project include, but are not limited to:

- California Department of Transportation (Caltrans);



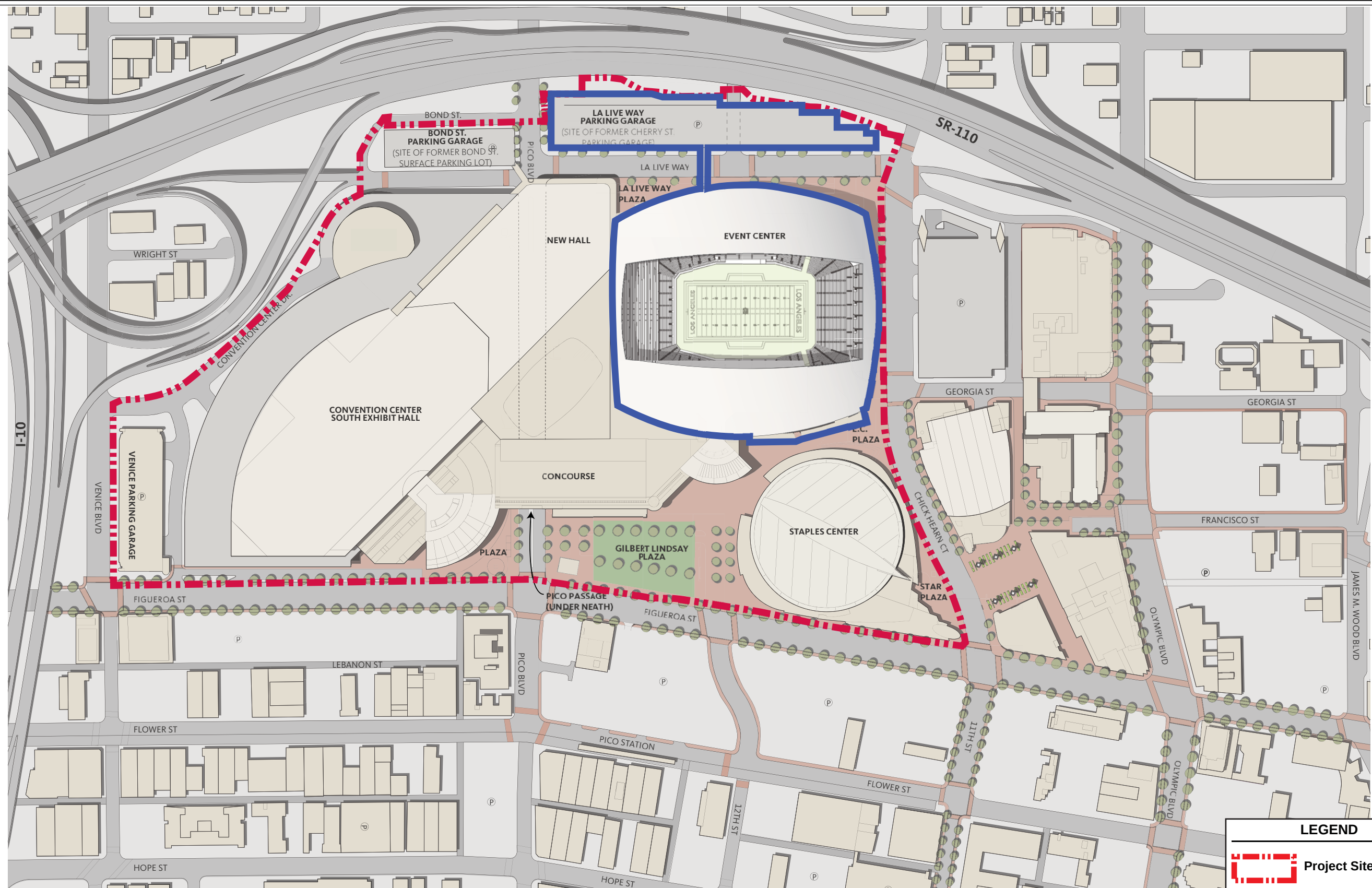
LEGEND	
	Project Site Boundary
	Phase 1 Project Components



Source: Gensler, 2012.



Figure II-26
 Location of Phase 1 Project Components
 Page II-61



Source: Gensler, 2012.

- Regional Water Quality Control Board;
- South Coast Air Quality Management District;
- Los Angeles County Metropolitan Transportation Authority (Metro);
- Southern California Association of Governments (SCAG);
- Los Angeles Convention and Exhibition Center Authority (Convention Center Authority); and
- California Environmental Protection Agency, Department of Toxic Substances Control.

The City of Los Angeles is the lead agency for the Proposed Project under CEQA. Implementation of the Proposed Project would require approvals from the City of Los Angeles as listed below. In addition to approvals related to the Project Site, amendments to the LASED Specific Plan and Development Agreement are required to remove the use restriction on the Convention Center Expansion Parcel effective upon completion of the New Hall. Further, amendment of the Arena Ground Lease for STAPLES Center is required in connection with the transactions between the Event Center Applicant and the City and to adjust the boundary of the premises under the Arena Ground Lease to provide the required parcel for the Event Center. Therefore, amendment of the STAPLES Center Development Agreement is sought in connection with the Proposed Project.

H. Discretionary Actions and Proposed Project Approvals

As defined by Section 15161 of the California Environmental Quality Act Guidelines, this Draft EIR is a Project EIR and serves as the primary reference document in the formulation and implementation of a mitigation monitoring program for the Proposed Project, which will be included as part of the Final EIR for the Proposed Project.

Permits and approvals required from the City of Los Angeles, as the Lead Agency under CEQA, for development of the Proposed Project are anticipated to include, but are not limited to, the following:

- General Plan Amendment to (a) change the Regional Commercial designation of portions of STAPLES Center to Public Facilities, (b) amend the General Plan Land Use Map for the Central City Community Plan area to include a footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and provide for correspondence of Public Facilities designation with the proposed Specific Plan, (c) reclassify a segment of 12th Street as a

“local” street, and (d) confirm the FAR, height and other development standards within the Project Site shall be as set forth in the proposed Specific Plan;

- Vesting Zone Change or Zone Change for the entire Project Site from PF (Public Facilities) and C2 (Commercial) to CEC (Convention and Event Center Specific Plan) and corresponding modification to the Municipal Code to add the CEC Zone;
- Proposed Specific Plan to regulate development within the Project Site;
- Sign District for the Project Site or provisions included within the proposed Specific Plan to allow the proposed signage program;
- Development Agreement;
- Vacation of air space, surface and subsurface portions of Pico Boulevard and L.A. Live Way, vacation of air space over 12th Street, and vacation of portions of Bond Street;
- Modified Street Designations;
- Design review by the City’s Cultural Affairs Commission;
- Amendment of the LASED Specific Plan, as well as the Development Agreement and Disposition and Development Agreement, to remove the land use restriction with regard to the Convention Center Expansion Parcel Development Site 1a in the Olympic West Subarea of the proposed Specific Plan upon completion of the New Hall;
- Transactional agreements by the City with respect to the Event Center and New Hall, including, but not limited to, ground leases and construction agreements, for financing and development of the New Hall and private construction and operation of the Event Center and the Bond Street and L.A. Live Way Parking Garages, signage, and reciprocal easements;¹⁵
- Amendment of the Arena Ground Lease for STAPLES Center to extend the term and slightly modify the boundaries of the premises;
- Amendment of the STAPLES Center Development Agreement;

¹⁵ *Reciprocal easements are contracts that allow two parties to use property that is of common interest.*

- Amendment or termination of the existing Reciprocal Easement Agreement and Environmental Restriction Agreement and the Disposition and Development Agreement relating to STAPLES Center and LASED;
- Approval by the City and the Convention Center Authority of bond financing and refinancing, including for construction of the New Hall;
- Caltrans approvals for signage and in connection with proposed street vacations, and Caltrans and City approval of a proposed land transfer and/or exchange;
- Haul Route approval;
- Certification of the Final EIR by the City Council; and
- Any additional actions deemed necessary to implement the Proposed Project.

The proposed Vesting Zone Change or Zone Change would involve a zone change for the entire Project Site from PF (Public Facilities) and C2 (Commercial) to CECSP (Convention and Event Center Specific Plan). The Public Facilities land use designation for the Project Site, as defined in the Central City Community Plan, would remain unchanged. However, the portion of the Project Site designated as Regional Commercial would be changed to Public Facilities and the land use legend within the City's General Plan Land Use Map for the Central City Community Plan area would be revised such that the zones listed as corresponding to the Public Facilities designation would include the CECSP Zone. Additionally, a footnote would be added to the Land Use Map for the Central City Community Plan area. The new footnote, Footnote 15, would read as follows:

"The Convention and Event Center Specific Plan Zone (CEC) shall be a corresponding zone with respect to the Public Facilities land use designation and, notwithstanding the above footnotes, the FAR, height and other development standards within the Convention and Event Center Specific Plan area zoned CEC shall be those set forth in the Convention and Event Center Specific Plan." This footnote would only apply to those areas of the Central City Community Plan area rezoned as CECSP (i.e., the Project Site).

Required ministerial approvals from the City of Los Angeles are expected to include, but are not limited to, the following:

- Department of Public Works permits for excavation and shoring in public ways and installation of public improvements;
- Street Closure permits, A-permits and B-permits;

- Department of Building and Safety permits, including demolition, grading, foundation, and building permits;
- Board of Police Commissioners permit for extended construction hours;
- Ministerial approvals provided in the proposed Specific Plan; and
- Any additional ministerial actions or approvals required.

In addition, this EIR may be used by the City in connection with subsequent approvals under the proposed Specific Plan or the Development Agreement as may be requested from time to time in connection with development of the Project Site.