

Appendix A

Convention and Event Center Specific Plan



CONVENTION AND EVENT CENTER SPECIFIC PLAN

CITY OF LOS ANGELES
APPLICATION DRAFT
APRIL 2, 2012

CONVENTION AND EVENT CENTER SPECIFIC PLAN

TABLE OF CONTENTS

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

SECTION 10. TRANSPORTATION, CIRCULATION, STREET VACATION AND PARKING

- 10.1 TRANSPORTATION STRATEGY OVERVIEW
- 10.2 SPECIFIC PLAN AREA STREET MODIFICATIONS
- 10.3 REQUIRED TRANSPORTATION IMPROVEMENTS
- 10.4 TRANSPORTATION MANAGEMENT PLAN (TMP)
- 10.5 PARKING REGULATIONS
- 10.6 SB 292 COMPLIANCE

SECTION 11. SPECIFIC PLAN IMPLEMENTATION AND AMENDMENTS

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

SECTION 12. INTERPRETATION

SECTION 13. SEVERABILITY

APPENDICES

Appendix A	Approved Plans
Appendix B	Superseded Entitlement Approvals
Appendix C	Project Design Features
Appendix D	Sign Regulations
Appendix E	Alcohol Approval Conditions

MAPS

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

TABLES

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

CONVENTION AND EVENT CENTER SPECIFIC PLAN

An ordinance establishing a Specific Plan, known as the Convention and Event Center Specific Plan, for a portion of the Central City Community Plan area.

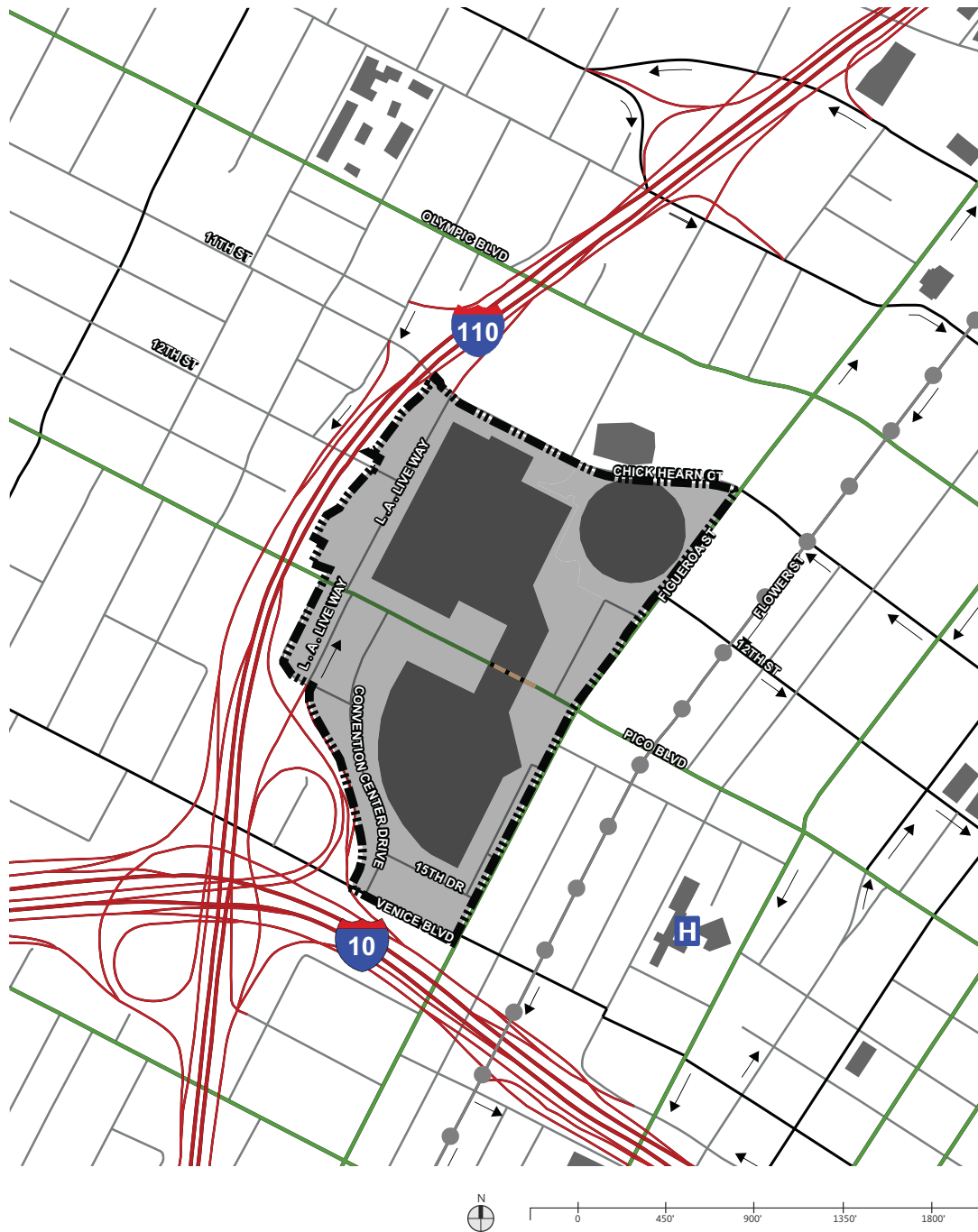
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

SECTION 1. ESTABLISHMENT OF THE CONVENTION AND EVENT CENTER SPECIFIC PLAN

Section 1.1 AUTHORITY AND SCOPE

A Specific Plan is a regulatory land use ordinance that controls or provides a framework for the systematic implementation of the General Plan of the City of Los Angeles. Pursuant to Los Angeles Municipal Code ("LAMC") Section 11.5.7, the City Council hereby establishes the Convention and Event Center Specific Plan which shall be applicable to that area of the City depicted within the heavy dashed line on Map 1, comprising the approximately 68 acre site owned by the City and generally bounded by Chick Hearn Court on the north; Figueroa Street on the east; Venice Boulevard on the south; and the Caltrans right of way adjacent to the 110 Freeway on the west. This area is referred to as the "Specific Plan area."¹ This Specific Plan serves as both a policy and regulatory document for the development of the Specific Plan area. The Convention and Event Center Specific Plan shall also be known as the "CEC."

¹ The Specific Plan area's western boundary will be the property line between the land owned by the City of Los Angeles and the Caltrans right-of-way in this area, which may be modified from the current property line to take into account a potential land exchange between the City and Caltrans in order 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. Under the exchange, 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.



LEGEND	
	Specific Plan Area Boundary

Map 1: Specific Plan Area Location Plan

Section 1.2 SUBAREAS

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into the following five land use Subareas and the further Subarea classifications listed below. The location and boundaries of these Subareas are depicted on Map 2.

Subarea 1: Convention Center

- 1(A) Convention Center Buildings
- 1(B) Pico Passage
- 1(C) South Hall Plaza
- 1(D) South Hall Circulation

Subarea 2: Event Center

- 2(A) Event Center Building
- 2(B) Event Plaza West
- 2(C) Event Center Streetscape

Subarea 3: Arena

- 3(A) Arena Building
- 3(B) Event Plaza East
- 3(C) Star Plaza/Figueroa Streetscape
- 3(D) Gilbert Lindsay Plaza North

Subarea 4: Gilbert Lindsay Plaza

Subarea 5: Parking Garages

- (A) Parking Garages (excluding the South Hall Garage)
- (B) Pedestrian Bridges

Map 3 depicts the Existing Site Plan for the Specific Plan area. Map 4 depicts the Conceptual Site Plan for the Initial Development.

Ground Level

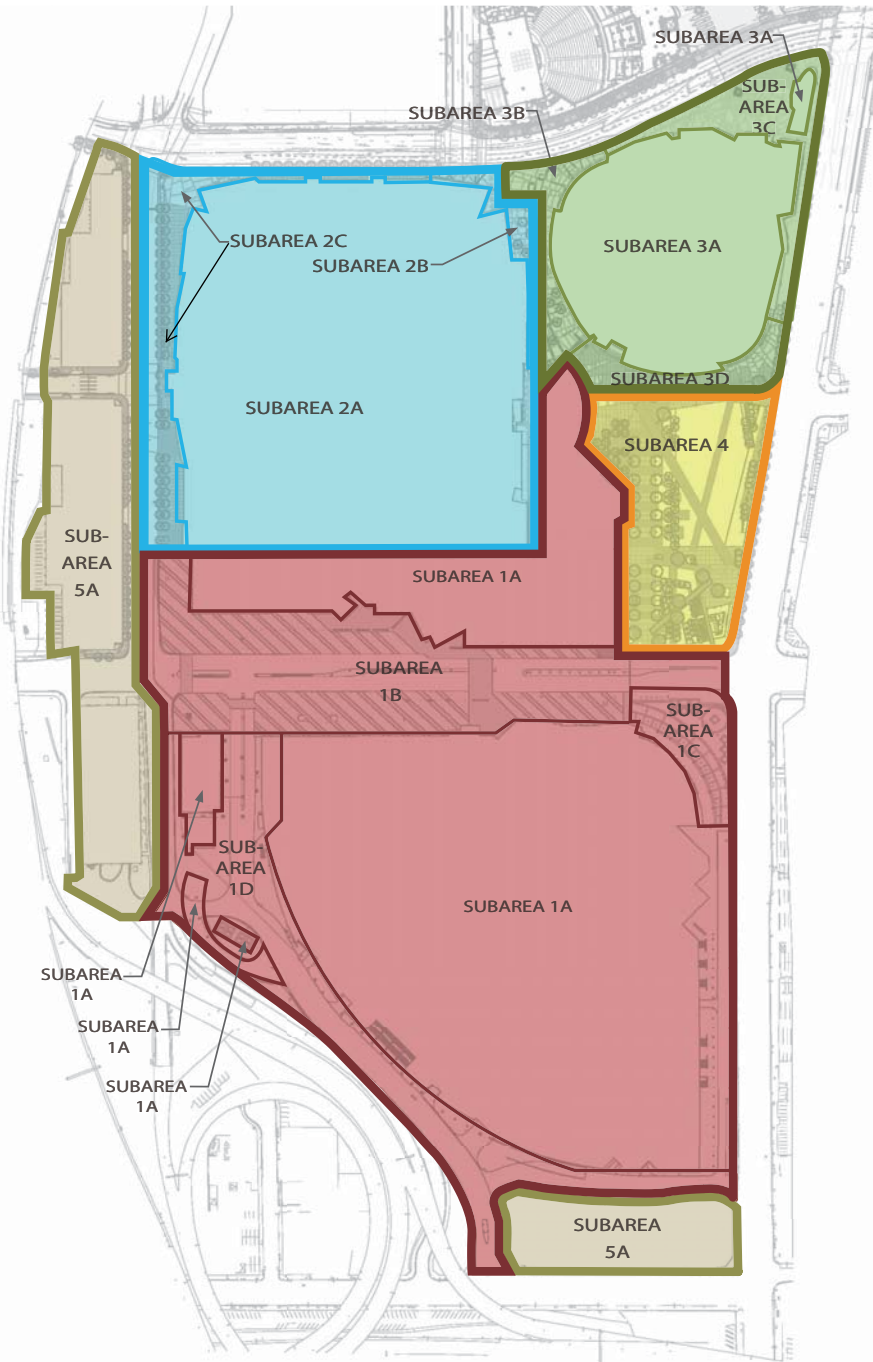
- SUBAREA 1
CONVENTION CENTER**
 - 1A: Convention Center Buildings
 - 1B: Pico Passage
 - 1C: South Hall Plaza
 - 1D: South Hall Circulation

- SUBAREA 2
EVENT CENTER**
 - 2A: Event Center Building
 - 2B: Event Plaza West
 - 2C: Event Center Streetscape

- SUBAREA 3
ARENA**
 - 3A: Arena Building
 - 3B: Event Plaza East
 - 3C: Star Plaza / Figueroa Streetscape
 - 3D: Gilbert Lindsay Plaza North

- SUBAREA 4
GILBERT LINDSAY PLAZA**

- SUBAREA 5
PARKING GARAGES AND
PEDESTRIAN BRIDGES**
 - 5A: Parking Garages
 - 5B: Pedestrian Bridges



Map 2: Subarea Maps

Above Grade



SUBAREA 1 CONVENTION CENTER

- 1A: Convention Center Buildings
- 1B: Pico Passage
- 1C: South Hall Plaza
- 1D: South Hall Circulation



SUBAREA 2 EVENT CENTER

- 2A: Event Center Building
- 2B: Event Plaza West
- 2C: Event Center Streetscape



SUBAREA 3 ARENA

- 3A: Arena Building
- 3B: Event Plaza East
- 3C: Star Plaza / Figueroa Streetscape
- 3D: Gilbert Lindsay Plaza North

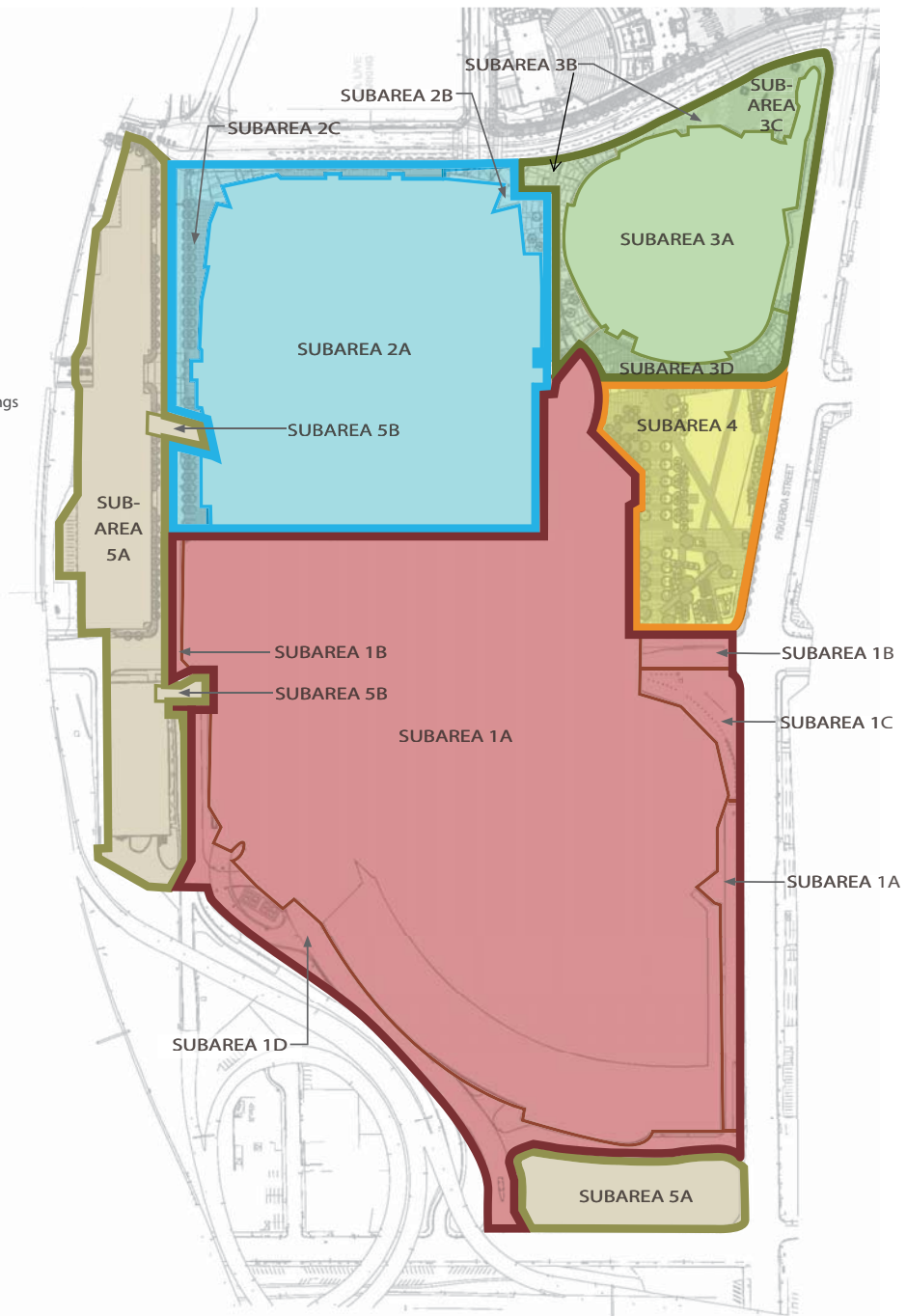


SUBAREA 4 GILBERT LINDSAY PLAZA

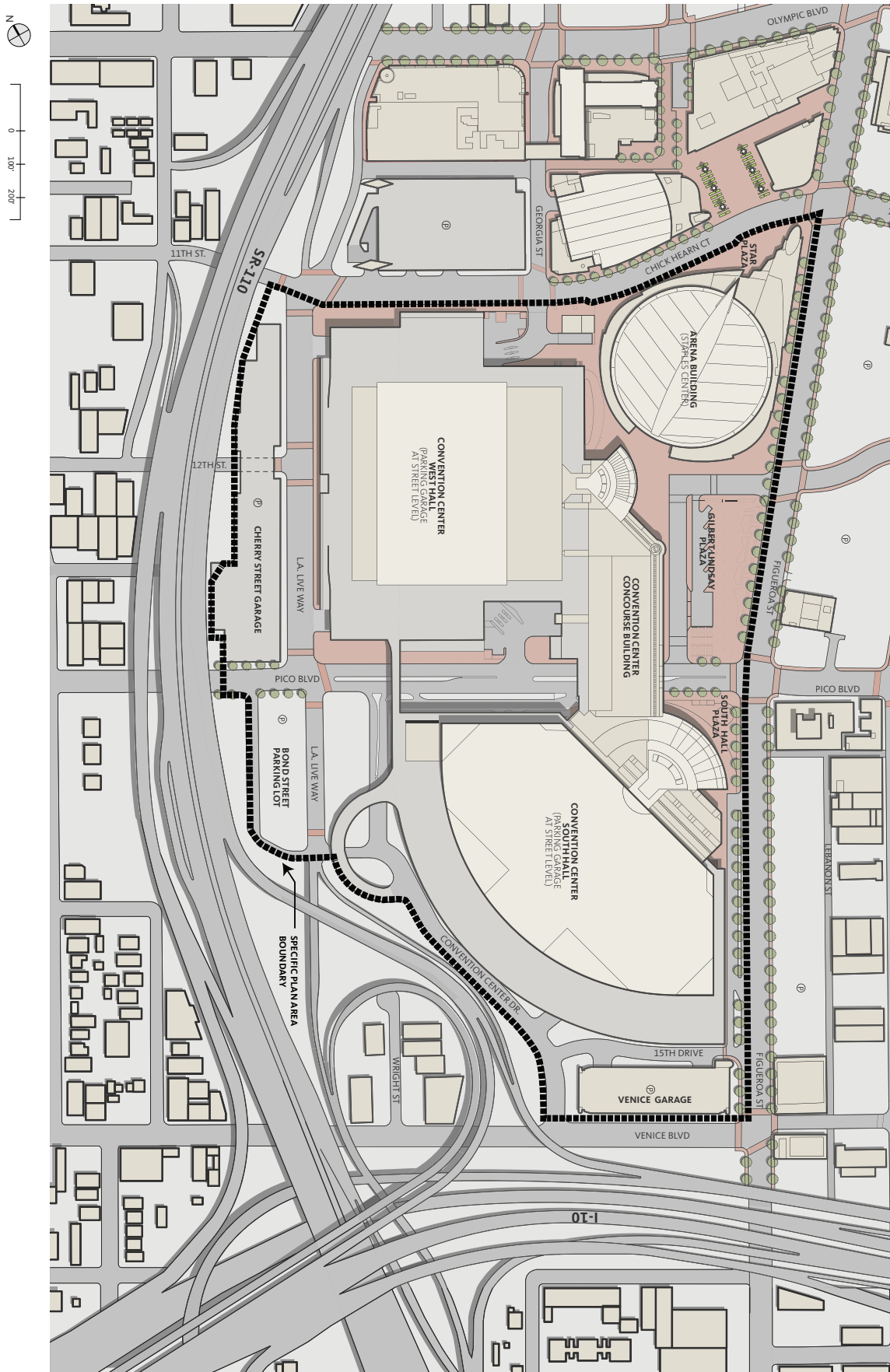


SUBAREA 5 PARKING GARAGES AND PEDESTRIAN BRIDGES

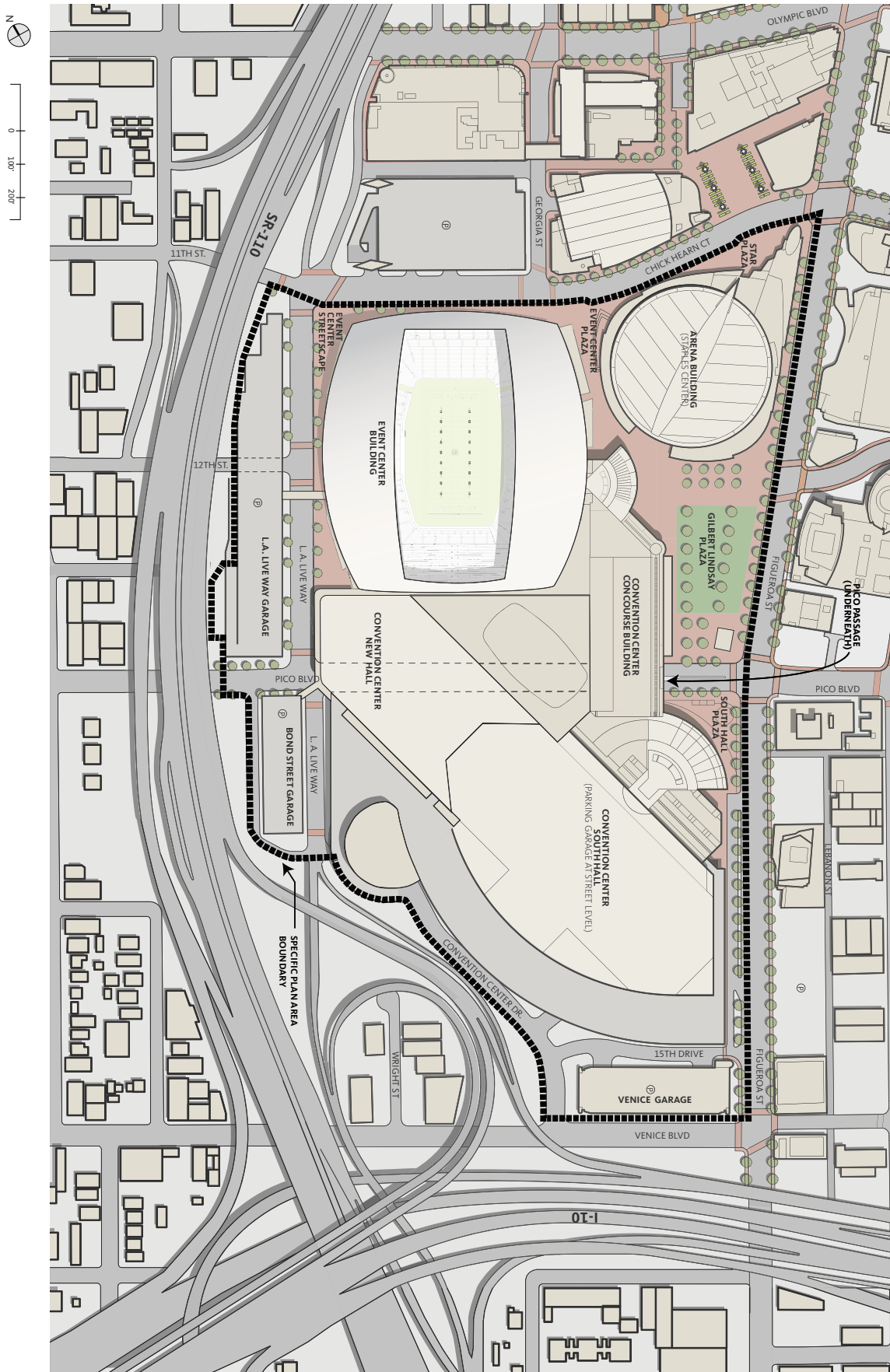
- 5A: Parking Garages
- 5B: Pedestrian Bridges



Map 2: Subarea Maps



Map 3: Existing Site Plan



Map 4: Site Plan

Section 1.3 SPECIFIC PLAN PURPOSES AND OBJECTIVES

A. Generally. The Specific Plan provides the regulatory framework for the modernization and expansion of the Convention Center and the development of a multi-purpose Event Center Building for convention, sports and entertainment uses and such other Permitted Uses as are described in this Specific Plan. The Specific Plan also regulates the Arena Building, commonly known as of the Effective Date as STAPLES Center, and the existing Convention Center as and to the extent set forth below. Upon completion of the Initial Development (defined below), the Specific Plan area would function as a unified center for convention, sports and entertainment uses and as one of the largest convention center venues in the United States.

B. Purposes and Objectives. The purposes and objectives of this Specific Plan are as follows:

1. To provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates;
2. To provide a regulatory framework to further the modernization of the Los Angeles Convention Center through construction of new convention halls and facilities and for development of the Event Center and related improvements and to assure orderly development and appropriate capacity of public facilities for the intensity and design of development within the Specific Plan area;
3. To serve the City of Los Angeles by enhancing its prominence as the destination of choice for citywide conventions, exhibitions, trade shows, and high profile events and to enhance the City's economic base, including tax revenues, through an increase in such conventions and events;
4. To provide major public and private facilities to meet the needs of local, regional, national, and international activities to enhance the social, cultural, and economic goals of Los Angeles in a manner that accounts for the special needs of the Specific Plan area and the surrounding community, and allows flexibility for adapting to future changes that could occur;
5. To provide continued and expanded development of the Specific Plan area as a major convention and event center area providing major sporting events, conventions, retail, entertainment, ancillary office, tourism, and similar or related uses, in conformance with the goals and objectives of local and regional plans and policies;
6. To expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region;
7. To enhance the existing Convention Center, the Arena Building and future Convention Center and Event Center development by providing public gathering places and a pedestrian friendly environment through the establishment of unique streetscape and open space plans; and

8. To ensure adequate parking for the uses anticipated by this Specific Plan, through the use of coordinated parking and events, utilization of off-site parking within walking distance of the Specific Plan area and/or other similar measures.

SECTION 2. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section 2 and the definitions of the terms set forth in this Section 2 shall supersede the definitions set forth in the LAMC, including without limitation, LAMC Section 12.03. Words and phrases not defined here shall be construed as defined in LAMC Sections 12.03 or Section 13 of this Specific Plan.

Add Areas. Three parcels within the Caltrans right of way adjoining Subarea 5(A), as shown on Map 2, totaling 2,549 square feet, that as of the Effective Date are owned by Caltrans and proposed to be acquired by the City. Upon acquisition by the City of the Add Areas, such Add Areas would automatically, and without further action by the City, be part of Subarea 5(A) and subject to the requirements of this Specific Plan.

Alcohol Use Approval. The right to sell and/or serve alcohol for on-site or off-site consumption within the Specific Plan area as established pursuant to this Specific Plan or the Existing Alcohol Approvals or granted by Alcohol Use Permit if required by Section 8 of this Specific Plan.

Alcohol Use Permit. An approval by the Zoning Administrator with respect to the sale or service of alcohol at any proposed establishment or special event permit for which such approval is required pursuant to Section 8 of this Specific Plan.

Applicant. Any person, as defined in LAMC Section 11.01, or entity submitting an application for a Project Permit Compliance, Project Permit Adjustment and/or Modification, Specific Plan Exception, Specific Plan Amendment, Specific Plan Adjustment, Specific Plan Interpretation (each as described in LAMC Section 11.5.7), public art approval, Alcohol Use Approval, or Sign Approval.

Approved Plans. The plans approved by the City Council for the Initial Development pursuant to the Ordinance approving this Specific Plan or pursuant to other Council approval and further progressions of such plans, provided the same are in substantial conformance with or a logical progression from the plans on file with the City as of the Effective Date or are within the envelope of environmental impacts analyzed in the Final EIR or subsequent environmental analysis, if any, required by the City.

Arena. Subarea 3 of the Specific Plan area and the existing and proposed Buildings, structures and improvements within Subarea 3, as depicted on Map 3 and Map 4, including without limitation, the Arena Building, Event Plaza East, Star Plaza/Figueroa Streetscape and North Gilbert Lindsay Plaza, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

Arena Building. The sports and entertainment Building commonly known as of the Effective Date as STAPLES Center, located in Subarea 3(A), as the same may be modified from time to time consistent with the requirements of this Specific Plan.

Bond Street Garage. An approximately 928 parking space parking structure proposed to be constructed in the location of the Bond Street Parking Lot within Subarea 5(A) of the Specific Plan area, as depicted on Map 4.

Bond Street Parking Lot. The 283 parking space parking lots (including the east and west parking lots) located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3.

Broadcast and Communication Facilities. Those facilities used for the purpose of communications, broadcasting, sending or receiving data, information or communications, together with any equipment or non-habitable structure housing equipment to support such uses in connection with the operation of the Buildings or other improvements within the Specific Plan area. Broadcast and Communication Facilities shall include, without limitation, permanent, temporary, fixed and/or mobile facilities for Motion Picture, Television, Radio, Filming and Broadcast Uses, closed circuit, cable or pay television or radio satellite transmission, pay-per-view, wireless telecommunication facilities such as Wi-Fi, radio and television transmitters and networks, Internet, world wide web (including video streaming), telephone, information and data transmission, and similar rights by whatever means or process, whether existing as of the Effective Date or later developed, for preserving, transmitting, disseminating or reproducing for hearing or viewing events at such Buildings and within the Specific Plan area, including without limitation, pre-event, half-time, post-event features and events. Broadcast and Communication Facilities shall also include, without limitation, wireless telecommunication facilities as described in LAMC Section 12.24.W.49, all necessary support infrastructure such as satellite and microwave dishes, antennae dishes and/or satellite farms, land line phone, wireless communication facilities, television and two-way radio transmitters and broadcast, communications and data facilities, control and telemetry signals, cable or fiber optic systems, electrical or electromagnetic vaults, cabling, equipment racks, generators, transformers, upload and downlink systems, uninterrupted power supply (UPS) systems and other related broadcast, communication (including wireless communication) and data transmission support equipment and systems whether existing as of the Effective Date or later developed.

Buildable Area. Buildable Area means the square footage of any Subarea without regard to dedications.

Building. Any Building located within the Specific Plan area, whether in existence prior to the Effective Date or erected thereafter. Buildings shall include above grade terraces and balconies but shall not include pedestrian bridges.

Cherry Street Garage. The existing 858 parking space garage located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3.

City. The City of Los Angeles.

City Engineer. The General Manager of the Bureau of Engineering of the City or his or her designee.

Concourse Building. The Convention Center building within Subarea 1(A) of the Specific Plan area, spanning Pico Boulevard and connecting the South Hall and West Hall, as depicted on Map 3 and Map 4, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

Convention Center. The Convention Center is comprised, as of the Effective Date, of: (a) Subarea 1 of the Specific Plan area and the Buildings, structures and improvements, including without limitation South Hall and the Concourse Building, located in Subarea 1, and (b) the West Hall and its associated parking with Subarea 2, each as depicted on Map 3 of the Specific Plan area. Upon demolition of the West Hall, the term Convention Center as used in this Specific Plan shall exclude the West Hall and other improvements in Subarea 2 and shall be comprised of the Buildings, structures and improvements within Subarea 1 of the Specific Plan area, comprised of South Hall, the Concourse Building, New Hall, Pico Passage, South Hall Plaza and South Hall Circulation, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

Convention Center Applicant. The Applicant for development of the New Hall, Pico Passage and related on- and off-site improvements.

Development Agreement. A development agreement, authorized pursuant to California Government Code Section 65864, *et seq.*, entered into by the City of Los Angeles and the Event Center Applicant, relating to, among other things, the Specific Plan area.

Effective Date. The date upon which Ordinance No. XXX adopting this Specific Plan becomes effective.

Entertainment Uses. Entertainment and recreational uses which include, but are not limited to: amphitheaters, stadiums, arenas, auditoriums or other similar facilities; theaters; live entertainment; dance clubs; family entertainment centers; and similar uses or enterprises that are oriented, marketed and intended for tourists, visitors and/or recreational consumers and permitted by the Specific Plan.

Event Center. The Buildings, structures and improvements, including without limitation the Event Center Building, Event Plaza West and Event Center Streetscape, proposed to be located within Subarea 2 of this Specific Plan as the same may be modified from time to time consistent with the requirements of this Specific Plan.

Event Center Applicant. The Applicant for the Event Center, L.A. Live Way Garage and the Bond Street Garage and related on- and off-site improvements and Signs.

Event Center Building. A new multipurpose event center and sports facility proposed to be constructed in Subarea 2 of the Specific Plan area, as depicted on Map 4, and designed to be utilized for sports and entertainment events and to be convertible to exhibit hall and meeting room space for use in conjunction with Convention Center exhibitions and meetings, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

Event Center Streetscape. The portion of the Specific Plan area comprising Subarea 3(C) and all Buildings and improvements therein.

Existing Alcohol Approvals. The approvals granted prior to the Effective Date, comprising (a) the Existing Arena CUB and (b) the Existing Convention Center Alcohol Approval.

Existing Arena CUB. CPC 97-0120 (CUB), a conditional use permit permitting sale for consideration of alcoholic beverages, including beer and wine for consumption on the Arena premises.

Existing Buildings. All Buildings, structures and improvements existing within the Specific Plan area prior to the Effective Date.

Existing Convention Center Alcohol Approval. ZAI 80-183 B (Interpretation of Conditional Use Status-Convention Center) providing the Convention Center the status of an approved conditional use site for the sale of alcoholic beverages for consumption on the Convention Center premises.

Existing Sign Ordinance. Ordinance No.172465 adopted on March 27, 1999, regulating signage for the Arena and the Convention Center, as the same may be amended or modified from time to time.

Existing Uses. All uses within the Specific Plan area prior to the Effective Date.

Farmers Market. Has the meaning set forth in LAMC Section 12.24.X.6.

Final EIR. The Final EIR is the Convention Center Modernization and Farmers Field Project EIR (State Clearinghouse Number 20110024) dated XXX and certified by the City on XXX, as the same may be supplemented or modified from time to time.

Fireworks. Any composition or device for the purpose of producing a visible or an audible effect by combustion, deflagration, or detonation, and that meets the definition of consumer fireworks or display fireworks pursuant to state law and shall include pyrotechnics special effects.

Floor Area. Floor Area shall be as defined in LAMC Section 12.03, 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 Area.

Floor Area Ratio. Floor Area Ratio shall be as defined in LAMC Section 12.03 subject to

the definition of Floor Area as set forth in this Specific Plan.

Gilbert Lindsay Plaza. The property, Buildings, structures and improvements comprising Subarea 4 of the Specific Plan area, depicted on Map 3 and Map 4 as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the Building and a line 5 feet from the Building.

Height. With respect to each Building, the vertical distance above Grade measured to the highest point of the building roof or structure. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, spires, flagpoles, solar energy structures, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limit specified in the Subarea where the Building is located, but no penthouse or roof structure or any other space above that height limit shall be allowed for the purpose of providing additional Floor Area.

Initial Development. The Initial Development shall mean the Buildings, open space areas and streetscapes as described in Section 3.2 of this Specific Plan and in the Approved Plans, for which all discretionary City approvals are granted pursuant to this Specific Plan, including without limitation, the following: the New Hall, the Event Center Building, the Bond Street Garage, the L.A. Live Way Garage, Gilbert Lindsay Plaza, Pico Passage, Event Center Plaza modifications to the South Hall and the Concourse Building and related on- and off-site infrastructure improvements.

Kentia Hall. That portion of the South Hall Garage that is convertible to exhibit hall space. Kentia Hall is an Existing Building.

Kiosk. A freestanding cart, stand, truck or sales display not permanently attached to a building and used for the sale or distribution of tickets, information, food, beverage and/or retail merchandise concessions.

LADOT. The Department of Transportation of the City of Los Angeles.

LADOT General Manager. The General Manager of the Department of Transportation, or his or her designee.

L.A. Live Way Garage. An approximately 2950 parking space parking structure proposed to be constructed in the location of the Cherry Street Garage within Subarea 5(A) of the Specific Plan area, as depicted on Map 4.

LAMC. The Los Angeles Municipal Code.

LASED. The Los Angeles Sports and Entertainment District.

Minimum Vertical Clearance. The minimum design vertical clearance between finished roadway surface and overhead structure, soffit or other obstruction.

Mitigation Monitoring and Reporting Plan. The Mitigation Monitoring and Reporting Plan adopted by the City concurrently with the certification of the Final EIR, as the same may be amended or modified from time to time with the approval of the Planning Director or, as set forth in Section 10.3 of this Specific Plan, the LADOT General Manager.

Motion Picture, Television, Radio, Filming and Broadcast Uses. Motion picture, television, radio, filming and broadcast uses, including without limitation, filming, studios, indoor or outdoor stages and sets, video and media production, film or tape reproductions and other means of recording, preserving, transmitting, disseminating or reproducing events and programs for hearing or viewing.

New Hall. A Building proposed to be constructed as part of the Convention Center in Subarea 1(A) of the Specific Plan area, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

Outdoor Special Light Effects. Lighting effects intended primarily for entertainment of visitors that may include, without limitation, Fireworks and sky-tracker luminaires and search lights.

Permitted Uses. The uses permitted within the Specific Plan area, which shall consist of those uses described in Section 5.1 of this Specific Plan.

Pico Passage. The portion of Pico Boulevard between L.A. Live Way and Figueroa Street.

Planning Director. The Director of City Planning or his or her designee.

Plaza Areas. The open space areas (excluding right of way) within Subareas 1, 2, 3, 4 and 5, including without limitation, Gilbert Lindsay Plaza, Gilbert Lindsay Plaza North, Pico Passage, South Hall Plaza, Event Center Plaza (East and West), Event Center Streetscape and Star Plaza/Figueroa Streetscape when the same are not in use for or in connection with private functions.

Project. The construction, erection, addition to or structural alteration of any building or structure, or use of building or land or change of use of a building or land on a Subarea located in whole or in part within the Specific Plan area that requires the issuance of a grading permit, foundation permit, building permit, use of land permit or permit for a change in use. However, the term “**Project**” shall **not** include the following:

1. Demolition;
2. The Initial Development and each component thereof.
3. Interior remodeling of a Building or structure, so long as the remodeling does not increase the Floor Area of the Building by more than 10 percent.
4. Exterior remodeling of any Building, Plaza Area or improvement as required by any ground lease, agreement or covenant running with the land between the City and any lessee or as permitted or required by this Specific Plan.

5. Notwithstanding LAMC Section 12.23.A.4, the rehabilitation or reconstruction of a conforming or nonconforming Building, structure or improvement which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster provided that the new Building, structure or improvement shall have substantially the same purpose and capacity as the original Building, structure or improvements and shall otherwise comply with the requirements of this Specific Plan.
6. A change or relocation in use within or between any Building, improvement or Plaza Area, provided that the proposed use or relocated use is a Permitted Use.
7. Any Alcohol Use Approval or Alcohol Use Permit, which shall be subject to the provisions of Section 8 of this Specific Plan.
8. Landscape, open space and Streetscape Improvements and the relocation thereof, so long as such improvements and location are in substantial conformance with this Specific Plan.
9. Placement, replacement and/or relocation of Signs so long as such improvements and location comply with the Sign Regulations or, if applicable, the Existing Sign Ordinance.
10. Maintenance and repairs.

Project Design Features. Project Design Features are comprised of the project design features identified in the Final EIR. The Project Design Features are set forth in Appendix C and made applicable to the Initial Development pursuant to this Specific Plan, provided however, that the same may be amended or modified from time to time as set forth in Section 3.2 with the approval of the Planning Director or, as set forth in Section 10.3, the LADOT General Manager.

Public Art. Art that is funded by the Initial Development or any Project pursuant to Los Angeles Administrative Code Section 19.85 or 22.118 or LAMC Section 91.107.4.6.2, as applicable.

Residential Uses. This term shall include residential buildings and structures, including single and multi-family units, rental apartment units and lofts, residential condominium units, assisted/elderly units, and live-work artisan/professional units.

SB 292. Senate Bill 292, enacted in connection with the Project on September 9, 2011, which amended California Public Resources Code to include a new Section 21168.6.5.

Sign Regulations. The Sign District or other Sign regulations established for the Specific Plan area as described in Section 4.2 D of this Specific Plan, as the same may be amended from time to time.

Signs. Signs permitted by the Sign Regulations or, as applicable, by the Existing Sign Ordinance, as the same may be modified from time to time.

South Hall. The South Hall of the Convention Center located within Subarea 1(A) of the Specific Plan area, as depicted on Map 3 and Map 4, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

South Hall Garage. The existing 1,671 parking space garage (reduced to 1,256 parking spaces when Kentia Hall is used for exhibit space) located in Subarea 1(A) of the Specific Plan area, as depicted on Map 3 and Map 4.

Specific Plan. This Los Angeles Convention and Event Center Specific Plan, including the attached Maps, Tables and Appendices.

Spectator Trip Ratio. Has the meaning set forth in Section 10.6 of this Specific Plan.

Sports Bar. An establishment with a full service kitchen that offers a full menu of food items. These establishments typically include a bar or lounge area for the service of alcoholic beverages and also sports-related entertainment activities, such as televised viewing of sporting events. Sports bars have at least one television screen or video monitor for each 500 square feet of Floor Area accessible to patrons.

Streetscape Improvements. The improvements to streetscape and pedestrian and vehicular access within and adjacent to the Specific Plan area as described in this Specific Plan.

Subareas. Subareas 1, 2, 3, 4 and 5 and each further division thereof as described in Section 1.2 of this Specific Plan.

TMP or Transportation Management Plan. The Transportation Management Plan required by this Specific Plan for management of transportation for events and conventions taking place within the Specific Plan area.

Venice Garage. The existing 1,121 parking space garage located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3 and Map 4.

West Hall. The West Hall of the Convention Center located in Subarea 2 of the Specific Plan area as depicted on Map 3.

West Hall Garage. The existing 1,625 parking space garage located in Subarea 2 of the Specific Plan area, as depicted on Map 3.

Zoning Administrator. The Zoning Administrator shall have the meaning set forth in the LAMC.

SECTION 3. EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW

Section 3.1 EXISTING DEVELOPMENT

A. Improvements. As of the Effective Date, the Buildings and improvements within the Specific Plan area are comprised of the following (see Map 3):

1. Subarea 1: Convention Center.

- a. Subarea 1(A) is comprised of the portion of the Convention Center located to the north and south of Pico Boulevard comprised of (a) the South Hall and (b) the Concourse Building, which spans Pico Boulevard.
- b. Subarea 1(B) is comprised of West Hall parking and vehicular entries and the portions of Pico Boulevard and adjacent property referred to herein as Pico Passage.
- c. Subarea 1(C) is comprised of an exterior open space entry to the South Hall and is referred to herein as South Hall Plaza.
- d. Subarea 1(D) is comprised of the roadways and loading areas adjacent to South Hall servicing the Convention Center and is referred to herein as South Hall Circulation.

2. Subarea 2: Event Center.

- a. Subarea 2(A) is comprised of the West Hall and West Hall parking.
- b. Subarea 2(B) contains open space and vehicular access between the Arena Building and West Hall and is referred to herein as Event Plaza West.
- c. Subarea 2(C) contains the portions of the West Hall and streetscape surrounding that building and is referred to herein as the Event Center Streetscape.

3. Subarea 3: Arena.

- a. Subarea 3(A) is comprised of the Arena Building, commonly known as STAPLES Center.
- b. Subareas 3(B), 3(C) and 3(D) are comprised of open Plaza Areas used for public gathering and broadcasting before, during and after Arena Building events and are referred to as Event Plaza East, Star Plaza and Gilbert Lindsay Plaza North, respectively.

4. Subarea 4: Gilbert Lindsay Plaza. Subarea 4 contains an open space Plaza Area serving as the primary entryway to the Convention Center primarily comprised of motor coach parking, driveways and hardscape.

5. Subarea 5: Parking Garages.

- a. Subarea 5(A) contains the Venice Garage, the Bond Street Parking Lot and the Cherry Street Garage and portions of L.A. Live Way within the Specific Plan area. As of the Effective Date, Subarea 5(A) does not include the Add Areas.
- b. Subarea 5(B) is comprised of street right of way along Pico Boulevard, L.A. Live Way and Bond Street in which the future pedestrian bridges will be located.

B. Parking. As of the Effective Date, there are a total of 5,558 parking spaces within the Specific Plan area. These parking spaces serve the Convention Center and, through a recorded easement agreement, the Arena Building. A portion of the parking area within the South Hall Garage comprising 415 parking spaces is convertible to Kentia Hall for use as additional Convention Center exhibit space.

Section 3.2 INITIAL DEVELOPMENT

A. Approval of Initial Development. Demolition shall be carried out and the Initial Development shall be developed substantially in accordance with the Approved Plans or in accordance with such further modifications as may be approved by the City pursuant to Section 11 of this Specific Plan.

B. Project Design Features and Mitigation Measures. The Initial Development shall include the Project Design Features described in Appendix C to this Specific Plan. The Planning Director, at the request of the Applicant, may determine that the implementation of any Project Design Feature listed in Appendix C or any measure specified in the Mitigation Monitoring and Reporting Plan is infeasible and should be substituted with a comparable project design feature of equivalent cost or effectiveness. In that situation, the Planning Director may modify the Project Design Feature or mitigation measure or require a substitute after considering such modifications or substitutions proposed by the Applicant. Any such request to modify a transportation improvement or mitigation measure shall instead be subject to the provisions of Section 10.3 of this Specific Plan.

C. Construction in Accordance with Approved Plans. This Specific Plan authorizes the following development in accordance with the Approved Plans and such additional development as is described therein:

1. Subarea 1: Convention Center.

- a. **Subarea 1(A): Convention Center Buildings.** Construction of the New Hall and interior and exterior renovation of the Concourse Building and South Hall, including construction of pedestrian and vehicular connections between South Hall and New Hall, new exiting, modified loading dock and central plant facilities and truck ramp and truck platform modifications. South Hall Parking will remain, but entries and parking spaces will be modified.

- b. **Subarea 1(B): Pico Passage.** Reconfiguration of outdoor spaces along Pico Boulevard, including increased sidewalk widths on the north side of Pico Boulevard, a possible mid-block crosswalk, an entry plaza at the northeast corner of Pico Boulevard and L.A. Live Way, and a motor coach and taxi drop-off area along the south (and possibly north) side of Pico Boulevard west of the South Hall main entrance. Natural and artificial lighting enhancements and potentially other visual and audio design elements would also be added.
 - c. **Subarea 1(C): South Hall Plaza.** Landscaping and other minor modifications to the existing outdoor South Hall entry plaza.
- 2. **Subarea 1(D): South Hall Circulation.** A truck ramp and related improvements will be added in the South Hall Circulation Area.
- 3. **Subarea 2: Event Center.**
 - a. **Subarea 2(A): Event Center Building.** Demolition of the West Hall and West Hall Parking and construction of the Event Center Building and Signs.
 - b. **Subarea 2(B): Event Plaza West.** Construction of a portion of the Event Plaza and Signs.
 - c. **Subarea 2(C): Event Center Streetscape.** Construction of a plaza and sidewalk area and pedestrian, streetscape and landscape amenities and Signs.
- 4. **Subarea 3: Arena.**
 - a. **Subarea 3(A): Arena Building.** The Arena Building is located in this Subarea and is a conforming use under this Specific Plan. The Arena Building may be modified by addition of dining, office or retail uses consistent with the development standards set forth in Section 5 of this Specific Plan and Signs as permitted by the Existing Sign Ordinance and the Sign Regulations.
 - b. **Subarea 3(B): Event Plaza East.** Construction of a portion of Event Plaza in accordance with the Approved Plans and Appendix D to this Specific Plan and Signs as permitted by the Sign Regulations.
 - c. **Subarea 3(C): Star Plaza/Figueroa Streetscape.** Signs as Permitted by the Sign Regulations.
 - d. **Subarea 3(D): Gilbert Lindsay Plaza North.** Construction of improvements visually extending the open space comprised of Gilbert Lindsay Plaza onto Subarea 3.
- 5. **Subarea 4: Gilbert Lindsay Plaza.** Renovation of Gilbert Lindsay Plaza to function as major public gathering space. The northern portion will function as a meeting place for visitors and residents and the southern portion will include community green space with turf and plantings. Other amenities that may be included are a café, Kiosks, temporary tents, a water feature, and/or Public Art

and Signs as permitted by the Sign Regulations. The Gilbert Lindsay memorial will remain, but may be relocated within the plaza.

6. Subarea 5: Parking Garages and Pedestrian Bridges.

- a. **Subarea 5(A): Parking Garages.** Demolition of the Bond Street Parking Lot and Cherry Street Garage and construction of the Bond Street Garage and the L.A. Live Way Garage providing a total of approximately 3,878 parking spaces. The L.A. Live Way Garage shall be constructed on Subarea 5(A), including, if acquired by the City, the Add Areas, which if so acquired shall comprise a portion of Subarea 5(A). The Venice Garage shall remain. Signs as permitted by the Sign Regulations.
- b. **Subarea 5(B): Pedestrian Bridges.** Construction of two elevated pedestrian bridges, the first connecting the Bond Street Garage to the New Hall and the Event Center Building across L.A. Live Way and Pico Boulevard and the second connecting the L.A. Live Way Garage with the Event Center Building across L.A. Live Way.

D. Signs. On-Site Signs and Off-Site Signs shall be permitted in all Subareas in accordance with the development standards and regulations set forth in the Sign Regulations and, with respect to Subareas 1 and 3, in accordance with the development standards and regulations set forth in the Existing Sign Ordinance.

E. Projects. Any Project meeting the requirements of this Specific Plan may be authorized pursuant to the provisions of Section 11 of this Specific Plan.

SECTION 4. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS

Section 4.1 RELATIONSHIP TO THE GENERAL PLAN

A. Generally. This Specific Plan is consistent with the City's General Plan. The City will administer the provisions of this Specific Plan in accordance with the City's General Plan including the Central City Community Plan.

B. Consistency with Central City Community Plan. The Specific Plan area is regulated by the Central City Community Plan, one of 35 Community Plans that comprise the Land Use Element of the General Plan. The Specific Plan area is within the Convention Center/Arena district of the Central City Community Plan and, following the amendment to the Community Plan map that preceded the enactment of this Specific Plan, is designated Public Facilities. The purpose of the Public Facilities designation is to accommodate governmental buildings, structures, offices and service facilities with consideration to projects which may include retail, cultural, and residential uses that would promote the continued economic health of the downtown area. Similarly, under the Regional Center Commercial designation, convention center uses and activities related thereto are appropriate.

C. Designation as Corresponding Zone. The Community Plan indicates several designations and corresponding zone classifications for the Specific Plan Area. The uses and development envelope proposed in the Specific Plan are consistent with the

Community Plan Public Facilities designation. Immediately prior to adoption of this Specific Plan, the City approved as Ordinance No. XXX, dated XXX, an amendment to the Community Plan providing Public Facilities as the General Plan designation for the entirety of the Specific Plan area and designating “Convention and Event Center Specific Plan” (CEC) as a corresponding zone for Public Facilities with respect to the Specific Plan area. As such, this Specific Plan is consistent with the Land Use Element of the General Plan.

Section 4.2 RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE

- A. Generally.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code, Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as provided for in this Specific Plan.
- B. LAMC Superseded.** Wherever this Specific Plan contains provisions establishing regulations (including, but not limited to, standards such as densities, heights, uses, setbacks, parking, open space and landscape requirements), different from, more restrictive or more permissive than would be allowed pursuant to Chapter 1 of the LAMC and the provisions of other portions LAMC specifically referenced below, this Specific Plan shall prevail and supersede the applicable provisions of that Code. Without limiting the foregoing, the regulations and procedures in this Specific Plan shall supersede and serve as a substitute ordinance for the following provisions of the LAMC as they currently exist and as they may be amended in the future; accordingly, unless otherwise specifically set forth in this Specific Plan, approvals (including without limitation, conditional use approvals) under the following sections are not required for development within the Specific Plan area:
1. Conditional Use Permit Requirements for Stadium and Convention/Event Center use in the PF zone. LAMC Sections 12.24.A-T, 12.24.U.2 and 12.24.U.21.
 2. Outdoor Dining. LAMC Sections 12.14.A.1(b)(3) and 12.24.W.32A (outdoor dining on and above the ground floor shall be permitted by this Specific Plan).
 3. Alcoholic beverage consumption (on-site and off-site) and sales and live entertainment. LAMC Sections 12.21.A.10, 12.24.W.1 12.24.W.18, and 12.24 X 2.
 4. Telecommunications. LAMC Sections 12.21.A.20, 12.21.A.21 and 12.24.W 49.
 5. Areas for Collecting and Loading of Recyclable Materials. LAMC Section 12.21.A.19.
 6. Site Plan Review Ordinance and Major Development Project Review Approvals. LAMC Sections 16.05 and 12.24.U.14.
 7. Parking Requirements. LAMC Section 12.21.A.4 and 12.21.A.6 and, to the extent set forth in Section 10.5 of this Specific Plan, Section 12.21.A.5.

8. Parking reduction and shared parking. LAMC Sections 12.24.X.17, 19- 20 and 12.24.Y.
 9. Transportation Demand Management and Trip Reduction Measures. LAMC Section 12.26.J.
 10. Bicycle Parking and Showers. LAMC Section 12.21.A.16 and amendments to LAMC Sections 12.03, 12.21, and 12.21.1 proposed pursuant to CF-09-2896.
 11. Land Use Determination by City Planning Commission with respect to “Public” lands. LAMC Section 12.24.1.
 12. Farmer’s Markets. Section 12.24.X.6, except for 12.24.X.6(d).
 13. Downtown Design Guide/Downtown Street Standards. LAMC Section 12.22.A.30 and the Downtown Design Guide, to the extent specified in Section 4.4.A of this Specific Plan.
 14. Landscape Regulations. Sections 12.40 through 12.42. Landscape, Street Improvement and Streetscape Regulations. Sections 12.40 through 12.43; Sections 12.37.H, 17.05.A through 17.05.B, 17.05.D through 17.05.E and Chapter 1, Article 8; provided, however, that except as specifically set forth in this Specific Plan, the requirements of the Design Guide shall apply.
 15. Private Streets. Chapter 1, Article 8.
 16. Streetscape Regulations. LAMC Sections 12.37.H, 17.05.A through 17.05.B, 17.05.D through 17.05.E, and Chapter 1, Article 8.
 17. Project Permit Compliance. LAMC Section 11.5.7.C, except to the extent specifically described in Section 11 of this Specific Plan.
 18. Non-Conforming Building and Uses. LAMC Section 12.22.A.23.
- C. “D” Limitation Superseded.** Ordinance No. 176647, establishing a D or Development Limitation for Subarea 77 is superseded by this Specific Plan with respect to the Specific Plan area only.
- D. Sign Regulations.** Sign Regulations shall address the location, number, square footage, height, light illumination, hours of illumination, duration, design and type of signs permitted. With respect to the Initial Development, Appendix C sets forth the Project Design Features related to artificial light and glare and Appendix D describes the Sign Regulations. In the event the City determines to adopt a “SN” Sign District with boundaries that are the same as the Specific Plan area, the provisions of the Sign District would govern Signs in the Specific Plan area. Further, the adoption of the Sign District shall be subject to all of the provisions set forth in LAMC Section 13.11 with the following exception: property in the PF or CEC Zones may be included in such Sign District notwithstanding the restrictions on the zoning of property included in a Sign District set forth in LAMC Section 13.11.B. To this extent, this Specific Plan and the Sign District, if adopted, shall supersede Section 13.11.

Section 4.3 EFFECT ON PRIOR LAND USE APPROVALS

- A. Generally.** The Convention Center has been constructed and operated pursuant to a series of conditional use permits and variances with respect to parking. In addition, the Arena Building has been constructed and operated pursuant to a conditional use permit. With the enactment of this Specific Plan, these conditional use permits and variances are no longer required. Accordingly, this Specific Plan supersedes and replaces the conditional use permits and variances issued with respect to the Specific Plan area specified in Appendix B.
- B. Release of Covenants.** At the request of any Applicant, the City shall release any and all covenants recorded against the Specific Plan area in connection with the approvals listed on Appendix B.
- C. Approvals Not Superseded.** Notwithstanding any other provision of this Specific Plan, the following remain in full force and effect and are not modified or superseded by this Specific Plan:
1. The Existing Sign Ordinance.
 2. The Existing Alcohol Approvals.
 3. Development Agreement between L.A. Arena Development Company, LLC and the City dated as of March 26, 1998, as amended from time to time. [CPC 97-0106 (DA)].
 4. Disposition and Development Agreement dated October 31, 1997, by and among the City, the Community Redevelopment Agency of the City of Los Angeles, and L.A. Arena Development Company, LLC, as amended from time to time [CPC 97-0241 (DDA)].

Section 4.4 NON-CONFORMING BUILDINGS AND USES

Non-conforming Buildings, structures, improvements or uses damaged or destroyed by any fire, flood, wind, earthquake or other natural or man-made calamity or the public enemy may be restored or replaced to the conditions existing at the time of such damage or destruction provided that the new Building, structure, improvement or use shall have substantially the same purpose and capacity as the original.

SECTION 5. LAND USE

Section 5.1 PERMITTED USES

- A. Permitted Uses.** The Specific Plan area is comprised of five Subareas and each Subarea is divided into further Subarea classifications as depicted on Map 2 and described in Section 1.2 of this Specific Plan. The uses permitted in each Subarea are set forth in Table 5.1-1 below and are the “Permitted Uses” under this Specific Plan.

Table 5.1-1 Permitted Uses

USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B)	Event Center Subarea 2(A)	Event Center Plaza West Subarea 2(B)	Event Center Streetscape Subarea 2(C)	Gilbert Lindsay Plaza Subarea 4	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
P = Permitted		South Hall Plaza Subarea 1(C)	Arena Subarea 3(A)	Event Center Plaza East Subarea 3(B)	Star Plaza/ Figueroa Streetscape Subarea 3(C)	Gilbert Lindsay Plaza North Subarea 3(D)		
Bars/Sports Bars	P	P—Subarea 1(B) only¹	P	P	P	P		
Broadcast and Communications Facilities	P	P	P	P	P	P	P	P
Civic Events	P	P	P	P	P	P		
Concerts	P	P	P	P	P	P		
Convention exhibition and meeting uses	P	P	P	P	P	P		
Dancing and Live Entertainment	P	P—Subarea 1(B) only	P	P	P	P		
Entertainment Uses	P	P	P	P	P	P		
Event, sponsor and hospitality tents, pavilions and exhibits	P	P	P	P	P	P		
Farmers Markets ²	P	P	P	P	P	P		
Fireworks display	P		P	P	P	P	P	
Kiosks ²	P	P	P	P	P	P	P	P
Lounges and private clubs	P	P—Subarea 1(B) only¹	P					
Medical facilities related to sports, entertainment and other permitted uses	P		P					

USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B) South Hall Plaza Subarea 1(C)	Event Center Subarea 2(A) Arena Subarea 3(A)	Event Center Plaza West Subarea 2(B) Event Center Plaza East Subarea 3(B)	Event Center Streetscape Subarea 2(C) Star Plaza/ Figueroa Streetscape Subarea 3(C)	Gilbert Lindsay Plaza Subarea 4 Gilbert Lindsay Plaza North Subarea 3(D)	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
P = Permitted								
Motion Picture, Television, Radio Filming and Broadcast Uses	P	P	P	P	P	P	P	P
Nightclubs	P	P—Subarea 1(B) only¹	P					
Office, professional or business uses	P		P				P	
Off-Site Signs ³	P	P—Subarea 1(B) only¹	P	P	P	P	P	P
On-Site Signs, Temporary Signs, Banners and Wayfinding Signs ³	P	P	P	P	P	P	P	P
Outdoor Special Light Effects	P	P	P	P	P	P	P	
Parking	P	P in Subarea 1(B) only¹				P	P	
Religious gatherings	P	P	P	P	P	P		
Retail uses and sales ⁴	P	P	P	P	P	P		
Restaurants and cafes ⁵	P	P (Subarea 1(B) only)¹	P	P	P	P		
Sale of full line of alcoholic beverages for on-site consumption ⁶	P	P (Subarea 1(B) only)¹	P	P	P	P		
Sale of full line of alcoholic beverages for off-site consumption (farmers market, wine expo or similar only) ⁴	P		P	P		P		

USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B)	Event Center Subarea 2(A)	Event Center Plaza West Subarea 2(B)	Event Center Streetscape Subarea 2(C)	Gilbert Lindsay Plaza Subarea 4	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
P = Permitted		South Hall Plaza Subarea 1(C)	Arena Subarea 3(A)	Event Center Plaza East Subarea 3(B)	Star Plaza / Figueroa Streetscape Subarea 3(C)	Gilbert Lindsay Plaza North Subarea 3(D)		
Special events and temporary uses such as indoor and outdoor carnivals, circuses, fashion shows, parades, street fairs and festivals, outdoor performances	P	P	P	P	P	P		
Stadium and sports and entertainment related uses and events	P	P	P	P	P	P		
Temporary displays	P	P	P	P	P	P	P	P
Ticket booths	P	P	P	P	P	P	P	

¹ Uses not permitted in public right of way.

² Farmers Markets shall be subject to the requirements set forth in LAMC Section 12.24X.6(d).

³ As and to the extent permitted by the Sign Regulations, or if applicable, the Existing Sign Ordinance.

⁴ Retail sales and uses include without limitation, merchandise, souvenir and novelty sales, confections, soft drinks, food and other items for consumption on-site or off-site.

⁵ Notwithstanding LAMC Section 12.14 A 1 (a)(10) and 12.14 A 1(b)(3), outdoor eating areas are Permitted Uses on all floors of Buildings, in Plaza Areas and sidewalks.

⁶ These uses shall be permitted in specific Subareas and subject to the restrictions set forth in Section 8 of this Specific Plan.

B. Supplemental Regulations. The following supplemental regulations will apply with respect to Permitted Uses:

1. Proposed uses not listed on Table 5.1-1: Permitted Uses by Subarea may be permitted upon determination by the Zoning Administrator pursuant to LAMC Section 12.21.A.2 that such uses are similar to and no more objectionable to the public welfare than the Permitted Uses provided above. The City Planning Commission shall hear appeals on such Zoning Administrator interpretation. Upon approval thereof, such uses shall be deemed "Permitted Uses" for all purposes under this Specific Plan.
2. Ancillary uses incidental to the operation of sports, entertainment, convention and meeting room facilities, loading docks and parking and consistent with the purposes and objectives of this Specific Plan are Permitted Uses for all purposes under this Specific Plan.
3. Outdoor Plaza Areas in Subareas 1(B), 2(B), 3(B) 3(C), 3(D) and 4 may include retail, restaurant and/or other commercial uses.
4. For temporary street closures, Permitted Uses shall be those set forth in Section 10.2 D.4 of this Specific Plan.
5. Dancing and live entertainment shall be permitted in Subareas 1, 2, 3 and 4 at all times with respect to spectator and exhibition events. In Subareas 1(A), 2(A) and 3(A), dancing and live entertainment shall be permitted within nightclubs, lounges, private clubs, Bars and Sports Bars with acquisition of dancing/live entertainment permits from the Los Angeles Police Commission, if applicable or required by the LAMC.

C. Additional Conditional Uses. Any conditional uses listed in LAMC Section 12.24 that are not Permitted Uses under this Specific Plan shall be permitted when processed and approved in accordance with the procedures established in LAMC Section 12.24.

Section 5.2 PROHIBITED USES

Residential Uses shall be prohibited in the Specific Plan area.

Section 5.3 DEVELOPMENT REGULATIONS

A. Floor Area. The total Floor Area contained in all Buildings in each of Subareas 2, 3, 4 and 5 and in the portions of Subarea 1 north of the centerline of Pico Boulevard shall not exceed six times the Buildable Area of such Subarea (i.e., Floor Area Ratio (FAR) of 6:1). The total Floor Area contained in all Buildings in the portions of Subarea 1 south of the centerline of Pico Boulevard shall not exceed three times the Buildable Area of such Subarea (i.e., Floor Area Ratio (FAR) of 3:1). Notwithstanding the foregoing, the maximum developable square feet of Floor Area for Buildings within the Specific Plan area, allocated by Subarea, are as set forth in Table 5.3-1; provided, however, that nothing in this Specific Plan shall limit the right of any owner or ground lessee of any lot to transfer floor area in excess of the maximums set forth in Table 5.3-1 up to the FAR

limits of 6:1 or 3:1 specified above pursuant to LAMC Chapter 4.5 or any alternate procedure to regulate transfers of floor area as may be adopted by the City.

Table 5.3-1 Floor Area (square feet)

Subarea	Initial Development	Total Floor Area
Subarea 1	547,000	1,538,671
Subarea 2	1,750,000	1,750,000
Subarea 3	811,108	811,108
Subarea 4	3,500	3,500
Subarea 5A	2,000	2,000
Total	3,113,608	4,105,279

- B. Accounting of Floor Area.** In order to insure compliance with these limitations, prior to the issuance of any building permits resulting in the addition of Floor Area within the Specific Plan area, the Planning Director or his/her designee shall verify that the total Floor Area proposed does not exceed that allowed by the Specific Plan. The Planning Director or his/her designee shall at all times maintain an updated summary sheet, available for public review, which accurately reflects: (a) the amount of Floor Area built in each of the Subareas; (b) the total FAR available within each Subarea calculated at the applicable FAR; and (c) the amount of FAR that has been transferred from the Subareas pursuant to LAMC Chapter 4.5.
- C. Building Height and Massing.** The maximum permitted Height for Buildings with the Specific Plan area shall be as set forth in Table 5.3-2, provided, however, that Public Art included in the Project shall be exempt from the height limitations set forth in Table 5.3-2.

Table 5.3-2 Building Height (feet above Grade)

Subarea	Buildings	Towers
Subarea 1	90	West Hall Tower --135 South Hall Tower --160
Subarea 2	220	N/A
Subarea 3		N/A
Subarea 4	30	30
Subarea 5	90	N/A

D. Yard and Setback Regulations. No lot or Subarea within the Specific Plan area and no Building or structure in any Subarea shall be required to provide front, side or rear yards or building setbacks.

E. Seating Capacity

1. **Event Center Building Seating Capacity.** The maximum permitted stadium seating capacity shall not exceed 72,000 permanent seats, including general seating, club seating and luxury suite seating. For major special events seating may be increased up to 76,250 with the use of temporary and moveable seats and seating stands.
2. **Arena Building Seating Capacity.** The maximum permitted seating capacity in the Arena shall not exceed 22,000 seats.
3. **Convention Center Seating Capacity.** Convention Center seating capacity shall be restricted by maximum occupancy load only.

F. Minimum Vertical Clearance. The Minimum Vertical Clearance of Buildings within the Specific Plan area above the finished surface of the roadways shall be 15.25 feet (including 3 inches allowance for future resurfacing of roadway) with approximately 14.41 foot clearance above raised medians and sidewalks; provided, however, that the Minimum Vertical Clearance of the New Hall shall not be less than nor shall be required to exceed the existing vertical clearance of the Concourse Building.

G. Hours of Operation.

1. **Generally.** Except as set forth below and in Appendix E of this Specific Plan, there shall be no restriction on the hours of operation of the facilities within the Specific Plan area. For uses subject to the regulation of the State Department of Alcohol and Beverage Control, such more limited hours as may be established by any State issued alcohol sales permit.
2. **Private Events.** Access to the Plaza Areas or any portion thereof may be restricted from time to time by the owner or ground lessee of such Plaza Areas for private events.
3. **Overnight Stays.** Except for private events described in Section 5.3 G.2 of this Specific Plan, no camping and/or overnight stays shall be permitted within the Plaza Areas.
4. **Displays of Fireworks.** Displays of Fireworks shall be permitted between the hours of 10 a.m. and 11:30 p.m., 7 days per week.

H. Exterior Design Requirements. Except as otherwise specified, the following design requirements shall apply with respect to development of each Subarea.

1. Exterior building materials for new buildings within Subarea 1 and Subarea 2 shall be consistent with the requirements and quality of materials specified in the Approved Plans. Exterior building materials for Buildings in other Subareas shall

be compatible in materials and quality with the materials used for other Buildings in the Subarea in which the Building will be constructed.

2. Subareas 1(B), 1(C), 1(D), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 shall be designed to enhance the pedestrian experience through such features as landscaping, special street and pedestrian-level lighting and paving materials.
 3. Kiosks shall be compatible in color and style with the portion of the Specific Plan area in which they are located.
 4. All ventilation, heating, or air conditioning ducts, tubes, equipment or other related rooftop appurtenances shall be screened when viewed from adjacent streets.
 5. Consistent with the functions and uses of the Convention Center and Event Center Building, the following guidelines shall be addressed in the design of Projects:
 - a. Pedestrian-level lighting shall be used adjacent to parking areas. All parking lot light sources shall be shielded and directed onto the Specific Plan area. No floodlights shall be located so as to shine directly onto adjacent Residential Uses.
 - b. Roadway and sidewalk illumination measures shall be determined by the Los Angeles Bureau of Street Lighting in accordance with IES national guidelines. Any new street lighting or pedestrian lighting system built in the public right of way shall be designed to currently adopted City standards. Equipment shall be tested and approved by the Bureau of Street Lighting.
 - c. All new lighting shall be designed to minimize glare and to minimize light impacts upon private property.
 - d. The use of mirrored or highly reflective building materials (but excluding low e glass, which shall be permitted) for the exterior walls of Buildings shall be minimized.
 - e. Architectural and/or landscape screening elements shall be incorporated into project design so as to minimize off-site glare impacts.
 - f. Parking exits shall be located so as to minimize glare impacts on sensitive receptors.
- I. Visual Standards and Lighting.** Sports field lighting, Outdoor Special Effects Lighting and other exterior lighting within the Specific Plan area shall comply with the applicable lighting requirements set forth in Appendix C to this Specific Plan.

Section 5.4 RELIEF FROM DEVELOPMENT REGULATIONS

An application to exceed the development standards in this Specific Plan with respect to the Initial Development or any Project shall be processed in accordance with the procedures for

Project Permit Adjustments and Exceptions from Specific Plans, as applicable, as set forth in LAMC Sections 11.5.7 E and F.

Section 5.5 EXISTING BUILDINGS AND USES

A. Existing Buildings and Uses. Notwithstanding any other provision of this Specific Plan, all uses, Buildings, structures and improvements within the Specific Plan area in existence prior to the Effective Date are deemed by this Specific Plan to be legal and approved uses and may continue to exist without termination and may be maintained and repaired at all times, and may be structurally altered, remodeled and expanded in accordance with the development regulations set forth in Section 5.3 of this Specific Plan. Without limiting the foregoing, the following are such legal and approved uses:

1. Subarea 1: Convention Center.

- a. **Subarea 1(A):** The Concourse Building, the South Hall and associated parking beneath the South Hall.
- b. **Subarea 1(C):** South Hall Plaza.
- c. **Subarea 1(D)** South Hall Circulation.

2. Subarea 3: Arena.

- a. **Subarea 3(A):** The Arena Building.
- b. **Subareas 3(B), 3(C) and 3(D):** The improvements within the Plaza Areas surrounding the Arena Building.

3. Subarea 4: Gilbert Lindsay Plaza. The existing Gilbert Lindsay Plaza improvements.

4. Subarea 5(A): Parking Garages and Pedestrian Bridges. The Venice Garage.

B. Pre-Demolition. Until demolition in accordance with the Approved Plans, the following uses shall remain legal and approved uses under this Specific Plan:

- 1. Subarea 1(B): Pico Passage.** The existing improvements within the area comprising Pico Passage.
- 2. Subarea 2: Event Center.** The West Hall and associated parking beneath the West Hall.
- 3. Subarea 5(A): Parking Garages and Pedestrian Bridges.** The Bond Street Parking Lot and the Cherry Street Garage.

C. Permitted Uses. Buildings, Plaza Areas and open space areas within the Specific Plan area in existence as of the Effective Date may be utilized for any use established as of

the Effective Date or permitted by Section 5.1 of this Specific Plan or by the PF Zoning in the LAMC.

Section 5.6 FLOOR AREA IN VACATED STREETS

The Buildable Area of each vacated surface street and of each vacated airspace parcel within Subareas 1 and 5 of the Specific Plan area (i.e., Pico Boulevard, Bond Street and L.A. Live Way) upon which any Building or structure other than a pedestrian bridge is erected shall have Floor Area in an amount equal to the total area of the vacated parcel multiplied by the applicable Floor Area Ratio set forth in Section 5.3 A of this Specific Plan.

Section 5.7 ADJUSTMENTS TO SUBAREA BOUNDARIES

Adjustments in the boundaries of the Subareas and of further components thereof that result in an increase or reduction of land area of any Subarea or component thereof, including, without limitation, adjustment in the boundaries of Plaza Areas and open space, of 15 percent or less of the land area or that are required to conform Subarea boundaries to the existing or new Buildings or improvements shall be deemed a minor variation and shall be permitted upon approval of the Planning Director.

SECTION 6. OPEN SPACE, ENHANCED PEDESTRIAN LINKAGES AND STREETSCAPE

Section 6.1 OPEN SPACE

- A. Existing Open Space.** Open space within the Specific Plan area as of the Effective Date is as shown on Map 3.
- B. Future Open Space.** Open Space may be distributed throughout the Specific Plan area as set forth in Map 5 or as otherwise approved pursuant to the Approved Plans or any Project approval. Open space may be provided in the form of courtyards, plaza, pedestrian linkages, or other similar outdoor gathering places and may be located at or above Grade, or on Event Center and Convention Center concourses.
- C. Water Conservation.** All planted areas shall be provided with automatic irrigation systems and conform to the City's water conservation requirements.

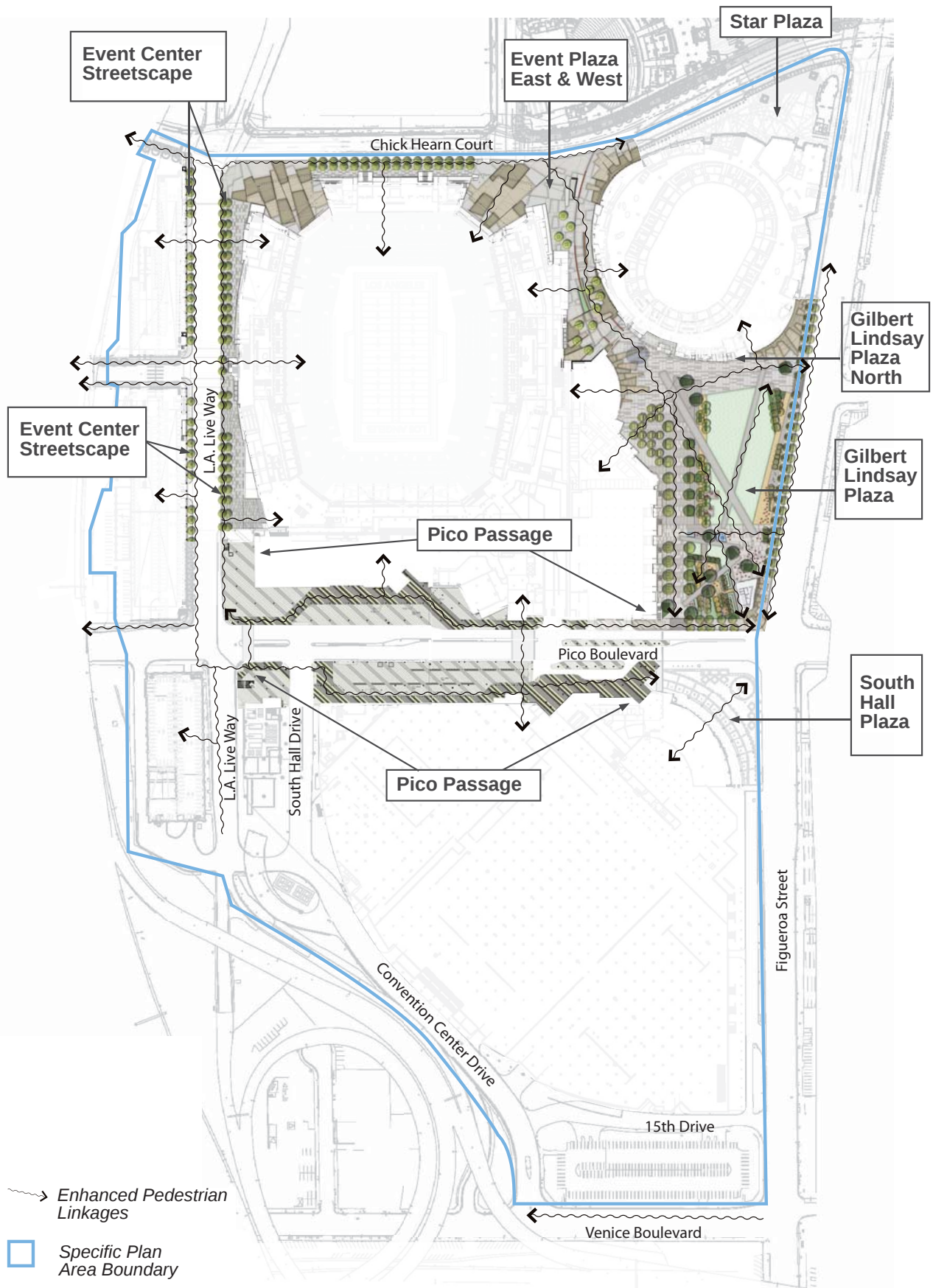
Section 6.2 PEDESTRIAN LINKAGES

- A. Pedestrian Access.** The street network within the Specific Plan area shall accommodate pedestrians coming to the Specific Plan area from all directions generally as shown on Map 5. With respect to the Initial Development, sidewalk widths shall be provided in accordance with Table 10.2.1. Streets and secondary connections within the Specific Plan area shall be treated with hardscape, landscape, lighting improvements and directional signs.

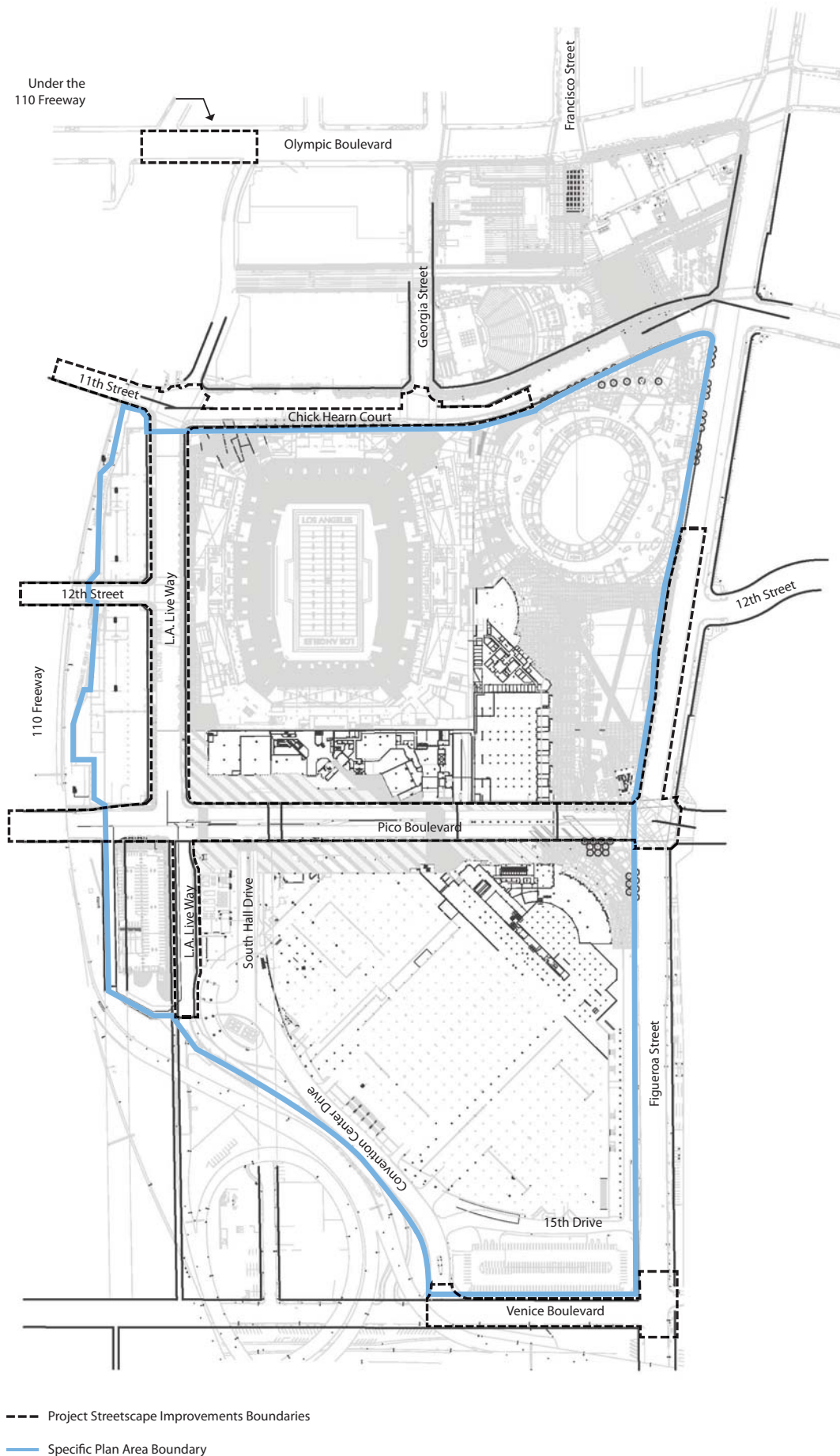
- B. Street Furniture.** Street furniture, including without limitation, decorative dining area railings no higher than 42 inches, sidewalk dining amenities, tables, chairs, lighting, heating, , and other similar elements are permitted within the sidewalk, subject to the approval of the Planning Director.
- C. Bus Stops.** Bus stops within the Specific Plan area shall accommodate applicable requirements for barrier free access to transit.
- D. Sidewalk Easements.** Sidewalks or portions thereof may be located outside of the public right of way and, to the extent so located, shall be granted by easement to the extent required by the City, but shall not be subject to dedication.

Section 6.3 STREETScape

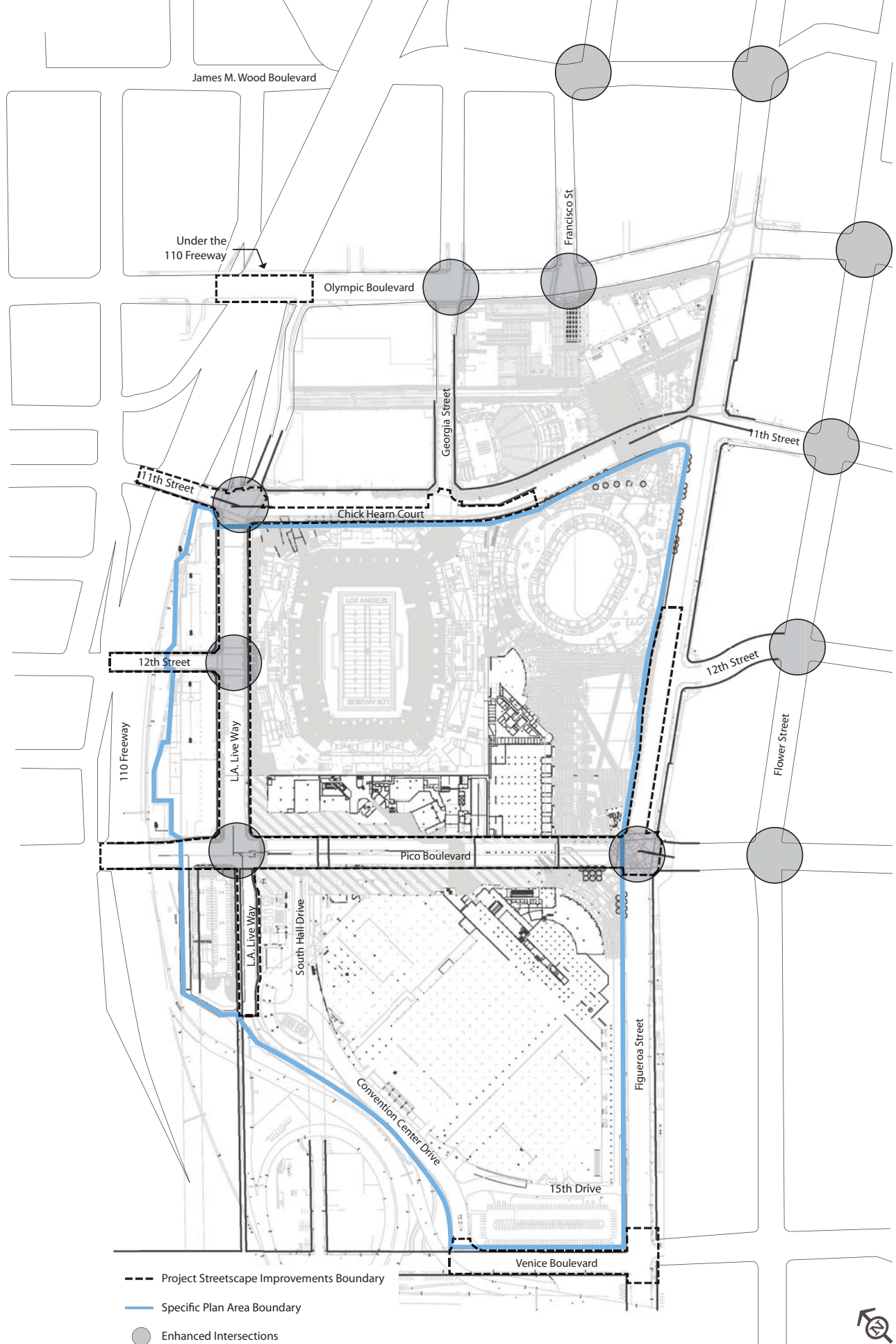
Within the Project Streetscape Improvement Boundary depicted on Map 6, the Applicants with respect to the Initial Development shall construct streetscape improvements which shall be consistent with the Approved Plans, the Downtown Design Guide and, where made applicable by the terms thereof, the LASED Streetscape Plan. In addition, the Applicants shall construct intersection improvements at the intersections depicted on Map 7, which shall be consistent with the Approved Plans and, unless otherwise set forth therein, the Downtown Design Guide and, where made applicable by the terms thereof, the LASED Streetscape Plan. Prior to issuance of a certificate of occupancy for the Initial Development or any Project, the Planning Director may require the Developer to record a covenant guaranteeing to the City the improvement of the public right of way as described above.



Map 5: Open Space and Enhanced Pedestrian Linkages



Map 6: Project Streetscape Improvements Boundary



Map 7: Project Streetscape Improvements Intersections

SECTION 7. PUBLIC ART REQUIREMENTS

Section 7.1 PUBLIC WORKS IMPROVEMENTS ARTS PROGRAM

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

Section 7.2 PRIVATE ARTS FEE

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

Section 7.3 COORDINATED ART PLAN

The Event Center Applicant shall obtain the approval of the Cultural Affairs Department for a coordinated arts plan that may include cultural and artistic facilities, services, programming or amenities. Fees required under Section 7.1 and 7.2 may be applied in combination to implement the arts plan.

SECTION 8. ALCOHOL CONSUMPTION REGULATIONS

Section 8.1 SCOPE OF GRANT FOR ON-SITE ALCOHOL CONSUMPTION

A. Subarea 1(A): Convention Center. The sale and service of a full line of alcoholic beverages for on-site consumption in conjunction with conventions and exhibits and catered events, via one or more operators and caterers, shall be permitted in Subarea 1 in accordance with the applicable Existing Convention Center Alcohol Approval, as the same may be amended or modified from time to time pursuant to the procedures set forth in LAMC Section 12.24.M. The sale and service described in the Existing Convention Center Alcohol Approval is hereby affirmed as an incidental business in or accessory to this Specific Plan and is subject only to Conditions of Approval set forth therein. In addition, pursuant to this Specific Plan, the procedures set forth in the Convention Center Existing Alcohol Approval are made applicable with respect to the entirety of the Convention Center, including without limitation, the South Hall, the Concourse Building and the New Hall, as though such Buildings were fully described in the Convention Center Existing Alcohol Approval. No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments meeting the foregoing criteria.

B. Subarea 2(A): Event Center Building.

1. The Event Center Building shall be considered a single establishment and the sale and service of a full line of alcoholic beverages for on-site consumption as

part of its banquet, lobby, meeting room and exhibit hall events and for sports, entertainment and other events shall be permitted via one of more operators and caterers at the Event Center Building in accordance with the requirements of Appendix E, Section I of this Specific Plan, and such grant shall include, without limitation, the right to sell and serve a full line of alcoholic beverages for on-site consumption in private suites; general assembly seating areas; premium seating areas; general assembly concession establishments; premium seating concession establishments; portable concession stands; sponsorship areas; field area; and in designated sponsorship and/or hospitality areas. No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for such establishment.

2. The sale and service of a full line of alcoholic beverages for on-site consumption shall additionally be permitted at establishments within the Subarea 2 via one or more operators and caterers, including without limitation: restaurants; Sports Bars, Bars, nightclubs, lounges, and private stadium club facilities with the grant of an Alcohol Use Permit and in accordance with the conditions for on-site alcohol consumption set forth in Appendix E, Section I.
- C. Subarea 3(A): Arena.** The Existing Arena CUB with respect to the Arena shall remain in full force and effect and no Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments permitted pursuant to the Existing Arena CUB. The Existing Arena CUB may be amended or modified from time to time pursuant to an Alcohol Use Permit. The sale and service described in the Existing Arena CUB is hereby affirmed as an incidental business in or accessory to this Specific Plan and is subject only to Conditions of Approval set forth in Section 1 (Administrative) and Section 4.A (General Conditions) and 4.B (Sale of Alcoholic Beverages) of the Existing Arena CUB.
- D. Certain Plaza Areas.** The sale and service for consideration of a full line of alcoholic beverages for on-site consumption within Subareas 1(B), 2(B), 2(C), 2(D), 3(B), 3(C), 3(D) and 4 for special event purposes shall be permitted via one or more operators and caterers, within restaurants, portable concession stands and sponsorship areas established within the aforesaid Plaza Areas prior to and following Convention Center, Arena and Event Center events subject to the requirements of the applicable Alcohol Use Approval(s). No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments within the foregoing Plaza Areas.
- E. Subarea 5: Parking Garages and Pedestrian Bridges.** The sale of alcohol is prohibited.

Section 8.2 SCOPE OF GRANT FOR OFF-SITE ALCOHOL CONSUMPTION

- A. Subareas 1(A), 2(A) and 3(A).** Upon issuance of an Alcohol Use Permit, the sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within Subareas 1(A), 2(A) and 3(A) in conjunction with conventions and exhibits at

which one or more vendors are selling alcoholic beverages in sealed packaging for off-site consumption and in connection with temporary special merchandizing for exhibitions, Farmers Markets, events or shows.

B. Certain Plaza Areas. Upon issuance of an Alcohol Use Permit, the sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within Subareas 1(B), 2(B), 2(C), 2(D), 3(B), 3(C), 3(D) and 4 in conjunction with Farmers Markets and outdoor events at which one or more vendors are selling alcoholic beverages in sealed packaging for off-site consumption in accordance with the requirements of the applicable Alcohol Use Permit.

C. Subarea 5. The sale of alcohol for off-site consumption is prohibited.

Section 8.3 CONDITIONS OF ALCOHOL USE APPROVAL

A. Approval of State Department of Alcoholic Beverage Control. Entities that sell and serve alcoholic beverages for on-site or off-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

B. Revocation. If the conditions of Section 8 of this Specific Plan have not been complied with by any individual establishment, the City may give notice to the property owner or lessee of the real property affected and may cause the owner or lessee of the individual establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section 8 should not be modified, discontinued or revoked with respect to the affected individual establishment. These proceedings shall be in accordance with LAMC Section 12.27.1. Notwithstanding that Alcohol Use Approvals are granted by Subarea, the modification, discontinuance or revocation of any use or the imposition of conditions thereon shall be made applicable to individual establishments failing to comply with the requirements of this Section 8 only.

C. Discontinuance of Use. Notwithstanding LAMC Section 12.24.Q, the Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an Alcohol Use Permit for replacement establishments for which no Alcohol Use Permit was originally required if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.

Section 8.4 ALCOHOL USE PERMIT

Except as set forth in Section 8.1 of this Specific Plan or in the Existing Alcohol Approvals, any establishment seeking to sell and serve alcohol for on-site or off-site consumption shall first obtain an Alcohol Use Permit. A maximum of one establishment within Subarea 1 and two establishments within Subarea 2 shall be permitted to sell distilled spirits by the bottle for on-site consumption; sale of distilled spirits by the bottle in Subarea 2 shall be regulated by the Existing Arena CUB. Each Building and establishment granted an Alcohol Use Permit comply with additional conditions, if any, required by the Alcohol Use Permit.

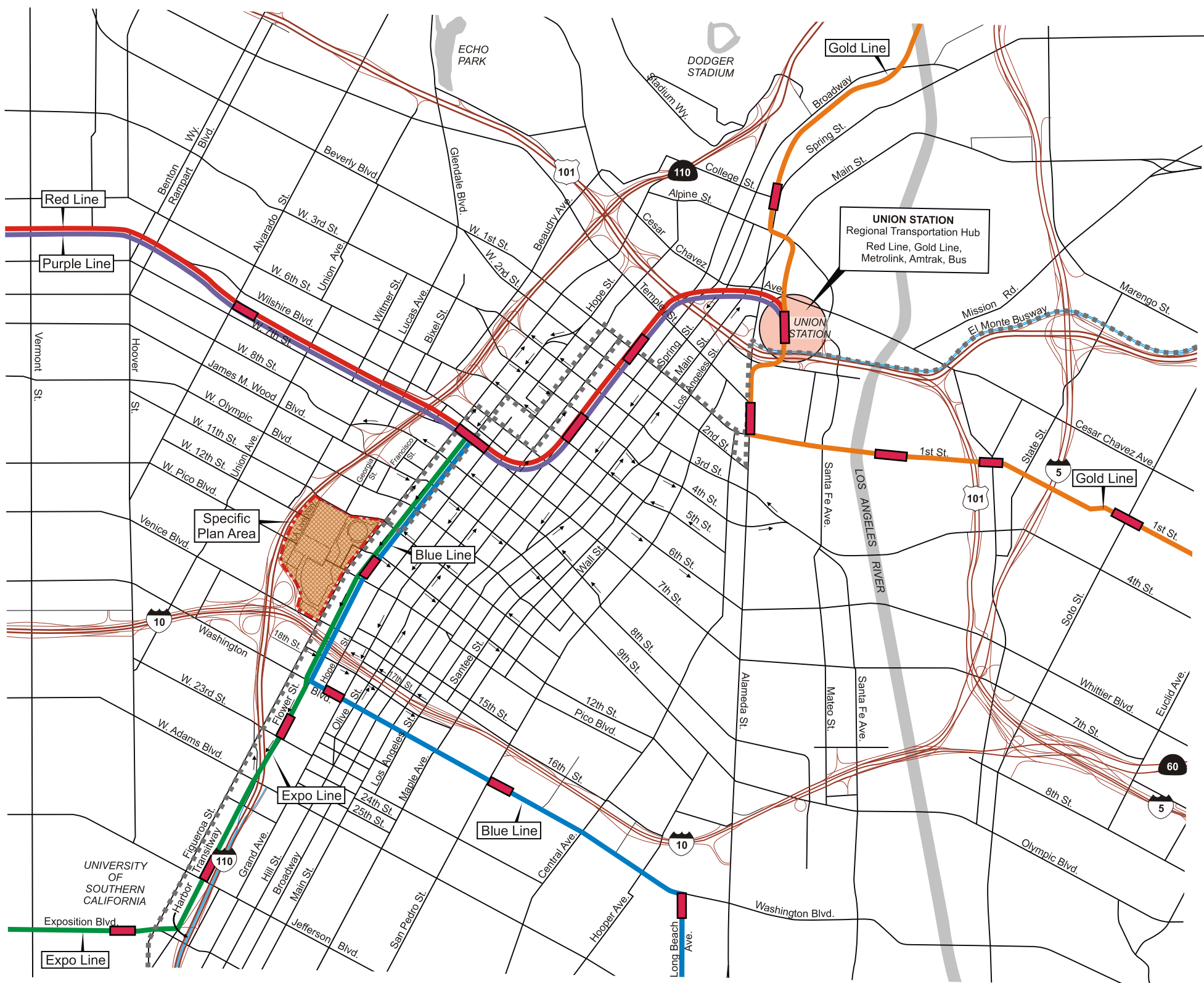
SECTION 9. SIGNS AND SIGN REGULATIONS

Signs within the Specific Plan area shall be permitted in accordance with the regulations established by (a) the Existing Sign Ordinance and (b) the Sign Regulations.

SECTION 10. TRANSPORTATION, CIRCULATION, STREET VACATION AND PARKING

Section 10.1 TRANSPORTATION STRATEGY OVERVIEW

- A. Location.** The Specific Plan area is located in downtown Los Angeles at the hub of the regional rail and bus transit system and the regional freeway system, and adjacent to significant quantities of existing parking supply in the downtown area. The location of the Specific Plan area is ideally situated to maximize opportunities to encourage non-automobile modes of travel to the Event Center, the Arena and the Convention Center, to take full advantage of the multiplicity of access/egress routes for event traffic and to make use of the substantial amount of existing available parking in downtown Los Angeles. Map 8 shows the regional transportation facilities serving downtown and the Specific Plan area.
- B. Transportation Plan.** The transportation plan in this Specific Plan is comprised of the transportation related Project Design Features set forth in Appendix C to this Specific Plan that are incorporated into the design of the Initial Development and (2) the requirement that the Event Center Applicant develop and implement a comprehensive Transportation Management Plan (TMP) for the Specific Plan area in coordination with the owner of the Arena Building, the Convention Center, LADOT, Metro, LAPD, LAFD, Caltrans, Metrolink and, as necessary, other agencies as further described in Section 10.4 of this Specific Plan. In addition, the Applicant shall be required to perform the transportation mitigation measures set forth in the Mitigation Monitoring and Reporting Plan.



Legend

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

3/23/12

Map 8: Regional Transportation Facilities

Section 10.2 SPECIFIC PLAN AREA STREET MODIFICATIONS

A. New Hall Improvements. Prior and as a condition precedent to issuance of a certificate of occupancy for the New Hall, the Convention Center Applicant shall make improvements and modifications to Pico Boulevard (Modified Secondary Highway) to achieve the roadway and right-way of way cross sections identified in Table 10.2-1 and described in Appendix C.

B. Event Center Improvements. Prior and as a condition precedent to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make improvements and modifications to the streets listed below, to achieve the roadway and right of way cross sections identified in Table 10.2-1 and described in Appendix C.

1. L.A. Live Way (Collector Street).
2. Chick Hearn Court (Collector Street).
3. Flower Street (Modified 1-Way Secondary Street).

The street improvements and modifications described above constitute street modifications to the Downtown Street Standards and shall be recorded by the City Engineer in Navigate LA.

Table 10.2-1 Specific Plan Area Street Modifications

Street	Section	Classification	Responsibility	Characteristics for Specific Plan					
				Row Width (feet)	Curb-to Curb Width (feet)	Sidewalk Width (feet)			
						N	S	W	E
LA Live Way	Pico Boulevard to Chick Hearn Court	Collector	Event Center Applicant	89	64	N/A	N/A	10	15
Chick Hearn Court	LA Live Way to East Driveway of L.A. LIVE West Garage	Collector	Event Center Applicant	107	72	15	20	N/A	N/A
	East Driveway of L.A. LIVE West Garage to Georgia Street	Collector	Event Center Applicant	107	60.5	26.5	20	N/A	N/A
Pico Boulevard	Figueroa Street to Point 600' West of Figueroa Street	Modified Secondary	New Hall Applicant	100	70	20 ¹	20 ¹	N/A	N/A
	Point 600' West of Figueroa Street to LA Live Way	Modified Secondary	New Hall Applicant	100	80	20 ¹	20 ¹	N/A	N/A
Flower Street	12 th Street to Pico Boulevard	Modified Secondary (1-way Southbound)	Event Center Applicant	90	22 ²	N/A	N/A	10	10

¹ Part can be located on Convention Center property.

² West curb to west edge of new Metro platform (excluding 2 foot buffer space).

Bold – Existing dimension to remain the same.

C. Street Vacations. To effectuate the Approved Plans, certain street vacations have been approved by the City, including surface and subsurface vacation of portions of Pico Boulevard, Bond Street and L.A. Live Way and vacation of airspace over portions of Pico Boulevard, L.A. Live Way and 12th Street. In addition, upon vacation of the portions of Bond Street described above, the westerly half of Bond Street shall be designated as a public alley and shall be recorded by the City Engineer as such in Navigate LA.

1. Prior and as a condition precedent to issuance of a building permit for the New Hall, the Convention Center Applicant shall have performed, or guaranteed, to the satisfaction of the LADOT General Manager and the City Engineer, the improvements applicable to vacation of the streets required for New Hall construction.
2. Prior and as a condition precedent to issuance of a building permit for the Event Center, the Event Center Applicant shall have performed, or guaranteed, to the satisfaction of the LADOT General Manager and the City Engineer, the improvements applicable to vacation of the streets required for Event Center, Bond Street Garage and L.A. Live Way Garage construction.
3. The City Engineer, in consultation with the Planning Director and the Applicant, may modify the approved measures applicable to street vacation if he or she determines any of them to be infeasible.
4. Prior to the issuance of a certificate of occupancy, the Applicant shall implement, or cause to be implemented, the required street vacation improvements. If the City Engineer determines that construction of any required street vacation improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the City Engineer.
5. The City Engineer, at the request of the Applicant, may determine that the implementation of any street vacation improvement should be substituted with a comparable transportation improvement of equivalent cost or effectiveness. In that situation, the City Engineer, in consultation with the Planning Director, may modify or substitute the transportation improvement, provided the City Engineer meets with the Applicant and determines what alternate and/or additional improvement shall be implemented by the Applicant in order to meet the objectives of this subsection and confirms that such substitution of improvement shall not have an adverse impact on any affected utility owner.
6. Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer.

Legend

Temporary Street Closure

Metro Station

Metro Red Line - Subway

Metro Purple Line - Subway

Metro Blue Line - At-Grade

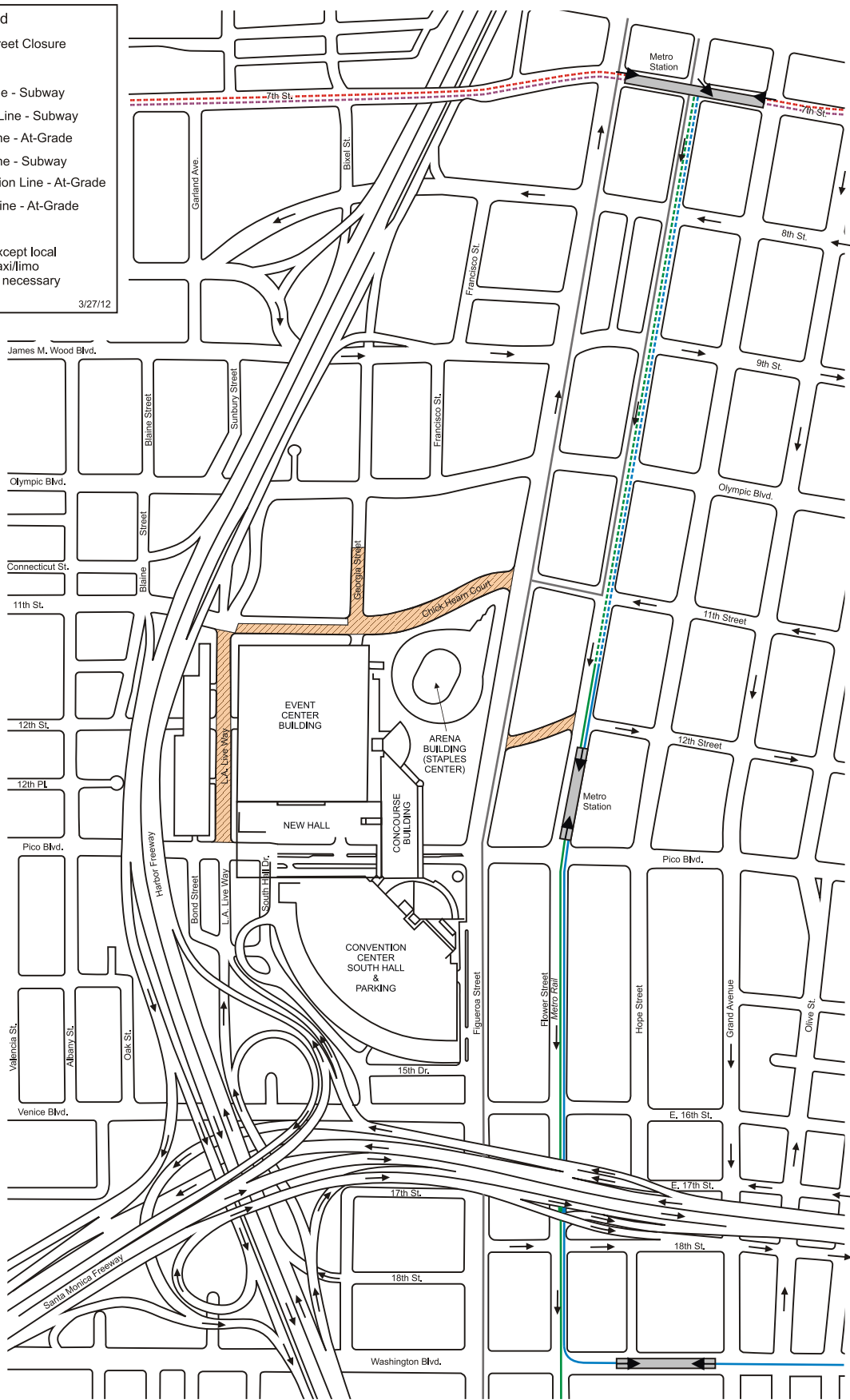
Metro Blue Line - Subway

Metro Exposition Line - At-Grade

Metro Silver Line - At-Grade

All closures except local access, and taxi/limo access where necessary

3/27/12



Not to Scale
Confidential - Attorney Work Product

Map 9: Temporary Street Closures

D. Temporary Street Closures.

1. Street closures to vehicles are permitted for major events at the Event Center Building and/or the Convention Center (as defined in the TMP), to eliminate vehicular conflicts and enhance pedestrian circulation, during pre-event, during the event and post-event hours at the following locations (shown in Map 9) and as may be further described in the TMP:
 - a. L.A. Live Way between Pico Boulevard and Chick Hearn Court except for local traffic (event traffic accessing the L.A. Live Way and Olympic West Garage, limousines, and transit vehicles).
 - b. Chick Hearn Court between Figueroa Street and Georgia Street and to through traffic between Georgia Street and L.A. Live Way except for local access (traffic accessing the Olympic West Garage).
 - c. 12th Street between Figueroa Street and Flower Street.
 - d. Other streets during all or part of the pre-event hours, during events, or all or part of the post-event hour as may be described in the TMP.
2. Street closures shall be subject to approval of the LADOT General Manager through the approved TMP and pursuant to applicable State law.
3. Street closures may be implemented in conjunction with the street closure of Chick Hearn Court (previously 11th Street) between Figueroa Street and Georgia Street, as allowed in the LASED Specific Plan. Nothing herein shall modify or restrict the temporary street closure provisions set forth in the LASED Specific Plan.
4. General Requirements.
 - a. Temporary closure of the streets to vehicular traffic shall be accomplished with traffic barriers, removable bollards or other devices, as defined in the approved TMP.
 - b. Permanent street trees and planting shall be restricted to outside of vehicular space.
 - c. Except as set forth in subsection d. below or as may be permitted in the LASED Specific Plan, Kiosks shall not be permitted within streets subject to closure.
 - d. Kiosks shall be permitted in the south half of Chick Hearn Court between Georgia Street and L.A. Live Way for the pre-event, event and post-event hours in which the street will be closed to vehicular traffic.
 - e. No alcoholic beverages may be sold or served within the public right of way.

- f. Permanent furniture shall be restricted to outside of vehicular space; removable furniture shall be permitted within vehicular space only during those periods of street closure where permitted by the TMP.

Section 10.3 REQUIRED TRANSPORTATION IMPROVEMENTS

- A. Measures.** The Initial Development shall incorporate the Project Design Features with respect to Transportation, Parking and Bicycle and Pedestrian Safety detailed in Appendix C. The LADOT General Manager, in consultation with the Planning Director and the Applicant, may modify these approved measures if he or she determines any of them to be infeasible.
- B. Guarantee of Improvements.** Prior to issuance of a building permit for the Initial Development (or any component thereof) or any Project, the Applicant shall guarantee, to the satisfaction of the LADOT General Manager, the construction of any transportation improvements for such component of the Initial Development or Project for which the Applicant is directly responsible. Prior to the issuance of a certificate of occupancy, the Applicant shall implement, or cause to be implemented, the required transportation improvements. If the LADOT General Manager determines that construction of any required transportation improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the LADOT General Manager.
- C. Form of Guarantee.** Any guarantee required pursuant to this Section 10.3 may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the LADOT General Manager.
- D. Modifications.** The LADOT General Manager, at the request of the Applicant, may determine that the implementation of any transportation, parking or bicycle and pedestrian safety improvements listed in Appendix C or any measure specified in the Mitigation Monitoring and Reporting Plan is infeasible and should be substituted with a comparable transportation improvement of equivalent cost or effectiveness. In that situation, the LADOT General Manager, in consultation with the Planning Director, may modify or substitute the transportation improvement, provided the LADOT General Manager meets with the Applicant and determines what alternate and/or additional mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection.

Section 10.4 TRANSPORTATION MANAGEMENT PLAN (TMP)

- A. Development of TMP.** Prior and as a condition precedent to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop a TMP for approval by the LADOT General Manager, which TMP shall be developed in coordination with LADOT, Metro, LAPD, LAFD, Caltrans, Metrolink, and other transportation agencies and the owners of the Convention Center, L.A. LIVE and the Arena Building.

B. Contents of TMP. The TMP shall provide the framework and details for managing all aspects of transportation for events within the Specific Plan area. The TMP shall be a multi-modal plan addressing transit, autos, parking, pedestrians, and bicycles. The TMP shall include transportation management measures as well as policies and programs to reduce auto trips, through promoting and encouraging increased transit use and auto vehicle occupancies, and encouraging walking and bicycling. Unless otherwise approved by the LADOT General Manager, the TMP shall address the following:

1. Specific Plan Area Description and Operations
2. Event Center, Arena and Convention Center Scheduling
3. Trip Generation Levels
4. Parking and Access/Egress Plans
5. Transit Service
6. Pedestrian Circulation
7. Transportation Demand Management and Trip Reduction
8. Traffic Management
9. Event Coordination Plan
10. Pico Union Neighborhood Traffic and Parking Management Plan

C. Types of Measures. The TMP may include, without limitation, the following types of measures:

1. Parking Locations by Type of Parking
2. Parking Management Measures
3. Access and Egress Routes to Parking
4. Access and Egress Routes to Transit
5. Event Ticket Bundling with Parking and Transit Passes
6. Transit Service Levels and Operations
7. Integrated Transit Fare Measures
8. Private Motor Coach, Taxi and Limousine Provisions
9. Pedestrian Signs and Wayfinding Signs

10. Pedestrian Circulation Management
11. Use of Traffic Control Officers
12. Potential Temporary Street Closures
13. Potential Temporary Turn Restrictions
14. Potential Temporary Traffic Lane Closures and/or Reassignments
15. Use of Changeable Message Signs
16. Emergency Vehicle Provisions

D. Approval. The TMP shall be approved by the LADOT General Manager and shall be a logical progression of existing plans for STAPLES Center, L.A. LIVE and the Convention Center, providing a blueprint for transportation management, but permitting flexibility to allow responsiveness to actual ongoing operational conditions.

E. Implementation. The TMP shall be implemented upon issuance of a certificate of occupancy for the Event Center. Prior to the adoption of the TMP, the existing South Park Event Parking and Circulation Management Plan shall remain in effect and govern the transportation management for the Arena Building. Upon TMP implementation, the South Park Event Parking and Circulation Management Plan shall be superseded by the TMP.

Section 10.5 PARKING REGULATIONS

A. Supersedes LAMC Requirements.

1. Where this Specific Plan contains language or standards that are different from the requirements of LAMC Section 12.21 or LAMC Section 12.24.X or 12.24.Y, this Specific Plan shall supersede the LAMC.
2. The parking requirements of this Specific Plan shall supersede all previous parking approvals by the City for the Convention Center and STAPLES Center.
3. Notwithstanding the foregoing, the provisions of LAMC Section 12.21.A.5 shall apply with respect to the parking provided in the Bond Street Garage and the L.A. Live Way Garage, except that notwithstanding any provision of the LAMC, ramps and parking surfaces “acting as ramps” shall be permitted to have a slope of 6%.

B. Parking Coordination. The TMP shall require that parking for events at the Buildings (Convention Center, Event Center Building and Arena Building) within the Specific Plan area be coordinated pursuant to the TMP or other agreements between the operators thereof.

C. On-Site Parking Requirements. As a condition to certificate of occupancy for the

Event Center, a minimum of 6,670 parking spaces shall be provided within the Specific Plan area and distributed generally as shown in Table 10.5-1. Notwithstanding the foregoing, the number of South Hall Parking on-site parking spaces may be reduced when Kentia Hall is in use for events, provided that the event operator shall be required to identify off-site parking to replace the number of spaces removed for the period in which Kentia Hall is not available for parking.

Table 10.5-1 Required On-Site Parking Supply^{1, 2}

Location	Existing	Proposed
(Cherry Street) L.A. LIVE Way Garage	858	2,950
West Hall Garage	1,625	0
Bond Street Garage	0	928
Bond Street Parking Lot (East and West)	283	0
South Hall Garage	1,671	1,671
Venice Garage	1,121	1,121
Total	5,558	6,670

¹The number of parking spaces in any individual garage may be modified provided that the overall total required on-site parking supply is achieved.

²1,256 spaces when Kentia Hall used for exhibit space.

D. Additional Initial Development On-Site Parking Requirements.

1. Twelve electric vehicle charging stations shall be provided in on-site garages.
2. Up to 311 designated parking spaces shall be provided in on-site Garages for any combination of low-emitting, fuel efficient and carpool/van pool vehicles.
3. 250 new bicycle parking spaces shall be provided within the Specific Plan area at grade level and in locations convenient to bicyclists.

E. Additional Parking Supply. During such times and events when the parking supply within a twenty minute walk of the Specific Plan area may not be sufficient, additional parking supply outside of this area shall be utilized and shuttle bus and motor coach connections shall be provided, when appropriate, as determined in the TMP.

Section 10.6 SB 292 COMPLIANCE

SB 292 imposes certain duties on the Event Center Owner and the City, including the requirements that the Event Center Owner (a) monitor and provide annual reporting with respect to the ratio of 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

("Spectator Trip Ratio") and (b) take steps to achieve and maintain a Spectator Trip Ratio that is no more than 90 percent of the trip ratio at any other stadium serving a team in the National Football League. As required by SB 292, the City, as of the Effective Date, has developed and adopted a trip reporting protocol that, among other things, establishes the criteria and guidelines to determine the Spectator Trip Ratio and establishes the format and information to be provided by the Event Center Applicant in the required annual report. The Event Center Applicant shall comply with the trip reporting protocol and the additional provisions of SB 292.

SECTION 11. SPECIFIC PLAN IMPLEMENTATION AND AMENDMENTS

Section 11.1 SPECIFIC PLAN ADJUSTMENTS, EXCEPTIONS, AMENDMENTS AND INTERPRETATIONS

- A. Applicability of LAMC Section 11.5.7.** Requests for Project Permit Compliance, Project Permit Adjustment, modification to a Project Permit Compliance, Specific Plan exception, Specific Plan amendment or Specific Plan interpretation with respect to any Project shall be made in accordance with the procedures set forth in LAMC Section 11.5.7.
- B. Decision and Appeal Authority.** Notwithstanding the provisions of LAMC Sections 11.5.7C through F, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Permit Compliance, Project Permit Adjustment, modification to a Project Permit Compliance, Specific Plan exception, Specific Plan amendment or Specific Plan interpretation with respect to any Project, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.
- C. Other Specific Plan Provisions.** For purposes of LAMC Section 11.5.7.J, the decision-making body will be the City Planning Commission and the Decision or Appeal Body will be the City Council.

Section 11.2 PROJECT DETERMINATION

A. Project Permit Compliance.

1. No grading permit, foundation permit, building permit, use of land permit or permit for a change of use shall be issued for a Project unless a Project Permit Compliance application has been approved pursuant to the procedures set forth in this Section 11.2.
2. Issuance of a Project Permit Compliance shall require a finding that the Project is consistent with the Development Regulations set forth in Section 5 of this Specific Plan and/or any Specific Plan exception or Specific Plan interpretation applicable thereto.
3. No Project Permit Compliance or other approval shall be required in connection with the Initial Development.

4. The prohibition in Section 11.2 A.1 of this Specific Plan shall not apply to any construction for which a permit is required to comply with an order issued by the Department of Building and Safety to repair or replace an unsafe or substandard condition.

B. Action only Required for Projects. No action shall be required under this Specific Plan with respect to construction or modification of any Building, improvement or structure or any change or relocation in use that is not a "Project."

C. Project Determination; Time Limit. The Applicant may seek the Planning Director's determination as to whether any construction or modification of a Building, structure or improvement, including, without limitation, any exterior remodel, or any change or relocation in use is a "Project." The Planning Director shall make his or her determination within ten days from the date a request for determination is submitted by the Applicant. The determination of the Planning Director in such matter shall be final. Notwithstanding any other provision of the LAMC, a determination by the Planning Director, if any, that any construction or modification of a Building, structure or improvement or any change or relocation in use is not a Project shall be made in accordance with the requirements of this Specific Plan and is therefore ministerial.

SECTION 12. INTERPRETATION

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Planning Director shall, upon application by an owner, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan.

SECTION 13. SEVERABILITY

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

APPENDIX A
APPROVED PLANS

[Upon Specific Plan Approval Identify Specific Plans on File]

1. Demolition Plans for West Hall and related infrastructure
2. Street Vacation
3. Schematic Design—New Hall including modifications to Concourse Building, South Hall, Central Plant, Loading Dock and other improvements
4. Schematic Design—Event Center
5. Schematic Design—Bond Street Garage
6. Schematic Design—L.A. Live Way Garage
7. Schematic Design—Open Space, Plaza Areas, Streetscape as set forth in Items 3, 4, 5, 6 and 7
8. Signs as Permitted by Sign Regulations and Existing Sign Ordinance
9. Other Improvements as described by Final EIR

APPENDIX B
SUPERCEDED ENTITLEMENT APPROVALS

1. Case No. ZV 80-144—Zoning Variance granted June 23, 1980 reduced the parking requirement from 986 to 536 parking spaces in conjunction with the permitted development of an additional exhibit hall structure (North Hall) to the Convention Center complex.
2. Case No. ZA 85-0246 (ZV)—Zoning Variance granted July 2, 1985 permitted (for a temporary five year period) an additional 150,000 square feet of exposition space at the Los Angeles Convention Center site, utilizing an area occupied by 375 existing parking spaces, without providing any additional required parking.
3. Case No. CPC-87-595 (CU)—Conditional Use Permit adopted October 29, 1987 permitted expansion of the Convention Center facilities from 730,500 square feet to 1,652,500 square feet. The CUP was modified by Plan Approval on July 17, 2008 to permit modification of plans under the existing case to include construction of a seven-level above ground parking structure to accommodate 928 spaces. This parking structure approval has been extended to August 2, 2013.
4. Case No. ZA 89-0550 (ZV)—Zoning Variance approved on September 27, 1989, permitted the reduction in parking for the Convention Center site to 6,000 parking spaces for the Convention Center, including Phase 1 of the Expansion Plan and modifying the phasing of the 1987 CUP to allow development of 441,000 square feet of exhibition space and meeting rooms in Phase I of the project. This variance superseded two prior variances for reduced parking. This approval was clarified in two additional actions by the Planning Department, including a clarification letter issued on November 7, 1989 to modify Fire Department occupancy calculations for specific exhibit halls and meeting rooms and a Plan Approval issued on April 13, 1990, to allow construction of the expansion project prior to the finalization of parking plans for the site.
5. Case No. ZA 95-0062 (ZV)—Zoning Variance adopted on March 23, 1995, permitted the Phase 1A Expansion (Kentia Hall), with a maximum development envelope of 1,868,000 square feet of convention and exhibition space and reduced required parking to 5,880 parking spaces for Phase 1 and by an additional 420 spaces to 5,460 spaces when Kentia Hall was in use.
6. Conditional Use Permit for the Arena Building and the Existing Convention Center (CPC97-0105-CU and 97-0185-CU) to allow development of the proposed sports complex, and respectively authorizing: (1) the development of the Arena Building on a portion of the Convention Center property and (2) the original Convention Center (north of Pico Boulevard) as a conditional use due to a reduction in the land area of the Convention Center.
7. ZA 98-0524 (ZAI) Zoning Administrator's Interpretation addressing the reduction in the number of parking spaces required at the Convention Center after demolition of North Hall and the adjacent West Hall Blue Lot as part of the construction of the Arena Building and requiring a total of 5,147 spaces if Kentia Hall is used as exhibit space, and 5,567 spaces if Kentia Hall is used as parking.

APPENDIX C
PROJECT DESIGN FEATURES

The following improvements and programs would be incorporated directly into the Project Description for the Proposed Project and are referred to in this Specific Plan as Project Design Features:

[SEE DRAFT EIR PROJECT DESIGN FEATURES ATTACHED]

APPENDIX C: PROJECT DESIGN FEATURES

The following improvements and programs would be incorporated directly into the Project Description for the Proposed Project and are referred to in this Specific Plan as Project Design Features:

A. Land Use Planning

No project design features are proposed.

B.1 Transportation

(1) Project Area Street Modifications

The Proposed Project will make improvements and modifications to the streets listed below in order to achieve wider sidewalks.

(a) L.A. Live Way (Collector Street)

Project Design Feature B.1-1: L.A. Live Way between Pico Boulevard and Chick Hearn Court/11th Street shall be modified to comprise an 89 foot right-of-way, and a 64-foot curb-curb width, with a 10-foot sidewalk on the west side of the street and a 15-foot sidewalk on the east side of the street. The existing lane configuration shall remain, except for the elimination of one midblock northbound lane, (as shown on Figure A.10.4.1.1 of Appendix A of the Transportation Study, contained in Appendix I of this Draft EIR). This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.

(b) Chick Hearn Court (Collector Street)

Project Design Feature B.1-2: Chick Hearn Court between L.A. Live Way and Georgia Street shall be modified to comprise a 72-foot curb-to-curb width with a 15-foot sidewalk on the north side of the street and a 20-foot sidewalk on the south side of the street, between L.A. Live Way and the east-most driveway to the L.A. LIVE West Garage; and a 60.5-foot curb-curb width with a 26.5-foot sidewalk on the north side and a 20-foot sidewalk on the south side of the street between the east-most driveway of the L.A. LIVE West Garage and Georgia Street; and the existing 107-foot right-of-way for the entire block shall be maintained (as shown on Figure A.10.4.1.2 of Appendix A of the Transportation

Study, contained in Appendix I of this Draft EIR). The existing lane configuration shall be maintained. This shall be completed by the Event Center Applicant prior to issuance of a certificate of occupancy for the Event Center.

(c) Pico Boulevard (Modified Secondary Highway)

Project Design Feature B.1-3: Pico Boulevard between Figueroa Street and a point approximately 600 feet west of Figueroa Street shall be modified to comprise a 70-foot curb-curb width, with three eastbound lanes and two westbound lanes, and with a minimum 20-foot sidewalk on the north side of the street and a minimum 20-foot sidewalk on the south side of the street, (of which 10 feet may be on Convention Center property). From the point approximately 600 feet west of Figueroa Street to L.A. Live Way, the existing roadway width of 80 feet curb-to-curb and lane configuration shall be maintained, and a minimum 20-foot sidewalk provided on both the north and south side of the street (all of which in each case may be provided on Convention Center property). The existing street right-of-way of 100 feet shall be maintained between Figueroa Street and L.A. Live Way. (See Figure A.10.4.1.3 of Appendix A of the Transportation Study contained in Appendix I of this Draft EIR.) This shall be completed by the New Hall Applicant prior to issuance of a certificate of occupancy for the New Hall.

(2) Trip Reduction Measures

Project Design Feature B.1-4: The Proposed Project shall coordinate its planning with the City on the City's current plans to provide a Bike Station on or in the vicinity of the Project Site.

Project Design Feature B.1-5: The Proposed Project shall coordinate its planning with the concept plans currently being evaluated in the Figueroa Corridor Study for providing a bike lane in each direction on Figueroa Street between USC and downtown, provided such plans do not include a raised curb delineating the bike lanes in the vicinity of the Project Site as they would create pedestrian safety impacts.

(3) Green Transportation Measures

Project Design Feature B.1-6: Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide up to 12 electric vehicle charging stations in one or more of the on-site parking garages to facilitate and encourage the use of electric vehicles.

Project Design Feature B.1-7: Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide priority parking locations for hybrid and electric vehicles, to facilitate and encourage the use of these vehicles.

(4) Transportation Management Center

Project Design Feature B.1-8: Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide an appropriately sized building (approximately 1,600 square feet) on the Project Site to accommodate a Field Operations Center (FOC). This facility shall provide space for the on-site coordination of security staff, the LAPD, LADOT, Metro, and Caltrans, and communications capabilities to each agency's main control center. In addition to functioning as the security and safety management center, the FOC shall also provide for the centralized coordination of all transportation and parking management activities during events.

B.2. Parking

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

Project Design Feature B.2-2: The Proposed Project will provide a total of 250 new bicycle parking spaces in the on-site parking garages.

B.3 Pedestrian Circulation and Bicycle and Pedestrian Safety

Project Design Feature B.3-1: Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall construct wider crosswalks (up to 30 feet) with differential paving (as was done for certain intersections for L.A. LIVE) at the following 12 intersections:

- L.A. Live Way & Chick Hearn Court
- L.A. Live Way & 12th Street
- L.A. Live Way & Pico Boulevard

- Georgia Street & Olympic Boulevard
- Francisco Street & Olympic Boulevard
- Francisco Street & James Wood Boulevard
- Figueroa Street & Pico Boulevard
- Figueroa Street & 9th Street
- Flower Street & Pico Boulevard
- Flower Street & 12th Street
- Flower Street & 11th Street
- Flower Street & Olympic Boulevard

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

Project Design Feature B.3-3: As part of the Proposed Project, it is expected that the following streets would be closed to thru traffic (local access and transit vehicles allowed) before, during, and after events, in order to minimize the conflicts between vehicles and pedestrians:

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

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

C. Aesthetics/Visual Resources

Project Design Feature C-1: Temporary construction fencing shall be placed along the periphery of active construction areas to screen much of the construction activity from view at the street level.

Project Design Feature C-2: The Project Applicant shall monitor the Project Site for graffiti and contract with a graffiti removal company, as needed.

D.1. Natural Light (Shading)

Project Design Feature D.1-1: Project building heights and massing shall substantially conform to the design guidelines and standards set forth in the proposed Convention and Event Center Specific Plan.

D.2 Artificial Light and Glare

(1) Architectural Lighting Project Design Features

The following architectural design features and constraints shall be implemented as part of the Proposed Project to minimize lighting from proposed structures:

Project Design Feature D.2-1: Event Center Architecture: The Event Center architectural design includes the structure, façade, and the upper portion of the stadium structure supporting the deployable roof in the open position. The architectural design shall provide equivalent or reduced light transmissions when compared to the configurations of material properties shown in Figure 6.1.5.1 and Figure 6.1.5.2 of the Lighting Report included as Appendix K of this Draft EIR. These transmission limits shall reduce emissions from some field event lighting (located within the bowl) and other bowl light sources.

Project Design Feature D.2-2: Screening on Parking Garages: Exterior screening shall be installed to minimize the spill light from luminaires within open structure buildings from reaching beyond the Project Site. The screening shall also be installed so as to minimize the views and potential glare of headlights of motor vehicles within the garage from beyond the Project Site boundary. Screening measures may include, but are not limited to, shielding attached to the luminaire, building, or site structures.

Project Design Feature D.2-3: Building Façades: The maximum measurable luminance of the illuminated building façade shall not exceed 40 cd/m². Additionally, an area weighted average of field

measurements shall not exceed 10 cd/m² for any single contiguous façade area greater than 7,500 square feet in area.

Project Design Feature D.2-4: Glass used in building façades shall be anti-reflective or treated with an anti-reflective coating in order to minimize glare.

Project Design Feature D.2-5: Light levels from permanent light fixtures shall not exceed 10 fc (average, horizontal at the ground) within Gilbert Lindsey Plaza.

(2) Luminaire Project Design Features

The following design and specification constraints for luminaires shall be implemented as part of the Proposed Project to minimize light emissions from lighting equipment:

Project Design Feature D.2-6: Illuminance from specified light sources shall not exceed 21.5 lux (2.0 fc) at the property line of the nearest residential property or light sensitive receptor.

Project Design Feature D.2-7: Luminaires illuminating the building façade with intensities greater than 10,000 candelas shall be shielded from view beyond the Project Site boundary.

Project Design Feature D.2-8: Luminaires not illuminating the building façade with intensities greater than 10,000 candela shall be shielded or rated as cut-off per the Illuminating Engineering Society of North America.

Project Design Feature D.2-9: Luminaires within the Bond Street and L.A. Live Way Garages shall be equipped with screening measures that limit light spill beyond the north and west sides of the garage toward to Project Site's northern and western boundaries, which are adjacent to sensitive receptors.

Project Design Feature D.2-10: Luminaires shall be shielded, reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness shall not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

Project Design Feature D.2-11: Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view so that the Glare Rating does not exceed 45 for motorists and vehicles operated on roadways. Prior to the issuance of the first building permit for the Event Center structure, the Event Center

Applicant shall prepare a study of the Glare Ratings at all roadways that have a direct line of sight to the Event Center's Spectator Event luminaires located within a 1-mile radius of the Project Site. The lighting study shall demonstrate to the satisfaction of the City of Los Angeles Department of Building and Safety that the Event Center's design does not result in a Glare Rating above 45 at any roadway location within a 1-mile radius of the Project Site.

Project Design Feature D.2-12: The aiming of Sky-Tracker luminaires shall be regulated to prevent the high intensity beam from striking any building façades. Sky-Tracker luminaires shall not project light more than 25 degrees from zenith. Use of Sky-Tracker luminaires shall adhere to the aiming constraints shown diagrammatically in Figure IV.D.2-2 in Section IV.D.2, Artificial Light and Glare, of this Draft EIR.

(3) Illuminated Signage Project Design Features

The following design and specification constraints for illuminated signage shall be implemented as part of the Proposed Project to minimize light emissions from illuminated signs:

Project Design Feature D.2-13: The measured illuminance from Proposed Project signage shall not exceed 32.3 lux (3.0 fc) at the property line of the nearest residential property or light sensitive receptor.

Project Design Feature D.2-14: The measured luminance from Proposed Project signage shall not exceed 800 cd/m² after sunset or before sunrise.

Project Design Feature D.2-15: Self-illuminated signs and/or luminaires intended to illuminate signs shall be shielded, or reduced in intensity, or otherwise protected from view such that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 times the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 fL. If minimum values are below 10 fL, the source brightness would not exceed 500 fL plus 100 times the angle, in degrees, between the driver's line of sight and the light source.

Project Design Feature D.2-16: The intensity of illuminated signage shall be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point shall be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity.

(4) Construction Lighting Project Design Features

The following project design feature shall be implemented as part of the Proposed Project to minimize light emissions from Proposed Project construction activities:

Project Design Feature D.2-17: Light sources associated with Proposed Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

(5) Special Event Lighting Project Design Features

The following project design feature shall be implemented as part of the Proposed Project to minimize light emissions from special events within the Event Center:

Project Design Feature D.2-18: Any Sky-tracker luminaire within the Event Center that is aimed out of the open roof structure shall be aimed within 25 degrees of zenith.

In addition, the following project design feature shall be implemented as part of the Proposed Project to minimize light emissions from special events external to the Event Center:

Project Design Feature D.2-19: All luminaires installed on a temporary basis on the Project Site shall be aimed so that the direct beam illuminance is directed on the event activity.

In addition, the following project design feature shall be implemented as part of the Proposed Project to minimize light impacts on sensitive receptors from pyrotechnic events:

Project Design Feature D.2-20: The number of pyrotechnic displays at the Event Center shall be limited to 35 events per year. Each pyrotechnic display shall not exceed 20 minutes in duration.

(6) Interior Lighting Project Design Features

The following project design features shall be implemented as part of the Proposed Project to minimize light emissions from interior light sources (i.e., light sources located within proposed structures):

Project Design Feature D.2-21: The interior lighting for the Proposed Project and associated luminances or interior surfaces shall be designed, specified, and installed so that maximum candela direct beam illuminance (from luminaires) is not directed out of the building envelope.

E. Noise

(1) Construction

Project Design Feature E-1: Project construction shall utilize drilled piles during the late evening hours (between 9 P.M. and 12 A.M.), in order to reduce potential construction noise and vibration impacts.

Project Design Feature E-2: Project contractor shall equip all construction equipment used at the Project Site with properly operated and maintained, commercially available noise shielding and/or muffling devices that are consistent with the manufacturer's standards.

(2) Operation

Project Design Feature E-3: The Event Center in-house sound system would utilize a distributed speakers system capable of aiming the sound toward the seating areas, to minimize sound spillage to the exterior of the Event Center.

Project Design Feature E-4: Building mechanical/electrical equipment shall be designed to meet the noise limit requirements of LAMC, Chapter XI, Section 112.02.

Project Design Feature E-5: Loading dock and trash/recycling areas for the Event Center and STAPLES Center shall be located in the subterranean level, which shall preclude noise from this source at exterior locations.

Project Design Feature E-6: All rooftop mechanical equipment shall be enclosed or screened from view with appropriate screening walls.

F.1 Air Quality

Project Design Feature F.1-1: The Project would comply with SCAQMD Rule 403 regarding fugitive dust control through implementation of the following measures:

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

- Clean-up mud and dirt carried onto paved streets from the site.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- All haul trucks would be covered or would maintain at least 6 inches of freeboard.
- Suspend earthmoving operations or implement additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. A construction relations officer shall be appointed to act as a community liaison concerning on-site activity, including investigation and resolution of issues related to fugitive dust generation.

F.2 Air Quality—Climate Change

Project Design Feature F.2-1: The Applicants shall implement a Sustainability Program as set forth in Appendix E of this Draft EIR.

Key components of the Sustainability Program are summarized below.

The Proposed Project would incorporate 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 achieve LEED certification. The New Hall would be designed with the intent of achieving a LEED Gold certification. Additional information on the sustainability measures for the three primary components of the Proposed Project is provided below:

(1) New Hall

The Project Site is located on a previously developed urban site in Downtown Los Angeles with substantial existing infrastructure in place. This Project Site's location provides convenient pedestrian access to mass transit. The Urban Heat Island, on both roof and non-roof surfaces, would be reduced by the use of compliant materials with a high solar reflectance index (SRI). Water use would be reduced through use of low flow toilets and waterless or low flow urinal fixtures. Drought tolerant plants and efficient irrigation systems would be used throughout the development. The New Hall would

also comply with the required measures of the 2010 Los Angeles Green Building Code and implement additional efficiency measures to achieve a greater than 20 percent reduction in energy consumption relative to the estimated baseline. Also, a combined minimum of 75 percent of construction waste and/or debris would be diverted from landfill disposal for both the demolition and new construction phases of the New Hall and 50 percent solid waste diverted during operation.

(2) Event Center

As part of an effort to pursue LEED certification, the Event Center would incorporate the AEG 1EARTH environmental program already implemented at STAPLES Center and across L.A. LIVE to work toward reducing GHG emissions. Water use would be reduced through the use of waterless urinals and the use of artificial turf for the field surface. The Event Center would also conserve water by installing the best available technology for water fixtures and equipment and educating employees on water efficiency through an Environmental Management System. The Event Center would also comply with the required measures of the 2010 Los Angeles Green Building Code and implement additional efficiency measures to achieve greater than a 14 percent reduction in energy consumption relative to the estimated baseline. The Event Center would optimize energy performance through the installation of best available technology for HVAC, lighting, and all major electrical appliances and control systems. Also, a combined minimum of 50 percent of construction waste and/or debris and solid waste during operation would be diverted from landfill disposal. The Event Center would divert waste from landfill disposal through robust recycling, the donation of durable goods, and implementing a front of house composting program that includes sourcing biodegradable concessions packaging.

(3) Parking Garages

The two proposed parking garages, the Bond Street Garage and the L.A. Live Way Garage would feature energy efficient lighting. The Event Center Applicant shall provide up to 12 electric vehicle charging stations in addition to Code requirements (i.e., provide electric vehicle supply wiring equal to five percent of the total number of parking spaces) and 250 bicycle spaces in one or more of the on-site parking garages to facilitate and encourage the use of electric vehicles and provide priority parking locations for hybrid and electric vehicles, and to facilitate and encourage the use of these vehicles.

(4) SB 292

As part of SB 292, the Event Center must achieve and maintain carbon neutrality by reducing to zero the net emissions of greenhouse gases from private automobile trips to and from Spectator Events at the Event Center. This objective would be realized via the following programs: (1) Implementation of the Event Center's

Transportation Management Plan; (2) Investment in local community projects that reduce greenhouse gas emissions; and (3) Purchase of carbon offsets.

In addition, the Proposed Project must achieve and maintain a vehicle trip ratio (defined as the total annual number of private automobiles arriving at the Event Center for Spectator Events divided by the total number of spectators at the events) that is no more than 90 percent of the trip ratio at any other stadium serving a team in the National Football League. This would reduce traffic congestion, further improve air quality, and reduce greenhouse gas emissions.

G. Geology and Soils

Project Design Feature G-1: All Project construction shall conform to the requirements of the LAMC, which incorporates the requirements of the CBC, including all provisions related to seismic safety.

H.1 Water Resources—Hydrology and Surface Water Quality

The following project design features shall be implemented as part of the Proposed Project:

Project Design Feature H.1-1: Prior to the issuance of a grading permit, the Project Applicants shall provide evidence to the City of Los Angeles Department of Public Works, as appropriate, that a Notice of Intent has been filed with the State Water Resources Control Board for coverage under the General Construction Permit and a certification that a Storm Water Pollution Prevention Plan has been prepared. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or Regional Board, or a letter from either agency stating that the Notice of Intent has been filed. The Stormwater Pollution Prevention Plan shall include a menu of Best Management Practices to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion.

Project Design Feature H.1-2: Prior to issuance of a B-Permit or building permit, the Project Applicants shall prepare and submit for review and approval a Standard Urban Stormwater Mitigation Plan that shall include Best Management Practices (e.g., infiltration systems, bio-filtration, structural treatment systems) and demonstrate compliance with Low Impact Development

Ordinance requirements to the City of Los Angeles Department of Public Works or Department of Building and Safety, as applicable.

Project Design Feature H.1-3: The Project Applicants shall control nitrates through the selection of native plants and minimal use of nitrogen-based fertilizers in on-going landscape maintenance.

H.2 Water Resources—Groundwater

No project design features are proposed.

I.1. Cultural Resources—Historical Resources

No project design features are proposed.

I.2. Cultural Resources—Archaeological Resources

No Project Design Features are proposed.

J.1 Public Services—Police Protection

Project Design Feature J.1-1: Comprehensive Security Plan. The Applicants, in conjunction with the LAPD, shall finalize the preliminary Comprehensive Security Plan (CSP) through further consultation with the California Department of Transportation (Caltrans), Los Angeles Fire Department (LAFD), California Highway Patrol (CHP), Los Angeles County Sheriff's Department (LASD), and Metropolitan Transit Authority (Metro) as the Proposed Project proceeds through its final design phases and prior to operation. The Applicants shall implement the final CSP during operation of the Proposed Project.

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

Applicant shall submit the consultant's report and recommendations to, and consult with LADBS, LACC, LAPD, the New Hall design team and BOE, regarding appropriate operational and design measures in consideration of the report and recommendations.

Project Design Feature J.1-2: Security Features during Construction.

During construction of the Proposed Project, both Applicants shall implement private security measures including security fencing, lighting, locked entry, and security patrol on the Project Site.

J.2 Public Services—Fire Protection

Project Design Feature J.2-1: Construction managers and personnel shall be trained in emergency response and fire safety operations.

Project Design Feature J.2-2: Fire suppression equipment specific to Project construction shall be maintained on the construction sites in accordance with OSHA and Fire Code requirements.

Project Design Feature J.2-3: Develop a response/access plan for both construction and operations in consultation with the LAFD. This plan shall be prepared in coordination with the Proposed Project's Transportation Management and Comprehensive Security Plans.

Project Design Feature J.2-4: Fire inspector(s) shall be assigned to the Project Site as needed during relevant construction phases.

Project Design Feature J.2-5: A plot plan shall be submitted to the LAFD for approval prior to approval of the first building permit. The plot plan shall include the following minimum design features:

- Fire lanes, where required, shall be a minimum of 20 feet in width clear to sky, posted with a sign of no less than three square feet in area and/or painted with "Fire Lane No Parking," and have an adequate approved turning area. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions would not be less than 28 feet in width;
- Access for LAFD apparatus and personnel to and into all structures would be provided;
- Identify the locations and sizes of all fire hydrants; and
- All structures would be within 300 feet of an approved fire hydrant.

Project Design Feature J.2-6: The Convention Center Applicant and Event Center Applicant shall develop a first responder communications plan for their respective structures in consultation with, and approved by, the LAFD. The plan shall address the need for

communications equipment. The first responder communications plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

Project Design Feature J.2-7: The operator of the Event Center shall provide or cause to be provided ambulance services such that one ambulance is on-site in accordance with the provisions of the Fire Life Safety Resources Management Plan.

Project Design Feature J.2-8: The operators of the Convention Center and Event Center shall provide an ambulance station with adequate resources for basic life support and advanced life support services at all Event Center events, per the provisions of the Fire Life Safety Resources Management Plan (see Project Design Feature J.2.6).

Project Design Feature J.2-9: A Fire Life Safety Resources Management Plan shall be developed in consultation with, and approved by, the LAFD, prior to issuance of a certificate of occupancy for the Event Center. In the development of the Fire Life Safety Resources Management Plan, the Applicant and LAFD shall consult regarding the need for personnel, equipment and facilities. As part of the Plan, the Applicant shall provide funding as needed for event-day deployment of personnel and equipment in a manner that is appropriate to the type and size of events at the Event Center and consistent with measures undertaken for other large attendance venues. The Fire Life Safety Resources Management Plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

K.1 Utilities—Water

Project Design Feature K.1-1: As indicated in the Applicant's Sustainability Program (see Appendix E of this Draft EIR) the New Hall and the Event Center will achieve a water use reduction of 33 percent and 35 percent of the estimated baseline.¹ These water reduction requirements shall be met by specific measures which may include the following:

¹ Water Baseline calculated according to the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code as cited in 2010 Los Angeles Green Building Code.

Commercial/Public Facility Water Conservation Features

- Install high-efficiency toilets that use a maximum of 1.28 gallons per flush.
- Install high-efficiency urinals (0.125 gallon/flush) for the Convention Center, and waterless urinals for the Event Center.
- Install low-flow faucets for public and most private locations with a maximum flow rate of 0.5 gallon per minute. Low-flow faucets will be of a self-closing design (i.e., that would automatically turn off when not in use).
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2 gallons per minute.
- Install Prep and Service faucets with low-flow aerators that use 1.8 gallons per minute in lieu of the standard 2.2 gallons per minute.
- Install high efficiency dishwashers that are Energy Star rated or equivalent within kitchen/food preparation areas minimum per City ordinance requirements.
- Install high-efficiency clothes washers with a water factor of 6.0 or less that are Energy Star rated, when possible. Includes both large and small washers to accommodate variances in load sizes.
- Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers.
- For Cooling Towers: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.

Landscaping Water Conservation Measures

- Install high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology.
- Install matched precipitation (flow) rates for sprinkler heads.
- Install drip/microspray/subsurface irrigation, where appropriate.
- Achieve minimum irrigation system distribution uniformity of 85 percent.
- Install a separate water meter (or submeter), flow sensor, and master valve shut-off for irrigated landscape areas totaling 5,000 square feet and greater.

- Use water efficient landscaping such as proper hydro-zoning.
- Use landscape contouring to minimize precipitation runoff.
- Use artificial turf for the proposed Event Center playing surface.
- For irrigation systems: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.

Water Performance

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

K.2 Utilities—Wastewater

No project design features are proposed.

K.3. Utilities—Solid Waste

Project Design Feature K.3-1: The Applicants will extend the existing on-site solid waste recycling programs to include both the Event Center and the New Hall.

(1) Convention Center

Project Design Feature K.3-2: A minimum of 20 percent of all building materials and products for development will consist of recycled content or will be manufactured regionally while a minimum of 5 percent of all building materials and products for development will be rapidly renewable.

Project Design Feature K.3-3: Divert a combined minimum of 75 percent of construction waste and/or debris from landfill storage for both the demolition and new construction phases.

Project Design Feature K.3-4: The New Hall would divert at least 50 percent of its solid waste during operation.

(2) Event Center

Project Design Feature K.3-5: Fifty percent of solid waste will be diverted during construction and operation of the Event Center. The Event Center will divert waste from landfill through robust recycling, the donation of durable goods, and implementing a front of house composting program that includes sourcing of biodegradable concessions packages.

K.4 Utilities—Electricity

Project Design Feature K.4-1: The New Hall would implement additional efficiency measures to achieve a 20 percent reduction in energy consumption relative to the California Energy Efficiency Standards and would also comply with the required measures of the 2010 Los Angeles Green Building Code.

Project Design Feature K.4-2: The Event Center would implement additional efficiency measures to achieve a 14 percent reduction than the estimated baseline.²

Project Design Feature K.4-3: The L.A. Live Way Garage and the Bond Street Garage shall feature energy efficient lighting.

Project Design Feature K.4-4: A minimum total of 12 electric car charging stations shall be provided within the on-site parking garages.

Project Design Feature K.4-5: The roof of the L.A. Live Way Garage shall be equipped with solar panels.

K.5 Utilities—Natural Gas

No project design features are proposed with regard to natural gas consumption.

L. Environmental Hazards

Project Design Feature L-1: The Applicants shall prepare and implement a Soil Management Plan approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address potential contamination in soil within the Project Site. The approved Soil Management Plan shall include procedures for soil sampling and

² Energy Baseline calculated according to Title 24 2008 as cited in the City of Los Angeles Green Building Code.

remedial options that may include removal (excavation), treatment (*in-situ* or *ex-situ*), or other measures, as appropriate. If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's (SCAQMD) Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading shall be temporarily halted and redirected around the observed area(s) until the appropriate evaluation and follow-up measures are implemented, as contained in SCAQMD's Rule 1166. The contaminated soil discovered shall then be evaluated and managed in accordance with the approved Soil Management Plan in order for grading activities to resume.

Project Design Feature L-2: A comprehensive asbestos-containing materials survey shall be conducted on all structures prior to renovation or demolition. If any Regulated Asbestos-Containing Materials (RACM), Category I/Class I Non-Friable and Category I/Class II Non-Friable ACMs that may become friable are determined to be present, they shall be removed prior to renovation or demolition activities taking into account the following: EPA's National Emission Standards for Hazardous Air Pollutants (NESHAPs) and South Coast Air Quality Management District's Rule EPA's NESHAPs 1403. EPA Guidance Document 340/1-92-013 "A Guide to Normal Demolition Practices under the Asbestos NESHAPs" shall be referred to prior to initiation of a proposed demolition project. In addition to asbestos regulations that control the release of asbestos to the ambient environment, federal and State OSHA regulations outlining specific work practices for handling ACMs shall be followed.

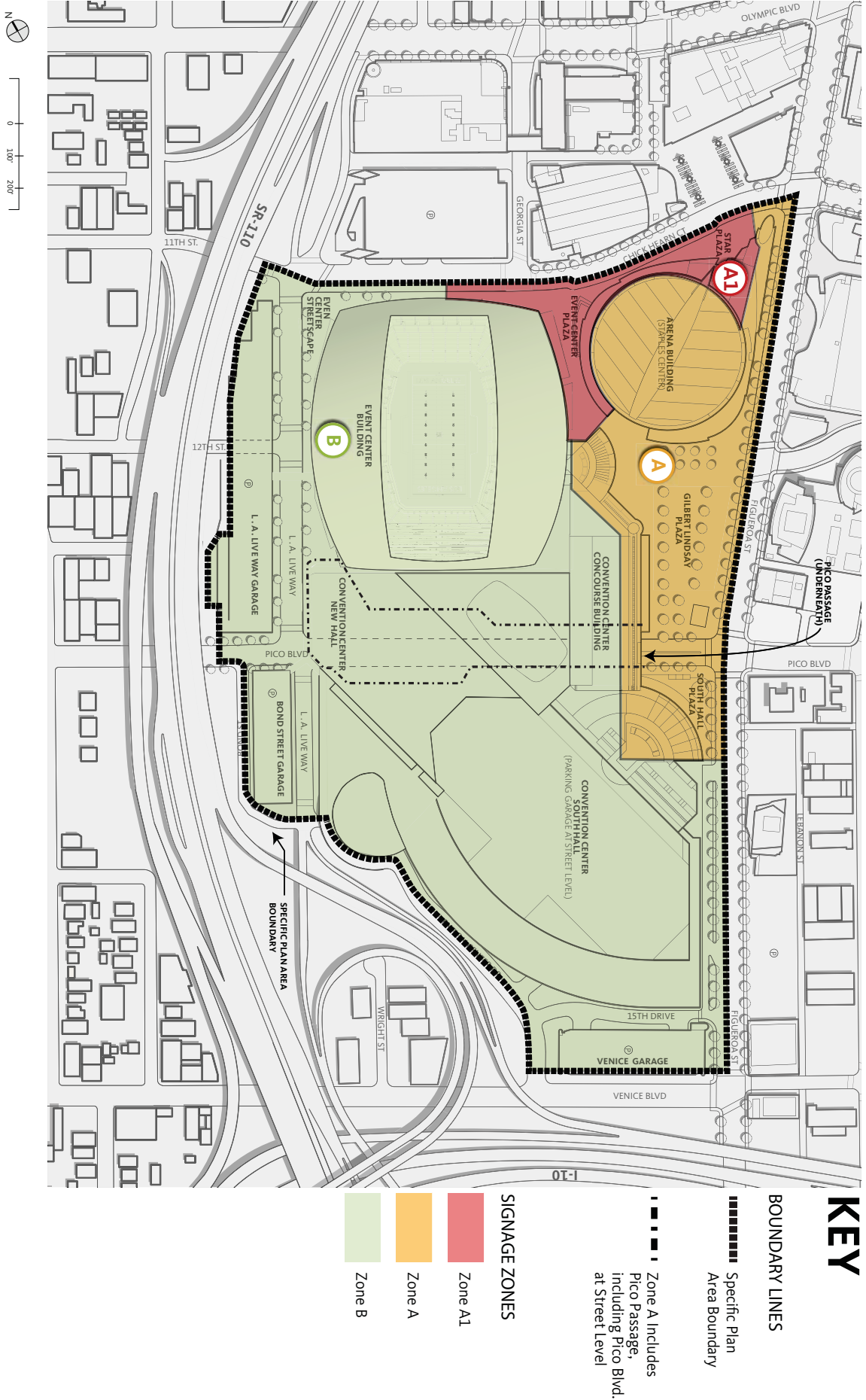
All asbestos removal shall be performed by an experienced, state-licensed, Cal/OSHA- and SCAQMD-registered asbestos contractor. All work shall take place under the guidance of an independent, California Certified Asbestos Consultant. The Consultant shall be responsible for reviewing the redevelopment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

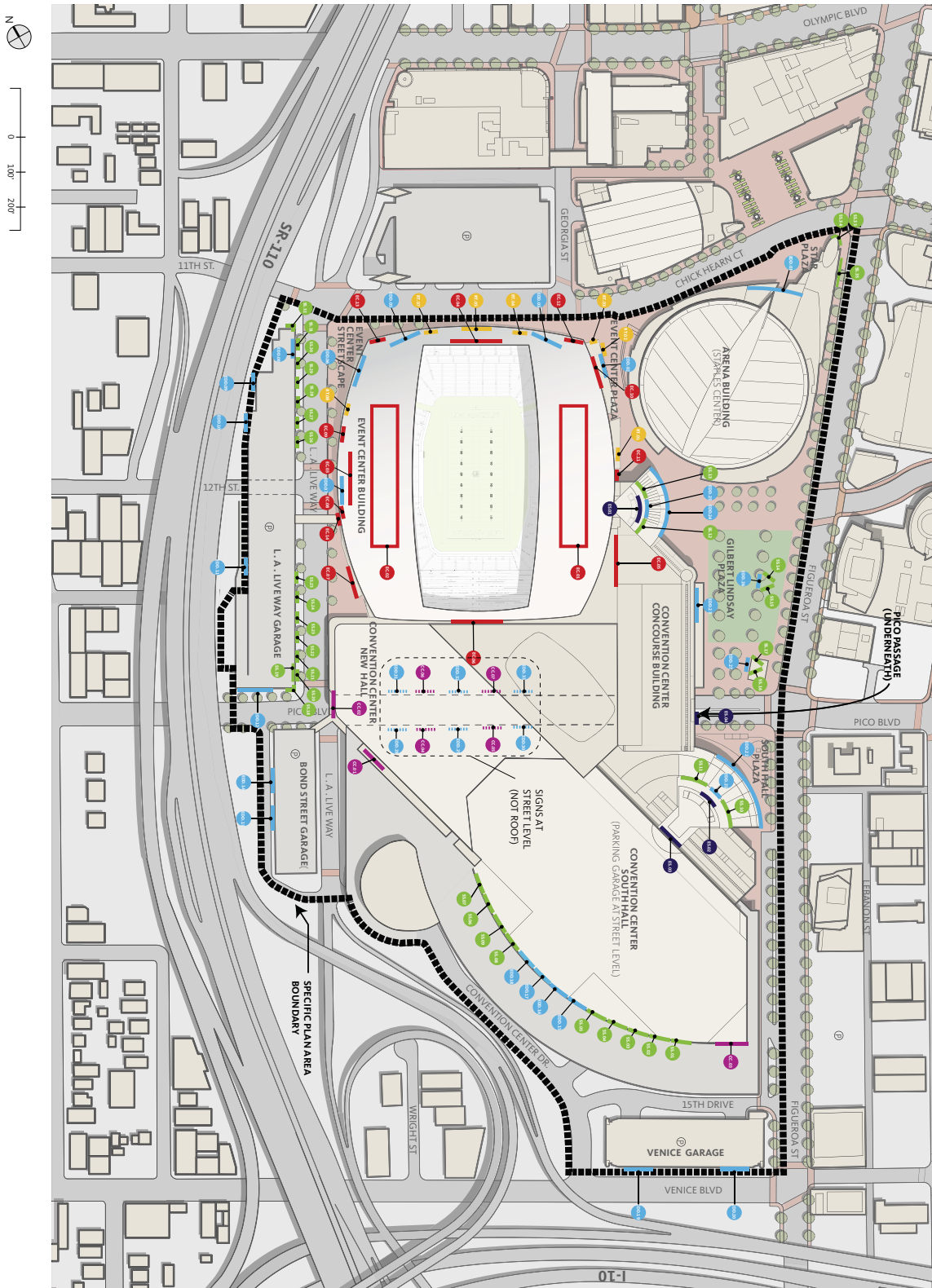
Project Design Feature L-3: A comprehensive lead-based paint survey shall be conducted on all structures prior to renovation or demolition. In the event that lead-based paint is present, all removal activities shall conform to federal and California OSHAs regulations (e.g., Interim Final Rule found in 29 CFR Part 1926.62).

Project Design Feature L-4: The Applicants shall submit to the City Fire Department and City Department of Building and Safety, as

applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of the Proposed Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. The update to this plan shall be coordinated with the Proposed Project's Construction Traffic and Management Control Plan.

Appendix D: Sign Zones





KEY

SIGN TYPES

- CC LACC IDENTITY SIGN
- E EVENT SIGN
- 600 DIGITAL DISPLAY
- S STATIC SIGN
- EC EVENT CENTER IDENTITY SIGN
- R RETAIL / TENANT IDENTITY SIGN

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

Appendix D: Sign Locations

SIGN ZONE LEVELS

ZONE A

Level 1	0 - 35 FT
Level 2	35 - 100 FT
Level 3	100 FT & up

ZONE A-1

Level 1	0 - 100 FT
Level 2	100 FT & up

ZONE B

Level 1	0 - 35 FT
Level 2	35 - 100 FT
Level 3	100 FT & up

PERMITTED SIGNS

ZONE A Non - Animated Signs Animated Signs Refresh Rate for Animation

Level 1	Permitted	Permitted	8 Second Static Image with Instant Refresh
Level 2	Permitted	Permitted	8 Second Static Image with Instant Refresh
Level 3	Permitted	Not Permitted	Not Permitted

ZONE A-1

Level 1	Permitted	Permitted	Unrestricted, Full Animation
Level 2	Permitted	Permitted	Unrestricted, Full Animation

ZONE B

Level 1	Permitted	Permitted	8 Second Static Image with Instant Refresh
Level 2	Permitted	Permitted	8 Second Static Image with Instant Refresh
Level 3	Permitted	Not Permitted	Not Permitted

Plaza Pillar Sign

Zone A	Permitted	Permitted	8 Second Static Image with Instant Refresh
Zone A1	Permitted	Permitted	Unrestricted, Full Animation
Zone B	Permitted	Permitted	8 Second Static Image with Instant Refresh

PERMITTED OPERATING HOURS

ZONE A Non - Animated Signs Animated Signs

Level 1	Dawn to 2AM	Dawn to 2AM
Level 2	No Restriction	No Restriction
Level 3	No Restriction	Not Permitted

ZONE A-1

Level 1	No Restriction	No Restriction
Level 2	No Restriction	Dawn to 2AM

ZONE B

Level 1	Dawn to 2AM	Dawn to 2AM
Level 2	Dawn to 2AM	Dawn to 2AM
Level 3	No Restriction	Not Permitted

MAXIMUM PERMITTED INDIVIDUAL SIGN AREA

ZONE A Non - Animated Signs Animated Signs

Level 1	4,000 SF	2,000 SF
Level 2	5,000 SF	3,000 SF
Level 3	2,000 SF	Not Permitted

ZONE A-1

Level 1	3,000 SF	3,000 SF
Level 2	5,000 SF	3,000 SF

ZONE B

Level 1	2,000 SF	2,000 SF
Level 2	5,000 SF	4,000 SF
Level 3	2,000 SF	Not Permitted

* Does Not Apply to Aerial View Signs

MINIMUM SEPARATION BETWEEN INDIVIDUAL SIGNS

ZONE A Non - Animated Signs Animated Signs

Level 1	4 FT	4 FT
Level 2	4 FT	4 FT
Level 3	8 FT	Not Permitted

ZONE A-1

Level 1	0	0
Level 2	0	0

ZONE B

Level 1	4 FT	4 FT
Level 2	4 FT	4 FT
Level 3	8 FT	Not Permitted

Plaza Pillar Sign

Zone A	1,200 SF	1,200 SF
Zone A1	1,200 SF	1,200 SF
Zone B	1,200 SF	1,200 SF

* For temporary event signs maximum permitted size is up to 5,000 SF

APPENDIX E
ALCOHOL APPROVAL CONDITIONS

I. CONDITIONS APPLICABLE TO SUBAREA 2 (EVENT CENTER) AND PLAZA AREAS

- (1) A record of the completion of the alcohol training program shall be maintained on the premises and shall be presented upon request of the Planning Director.
- (2) All personnel serving alcohol shall be 21 years of age or older.
- (3) No booth or group seating shall be installed which completely prohibits observation of the occupants.
- (4) A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free nonalcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Planning Director for review and approval prior to the opening of any facility offering alcoholic beverages.
- (5) The respective operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the issuance of any alcohol use approval. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the LAPD. These security personnel shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Specific Plan area and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Specific Plan area. The establishment operator shall notify the LAPD of special events as far in advance as feasible.
- (6) The Planning Director, or his or her designee, shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
- (7) Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
- (8) The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead

space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.

- (9) The Applicant shall provide plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
- (10) Establishments may serve alcohol from 6 a.m. - 2:00 a.m., 7 days per week.
- (11) All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
- (12) A copy of these conditions shall be retained at all times on the premises in each establishment which serves alcoholic beverages and shall be produced immediately upon the request of the Planning Director or the LAPD.
- (13) Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Appendix E applicable to such establishment and to record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Zoning Administrator for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Planning Director, or his or her designee.
- (14) All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
- (15) All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
- (16) The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
- (17) All operators shall be given a copy of these conditions prior to executing a lease, and these conditions shall be incorporated into the lease and shall be maintained on the premises and available upon request by an enforcement agency.
- (18) All vendors of alcoholic beverages shall be made aware that violation of these conditions may result in revocation of the privileges of serving alcoholic beverages within that establishment.

II. CONDITIONS FOR OFF-SITE ALCOHOL CONSUMPTION

- (1) All owners, operators, managers and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Zoning Administrator.
- (2) No employee, while working, shall solicit or accept any alcoholic beverage from any customer while on the premises.
- (3) A sufficient number of security personnel, as determined by the Planning Director (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Specific Plan area and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Specific Plan area. The LAPD shall be notified of special events as far in advance as feasible.
- (4) The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
- (5) The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
- (6) A copy of these conditions shall be retained at all times on the premises in each establishment that sells alcoholic beverages and shall be produced immediately upon the request of the Planning Director or the LAPD.
- (7) The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.

- (8) All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours after its occurrence.
- (9) The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.