

**CONVENTION AND EVENT CENTER  
SPECIFIC PLAN**

CITY OF LOS ANGELES

AUGUST 31, 2012



**CONVENTION AND EVENT CENTER  
SPECIFIC PLAN**

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## CONVENTION AND EVENT CENTER SPECIFIC PLAN

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

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

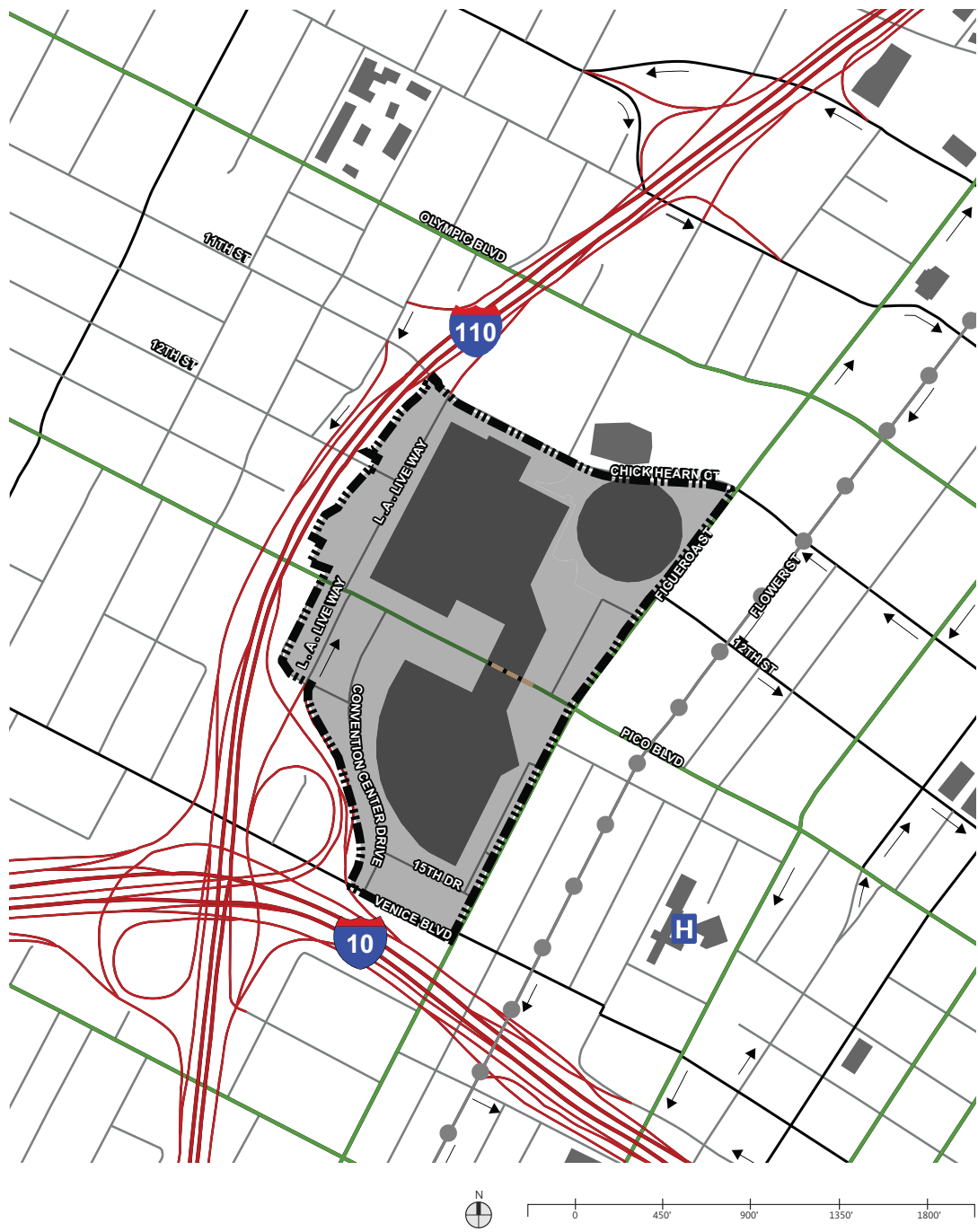
### SECTION 1. ESTABLISHMENT OF THE CONVENTION AND EVENT CENTER SPECIFIC PLAN


#### Section 1.1 AUTHORITY AND SCOPE

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

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<sup>1</sup> *The Specific Plan area's western boundary will be the property line between the land owned by the City of Los Angeles and the Caltrans right-of-way in this area, which may be modified from the current property line to take into account a potential land exchange or transfer between Caltrans and the City to provide a more uniform property line at the Caltrans right-of-way and to create a site for a more efficient design of the L.A. Live Way Garage. Pursuant to the transfer, Caltrans would transfer to the City three small remnant parcels of land owned by Caltrans. Upon the completion of such transfer, the Caltrans parcels, which are referred to as "Add Areas", would be added within the Specific Plan area. If the transfer is carried out as an exchange, the City would convey to Caltrans in exchange a remnant parcel owned by the City adjacent to the Caltrans right-of-way, and the City parcel, referred to as the "Exchange Parcel" would be excluded from the Specific Plan area.*



LEGEND	
	Specific Plan Area Boundary

**Map 1: Specific Plan Area Location Map**

## **Section 1.2      SUBAREAS**

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

**Subarea 1:    Convention Center**

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

**Subarea 2:    Event Center**

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

**Subarea 3:    Arena**

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

**Subarea 4:    Gilbert Lindsay Plaza**

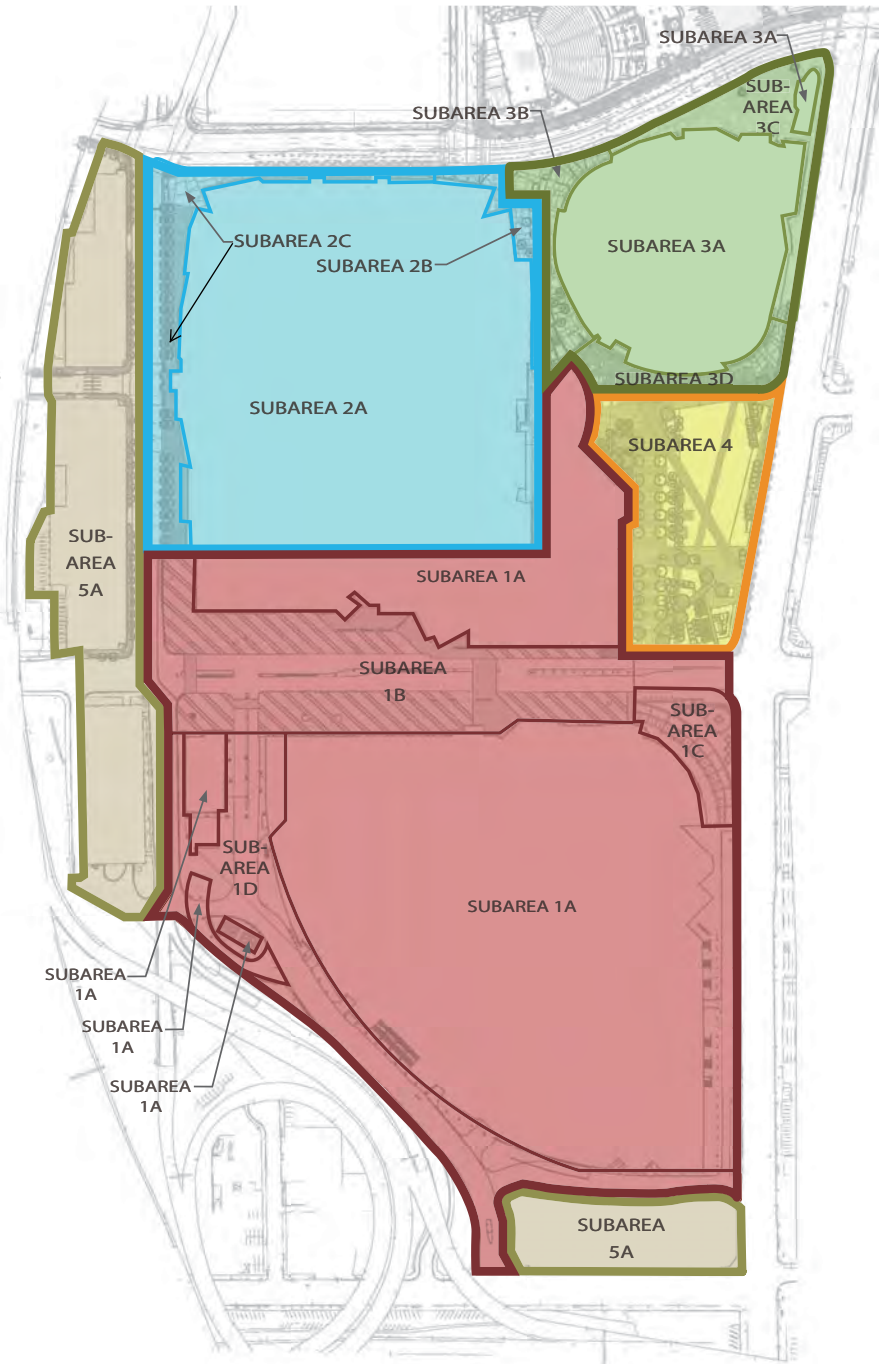
**Subarea 5:    Parking Garages and Pedestrian Bridges**

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

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

## Ground Level

- SUBAREA 1  
CONVENTION CENTER**  
 1A: Convention Center Buildings  
 1B: Pico Passage  
 1C: South Hall Plaza  
 1D: South Hall Circulation
  
- SUBAREA 2  
EVENT CENTER**  
 2A: Event Center Building  
 2B: Event Plaza West  
 2C: Event Center Streetscape
  
- SUBAREA 3  
ARENA**  
 3A: Arena Building  
 3B: Event Plaza East  
 3C: Star Plaza / Figueroa  
   Streetscape  
 3D: Gilbert Lindsay  
   Plaza North
  
- SUBAREA 4  
GILBERT LINDSAY PLAZA**
  
- SUBAREA 5  
PARKING GARAGES AND  
PEDESTRIAN BRIDGES**  
 5A: Parking Garages  
 5B: Pedestrian Bridges



## Map 2: Subarea Maps



## Above Grade

### SUBAREA 1 CONVENTION CENTER

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

### SUBAREA 2 EVENT CENTER

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

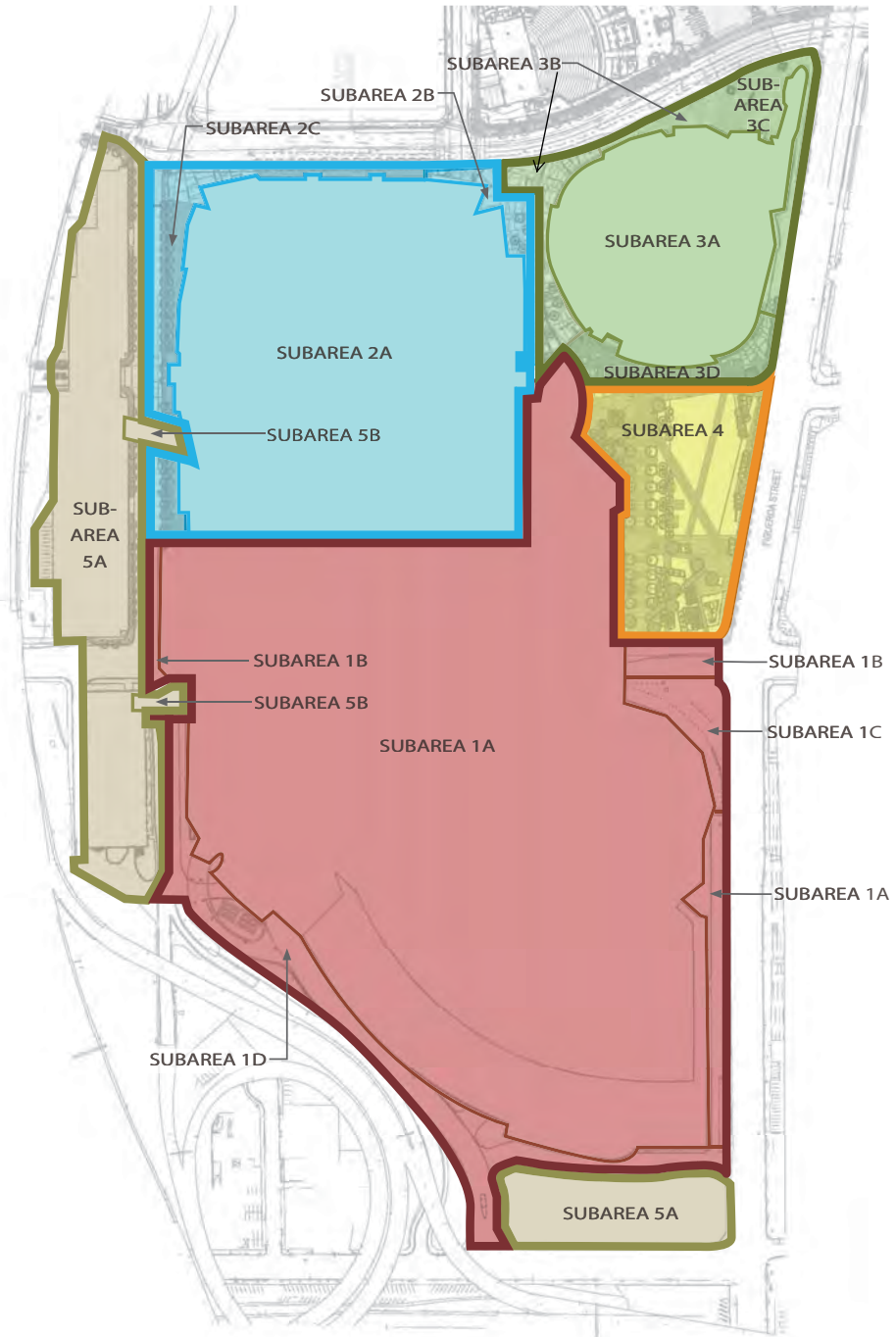
### SUBAREA 3 ARENA

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

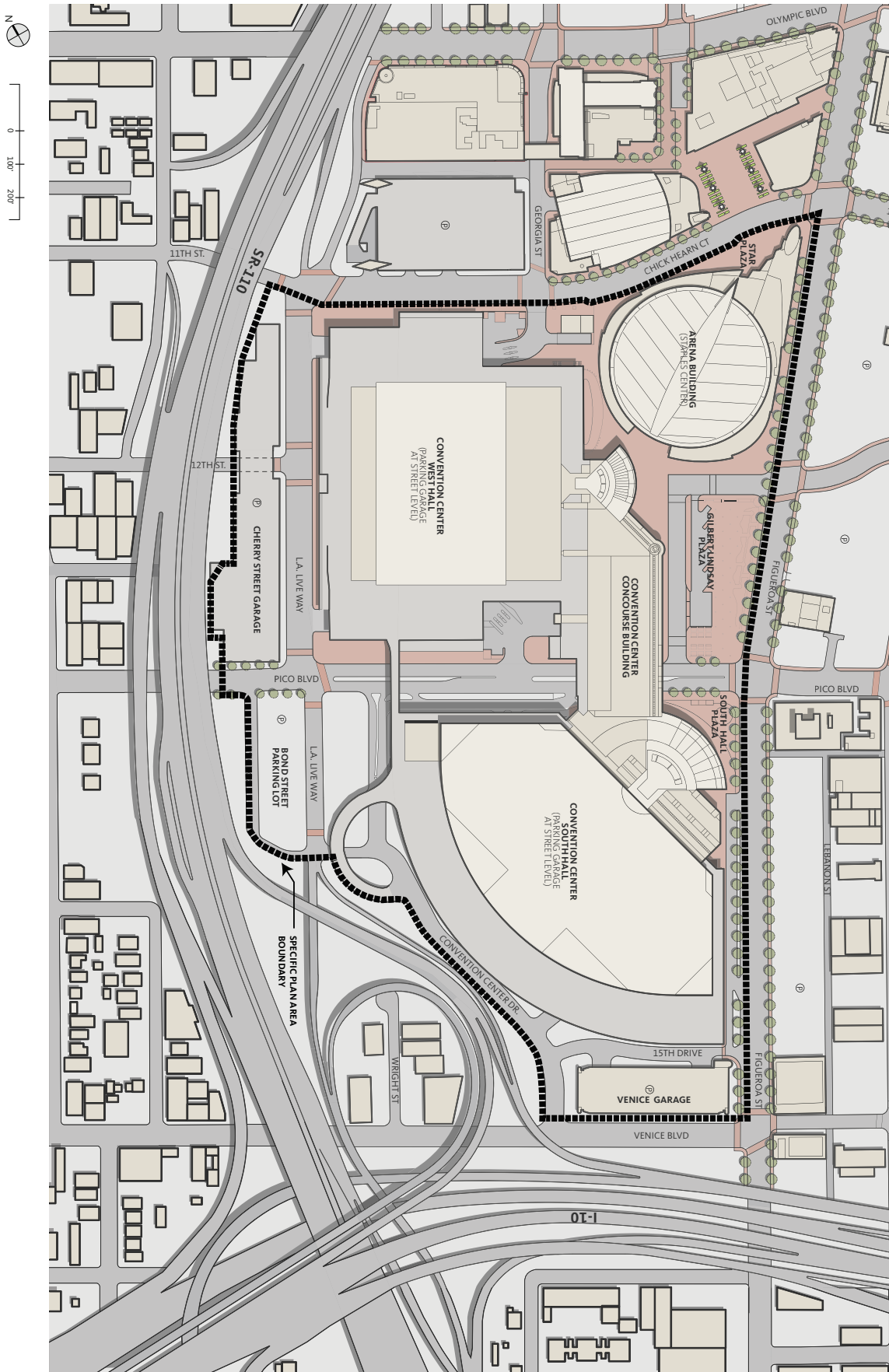
### SUBAREA 4 GILBERT LINDSAY PLAZA

### SUBAREA 5 PARKING GARAGES AND PEDESTRIAN BRIDGES

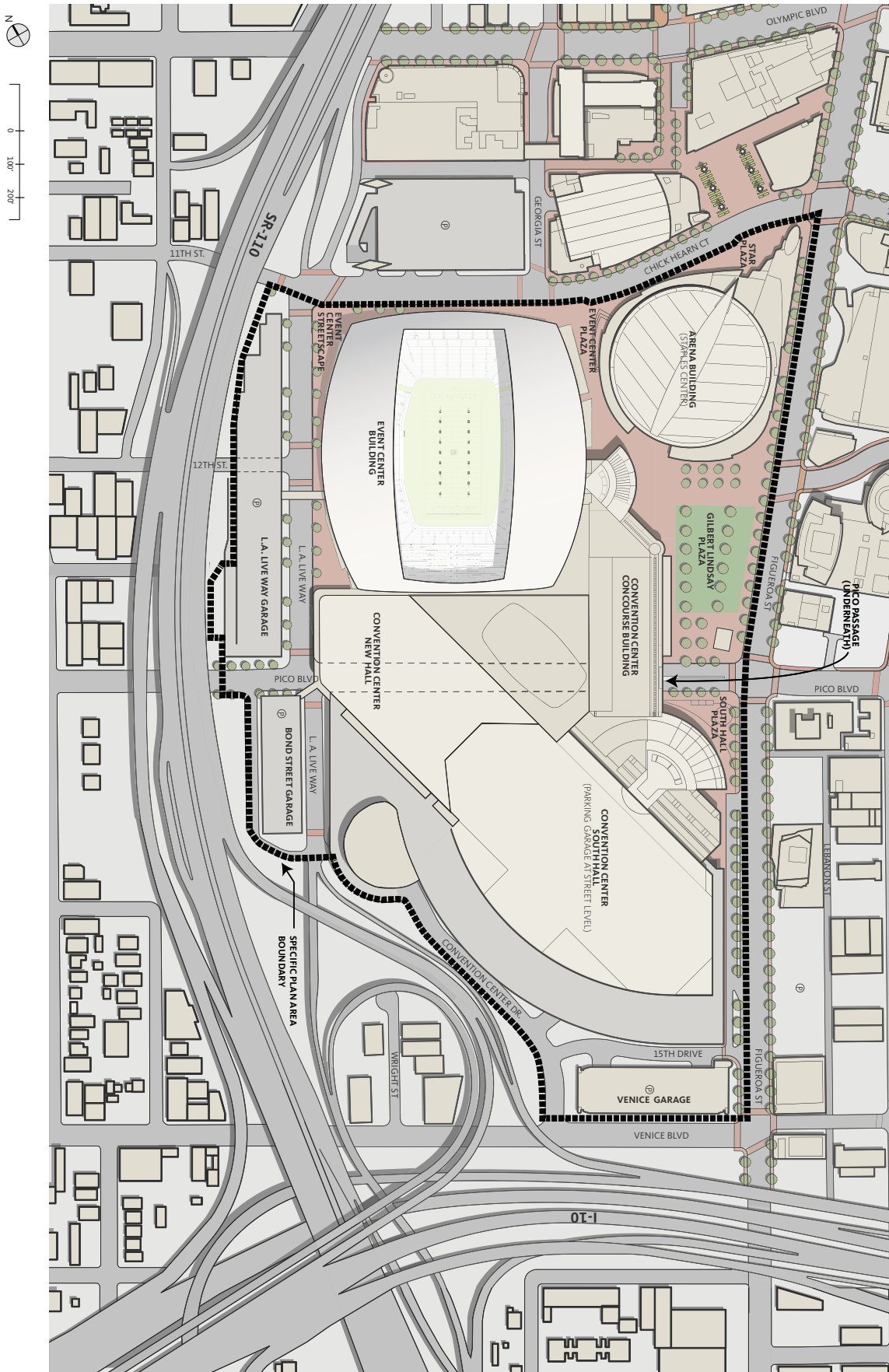
- 5A: Parking Garages
- 5B: Pedestrian Bridges



## Map 2: Subarea Maps



**Map 3: Existing Site Plan**



**Map 4: Site Plan**

### **Section 1.3            SPECIFIC PLAN PURPOSES AND OBJECTIVES**

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

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

1. To provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates;
2. To provide a regulatory framework to further the modernization of the Los Angeles Convention Center through construction of new convention halls and facilities and for development of the Event Center and related improvements and to assure orderly development and appropriate capacity of public facilities for the intensity and design of development within the Specific Plan area;
3. To serve the City of Los Angeles by enhancing its prominence as the destination of choice for citywide conventions, exhibitions, trade shows and high profile events and to enhance the City's economic base including, without limitation, tax revenues, through an increase in such conventions and events;
4. To provide major public and private facilities to meet the needs of local, regional, national and international activities to enhance the social, cultural and economic goals of Los Angeles in a manner that accounts for the special needs of the Specific Plan area and the surrounding community, and allows flexibility for adapting to future changes that could occur;
5. To provide continued and expanded development of the Specific Plan area as a major convention and event center area providing major sporting events, conventions, retail, entertainment, ancillary office, tourism and similar or related uses, in conformance with the goals and objectives of local and regional plans and policies;
6. To expand the economic base of the City by providing additional employment opportunities and additional revenues to the region;

7. To enhance the existing Convention Center, the Arena Building and future Convention Center and Event Center development by providing public gathering places and a lively and pedestrian friendly environment through the establishment of unique streetscape and open space plans; and
8. To ensure adequate parking for the uses anticipated by this Specific Plan through the use of coordinated parking and events, utilization of off-site parking within walking distance of the Specific Plan area and/or other similar measures.

## SECTION 2. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section 2 and the definitions of the terms set forth in this Section 2 shall supersede the definitions set forth in the LAMC including, without limitation, Section 12.03 of the LAMC. Words and phrases not defined here shall be construed as defined in Section 12.03 of the LAMC or pursuant to Section 12 of this Specific Plan.

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

**Alcohol Advisory Group.** The Alcohol Advisory Group shall consist of a representative of each of the property owners within the Specific Plan area (except for residential properties, which shall include a representative of the home owner or tenant associations), the Pico Union Family Resource Center, Social Model Recovery Systems, Inc./United Coalition East Prevention Project, Pueblo Nuevo Neighborhood Watch, Pico Union Neighborhood Watch, the City Councilmember(s) of the district(s) in which the Specific Plan is located, the Los Angeles Police Department, the State ABC, South Park Stakeholders, South Park Business Improvement District and other area stakeholders, as determined to be appropriate by the Director.

**Alcohol Use Approval.** The right to sell and/or serve alcohol for on-site or off-site consumption within the Specific Plan area as established pursuant to this Specific Plan or the Existing Alcohol Approvals or granted by an Alcohol Use Permit issued by the Zoning Administrator if required by Section 8.4 of this Specific Plan.

**Alcohol Use Permit.** An approval by the Zoning Administrator with respect to the sale or service of alcohol at any proposed establishment for which such approval is required pursuant to Section 8.2 of this Specific Plan.

**Applicant.** Any person, as defined in Section 11.01 of the LAMC, or entity submitting an application for a Project Permit Compliance, a modification to a Project Permit Compliance or a Project Permit Adjustment or for an exception, amendment or interpretation of this Specific Plan (each as described in Section 11.5.7 of the LAMC), public art approval or Alcohol Use Permit.

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

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

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

**Bond Street Garage.** The parking garage proposed to be constructed in the location of the Bond Street Parking Lot in Subarea 5(A) of the Specific Plan area, as depicted on Map 4, and proposed to contain approximately 928 parking spaces, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

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

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

transformers, upload and downlink systems, uninterrupted power supply (UPS) systems and other related broadcast, communication (including wireless communication) and data transmission support equipment and systems whether existing as of the Effective Date or later developed.

**Buildable Area.** The square footage of any Subarea without regard to dedications.

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

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

**City.** The City of Los Angeles.

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

**Community Plan.** Has the meaning set forth in Section 4.1.B of this Specific Plan.

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

**Convention Center.** The Convention Center is comprised, as of the Effective Date, of: (a) Subarea 1 of the Specific Plan area and the Buildings, structures and improvements, including without limitation South Hall, Kentia Hall and the Concourse Building, located in Subarea 1, and (b) the West Hall and its associated parking within Subarea 2, each as depicted on Map 3. Upon demolition of the West Hall, the term Convention Center as used in this Specific Plan shall exclude the West Hall and other improvements in Subarea 2 and shall be comprised of the Buildings, structures and improvements within Subarea 1 of the Specific Plan area, comprised of South Hall, the Concourse Building, New Hall, Pico Passage, South Hall Plaza and South Hall Circulation, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

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

**Effective Date.** The date upon which 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 similar facilities; theaters; live entertainment; dance clubs; lounges, nightclubs, family entertainment centers; and similar uses or enterprises that are oriented, marketed and intended for tourists, visitors and/or recreational consumers and permitted by the Specific Plan.

**Event Center.** Subarea 2 of the Specific Plan area and the Building, structures and improvements, including, without limitation, the Event Center Building, Event Plaza West and Event Center Streetscape, proposed to be located within Subarea 2 of this Specific Plan, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

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

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

**Event Center Ground Lease.** The Ground Lease proposed to be entered into by the City, as ground lessor, and L.A. Event Center, LLC, as ground lessee, with respect to Subarea 2.

**Event Center Plaza.** The portion of the Specific Plan area comprising Subarea 2(B) (Event Plaza West) and Subarea 3(B) (Event Plaza East), as depicted on Maps 3 and 4, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

**Event Center Streetscape.** The portion of the Specific Plan area comprising Subarea 3(C) and all Buildings and improvements therein as depicted on Map 2, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

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

**Existing Arena Alcohol Approval.** CPC 97-0120 (CUB), a conditional use permit permitting sale for consideration of alcoholic beverages, including, without limitation, beer and wine for consumption on the Arena premises.

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

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

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



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

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

**Final EIR.** The Final Environmental Impact Report identified as the Convention Center Modernization and Farmers Field Project EIR (State Clearinghouse Number 20110024) dated 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 including, without limitation, pyrotechnics special effects.

**Floor Area.** Floor Area shall be as defined in Section 12.03 of the LAMC, except that outdoor areas, including, without limitation, pedestrian bridges, above grade balconies and terraces and eating areas on all floors, shall not count as Floor Area.

**Floor Area Ratio.** Floor Area Ratio shall be as defined in Section 12.03 of the LAMC, subject to the definition of Floor Area and Buildable Area as set forth in this Specific Plan.

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

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

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

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

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

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

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

**LADOT General Manager.** The General Manager of LADOT, or his or her designee.

**L.A. Live Way Garage.** The parking garage proposed to be constructed in the location of the Cherry Street Garage within Subarea 5(A) of the Specific Plan area, as depicted on Map 4, and to contain approximately 2,950 parking spaces, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**LAMC.** The Los Angeles Municipal Code.

**LASED.** The Los Angeles Sports and Entertainment District.

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

**Mitigation Measures.** The mitigation measures set forth in the Mitigation Monitoring and Reporting Plan as the same may be amended or modified from time to time in accordance with the requirements of this Specific Plan.

**Mitigation Monitoring and Reporting Plan.** The Mitigation Monitoring and Reporting Plan adopted by the City concurrently with the certification of the Final EIR and attached to this Specific Plan as Appendix C, as the same may be amended or modified from time to time as set forth in Section 3.2.B and Section 11 of this Specific Plan with the approval of the Planning Director or as set forth in Section 10.2 and/or 10.3 of this Specific Plan, with the approval of the LADOT General Manager or the City Engineer, as applicable.

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

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

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

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

**Pico Passage.** The area of Pico Boulevard from Figueroa Street to L.A. Live Way and adjacent areas that are covered by the Concourse Building and New Hall, as depicted on Map 4, as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

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

**Plaza Areas.** The open space areas (excluding right of way) within Subareas 1, 2, 3, 4 and 5 including, without limitation, the areas depicted on Map 2 as Gilbert Lindsay Plaza, Gilbert Lindsay Plaza North, Pico Passage, South Hall Plaza, Event Plaza East, Event Plaza West, Event Center Streetscape and Star Plaza/Figueroa Streetscape, when the same are not in use for or in connection with private functions, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

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

1. Demolition;
2. The Initial Development and each and every component thereof.
3. Exterior remodeling of any Building, structure, or improvement, unless the aggregate value of the work, in any one 24-month period, is greater than 50% of the replacement value of the Building or structure before the alteration or addition, as determined by the Department of Building and Safety.
4. Interior remodeling of any Building.
5. Notwithstanding Section 12.23.A.4 of the LAMC, the rehabilitation or reconstruction of a conforming or nonconforming Building, structure or improvement which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster provided that the new Building, structure or improvement shall have substantially the same purpose and capacity as the original Building, structure or improvements and shall otherwise comply with the requirements of this Specific Plan.
6. A change or relocation in use within or between any Building, structure, or improvement or Plaza Area, provided that the proposed use or relocated use is a Permitted Use.
7. Any Alcohol Use Approval or Alcohol Use Permit, which shall be subject to the provisions of Section 8 of this Specific Plan.

8. Landscape, open space and Streetscape Improvements and the relocation thereof, so long as such improvements and location are in Substantial Conformance with this Specific Plan.
9. Placement, replacement and/or relocation of signs.
10. Maintenance and repairs.

**Project Design Features.** Project Design Features are comprised of the project design features identified in the Final EIR. The Project Design Features are set forth in Appendix C and made applicable to the Initial Development pursuant to this Specific Plan, provided however, that the same may be amended or modified from time to time as set forth in Section 3.2.B and Section 11 of this Specific Plan with the approval of the Planning Director or as set forth in Section 10.2 and/or 10.3 of this Specific Plan with the approval of the LADOT General Manager or the City Engineer, as applicable.

**Project Permit Adjustment.** A decision by the Planning Director granting a minor adjustment from certain regulations of this Specific Plan, subject to the limitations specified by Section 11.5.7 of the LAMC and this Specific Plan.

**Project Permit Compliance.** A determination by the Planning Director pursuant to Section 11 of this Specific Plan of a Project's compliance with this Specific Plan either as submitted or with conditions imposed to achieve compliance.

**Public Art.** Art that is funded by the Initial Development or any Project pursuant to Section 19.85 or 22.118 of the Los Angeles Administrative Code or Section 91.107.4.6 of the LAMC, as applicable.

**Residential Uses.** This term shall include residential buildings and structures, including, without limitation, single and multi-family units, rental apartment units and lofts, residential condominium units, assisted/elderly units, and live-work artisan/professional units.

**Sign Regulations.** The Existing Sign Ordinance, the sign district described in Section 4.2.D of this Specific Plan and/or such other sign regulations as have been or may be established for the Specific Plan area as described in Section 4.2.D of this Specific Plan.

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

**South Hall Garage.** The parking garage located in Subarea 1(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3 and Map 4, containing 1,671 parking spaces (reduced to 1,256 parking spaces when Kentia Hall is used for exhibit space), as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**Specific Plan.** This Los Angeles Convention and Event Center Specific Plan, including, without limitation, the attached Maps, Tables and Appendices.

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

**State.** The State of California.

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

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

**Substantial Conformance.** Conformance with the essential substance and objectives of City approvals, including, with respect to the Initial Development, the Approved Plans, and with respect to any Project, the plans approved by the City for such Project, and taking into account the reasonable objectives of this Specific Plan.

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

**Venice Garage.** The parking garage located in Subarea 5(A) of the Specific Plan area as of the Effective Date, as depicted on Map 3 and Map 4, containing 1,121 parking spaces, as the same may be modified from time to time consistent with the requirements of this Specific Plan.

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

**West Hall Garage.** The parking garage located in Subarea 2 of the Specific Plan area as of the Effective Date as depicted on Map 3, containing 1,625 parking spaces.

**Zoning Administrator.** Has the meaning set forth in the LAMC.

## **SECTION 3. EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW**

### **Section 3.1 EXISTING DEVELOPMENT**

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

#### **1. Subarea 1: Convention Center.**

a. Subarea 1(A) includes the portion of the Convention Center located to the

north and south of Pico Boulevard and is comprised of (a) the South Hall and (b) the Concourse Building, which spans Pico Boulevard.

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

**2. Subarea 2: Event Center.**

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

**3. Subarea 3: Arena.**

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

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

**5. Subarea 5: Parking Garages.**

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

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

## **Section 3.2 INITIAL DEVELOPMENT**

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

**B. Project Design Features and Mitigation Measures.** The Initial Development shall include the Project Design Features and the Mitigation Measures listed on the Mitigation Monitoring and Reporting Plan attached as Appendix C to this Specific Plan. The Planning Director, at the request of the Applicant, may determine that the implementation of any Project Design Feature or any Mitigation Measure is infeasible and/or should be substituted with a comparable project design feature of equivalent cost or effectiveness. In that situation, the Planning Director may modify the Project Design Feature or Mitigation Measure or require a substitute after considering such modifications or substitutions proposed by the Applicant. Any such request to modify (1) a street vacation improvement or Mitigation Measure shall instead be subject to the provisions of Section 10.2 of this Specific Plan and (2) a transportation improvement or Mitigation Measure shall instead be subject to the provisions of Section 10.3 of this Specific Plan.

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

### **1. Subarea 1: Convention Center.**

a. **Subarea 1(A): Convention Center Buildings.** Construction of the New Hall and interior and exterior renovation of the Concourse Building and the South Hall, including, without limitation, construction of pedestrian and vehicular connections between South Hall and New Hall, new pedestrian and vehicular exiting, modified loading dock and central plant facilities and truck ramp and truck platform modifications. The South Hall Garage will remain, but entries and parking spaces will be modified.

b. **Subarea 1(B): Pico Passage.** Reconfiguration of outdoor spaces along Pico Boulevard, including, without limitation, increased sidewalk widths on the north side of Pico Boulevard, a possible mid-block crosswalk, an entry plaza at the northeast corner of Pico Boulevard and L.A. Live Way, and a motor coach and taxi drop-off area along the south (and possibly north) side of Pico Boulevard west of the South Hall main entrance. Natural and artificial lighting

enhancements and potentially other visual and audio design elements would also be added.

- c. **Subarea 1(C): South Hall Plaza.** Landscape and hardscape modifications and new streetscape and building identity elements will be added in the existing outdoor South Hall entry plaza.
2. **Subarea 1(D): South Hall Circulation.** A truck ramp and related improvements will be added in the South Hall Circulation Area.
3. **Subarea 2: Event Center.**
  - a. **Subarea 2(A): Event Center Building.** Demolition of the West Hall and West Hall Parking and construction of the Event Center Building.
  - b. **Subarea 2(B): Event Plaza West.** Construction of a portion of the Event Plaza.
  - c. **Subarea 2(C): Event Center Streetscape.** Construction of a plaza and sidewalk area and pedestrian, streetscape and landscape amenities.
4. **Subarea 3: Arena.**
  - a. **Subarea 3(A): Arena Building.** The Arena Building is located in this Subarea and is a conforming use under this Specific Plan. The Arena Building may be modified by addition of dining, office or retail uses consistent with the development regulations set forth in Section 5 of this Specific Plan.
  - b. **Subarea 3(B): Event Plaza East.** Construction of a portion of Event Plaza.
  - c. **Subarea 3(C): Star Plaza/Figueroa Streetscape.** Possible streetscape improvements.
  - d. **Subarea 3(D): Gilbert Lindsay Plaza North.** Construction of improvements visually extending the open space comprised of Gilbert Lindsay Plaza onto Subarea 3.
5. **Subarea 4: Gilbert Lindsay Plaza.** Renovation of Gilbert Lindsay Plaza to function as major public gathering space. The northern portion will function as a meeting place for visitors and residents and the southern portion will include community green space with turf and plantings. Other amenities that may be included are a café, Kiosks, temporary tents, a water feature, and/or Public Art. The Gilbert Lindsay memorial will remain, but may be relocated within the plaza.
6. **Subarea 5: Parking Garages and Pedestrian Bridges.**
  - a. **Subarea 5(A): Parking Garages.** Demolition of the Bond Street Parking Lot and Cherry Street Garage and construction of the Bond Street Garage and



the L.A. Live Way Garage, providing a total of approximately 3,878 parking spaces. The L.A. Live Way Garage would be constructed on Subarea 5(A), including, without limitation, if acquired by the City, the Add Areas, which if so acquired would comprise a portion of Subarea 5(A). The Venice Garage shall remain.

- b. **Subarea 5(B): Pedestrian Bridges.** Construction of two elevated pedestrian bridges, the first connecting the Bond Street Garage to the New Hall and the Event Center Building across L.A. Live Way and Pico Boulevard and the second connecting the L.A. Live Way Garage with the Event Center Building across L.A. Live Way.

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

## **SECTION 4. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS**

### **Section 4.1 RELATIONSHIP TO THE GENERAL PLAN**

- A. Generally.** This Specific Plan is consistent with the City's General Plan. The City will administer the provisions of this Specific Plan in accordance with the City's General Plan including the Central City Community Plan.
- B. Consistency with Central City Community Plan.** The Specific Plan area is regulated by the Central City Community Plan ("Community Plan"), one of 35 Community Plans that comprise the Land Use Element of the General Plan. The Specific Plan area is within the Convention Center/Arena district of the Community Plan and, following the amendment to the Community Plan map that preceded the enactment of this Specific Plan, is designated Public Facilities. The purpose of the Public Facilities designation is to accommodate 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. Convention and event center uses and activities related thereto are appropriate uses in the Public Facilities designation.
- C. Designation as Corresponding Zone.** The Community Plan indicates several designations and corresponding zone classifications for the Specific Plan Area. The uses and development envelope proposed in the Specific Plan are consistent with the Community Plan Public Facilities designation. Immediately prior to adoption of this Specific Plan, the City approved as Ordinance No. 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 through 12.24.T, 12.24.U.2 and 12.24.U.21.
2. Outdoor Dining. LAMC Sections 12.14.A.1(b)(3) and 12.24.W.32 (outdoor dining on and above the ground floor shall be permitted by this Specific Plan).
3. Alcoholic beverage consumption (on-site and off-site) and sales and live entertainment. LAMC Sections 12.21.A.10, 12.24.W.1 12.24.W.18, and 12.24.X.2.
4. Telecommunications. LAMC Sections 12.21.A.20, 12.21.A.21 and 12.24.W.49.
5. Areas for Collecting and Loading of Recyclable Materials. LAMC Section 12.21.A.19.
6. Site Plan Review Ordinance and Major Development Project Review Approvals. LAMC Sections 16.05 and 12.24.U.14.
7. Parking Requirements. LAMC Sections 12.21.A.4 and 12.21.A.6 and, to the extent set forth in Section 10.5 of this Specific Plan, Section 12.21.A.5.
8. Parking reduction and shared parking. LAMC Sections 12.24.X.17, 19-20 and 12.24.Y.
9. Bicycle Parking and Showers. LAMC Section 12.21.A.16 and amendments to LAMC Sections 12.03, 12.21, and 12.21.1 proposed pursuant to CF-09-2896.

10. Land Use Determination by City Planning Commission with respect to “Public” lands. LAMC Section 12.24.1.
11. Farmer’s Markets. LAMC Section 12.24.X.6, except for 12.24.X.6(d).
12. Downtown Design Guide/Downtown Street Standards. LAMC Section 12.22.A.30 and the Downtown Design Guide, to the extent specified in Sections 6.3 and 10.2 of this Specific Plan.
13. Landscape and Streetscape Regulations. LAMC Sections 12.40 through 12.43, 12.37.H, 17.05.A through 17.05.B, 17.05.D through 17.05.E and Chapter 1, Article 8; provided, however, that except as specifically set forth in this Specific Plan, the requirements of the Design Guide shall apply.
14. Private Streets and Streetscape. Chapter 1, Article 8.
15. Project Permit Compliance. LAMC Section 11.5.7.B through 11.5.7.F, except to the extent specifically described in Section 11 of this Specific Plan.
16. Non-Conforming Building and Uses. LAMC Section 12.22.A.23.

**C. “D” Limitation Superseded.** Ordinance No. 176647, establishing a D or Development Limitation for Subarea 77 is superseded by this Specific Plan with respect to the Specific Plan area only.

**D. Sign Regulations.**

1. The Sign Regulations shall address the location, number, square footage, height, light illumination, hours of illumination, duration, design and type of signs permitted.
2. The Initial Development and each Project shall comply with Sections 5.3.H.5 and 5.3.I of this Specific Plan and with the Project Design Features and Mitigation Measures related to artificial light and glare set forth in Appendix C of this Specific Plan.
3. Signs within the Specific Plan area are additionally regulated as of the Effective Date by the LAMC and the Existing Sign Ordinance. In the event the City determines to adopt a “SN” Sign District with boundaries that are the same as the Specific Plan area, the provisions of the sign district would also govern signs in the Specific Plan area.
4. The adoption of the sign district shall be subject to all of the provisions set forth in Section 13.11 of the LAMC with the following exception: property in the CEC Zones may be included in such sign district notwithstanding the restrictions on the zoning of property included in a sign district set forth in Section 13.11.B of the LAMC. To this extent, this Specific Plan and the sign district, if adopted, shall supersede Section 13.11 of the LAMC.

### **Section 4.3      APPLICABILITY OF SPECIFIC PLAN.**

Immediately upon the effective date of the Event Center Ground Lease and not before, the rules and regulations established by this Specific Plan shall become applicable to the property within the Specific Plan area.

### **Section 4.4      EFFECT ON PRIOR LAND USE APPROVALS**

**A. Generally.** The Convention Center has been constructed and operated pursuant to a series of conditional use permits and variances with respect to parking. In addition, the Arena Building has been constructed and operated pursuant to a conditional use permit. With the enactment of this Specific Plan and the execution of the Event Center Ground Lease, these conditional use permits and variances are no longer required. Accordingly, from and after the date upon which the Event Center Ground Lease becomes effective, this Specific Plan supersedes and replaces the conditional use permits and variances issued with respect to the Specific Plan area specified in Appendix B.

**B. Release of Covenants.** At the request of any Applicant, the City shall release any and all covenants recorded against the Specific Plan area in connection with the approvals listed on Appendix B.

**C. Approvals Not Superseded.** Notwithstanding any other provision of this Specific Plan, the following remain in full force and effect and are not modified or superseded by this Specific Plan:

1. The Existing Sign Ordinance.
2. The Existing Alcohol Approvals.
3. Development Agreement between L.A. Arena Development Company, LLC and the City dated as of March 26, 1998, as amended from time to time. [CPC 97-0106 (DA)].
4. Disposition and Development Agreement dated October 31, 1997, by and among the City, the Community Redevelopment Agency of the City of Los Angeles, and L.A. Arena Development Company, LLC, as amended from time to time [CPC 97-0241 (DDA)].

### **Section 4.5      NON-CONFORMING BUILDINGS AND USES**

Non-conforming Buildings, structures, improvements or uses damaged or destroyed by any fire, flood, wind, earthquake or other natural or man-made calamity or the public enemy may be restored or replaced to the conditions existing at the time of such damage or destruction without requirement for Project Permit Compliance review provided that the new Building, structure, improvement or use shall have substantially the same purpose and capacity as the original.

## SECTION 5. LAND USE

### Section 5.1 PERMITTED USES

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

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

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

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

**Table 5.1-1 Permitted Uses**

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

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

USES	Convention Center Subarea 1(A)	Pico Passage Subarea 1(B)	Event Center Subarea 2(A)	Event Plaza West Subarea 2(B)	Event Center Streetscape Subarea 2(C)	Gilbert Lindsay Plaza Subarea 4	Parking Garages Subarea 5(A)	Pedestrian Bridges Subarea 5(B)
P = Permitted								
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	P

<sup>1</sup> Uses not permitted in public right of way.

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

<sup>3</sup> As defined in and as and to the extent permitted by the Sign Regulations.

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

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

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



**Section 5.2 PROHIBITED USES**

Residential Uses shall be prohibited in the Specific Plan area.

**Section 5.3 DEVELOPMENT REGULATIONS**

**A. Floor Area.** The total Floor Area contained in all Buildings in each of Subareas 2, 3, 4 and 5 and in the portions of Subarea 1 north of the centerline of Pico Boulevard shall not exceed six times the Buildable Area of such Subarea (i.e., Floor Area Ratio (FAR) of 6:1). The total Floor Area contained in all Buildings in the portions of Subarea 1 south of the centerline of Pico Boulevard shall not exceed three times the Buildable Area of such Subarea (i.e., Floor Area Ratio (FAR) of 3:1). Notwithstanding the foregoing, the maximum developable square feet of Floor Area for Buildings within the Specific Plan area, allocated by Subarea, are as set forth in Table 5.3-1; provided, however, that nothing in this Specific Plan shall limit the right of any owner or ground lessee of any lot to transfer floor area in excess of the maximums set forth in Table 5.3-1 up to the FAR limits of 6:1 or 3:1 specified above pursuant to Article 4.5 of the LAMC or any alternate procedure to regulate transfers of floor area as may be adopted by the City nor limit the right of any owner or ground lessee to apply for a Project Permit Adjustment or modification or for an exception, amendment or interpretation to this Specific Plan in accordance with the procedures set forth in Section 11 of this Specific Plan.

**Table 5.3-1 Floor Area (square feet)**

<b>Subarea</b>	<b>Initial Development</b>	<b>Total Floor Area</b>
Subarea 1	547,000	1,538,671
Subarea 2	1,750,000	1,750,000
Subarea 3	811,108	811,108
Subarea 4	3,500	3,500
Subarea 5A	2,000	2,000
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 shall verify that the total Floor Area proposed does not exceed that allowed by the Specific Plan. The Planning Director shall at all times maintain an updated summary sheet, available for public review, that accurately

reflects: (a) the amount of Floor Area built in each of the Subareas; (b) the total Floor Area available within each Subarea calculated at the applicable FAR; and (c) the amount of Floor Area that has been transferred from the Subareas pursuant to Article 4.5 of the LAMC.

- C. Building Height and Massing.** The maximum permitted Height for Buildings with the Specific Plan area shall be as set forth in Table 5.3-2, provided, however, that Public Art included in the Project shall be exempt from the height limitations set forth in Table 5.3-2.

**Table 5.3-2 Building Height (feet above Grade)**

<b>Subarea</b>	<b>Buildings</b>	<b>Towers</b>
Subarea 1	90	West Hall Tower --135 South Hall Tower --160
Subarea 2	220	N/A
Subarea 3	200	N/A
Subarea 4	30	30
Subarea 5	90	N/A

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

**E. Seating Capacity.**

1. **Event Center Building Seating Capacity.** The maximum permitted stadium seating capacity shall not exceed 72,000 permanent seats, including, without limitation, general seating, club seating and luxury suite seating. Seating may be increased up to 76,250 with the use of temporary and moveable seats and seating stands.
2. **Arena Building Seating Capacity.** The maximum permitted seating capacity in the Arena shall not exceed 22,000 seats.
3. **Convention Center Seating Capacity.** Convention Center seating capacity shall be restricted by maximum occupancy load only, as determined by the Los Angeles Fire Department.

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

**G. Hours of Operation.**

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

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

1. Exterior building materials for new buildings within Subarea 1 and Subarea 2 shall be consistent with the requirements and quality of materials specified in the Approved Plans. Exterior building materials for Buildings in other Subareas shall be compatible in materials and quality with the materials used for other Buildings in the Subarea in which the Building will be constructed.
2. Subareas 1(B), 1(C), 1(D), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 shall be designed to enhance the pedestrian experience through such features as landscaping, special street and pedestrian-level lighting and paving materials.
3. Kiosks shall be compatible in color and style with the portion of the Specific Plan area in which they are located.
4. All ventilation, heating or air conditioning ducts, tubes, equipment or other related rooftop appurtenances shall be screened when viewed from adjacent streets.
5. Consistent with the functions and uses of the Convention Center and Event Center Building, the following guidelines shall be addressed in the design of the Initial Development and any future Project:

- a. Pedestrian-level lighting shall be used adjacent to parking areas as described in the Project Design Features and the Mitigation Measures set forth in Appendix C of this Specific Plan.
- b. Roadway and sidewalk illumination measures shall be determined by the Los Angeles Bureau of Street Lighting in accordance with IES national guidelines. Any new street lighting or pedestrian lighting system built in the public right of way shall be designed to currently adopted City standards. Equipment shall be tested and approved by the Bureau of Street Lighting.
- c. All new lighting shall be designed to minimize glare and to minimize light impacts upon adjacent private property and shall comply with the Project Design Features for Architectural Lighting and Luminaires set forth in Appendix C of this Specific Plan.
- d. The use of mirrored or highly reflective building materials (but excluding low e glass, which shall be permitted) for the exterior walls of Buildings shall be minimized.
- e. Architectural and/or landscape screening elements shall be incorporated into project design so as to minimize off-site glare impacts.

**I. Visual Standards and Lighting.** Sports field lighting, Outdoor Special Light Effects and other exterior lighting within the Specific Plan area shall comply with the applicable lighting requirements set forth in Appendix C to this Specific Plan.

#### **Section 5.4 DETERMINATIONS OF COMPLIANCE**

Determinations of compliance with the requirements of this Specific Plan including, without limitation, determination of Substantial Conformance of building plans with the Approved Plans or with any Project approval granted pursuant to this Specific Plan shall be made by the Planning Director.

#### **Section 5.5 RELIEF FROM DEVELOPMENT REGULATIONS**

An application to exceed the development regulations in this Specific Plan with respect to the Initial Development or any Project shall be processed in accordance with the procedures for Project Permit Adjustments or for exceptions, amendments or interpretations of this Specific Plan, as set forth in Section 11 of this Specific Plan and Sections 11.5.7.E and F of the LAMC.

#### **Section 5.6 EXISTING BUILDINGS AND USES**

**A. Existing Buildings and Uses.** Notwithstanding any other provision of this Specific Plan, all uses, Buildings, structures and improvements within the Specific Plan area in existence prior to the Effective Date are deemed by this Specific Plan to be legal and approved uses and may continue to exist without termination and may be maintained and repaired at all times. Such Buildings, structures and improvements may also be

structurally altered, remodeled and expanded in accordance with the development regulations set forth in Section 5.3 of this Specific Plan and, if the same constitute a "Project", subject to Project Permit Compliance as set forth in Section 11.2 of this Specific Plan. Without limiting the foregoing, the following are such legal and approved uses:

**1. Subarea 1: Convention Center.**

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

**2. Subarea 3: Arena.**

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

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

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

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

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

**C. Permitted Uses.** Buildings, Plaza Areas and open space areas within the Specific Plan area in existence as of the Effective Date may be utilized for any use established as of the Effective Date or permitted by Section 5.1 of this Specific Plan or by the PF Zoning in the LAMC.

## **Section 5.7 FLOOR AREA IN VACATED STREETS**

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

## **Section 5.8 ADJUSTMENTS TO SUBAREA BOUNDARIES**

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

## **SECTION 6. OPEN SPACE, ENHANCED PEDESTRIAN LINKAGES AND STREETSCAPE**

### **Section 6.1 OPEN SPACE**

- A. Existing Open Space.** Open space within the Specific Plan area as of the Effective Date is as shown on Map 3.
- B. Future Open Space.** With development of the Initial Development, Open Space may be distributed throughout the Specific Plan area as set forth in Map 4 and Map 5 or as otherwise approved pursuant to the Approved Plans or any Project approval. Open space may be provided in the form of courtyards, plaza, pedestrian linkages, or other similar outdoor gathering places and may be located at or above Grade, or on Event Center and Convention Center concourses.
- C. Water Conservation.** All planted areas shall be provided with automatic irrigation systems and conform to the City's water conservation requirements.

### **Section 6.2 PEDESTRIAN LINKAGES**

- A. Pedestrian Access.** The street network within the Specific Plan area shall accommodate pedestrians coming to the Specific Plan area from all directions generally as shown on Map 5. With respect to the Initial Development, sidewalk widths shall be provided in accordance with Table 10.2-1. Streets and secondary connections within the Specific Plan area shall be treated with hardscape, landscape, lighting improvements and directional signs.
- B. Street Furniture.** Street furniture including, without limitation, decorative dining area railings no higher than 42 inches, sidewalk dining amenities, tables, chairs, lighting, heating and other similar elements are permitted within the sidewalk, subject to the approval of the Planning Director.

**C. Bus Stops.** Bus stops within the Specific Plan area shall accommodate applicable requirements for barrier free access to transit.

**D. Sidewalk Easements.** Sidewalks or portions thereof may be located outside of the public right of way and, to the extent so located, shall be granted by easement to the extent required by the City, but shall not be subject to dedication.

### **Section 6.3       STREETSCAPE**

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

## **SECTION 7. PUBLIC ART REQUIREMENTS**

### **Section 7.1       PUBLIC WORKS IMPROVEMENTS ARTS PROGRAM**

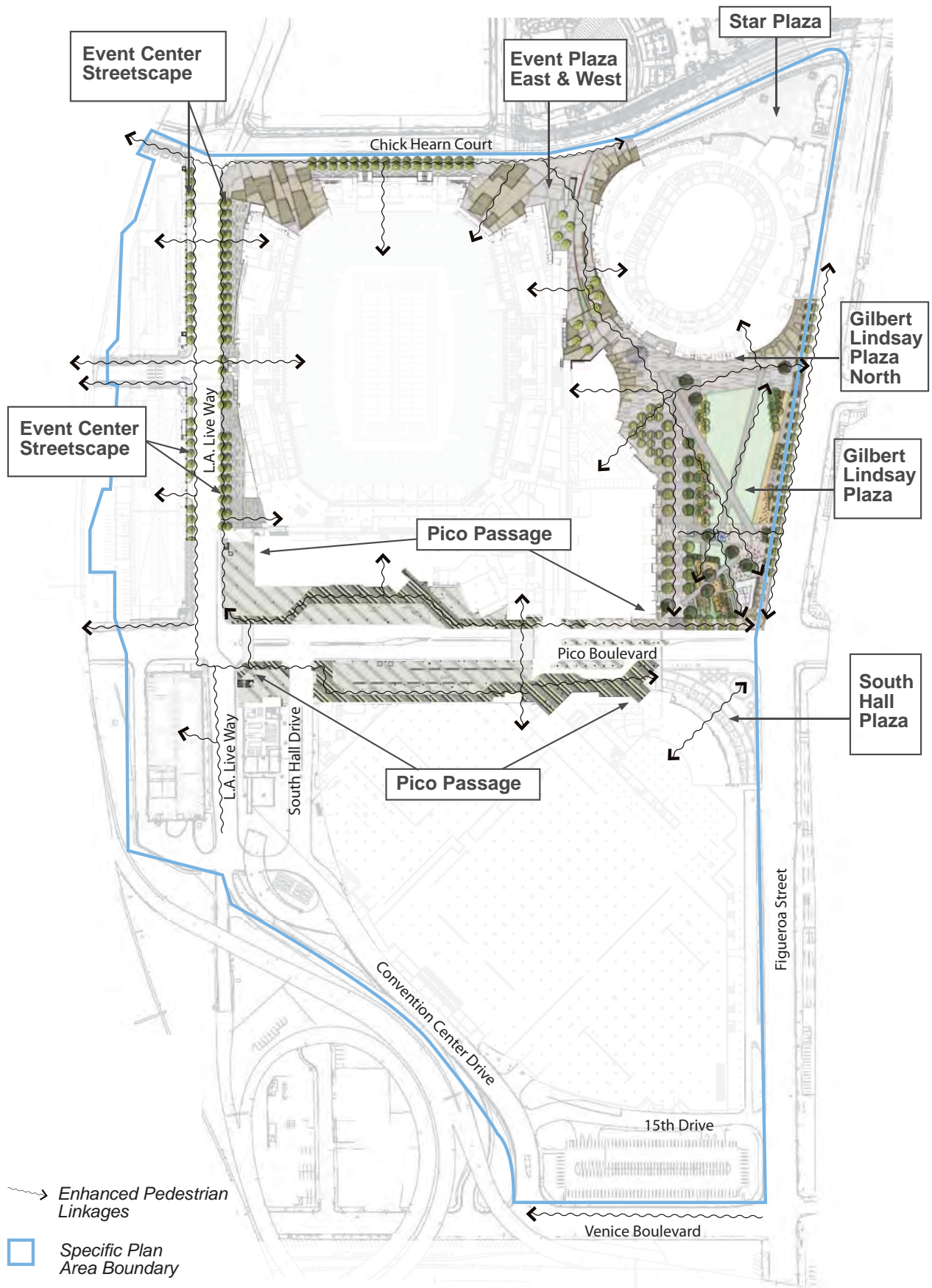
The City Public Works Improvements Arts Program as set forth in Los Angeles Administrative Code Section 19.85.1 shall apply within Subarea 1 (Convention Center), Subarea 4 (Gilbert Lindsay Plaza) and the Venice Garage within Subarea 5(A) (Parking Garages), as applicable.

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

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

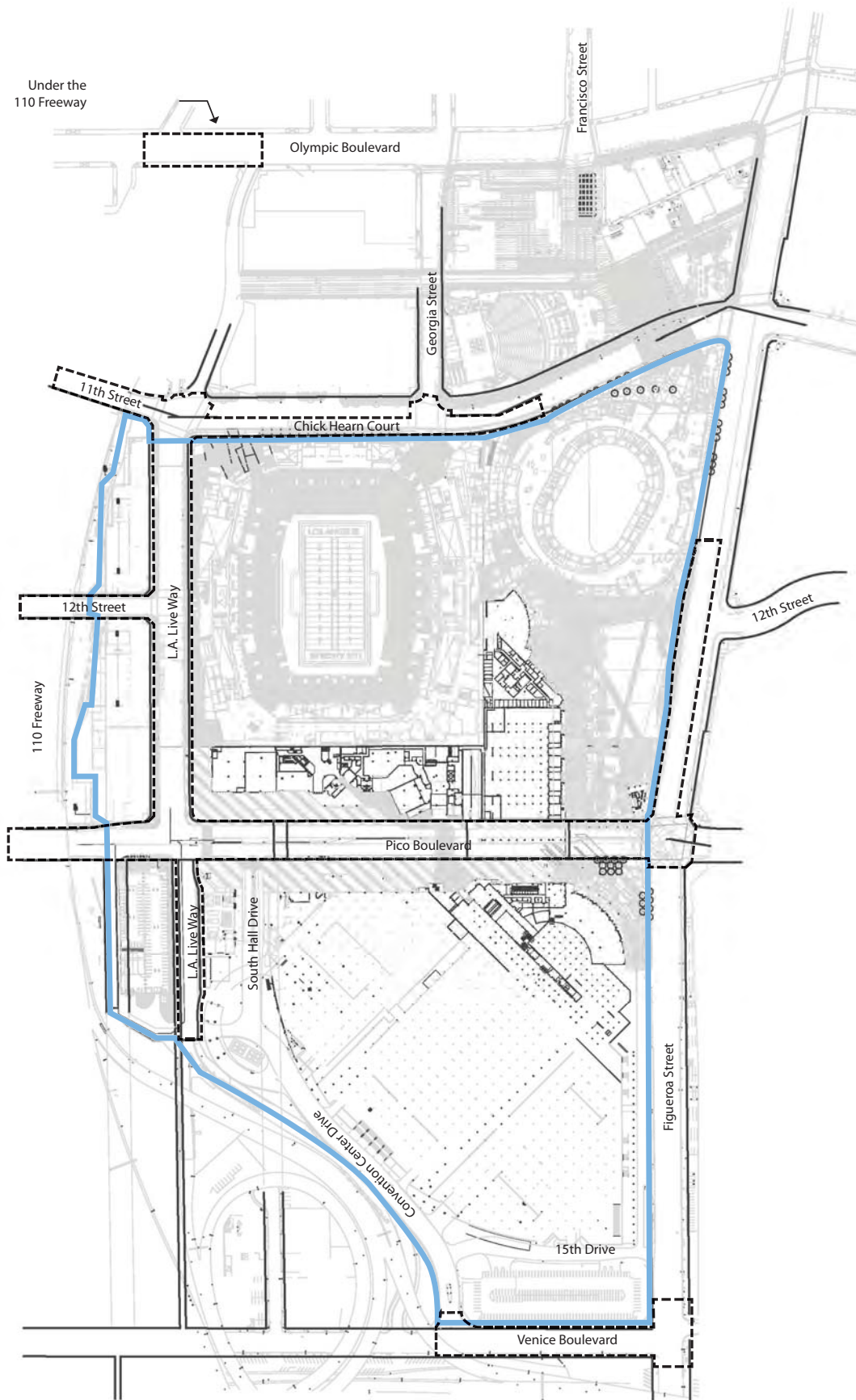
### **Section 7.3       COORDINATED ART PLAN**

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



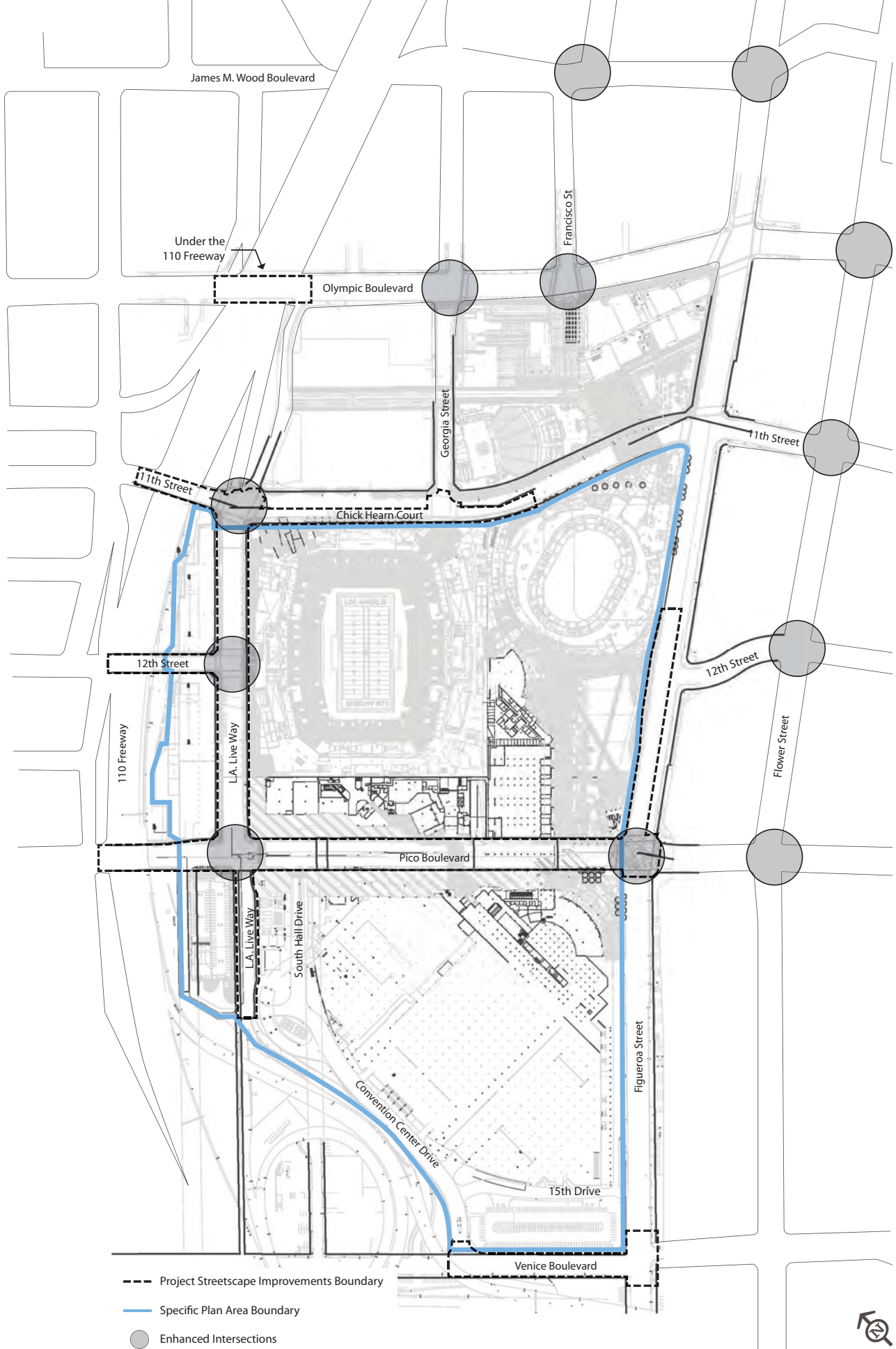
**Map 5: Open Space and Enhanced Pedestrian Linkages**





- Project Streetscape Improvements Boundaries
- Specific Plan Area Boundary

## Map 6: Project Streetscape Improvements Boundary



Map 7: Project Streetscape Improvements Intersections

## SECTION 8. ALCOHOL CONSUMPTION REGULATIONS

### Section 8.1 SCOPE OF GRANT FOR ON-SITE ALCOHOL CONSUMPTION

- A. Subarea 1(A) and Subarea 2: Convention Center.** The sale and service of a full line of alcoholic beverages for on-site consumption only in conjunction with conventions and exhibits and catered events (via one or more operators and caterers) shall be permitted in Subarea 1, and prior to demolition of the West Hall, Subarea 2, in accordance with the applicable Existing Convention Center Alcohol Approval, as the same may be amended or modified from time to time pursuant to the procedures set forth in Section 12.24.M of the LAMC. The sale and service described in the Existing Convention Center Alcohol Approval is hereby affirmed as an incidental business in or accessory to this Specific Plan and is subject only to Conditions of Approval set forth therein. In addition, pursuant to this Specific Plan, the procedures set forth in the Convention Center Existing Alcohol Approval are made applicable to the entirety of the Convention Center including, without limitation, the South Hall, the Concourse Building and the New Hall, as though such Buildings were fully described in the Convention Center Existing Alcohol Approval. No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments meeting the foregoing criteria.
- B. Subarea 2(A): Event Center Building.** The Event Center Building shall be considered a single establishment and the sale and service of a full line of alcoholic beverages for on-site consumption as part of its banquet, lobby, meeting room and exhibit hall events and for sports, entertainment and other events shall be permitted (via one or more operators and caterers) at the Event Center Building following issuance of a temporary certificate of occupancy for such Building, in accordance with the requirements of Appendix D, Section I of this Specific Plan. Such grant shall include, without limitation, the right to sell and serve a full line of alcoholic beverages for on-site consumption in private suites; general assembly seating areas; premium seating areas; general assembly concession establishments; premium seating concession establishments; portable concession stands; sponsorship areas; field area; restaurants, bars and Sports Bars; and nightclubs, lounges and private stadium club facilities and in designated sponsorship and/or hospitality areas. Except as set forth in Section 8.2.A.1 or 8.2.B, no Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for such establishment.
- C. Subarea 3: Arena.** The sale and service of a full line of alcoholic beverages for on-site consumption (via one or more operators and caterers) shall be permitted in Subarea 3 in accordance with the authorization and requirements set forth in the Existing Arena Alcohol Approval only. The Existing Arena Alcohol Approval with respect to the Arena shall remain in full force and effect and no Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments permitted pursuant to the Existing Arena Alcohol Approval. The Existing Arena Alcohol Approval may be amended or modified from time to time pursuant to an Alcohol Use Permit. The sale and service described in the Existing Arena Alcohol Approval is hereby affirmed as an incidental business in or accessory to this Specific Plan and is subject only to Conditions of Approval set forth in Section 1 (Administrative) and Section 4.A

(General Conditions) and 4.B (Sale of Alcoholic Beverages) of the Existing Arena Alcohol Approval.

**D. Certain Plaza Areas.** The sale and service for consideration of a full line of alcoholic beverages for on-site consumption within Subareas 1(B), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 shall be permitted (via one or more operators and caterers) within restaurants, portable concession stands and designated areas and sponsorship areas established within the aforesaid Plaza Areas prior to and following Convention Center, Arena and Event Center events subject to the requirements of the applicable Alcohol Use Approval(s). No Alcohol Use Permit or other discretionary review shall be required to effectuate an Alcohol Use Approval for establishments within the foregoing Plaza Areas. The operator of an event in the Plaza Areas at which alcohol will be sold shall provide, or cause to be provided, notice of such event to the Alcohol Advisory Group. Notice shall be provided to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Applicant.

**E. Subarea 5: Parking Garages and Pedestrian Bridges.** The sale of alcohol is prohibited within parking garages and on pedestrian bridges.

## **Section 8.2 ALCOHOL USE PERMIT REQUIRED**

Except as set forth in Section 8.1 of this Specific Plan or in the Existing Alcohol Approvals, any establishment seeking to sell and serve alcohol for on-site or off-site consumption shall first obtain an Alcohol Use Permit in accordance with the provisions of Section 8.4 of this Ordinance. In addition, the following specific alcohol sales shall require an Alcohol Use Permit.

### **A. Off-Site Consumption.**

- 1. Subareas 1(A), 2(A) and 3(A).** Upon issuance of an Alcohol Use Permit, the sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within Subareas 1(A), 2(A) and 3(A) in conjunction with conventions and exhibits at which one or more vendors are selling alcoholic beverages in sealed packaging for off-site consumption and in connection with temporary special merchandizing for exhibitions, Farmers Markets, events or shows.
- 2. Certain Plaza Areas.** Upon issuance of an Alcohol Use Permit, the sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within Subareas 1(B), 2(B), 2(C), 3(B), 3(C), 3(D) and 4 in conjunction with Farmers Markets and outdoor events at which one or more vendors are selling alcoholic beverages in sealed packaging for off-site consumption in accordance with the requirements of the applicable Alcohol Use Permit.
- 3. Subareas 1(C), 1(D) and 5.** The sale of alcohol for off-site consumption in Subareas 1(C), 1(D) and 5 is prohibited.

**B. Bottle Service.** Notwithstanding the provisions of Section 8.1.A and 8.1.B of this Specific Plan, a maximum of one establishment within Subarea 1 and two establishments within Subarea 2 shall be permitted to sell distilled spirits by the bottle for on-site consumption provided such establishment shall first obtain an Alcohol Use Permit in accordance with the provisions of Section 8.4 of this Specific Plan; sale of distilled spirits by the bottle in Subarea 3 shall be regulated by the Existing Arena Alcohol Approval.

### **Section 8.3            CONDITIONS OF ALCOHOL USE APPROVAL**

**A. Approval of State Department of Alcoholic Beverage Control.** Entities that sell and serve alcoholic beverages for on-site or off-site consumption shall obtain approvals from other jurisdictions, as required, including, without limitation, licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

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

**Compliance with Conditions.** Each Building and establishment granted an Alcohol Use Permit shall comply with additional conditions, if any, required by the Alcohol Use Permit.

### **Section 8.4            ALCOHOL USE PERMIT PROCESS**

**A. Process.** Each establishment required by Section 8.2 of this Specific Plan to obtain an Alcohol Use Permit shall apply to the Zoning Administrator for an Alcohol Use Permit in accordance with the procedures set forth in Section 12.24.M of the LAMC.

**B. Conditions.** The Zoning Administrator, or his or her designee, through the Alcohol Use Permit process, shall review applications for compliance with the applicable provisions of Appendix D. Applicants for Alcohol Use Permits shall also provide the following information, as applicable: number of seats; square footage and floor plan; signage; security measures to be provided; the proposed menu, if applicable; number of employees at any given time; minimum age requirements for patrons and enforcement measures.

**C. Public Hearings by a Zoning Administrator.** The Zoning Administrator shall determine whether or not to conduct public hearings in connection with any Alcohol Use Permit application. If problems arise with any of the Alcohol Use Approvals, the Zoning Administrator shall conduct public hearings in consultation with the Los Angeles Police

Department.

- D. Notice of Actions to Alcohol Advisory Group.** The Planning Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, to the Alcohol Advisory Group of any application filed pursuant to Section 11.5.7 G of the LAMC to amend this section, or of any hearing or action under this Specific Plan related to alcohol. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.

## **Section 8.5 DISCONTINUANCE OF USE**

The Zoning Administrator may require an Alcohol Use Permit for replacement establishments for which no Alcohol Use Permit was originally required if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.

## **SECTION 9. SIGNS AND LARGE-SCALE ARCHITECTURAL LIGHTING**

On-Site Signs and Off-Site Signs and Large-Scale Architectural Lighting (each as defined in the applicable Sign Regulations) shall be permitted in all Subareas in accordance with the development standards and regulations set forth in the applicable Sign Regulations.

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

### **Section 10.1 TRANSPORTATION STRATEGY OVERVIEW**

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

## **Section 10.2      SPECIFIC PLAN AREA STREET MODIFICATIONS**

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

### **B. Event Center Improvements.**

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

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

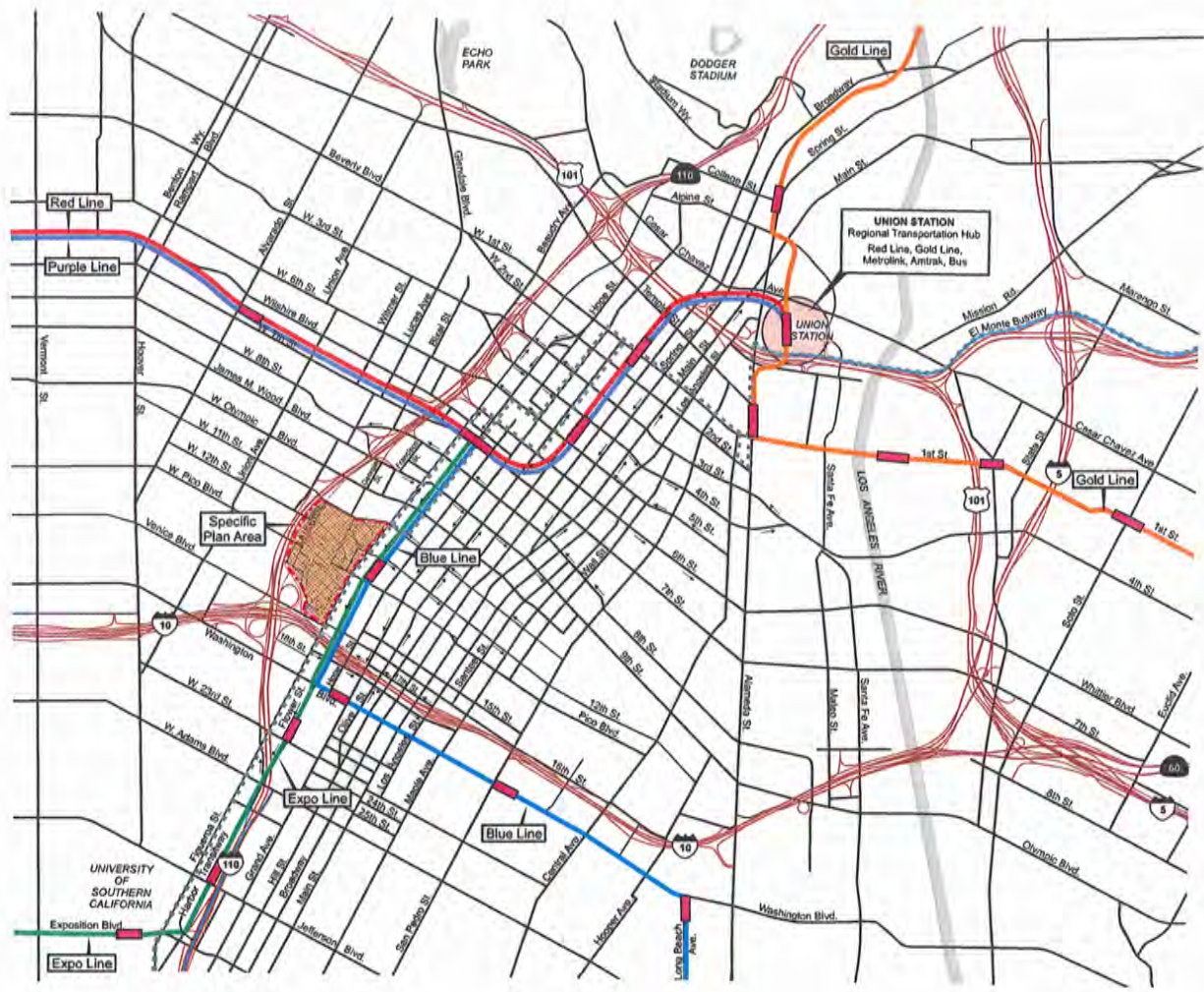
Except for clause (a) above, the street improvements and modifications described above constitute street modifications to the Downtown Street Standards and shall be recorded by the City Engineer in Navigate LA.

**2. Roadway Reclassification.** Through implementation of this Specific Plan:

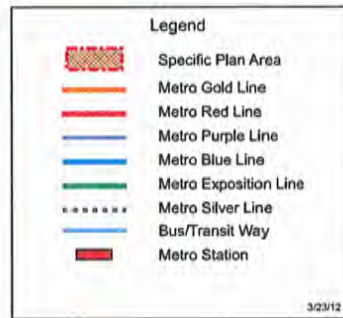
- a. 12<sup>th</sup> Street between LA Live Way and the 110 Freeway east right of way line is redesignated from Collector Street to Local Street (with a 40-foot curb to curb roadway section and 10-foot sidewalks).
- b. Bond Street is designated as a modified public alley.

*\*The Flower Street modification is outside of Specific Plan area boundary but is required by the Mitigation Monitoring and Reporting Plan.*





Not to Scale



3/23/12

## Map 8: Regional Transportation Facilities



**Table 10.2-1 Specific Plan Area Street Modifications– Project Design Features and EIR Mitigations**

Street	Section	Classification	Responsibility	Characteristics for Specific Plan					
				Row Width (feet)	Curb-to Curb Width (feet)	Sidewalk Width (feet)			E
						N	S	W	
LA Live Way PDF B.1-1	Pico Boulevard to Chick Hearn Court	Collector	Event Center Applicant	89	64	N/A	N/A	10	15
Chick Hearn Court PDF B.1-2	LA Live Way to East Driveway of L.A. LIVE West Garage East Driveway of L.A. LIVE West Garage to Georgia Street	Collector	Event Center Applicant	107	72	15	20	N/A	N/A
Pico Boulevard PDF B.1-3	Figueroa Street to Point 600' West of Figueroa Street	Modified Secondary	New Hall Applicant	100	70	20 <sup>1</sup>	20 <sup>1</sup>	N/A	N/A
Flower Street <sup>3</sup> Part of MM B.1-1	Point 600' West of Figueroa Street to LA Live Way	Modified Secondary	New Hall Applicant	100	80	20 <sup>1</sup>	20 <sup>1</sup>	N/A	N/A
	12 <sup>th</sup> Street to Pico Boulevard	Modified Secondary (1-way Southbound)	Event Center Applicant	90	22 <sup>2</sup>	N/A	N/A	10	10

<sup>1</sup> Part or all can be located on Convention Center property.

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

<sup>3</sup> The Flower Street modification is outside of Specific Plan area boundary but is required by the Mitigation Monitoring and Reporting Plan.

**Bold** – Existing dimension to remain the same.

PDF – Project Design Feature

MM – Mitigation Measure

**C. Street Vacations.** The Approved Plans contemplate certain street vacations, including, without limitation, surface and subsurface vacation of portions of Pico Boulevard, Bond Street and L.A. Live Way and vacation of airspace over portions of Pico Boulevard, L.A. Live Way and 12th Street, which are the subject of one or more Resolution(s) to Vacate approved by the City Council upon the Effective Date. Upon vacation of the portions of Bond Street described in the vacation action, Bond Street shall be designated as a public alley and shall be recorded by the City Engineer as such in Navigate LA.

1. Conditions required by the City as part of these street vacations, in addition to the Project Design Features and Mitigation Measures shown in Table 10.2-1, are listed below and shown in Table 10.2-2.
  - a. **North Side of Pico Boulevard west of LA Live Way.** Widen the sidewalk along the property frontage by 2 feet into the public street to provide a 10-foot sidewalk per Modified Two-Way Secondary Highway standard. (Street still meets Modified Two-Way Secondary Highway standards for overall street width and right-of-way).
  - b. **West Side of L.A. Live Way south of Pico Boulevard.** Dedicate a variable width strip from 0 to 10 feet as public street from station 5+59.59 to station 9+39.57 including curve-tangent-curve and flare sections per plan P-36929, on the westerly side of L.A. Live Way, and dedicate a 15-foot by 15-foot corner cut at the southwesterly corner of the intersection with Pico Boulevard, to provide right-of-way for the existing improvements constructed per plan P-36929.
  - c. **12th Street west of L.A. Live Way.** Dedicate a 15-foot by 15-foot limited corner cuts at the northerly and southerly corners of the intersection with L.A. Live Way, within the limits set forth in Table 10.2-2. Limited corner cut dedications may be retained from the vacation area.
  - d. **11th Street west of L.A. Live Way.** Dedicate 2 feet as a public street on the southerly side of 11th Street to complete a 32-foot half right-of-way per Collector Street standards, together with a 15-foot by 15-foot limited corner cut at the southerly corner of the intersection with L.A. Live Way within the limits set forth in Table 10.2-2. Limited corner cut dedications may be retained from the vacation area.
2. Prior and as a condition precedent to issuance of a building permit for the New Hall, the Convention Center Applicant shall have performed, or guaranteed, to the satisfaction of the LADOT General Manager and the City Engineer, the improvements applicable to vacation of the streets required for New Hall construction.
3. Prior and as a condition precedent to issuance of a building permit for the Event Center, the Event Center Applicant shall have performed, or guaranteed, to the satisfaction of the LADOT General Manager and the City Engineer, the

improvements applicable to vacation of the streets required for Event Center, Bond Street Garage and L.A. Live Way Garage construction.

4. The City Engineer, in consultation with the Planning Director and the Applicant, may modify the approved measures applicable to street vacation if he or she determines any of them to be infeasible.
  5. Prior to the issuance of a certificate of occupancy for the Event Center, the Applicant shall implement, or cause to be implemented, the required street vacation improvements. If the City Engineer determines that construction of any required street vacation improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the City Engineer.
  6. The City Engineer, at the request of the Applicant, may determine that the implementation of any street vacation improvement or any Mitigation Measure specified in this Section 10.2 or in Appendix C is infeasible and/or should be substituted with a comparable improvement or mitigation measure of equivalent cost or effectiveness. In that situation, the City Engineer, in consultation with the Planning Director, may modify or substitute the street improvement or Mitigation Measure, provided the City Engineer meets with the Applicant and determines what alternate and/or additional improvements or mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection and confirms that such substitution of improvement shall not have an adverse impact on any affected utility owner.
- D. Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer.









**E. Temporary Street Closures.**

1. Street closures to vehicles are permitted for major events at the Event Center Building and/or the Convention Center (as defined in the TMP), to eliminate vehicular conflicts and enhance pedestrian circulation, during pre-event, event and post-event hours at the following locations (shown in Map 9) and as may be further described in the TMP:
  - a. L.A. Live Way between Pico Boulevard and Chick Hearn Court except for local traffic (event traffic accessing the L.A. Live Way and Olympic West Garage, limousines and transit vehicles).
  - b. Chick Hearn Court between Figueroa Street and Georgia Street and to through traffic between Georgia Street and L.A. Live Way except for local access (traffic accessing the Olympic West Garage).
  - c. 12<sup>th</sup> Street between Figueroa Street and Flower Street.

**Table 10.2-2 Specific Plan Area Street Modifications – Street Vacation Conditions  
(Additional to Table 10.2-1)**

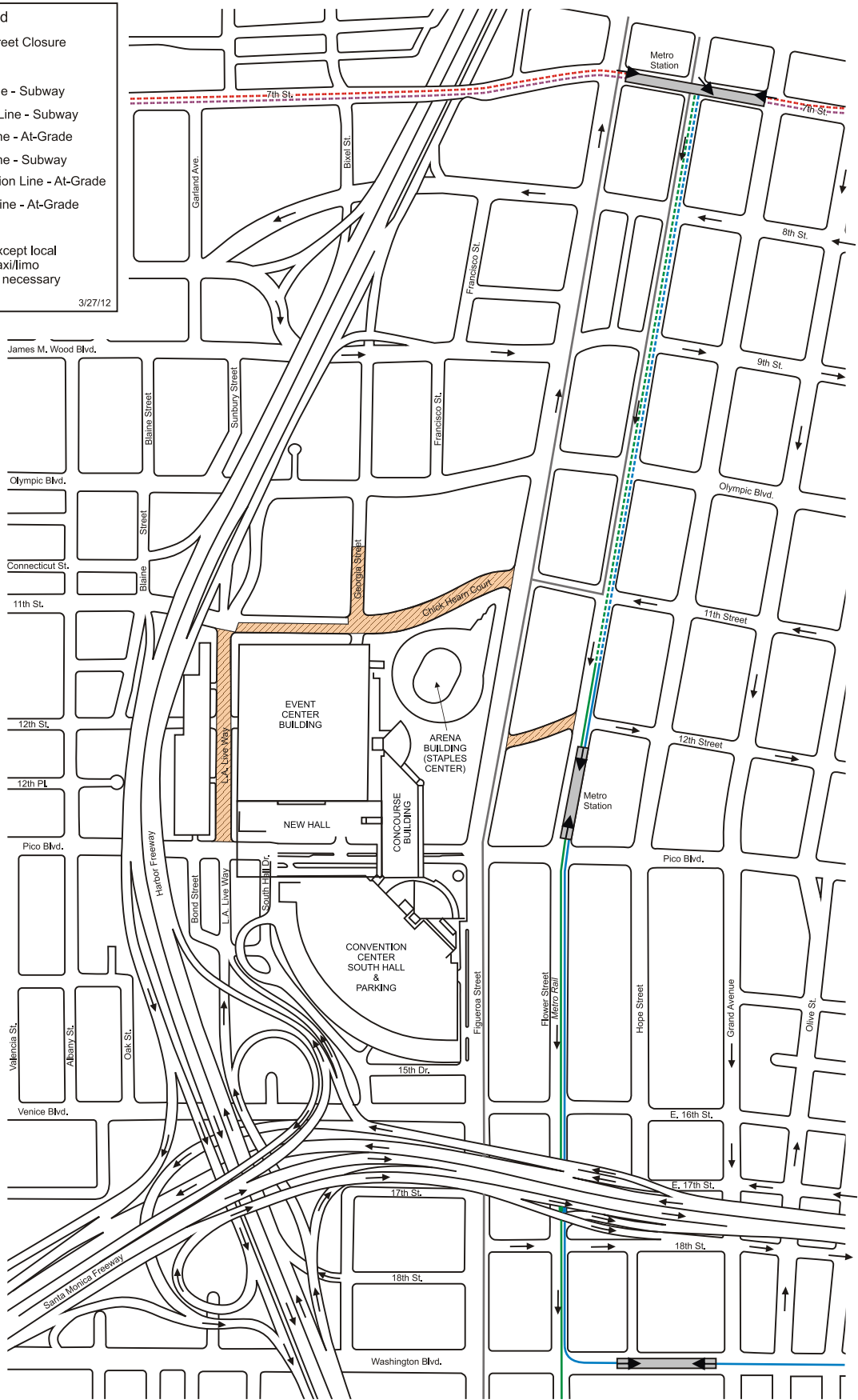
Street	Section	Classification	Responsibility	Characteristics for Specific Plan		
				Row Width (feet)	Curb-to-Curb Width (feet)	Sidewalk Width (feet)
				N	S	W
Pico Boulevard	North Side, west of L.A. Live Way	Modified Secondary	Event Center Applicant	Provide a variable width dedication along Lot 6, Tract 28165 on the northerly side of Pico Boulevard to provide a minimum 100-foot total right-of-way.		
L.A. Live Way	West Side, south of Pico Boulevard	Modified Collector	New Hall Applicant	Dedicate a variable width strip from 0 to 10 feet as public street from station 5+59.59 to station 9+39.57 including curve-tangent-curve and flare sections per plan P-36929, on the westerly side of L.A. Live Way, and dedicate a 15-foot by 15-foot corner cut at the southwesterly corner of the intersection with Pico Boulevard, to provide right-of-way for the existing improvements constructed per plan P-36929.		
12 <sup>th</sup> Street	West of L.A. Live Way	Local	New Hall Applicant	Dedicate a 15-foot by 15-foot limited corner cuts with upper limit of between approximately 14.41 and 15.25 feet above the finished street surface and lower limit at approximately 1 foot below finished sidewalk surface at the northerly and southerly corners of the intersection with L.A. Live Way. Limited corner cut dedications may be retained from the vacation area.		
11 <sup>th</sup> Street	West of LA Live Way	Collector	New Hall Applicant	Dedicate 2 feet as a public street on the southerly side of 11 <sup>th</sup> Street to complete a 32-foot half right-of-way per Collector Street standards, together with a 15-foot by 15-foot limited corner cut with upper limit of between approximately 14.41 and 15.25 feet above the finished street surface and a lower limit at approximately 1 foot below finished sidewalk surface, at the southerly corner of the intersection with L.A. Live Way. Limited corner cut dedications may be retained from the vacation area.		
Figuerola Street	Chick Hearn Court to Venice Boulevard	Modified Two-Way Major Highway Class II	Event Center Applicant and New Hall Applicant	If necessary, dedicate sufficient land as public street to provide a 58-foot wide half right of way on the westerly side of Figuerola Street per the Modified Two Way Major Highway Class II standard, and dedicate a 9-foot wide average sidewalk easement, except for portions under existing structures.		
Pico Boulevard	West of LA Live Way	Modified Secondary	Event Center Applicant	Construct curb, gutter and sidewalk on the north side of Pico Boulevard west of L.A. Live Way to accommodate a 10 foot sidewalk.		
Bond Street	North/South portion from Pico Boulevard to southernmost limit of existing north-south road	Modified Alley	New Hall Applicant	24-30 foot variable ROW width	Minimum 20 feet roadway; no curb required on easterly side	N/A N/A Minimum 4-10 feet N/A

**Legend**

-  Temporary Street Closure
-  Metro Station
-  Metro Red Line - Subway
-  Metro Purple Line - Subway
-  Metro Blue Line - At-Grade
-  Metro Blue Line - Subway
-  Metro Exposition Line - At-Grade
-  Metro Silver Line - At-Grade

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

3/27/12



Not to Scale  
Confidential - Attorney Work Product

## Map 9: Temporary Street Closures

- d. Other streets during all or part of the pre-event hours, during events, or during all or part of the post-event hour as may be described in the TMP.
2. Street closures shall be subject to approval of the LADOT General Manager through the approved TMP and pursuant to applicable State law.
3. Street closures may be implemented in conjunction with the street closure of Chick Hearn Court (previously 11th Street) between Figueroa Street and Georgia Street, as allowed in the LASED Specific Plan. Nothing herein shall modify or restrict the temporary street closure provisions set forth in the LASED Specific Plan.
4. General Requirements.
  - a. Temporary closure of the streets to vehicular traffic shall be accomplished with traffic barriers, removable bollards or other devices, as defined in the approved TMP.
  - b. Permanent street trees and planting shall be restricted to outside of vehicular space.
  - c. Except as set forth in Section 10.2.E.4(d) of this Specific Plan, or as may be permitted in the LASED Specific Plan, Kiosks shall not be permitted within streets subject to closure.
  - d. Kiosks shall be permitted in the south half of Chick Hearn Court between Georgia Street and L.A. Live Way for the pre-event, event and post-event hours in which the street will be closed to vehicular traffic.
  - e. No alcoholic beverages may be sold or served within the public right of way.
  - f. Permanent furniture shall be restricted to outside of vehicular space; removable furniture shall be permitted within vehicular space only during those periods of street closure where permitted by the TMP.

### **Section 10.3 REQUIRED TRANSPORTATION IMPROVEMENTS**

- A. Measures.** The Initial Development shall incorporate the Project Design Features with respect to Transportation, Parking and Bicycle and Pedestrian Safety detailed in Appendix C.
- B. Guarantee of Improvements.** Prior to issuance of a building permit for the Initial Development (or any component thereof) or any Project, the Applicant shall guarantee, to the satisfaction of the LADOT General Manager, the construction of any transportation improvements for such component of the Initial Development or Project for which the Applicant is directly responsible. Prior to the issuance of a certificate of occupancy, the Applicant shall implement, or cause to be implemented, the required transportation improvements. If the LADOT General Manager determines that construction of any

required transportation improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the LADOT General Manager.

- C. Form of Guarantee.** Any guarantee required pursuant to this Section 10.3 may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the LADOT General Manager.
- D. Modifications.** The LADOT General Manager, at the request of the Applicant, may determine that the implementation of any transportation, parking or bicycle and pedestrian safety improvements or any Mitigation Measure specified in this Section 10.3 or in Appendix C is infeasible and/or should be substituted with a comparable transportation improvement or mitigation measure of equivalent cost or effectiveness. In that situation, the LADOT General Manager, in consultation with the Planning Director, may modify or substitute the transportation improvement or Mitigation Measure, provided the LADOT General Manager meets with the Applicant and determines what alternate and/or additional transportation improvements or mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection.

#### **Section 10.4 TRANSPORTATION MANAGEMENT PLAN (TMP)**

- A. Development of TMP.** Prior and as a condition precedent to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop a TMP for approval by the LADOT General Manager, which TMP shall be developed in coordination with LADOT, Metro, LAPD, LAFD, Caltrans, Metrolink, and other transportation agencies and the owners of the Convention Center, L.A. LIVE and the Arena Building.
- B. Contents of TMP.** The TMP shall provide the framework and details for managing all aspects of transportation for events within the Specific Plan area. The TMP shall be a multi-modal plan addressing transit, autos, parking, pedestrians, and bicycles. The TMP shall include transportation management measures as well as policies and programs to reduce auto trips, through promoting and encouraging increased transit use and auto vehicle occupancies, and encouraging walking and bicycling. Unless otherwise approved by the LADOT General Manager, the TMP shall address the following as further set forth in the Mitigation Monitoring and Reporting Plan:
  - 1. Specific Plan area Description and Operations
  - 2. Event Center Scheduling
  - 3. Event Coordination Plan
  - 4. Trip Generation Levels
  - 5. Overall Parking Strategy

6. Parking Management and Access/Egress Plans
7. Transit Service
8. Pedestrian Circulation
9. Transportation Demand Management and Trip Reduction (visitors and employees)
10. Traffic Management
11. Pico-Union Neighborhood Traffic and Parking Management Plan
12. Bicycle Access Plan

**C. Types of Measures.** The TMP may include, without limitation, the following types of measures as further set forth in the Mitigation Monitoring and Reporting Plan:

1. Parking Locations by Type of Parking
2. Parking Management Measures
3. Access and Egress Routes to Parking
4. Access and Egress Routes to Transit
5. Event Ticket Bundling with Parking and Transit Passes
6. Transit Service Provisions
7. Integrated Transit Fare Measures
8. Private Motor Coach, Taxi and Limousine Provisions
9. Pedestrian and Wayfinding Signage
10. Pedestrian Circulation Management
11. Use of Traffic Control Officers
12. Potential Temporary Street Closures
13. Potential Temporary Turn Restrictions
14. Potential Temporary Traffic Lane Closures and/or Reassignments
15. Use of Changeable Message Signs
16. Emergency Vehicle Provisions



17. Temporary Diversion of Bus Service in the Vicinity of the Proposed Project During Street Closures and/or Events
18. Coordination Plans for Concurrent Events at the Event Center and Dodger Stadium and at the Event Center and the Los Angeles Coliseum

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

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

## **Section 10.5      PARKING REGULATIONS**

### **A. Supersedes LAMC Requirements.**

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

**B. Parking Coordination.** The TMP shall require that parking for events at the Convention Center, Event Center Building and Arena Building be coordinated pursuant to the TMP or other agreements between the operators thereof.

**C. On-Site Parking Requirements.** The Project vicinity contains more available off-street parking spaces than needed to meet the Project’s parking demand during both construction and operation. Therefore, the Project will use a distributed parking strategy that takes advantage of the existing parking resources in lieu of constructing substantial amounts of new parking. Prior to issuance of a certificate of occupancy for the Event Center Building, a minimum of 5,558 parking spaces shall be provided within the Specific Plan area; provided that the total number of spaces to be provided shall be reduced during periods of construction of the Bond Street Garage and the L.A. Live Way

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

**Table 10.5-1 Required On-Site Parking Supply**<sup>1, 2</sup>

Location	Required Prior to Certificate of Occupancy for Event Center Building	Proposed
(Cherry Street) L.A. LIVE Way Garage	858	2,950
West Hall Garage	1,625	0
Bond Street Garage	0	928
Bond Street Parking Lot (East and West)	283	0
South Hall Garage	1,671	1,671
Venice Garage	1,121	1,121
<b>Total</b>	<b>5,558<sup>3</sup></b>	<b>6,670</b>

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

<sup>2</sup>1,256 spaces when Kentia Hall used for exhibit space.

<sup>3</sup>The total number of spaces to be provided shall be reduced during periods of construction of the Bond Street Garage and the L.A. Live Way Garage.

**D. Additional Initial Development On-Site Parking Requirements.**

1. A minimum of twelve electric vehicle charging stations shall be provided in on-site garages.
2. Up to 311 designated parking spaces shall be provided in on-site garages for any combination of low-emitting, fuel efficient and carpool/van pool vehicles.

3. A minimum of 250 new bicycle parking spaces shall be provided within the Specific Plan area at grade level and in locations convenient to bicyclists.

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

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

### **Section 11.1 SPECIFIC PLAN ADJUSTMENTS, EXCEPTIONS, AMENDMENTS AND INTERPRETATIONS**

**A. Applicability of LAMC Section 11.5.7.** Requests for Project Permit Compliance, Project Permit Adjustment, or modification to a Project Permit Compliance with respect to a Project, or for an exception, amendment or interpretation of this Specific Plan with respect to the Initial Development or any Project shall be made in accordance with the procedures set forth in Section 11.5.7 of the LAMC.

**B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 11.5.7.B through F of the LAMC, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Permit Compliance, Project Permit Adjustment, modification to a Project Permit Compliance, Specific Plan exception, Specific Plan amendment or Specific Plan interpretation with respect to any Project, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

**C. Other Specific Plan Provisions.** For purposes of Section 11.5.7.J of the LAMC, the decision-making body will be the City Planning Commission and the Decision or Appeal Body will be the City Council.

### **Section 11.2 PROJECT DETERMINATION**

#### **A. Project Permit Compliance.**

1. Except as otherwise set forth in this Section 11.2, no grading permit, foundation permit, building permit, use of land permit or permit for a change of use shall be issued for a Project unless a Project Permit Compliance application has been approved pursuant to the procedures set forth in Section 11.1.
2. Issuance of a Project Permit Compliance shall require a finding that the Project is consistent with the development regulations set forth in Section 5 of this Specific Plan and/or any exception, amendment or interpretation of this Specific Plan applicable thereto.
3. No Project Permit Compliance or other approval shall be required in connection with the Initial Development.

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

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

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

## **SECTION 12. INTERPRETATION**

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Planning Director shall, upon application by an owner, Applicant, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan. A request for an interpretation shall be filed pursuant to Section 11.5.7-H (Interpretations of Specific Plans).

## **SECTION 13. SEVERABILITY**

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

**APPENDIX A**  
**APPROVED PLANS**

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
9. Other Improvements as described by Final EIR



## APPENDIX B

### SUPERCEDED ENTITLEMENT APPROVALS

#### (Superceded upon execution of the Event Center Ground Lease)

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 is in use.
6. Conditional Use Permit for the Arena Building and the Existing Convention Center (CPC97-0105-CU and 97-0185-CU) adopted on August 20, 1997, 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 issued on July 10, 1998, 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.



## IV. Mitigation Monitoring and Reporting Program

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### 1. Introduction

The California Environmental Quality Act (“CEQA”) requires a Mitigation Monitoring and Reporting Program (“MMRP”) for projects where mitigation measures are a condition of their approval and development. An Environmental Impact Report (“EIR”) has been prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, the EIR identifies project design features or recommends mitigation measures to avoid or substantially lessen the significant environmental impacts associated with the Proposed Project. This MMRP is designed to monitor implementation of these project design features and mitigation measures. This MMRP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. This MMRP describes the procedures the Applicants shall use to implement the project design features and mitigation measures adopted in connection with the approval of the Proposed Project and the methods of monitoring and reporting on such actions. “Monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision making body or authorized staff person. For this MMRP, the City of Los Angeles is the Lead Agency for the Proposed Project.

### 2. Purpose

It is the intent of this MMRP to:

1. Verify compliance with the identified project design features and required mitigation measures of the EIR;
2. Provide a methodology to document implementation of project design features and required mitigation;
3. Provide a record and status of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of mitigation measures;

6. Establish the frequency and duration of monitoring and reporting; and
7. Utilize the existing agency review processes' wherever feasible.

### **3. Administrative Procedures**

The Applicants shall be obligated to provide documentation concerning implementation of the listed project design features and mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all project design features and mitigation measures shall be the Applicant unless otherwise noted.

As shown on the following pages, each identified project design feature and required mitigation measure for the Proposed Project is listed and categorized by impact area, with accompanying discussion of:

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- Monitoring Agency—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase—the phase of the Proposed Project during which the project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored. Because Project construction would be completed in phases, repeat monitoring may be required for some project design features and mitigation measure to demonstrate compliance for each phase.
- Action(s) Indicating Compliance—the action(s) of which the Enforcement or Monitoring Agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

### **4. Enforcement**

This MMRP shall be in place throughout all phases of the Proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring

agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

## 5. Program Modification

After review and approval of the final MMRP by the Lead Agency, minor changes and modifications to the MMRP are permitted, but can only be made by the Applicants or their successors subject to the approval by the City of Los Angeles. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the nature of the MMRP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

## 6. Mitigation Monitoring and Reporting Program

### A Land Use

No project design features or mitigation measures are identified in the EIR for this environmental issue.

### B.1 Transportation

#### a. Project Design Features

##### *(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.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy<sup>1</sup> for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** 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-to-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.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center

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<sup>1</sup> All references to a Certificate of Occupancy herein shall refer to a Final Certificate of Occupancy for the relevant building or improvement

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(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.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the New Hall
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the New Hall (Construction)

(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.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Ongoing during Pre-construction and Construction of the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant during Pre-construction and Construction

**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.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction of the Event Center
- **Monitoring Frequency:** Ongoing during Pre-construction and Construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant during Pre-construction and Construction

*(3) Green Transportation Measures*

**Project Design Feature B.1-6:** Prior to issuance of a certificate of occupancy for the parking garages, 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy for the garages
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval prior to issuance of applicable building permit for the garages (Pre-construction); Issuance of a Certificate of Occupancy for the garages (Construction)

**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 alternative fueled and electric vehicles, to facilitate and encourage the use of these vehicles.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction of the Event Center
- **Monitoring Frequency:** Once, at plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(4) Construction Truck Trips*

**Project Design Feature B.1-7a:** The Project Applicants shall limit construction related truck trips to off-peak periods to the extent practical.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Project contractor and issuance of a Certificate of Occupancy

*(5) 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 2,000 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.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Police Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

## b. Mitigation Measures

*(1) Transit Measures—Improve Pico Metro Station*

**Mitigation Measure B.1-1:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall enter into an agreement with Metro requiring the Event Center Applicant to fund improvements to the Pico Station in accordance with a mutually agreed development schedule and design with a total estimated cost of \$10.35 million. The Pico Metro Station shall also be improved prior to the operation of the Event Center. The Pico Metro Station, located on Flower Street between 12th Street and Pico Boulevard one block from the Project Site, is currently a single platform station with limited capacity access to the platform from the east sidewalk of Flower Street. Metro will use the Event Center Applicant's contribution to (a) add a second platform parallel to the existing Pico Metro Station platform, and (b) refurbish the existing station platform to improve the passenger handling capacity.

- **Enforcement Agency:** Los Angeles Department of Transportation



- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center; Once, prior to operation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Executed agreement between Event Center Applicant and Metro prior to issuance of a building permit for the Event Center (Pre-construction); Written certification by Metro prior to Event Center operation (Pre-Operation)

(2) *Trip Reduction Measures*

(a) *Encourage Use of Alternative Modes*

(i) Bicycle Use

**Mitigation Measure B.1-2:** During operation of the Proposed Project, the Event Center Applicant shall provide for an on-site Bicycle Valet Program that shall be operated during major events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation;
- **Monitoring Phase:** Construction; Operation of the Event Center
- **Monitoring Frequency:** Once, for Program approval; Annually during operation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Program approval prior to issuance of Certificate of Occupancy for the Event Center (Construction); Annual compliance certification submitted by Event Center Applicant (Operation)

**Mitigation Measure B.1-3:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$250,000 to the City's recently established Bicycle Trust Fund, for the purposes of improving bicycle facilities in the vicinity of the Proposed Project.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction

- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation; Issuance of a building permit for the Event Center

(ii) Mobility Hub<sup>2</sup>

**Mitigation Measure B.1-4:** To support a local Mobility Hub, prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall provide space on or in the vicinity of the Project Site for a car-share program (i.e., approximately 300 sq. ft. for a rental office and parking for up to 20 car-share vehicles).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, during plan check; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of plans by Los Angeles Department of Transportation (Pre-construction); Issuance of Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure B.1-5:** Prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a one-time, fixed financial contribution of \$750,000 to LADOT's Mobility Hub Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction

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<sup>2</sup> LADOT has received funding to implement the Integrated Mobility Hubs project within Downtown Los Angeles. This program would provide secure bicycle parking and a fleet of shared bikes and cars in an attempt to enhance urban mobility and serve as an extension of the current transportation network. Integrated mobility hubs provide an opportunity to customize the first and last mile experience by providing the end-user with vehicle options that would meet their particular needs for the day.

- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation; Issuance of a building permit for the Event Center

(3) *Traffic Management Measures*

(a) *Portable Surface Street Changeable Message Signs (CMS)*

**Mitigation Measure B.1-6:** The Event Center Applicant shall obtain and use up to 25 portable CMS trailers for use in traffic operations management during events. Their specific use shall be determined in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, for plan approval prior to operation of the Event Center; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval (Pre-operation); Annual compliance certification report submitted by Event Center Applicant (Operation)

(b) *Permanent Surface Street Changeable Message Signs (CMS)*

**Mitigation Measure B.1-7:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall obtain and install new permanent surface street Changeable Message Signs (CMS) signs (up to a total cost of \$1,200,000) to be used in conjunction with the existing CMS signs on streets in the area around the Project Site to provide specific traffic and parking messages as needed. Their specific use shall be determined in the Transportation Management Plan. These shall be smaller and less visually intrusive than the existing CMS signs in the area, and shall be used to expand and augment the existing system.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Los Angeles Department of Transportation and Issuance of a Certificate of Occupancy for the Event Center

*(c) Fixed Signage*

**Mitigation Measure B.1-8:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall implement a fixed signage program (up to a total cost of \$500,000) that provides directional information to parking zones, parking facilities and preferred access/egress routes, as defined in the TMP.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Program approval and issuance of a Certificate of Occupancy for the Event Center

*(4) Pico-Union Neighborhood Traffic and Parking Management Plan*

**Mitigation Measure B.1-9:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall develop and implement a Neighborhood Traffic and Parking Management Plan to minimize potential impacts to local residential streets due to possible cut-through traffic and parking impacts. The Plan area shall include Pico Union, South Park and South Los Angeles. The Plan, which shall include up to \$75,000 for traffic and parking signage, and up to \$250,000 for potential traffic and parking control measures shall be developed in coordination with LADOT and the community.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of Neighborhood Traffic and Parking Management Plan and issuance of a Certificate of Occupancy for the Event Center

(5) *Street Intersection Improvements*

(i) Blaine Street at SR-110 Southbound Off-Ramp

**Mitigation Measure B.1-10:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes into a shared left and right lane. This will modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. It will not require any widening or additional right-of-way but would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.1 in Appendix A of the Transportation Study, provided as Appendix I of this Draft EIR).

- **Enforcement Agency:** Los Angeles Department of Transportation; Caltrans
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy (Construction)

(ii) Blaine Street at 11th Street

**Mitigation Measure B.1-11:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on 11th Street to include one exclusive left-turn lane and one shared left-through lane. This will

modify the existing approach from the configuration of one shared left-through lane and one through lane, to a configuration of one exclusive left-turn lane and one shared left-through lane. This measure will provide two left-turn lanes to the SR-110 Southbound On-Ramp at this intersection rather than the existing one left turn lane, thereby increasing access capacity to the ramp for outbound traffic from the Proposed Project. This measure will require widening on the south-east corner of the intersection. This measure would require the approval of Caltrans. (The concept improvement plan for this location is shown in Figure A.10.5.7.2 in Appendix A of the Transportation Study, provided as Appendix I of this Draft EIR).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iii) Los Angeles Street at 17th Street

**Mitigation Measure B.1-12:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure will require widening on the south side in the Caltrans right-of-way, and would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering;
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iv) Main Street at 17th Street

**Mitigation Measure B.1-13:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(v) Broadway at 17th Street

**Mitigation Measure B.1-14:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction

- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(vi) Hill Street at 17th Street

**Mitigation Measure B.1-15:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy of the Event Center (Construction)

(vii) Olive Street at 17th Street

**Mitigation Measure B.1-16:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one through lane and one shared through-right lane to a configuration of two through lanes and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction Construction



- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(viii) Grand Avenue at 17th Street

**Mitigation Measure B.1-17:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach on 17th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one through lane to a configuration of one shared left-through lane and two through lanes.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(iv) Hill Street at 18th Street

**Mitigation Measure B.1-18:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This will modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering

- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(x) Broadway at 18th Street

**Mitigation Measure B.1-19:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the eastbound approach on 18th Street to add an additional through lane. This would modify the existing configuration of one left turn lane, one through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(xi) Los Angeles Street at 18th Street

**Mitigation Measure B.1-20:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the eastbound approach on 18th Street to add an additional left-turn lane. This will modify the existing configuration of one left-turn lane, one through lane, and one shared through-right lane to a configuration of two left-turn lanes, one through lane, and one shared through-right lane. This measure will require widening into the Caltrans right-of-way on the northwest corner of the 18th Street and Los Angeles Street intersection, and would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(6) *ATSAC System Upgrades*

**Mitigation Measure B.1-21:** Prior to issuance of a certificate of occupancy for the Event center, the Event Center Applicant shall install, or shall pay LADOT to install a fixed amount of \$1,200,000 to provide for the design and installation of, traffic signal controller upgrades and additional CCTV cameras as defined in Mitigation Measures B.1-21A and B.1-21B below. These improvements shall be implemented either by the Applicant through the City’s B-Permit process, or through payment of the \$1,200,000 fixed fee to LADOT who shall then design and install the improvements (if the latter then payment shall be made prior to the issuance of a building permit for the Event Center).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit

Plans (Pre-construction) and issuance of a Certificate of Occupancy for the Event Center (Construction)

*(a) Intersection Traffic Signal Controller Upgrades*

**Mitigation Measure B.1-21A:** The Applicant shall install or fund (as defined above) the upgrade of the signal controllers from the older model Type 170 Controllers to the newer Type 2070 Controllers at the following 73 intersection locations:

1. Griffith Avenue & 16th Street
2. San Pedro Street & 16th Street
3. Maple Avenue & 16th Street
4. Maple Avenue & 18th Street
5. Maple Avenue & 23rd Street
6. Maple Avenue & Adams Boulevard
7. Los Angeles Street & 16th Street
8. Los Angeles Street & 17th Street
9. Los Angeles Street & 18th Street
10. Main Street & 16th Street
11. Main Street & 17th Street
12. Main Street & 18th Street
13. Main Street & 23rd Street
14. Broadway & Alpine Street
15. Broadway & Ord Street
16. Broadway & 16th Street
17. Hill Street & 1st Street
18. Hill Street & 2nd Street
19. Hill Street & 3rd Street
20. Hill Street & 4th Street
21. Hill Street & 16th Street
22. Hill Street & 17th Street
23. Hill Street & 18th Street
24. Hill Street & Adams Boulevard
25. Olive Street & 16th Street
26. Grand Avenue & 16th Street
27. Grand Avenue & Adams Boulevard
28. Hope Street & 2nd Street
29. Hope Street & 4th Street
30. Hope Street & Wilshire Boulevard
31. Hope Street & 8th Street
32. Hope Street & 9th Street
33. Hope Street & 11th Street
34. Hope Street & 12th Street
35. Hope Street & Pico Boulevard
36. Flower Street & 9th Street

37. Flower Street & 11th Street
38. Figueroa Street & Olympic Boulevard
39. Figueroa Street & Convention Center Bus Exit
40. Figueroa Street & Venice Boulevard
41. Figueroa Street & 18th Street
42. Figueroa Street & 23rd Street
43. Francisco Street & 8th Street
44. Georgia Street & 9th Street
45. Convention Center Drive & Venice Boulevard
46. Lucas Street & Wilshire Boulevard
47. L.A. Live Way & 11th Street
48. Blaine Street & SR-110 SB Off-Ramp
49. Blaine Street & 11th Street
50. Albany Street & Pico Boulevard
51. Valencia Street & 11th Street
52. Valencia Street & Pico Boulevard
53. Oak Street & Washington Boulevard
54. Union Avenue & 11th Street
55. Union Avenue & 12th Street
56. Union Avenue & Venice Boulevard
57. Union Avenue & Washington Boulevard
58. Union Avenue & 23rd Street
59. Bonnie Brae Street & Pico Boulevard
60. Burlington Avenue & Venice Boulevard
61. Alvarado Street & 11th Street
62. Alvarado Street & 12th Street
63. Alvarado Street & Pico Boulevard
64. Hoover Street & Pico Boulevard
65. Hoover Street & Washington Boulevard
66. Hoover Street & 20th Street
67. Hoover Street & I-10 EB Ramps
68. Magnolia Avenue & Pico Boulevard
69. Magnolia Avenue & Venice Boulevard
70. Magnolia Avenue & Washington Boulevard
71. Westmoreland Avenue & Venice Boulevard
72. Catalina Street & Pico Boulevard
73. Loyola High School Driveway & Venice Boulevard

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the

installation option, once prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center

- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit Plans (Pre-construction) and issuance of a Certificate of Occupancy (Construction)

*(b) Closed Circuit Television (CCTV) Cameras*

**Mitigation Measure B.1-21B: CCTV Camera Installation Locations.** The Applicant shall install or fund (as defined above) new CCTV cameras (including necessary mounting poles, fiber optic and electrical connections) at the following nine intersection locations:

1. Broadway & 3rd Street
2. Broadway & 17th Street
3. Broadway & 18th Street
4. Grand Avenue & 1st Street
5. Flower Street & 3rd Street
6. Flower Street & 9th Street
7. Figueroa Street & 2nd Street
8. Figueroa Street & 5th Street
9. Figueroa Street & Adams Boulevard

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the Event Center; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the Event Center (Pre-construction); for the installation option, approval of B-Permit Plans (Pre-construction) and issuance of a Certificate of Occupancy (Construction)

(7) *Freeway Measures*

(a) *Freeway Ramps*

(i) SR-110 Southbound Off-Ramp to Blaine Street (Olympic Boulevard)

**Mitigation Measure B.1-22:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall restripe the westbound approach to Blaine Street on the SR-110 SB Off-Ramp to change one of the exclusive right-turn lanes to a shared left and right lane. This would modify the approach from the existing configuration of one left-turn lane and two exclusive right-turn lanes to a configuration of one left-turn lane, one shared left and right lane, and an exclusive right turn lane. This measure would enhance the capacity of the off-ramps for Event Center traffic inbound to the parking garages at the Proposed Project. This measure would not require any widening or additional right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-10).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

(ii) I-10 Westbound Off-Ramp at Los Angeles Street

**Mitigation Measure B.1-23:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall widen the westbound approach on the I-10 Westbound Off-Ramp to add a lane. This would modify the existing configuration of one shared left-through lane and one shared through-right lane to a configuration of one shared left-through lane, one through lane, and one shared through-right lane. This measure would require widening on the south side in the Caltrans right-of-way but would require the approval of Caltrans. (See also Mitigation Measure B.1-12).

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-Construction (plan check); Construction (prior to occupancy of Event Center)
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(iii) Ramp Metering Upgrades*

**Mitigation Measure B.1-24:** Prior to issuance of a building permit for the Event Center, the Event Center, Applicant shall make a one time, fixed contribution of \$1,600,000 to Caltrans for the purpose of implementing upgrades to ramp meters on on-ramps in the downtown area. These would also facilitate event traffic management. Installation locations would be determined in conjunction with Caltrans and LADOT and incorporated along with all other ramp metering locations in the downtown area into the Transportation Management Plan. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of a building permit for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a building permit for the Event Center



(b) *Freeway Mainline Segments*

(i) Contribution to Regional-Level Improvement

**Mitigation Measure B.1-25:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time, fixed contribution of \$2,400,000 to Caltrans towards the mainline freeway improvement project in Downtown Los Angeles that would add an auxiliary lane to the northbound US-101 Hollywood Freeway between the Four-Level Interchange (with SR-110) and Alvarado Street. This improvement would correct merge-weave related traffic congestion that causes significant backups on both the westbound US-101 and the northbound SR-110 freeways. This contribution would fund initial engineering studies and a Project Study Report (PSR) or other appropriate report that would represent a necessary initial step toward implementing the freeway improvement project and make it available for state and federal funding. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a Certificate of Occupancy for the Event Center

(ii) CMS Signs

**Mitigation Measure B.1-26:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install, in conjunction with Caltrans, five additional mainline freeway changeable message signs (CMS) on the freeway systems surrounding and/or approaching downtown (up to a total cost of \$2,500,000) to facilitate event traffic management. Installation locations will be determined in conjunction with Caltrans and LADOT and incorporated into the Transportation Management Plan. This measure would require the approval of Caltrans. If Caltrans elects to install these signs, then prior to issuance of a building permit for the Event Center, the Event Center Applicant shall make a payment of \$2,500,000 to Caltrans for installation of the signs.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (prior to issuance of building permit for Event Center) if Caltrans elects to install signs; Construction (prior to issuance of a Certificate of Occupancy for the Event Center) if Event Center Applicant installs signs
- **Monitoring Frequency:** Once, prior to issuance of building permit for Event Center, if Caltrans elects to install signs; Once, prior to issuance of a Certificate of Occupancy for the Event Center, if Event Center Applicant installs signs
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans of payment from Event Center Applicant for CMS if Caltrans elects to install the signs, (Pre-construction) or written verification from Caltrans of installation of CMS by Event Center Applicant prior to issuance of a Certificate of Occupancy for the Event Center, if Event Center Applicant installs signs (Construction)

(iii) Fixed Directional Signage

**Mitigation Measure B.1-27:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall install fixed directional signage on the freeway system approaching and surrounding the downtown (up to a total of \$2,000,000) to provide information on access routes to the parking areas for the Proposed Project to help manage traffic flows in a distributed manner as specified in the parking management strategy. This measure would require the approval of Caltrans.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Caltrans; Issuance of a Certificate of Occupancy for the Event Center

(iv) Additional Freeway Service Patrols

**Mitigation Measure B.1-28:** During operation of the Event Center, the Event Center Applicant shall fund additional Freeway Service Patrols (up to four additional tow trucks with driver) through Metro's program to increase patrols on the freeway system around downtown before and after events.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles County Metropolitan Transportation Authority (Metro)
- **Monitoring Agency:** Los Angeles Department of Transportation; Caltrans
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Once, to verify funding to Metro prior to issuance of Certificate of Occupancy for Event Center; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from Metro prior to issuance of Certificate of Occupancy for Event Center; Annual compliance certification report submitted by the Event Center Applicant

*(8) Develop and Implement a Transportation Management Plan*

**Mitigation Measure B.1-29:** Prior to operation of the Event Center, the Event Center Applicant shall develop and implement a comprehensive Transportation Management Plan (TMP) for the Proposed Project, for approval by LADOT. The TMP shall be developed in coordination with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate. The TMP will provide the framework and details for managing all aspects of transportation for events at the Proposed Project. This plan will build on the successful implementation of existing similar plans for STAPLES Center, L.A. LIVE, and the Convention Center. The Plan will provide an initial blueprint for transportation management, but will also be dynamic, flexible, and capable of responsiveness to the actual transportation conditions that may occur once the Proposed Project is in operation. The Plan will be a multi-modal plan that addresses transit, autos, parking, pedestrians, and bicycles. The Transportation Management Plan will include the following subjects:

- Event Center Site Description and Operations
- Event Center Scheduling
- Event Coordination Plan

- Trip-Generation Levels
- Overall Parking Strategy
- Parking Management and Access/Egress Plans
- Transit Service
- Pedestrian Circulation
- Transportation Demand Management and Trip Reduction (visitors and employees)<sup>3</sup>
- Traffic Management
- Pico-Union Neighborhood Traffic and Parking Management Plan
- Bicycle Access Plan

The Transportation Management Plan will include, but not necessarily be limited to, the following types of measures:

- Parking Locations by Type of Parking, and Parking Management Measures
- Access and Egress Routes to Parking
- Access and Egress Routes to Transit
- Event Ticket Bundling with Parking and Transit Passes
- Transit Service Provisions
- Integrated Transit Fare Measures
- Private Bus, Taxi, and Limousine Provisions
- Pedestrian Signage and Wayfinding
- Pedestrian Circulation Management
- Use of Traffic Control Officers
- Potential Temporary Street Closures
- Potential Temporary Turn Restrictions
- Potential Temporary Traffic Lane Closures and/or Reassignments
- Use of Changeable Message Signs

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<sup>3</sup> *Including requirements of the City of Los Angeles and the CMP for the Transportation Demand Management Plan as applicable for the Proposed Project.*

- Emergency Vehicle Provisions
- Temporary diversion of bus service in the vicinity of the Proposed Project during street closures and/or events
- Coordination measures for concurrent events at the Event Center and Dodger Stadium and the Event Center and the Los Angeles Coliseum

*(a) Potential Measures to Reduce Vehicle Trips*

The TMP may include, but not be limited to, the following types of programs to increase transit ridership and increase vehicle occupancies beyond the levels identified in the Draft EIR impact analysis in order to reduce the number of vehicle trips.

- Additional Metro and Metrolink Service

Additional passengers could be carried by the Metro lines serving the Project Site and on the Metrolink six-county commuter rail lines serving Union Station. During certain time periods such increases might be accommodated by existing service levels. For other event scenarios, additional transit service would need to be provided by adding rail cars to trains, or by additional trains, to increase the frequency and capacity of the service.

- Special Metrolink Trains

Metrolink could run special event trains, similar to those currently operated to Major League Baseball games at Angel Stadium of Anaheim and those that have been operated to Fontana Speedway and to concerts at Angel Stadium of Anaheim.

- Express Bus Park-and-Ride

The Event Center could run an Express Park-and-Ride service where patrons could park in remote parking locations and ride Express Bus Service directly to the Event Center. This could operate in a similar fashion to the existing Hollywood Bowl Park-and-Ride service. While this service would be coordinated and managed by the Event Center, it would most likely be operated by private transit operators.

- Charter Bus Service

The Event Center could encourage a resident football team to promote the use of charter buses for team fans to use to attend games rather than driving. These would be an efficient method of bringing fans who would travel longer distances to games (for example outside of Los Angeles County), and could also be organized by fan supporter and/or booster clubs.

- Encourage and Incentivize Transit Use

The use of transit would be encouraged and heavily promoted by the Proposed Project. This would include bundling of transit passes with event ticket sales, where patrons could purchase a transit ticket at the same time as the event ticket so patrons would not need to buy a transit ticket on the day of the event. The Proposed Project will work with transit operators to achieve a process where a single transit ticket/pass could be used on all connecting transit links to facilitate transfers. This would also include extensive use of marketing and promotional materials to ensure patrons would be aware of the availability, convenience, and benefits of all transit options, including use of electronic distribution methods such as web-site and cell phone applications. This measure could also include special offers and/or programs to encourage the use of transit, such as potentially offering discounts on merchandise or at restaurants, or running a "Transit Club" or "Transit Fan Appreciation Program" where continued use of transit provides patrons with certain benefits.

- Increase Auto Occupancy

Measures to increase auto occupancy could be aimed at increasing auto occupancy for events over the 3.00 persons per car assumed for weekend events and the 2.75 persons per car assumed for weekday events in the traffic analysis. Measures could include reduced parking rates for cars with 4+ people, and providing preferred parking locations for cars with 4+ people. The Proposed Project could also encourage the use of vanpools by facilitating the organization of vanpool programs for Event Center events, and by providing priority parking for vanpool vehicles.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation;
- **Monitoring Phase:** Pre-operation of Event Center for TMP plan approval; Operation of Event Center TMP implementation
- **Monitoring Frequency:** Once, for TMP plan approval; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of TMP plan prior to operation of the Event Center (Pre-operation); Annual compliance reports submitted by Event Center Applicant (Operation)

**Mitigation Measure B.1-29a:** Prior to the issuance of a building permit for the Event Center, the Event Center Applicant and the owners of the Los Angeles Dodgers and Dodger Stadium and its affiliated properties (“Dodgers”) shall jointly develop event coordination measures (“Coordination Measures”) for the purpose of coordinating concurrent events at the Event Center and Dodger Stadium. The Event Center Applicant shall include the Coordination Measures within its proposed Transportation Management Program (“TMP”). One year prior to the anticipated opening of the Event Center, the Event Center Applicant shall coordinate with LADOT, Metro, LAPD, Caltrans, and other transportation agencies as appropriate regarding inclusion of the Event Coordination Measures in the TMP.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual written compliance certification from the Event Center Applicant

*(9) Construction Impacts*

**Mitigation Measure B.1-30:** Prior to issuance of a building permit for the Proposed Project, the Event Center Applicant shall prepare Construction Traffic and Parking Management Plans for all phases of construction activity at the Project Site for review and approval by LADOT. These Plans shall include, but not be limited to the following: specific provisions for truck routes and staging; roadway lane closures; maintenance of transit service; and maintenance of access/egress for all travel modes to the Project Site. Specifically, these plans shall include, but not be limited to the following elements, as appropriate:

- Coordination of construction activities with event schedules at Convention Center, STAPLES Center, and L.A. LIVE. Identification of truck staging areas, and management of truck access/egress to minimize truck impacts on the street system.
- Worksite Traffic Control Plans, including temporary traffic controls, lane reconfigurations, temporary traffic signal operation, signage, detour plans as appropriate, and provisions for flag personnel, etc.

- Construction Worker Transportation Demand Management Plan to encourage use of transit and ridesharing to minimize parking needs, and shuttles from remote parking sites used by construction workers.
- Construction Worker Parking Management Plan to provide sufficient parking, including multiple dispersed off-site parking locations to minimize potential associated off-site traffic impacts, and to prevent construction workers from using on-street parking in the Pico-Union area.
- Alternate routing, protection barriers, covered walkways where necessary and feasible, and other safety precautions for pedestrians and bicyclists through the Project Area.
- Event Construction Parking Plan to develop and implement temporary parking strategies for events for the Convention Center, STAPLES Center, and L.A. LIVE during construction.
- Pico-Union Construction Traffic and Parking Management Plan to minimize impacts in the Pico-Union area.
- Schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak commute periods.
- Freeway Truck Management Plan to be submitted to Caltrans.
- Coordinate with Metro regarding possible bus stop relocations and/or bus line/re-routings to minimize inconvenience to transit riders.
- Reroute construction trucks away from congested streets or sensitive receptor areas to the extent practical.
- Provide dedicated turn lanes for movement of construction trucks and equipment, where space is available and would not result in a safety concern for pedestrians and motorists, where feasible and acceptable to LADOT.
- Provide signal synchronization on construction truck routes where feasible and acceptable to LADOT.
- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or building permit; Periodic field inspections during construction



- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification of approval of Plans from the Los Angeles Department of Transportation prior to the issuance of demolition and construction permits for the Event Center (Pre-construction); Annual compliance certification report submitted by Project contractor (Operation)

**Mitigation Measure B.1-31:** The Event Center Applicant shall submit grading, utility plans, and a hydrology report as soon as they are available for Caltrans review purposes.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of a grading permit

## B.2 Parking

### *(1) Project Design Features*

**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 LA Live Way Garage (2,950 spaces which would be 2,092 spaces above the existing 858 spaces to be demolished by the Proposed Project).

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a building permit (Pre-construction);

Field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy for the Event Center)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of a building permit (Pre-construction); Field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center (Construction)

**Project Design Feature B.2-3:** The Event Center Applicant shall not schedule a ticketed event at the Event Center at the same time as a ticketed event at STAPLES Center where the combined attendance at both venues would exceed 72,000 spectators.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Periodic
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification from the Event Center Applicant

*(2) Mitigation Measures*

Transportation Management Plan

**Mitigation Measure B.2-1:** During operation of the Proposed Project, the Event Center Applicant shall implement parking strategies as part of the Transportation Management Plan designed such that patrons park in the targeted parking areas generally within the 20-minute walk contour in the most efficient manner, in order to minimize overall travel time and circulating traffic and to spread traffic across a multiplicity of arrival and departure routes. This plan may consist of,

but not be limited to: the publishing and distribution of promotional materials advising patrons of available parking areas and preferred access/egress routes; pre-selling parking tickets with event tickets, based on zip code origin; and directing patrons to the various appropriate access/egress routes through freeway and street signage, published materials, and real time media such as web sites, smart phones, and Southern California's 511 information system.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation for TMP Plan approval; Operation for TMP Plan implementation
- **Monitoring Frequency:** Once, for TMP Plan approval; Annually during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of TMP Plan prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annual compliance report submitted by Event Center Applicant (Operation)

#### ExpressPark Program

**Mitigation Measure B.2-2:** During operation of the Proposed Project, the Proposed Project shall coordinate with LADOT's Downtown *ExpressPark* Program to facilitate the efficient use of the parking supply. This shall involve including the on-site parking garages in the City's Program (for monitoring of occupancy and utilization), and coordinating information sources, types, and distribution methods for off-site parking locations and access/egress routes during events.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation of the *ExpressPark* Program
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by the Event Center Applicant

**Mitigation Measure B.2-3:** During development of the TMP and during operation of the Proposed Project, the Event Center Applicant shall encourage the participation of other parking garages in the downtown in the *ExpressPark* Program. The Event Center Applicant shall also fund a

study (up to a total of \$200,000) for the City of Los Angeles to explore ways of extending parking garage participation in the *ExpressPark* Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from LADOT of Event Center Applicant funding prior to issuance of Certificate of Occupancy for the Event Center (Pre-operation); Annual compliance certification report submitted by the Event Center Applicant (Operation)

**Mitigation Measure B.2-4:** Prior to issuance of a certificate of occupancy for the Event Center, the Event Center Applicant shall make a one-time fixed contribution of \$1,000,000 to the Downtown *ExpressPark* Program.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification from LADOT of Event Center Applicant contribution prior to issuance of Certificate of Occupancy for the Event Center

**Mitigation Measure B.2-5:** The Event Center Applicant shall make a total 3-year annual contribution to the Downtown *ExpressPark* Program of \$100,000 per year for three years to be used by LADOT for system maintenance of the *ExpressPark* Program. Payments shall begin one year after opening of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually for three years

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Written verification from LADOT of Event Center Applicant annual contribution

Off-Site and Remote Parking

**Mitigation Measure B.2-6:** During operation of the Event Center, the Event Center Applicant shall provide off-site parking for employees who drive and shall provide shuttle bus service from the remote parking locations to the Project Site, similar to the programs successfully deployed for STAPLES Center and L.A. LIVE.

- **Enforcement Agency:** Los Angeles Department of Transportation and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Annual compliance certification report submitted by the Event Center Applicant

**Mitigation Measure B.2-7:** Use of Remote Parking When Necessary. During operation of the Event Center, for the occasional times when determined to be necessary (as defined in the TMP), the Event Center Applicant shall arrange remote parking outside the Primary Parking Area (for example, on Bunker Hill, at Union Station, east of Broadway, in Central City West (north of Olympic Boulevard), and south of the Project Site in the general USC/Coliseum area including the Shrine Auditorium), and shall provide connecting shuttle bus service to the Project Site as necessary (some remote parking locations would be connected to the Project Site by rail transit lines such as the Red Line, and the Blue/Expo Lines). The Event Center Applicant shall coordinate with potential additional parking facilities based on availability and willingness to participate. Remote parking plans shall be included in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation of the Event Center; Operation
- **Monitoring Frequency:** Once, prior to operation of the Event Center for plan approval; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
LADOT approval of the TMP (Pre-operation); Annual compliance

certification report submitted by the Event Center Applicant (Operation)

### **B.3 Pedestrian Circulation and Bicycle and Pedestrian Safety**

#### *(1) Project Design Features*

**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
- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of Certificate of Occupancy for Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of B-Permit Plans (Pre-construction); Issuance of Certificate of Occupancy for Event Center (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off and issuance of Certificate of Occupancy for Event Center

**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.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** LADOT approval of traffic lane closures; Annual

compliance certification report submitted by the Event Center Applicant

(2) *Mitigation Measures*

(a) *Temporary Street Closures*

**Mitigation Measure B.3-1:** During operation of the Proposed Project, the Event Center Applicant in conjunction with LADOT shall effect the temporary closure of certain street segments after major events, as defined in the TMP. These could include the following:

- Figueroa Street: both directions, between Olympic Boulevard and Pico Boulevard
- Flower Street: both directions, between Olympic Boulevard and Pico Boulevard
- 11th Street: both directions, between Figueroa Street and Hope Street
- 12th Street: both directions, between Figueroa Street and Hope Street
- Pico Boulevard: westbound direction only, between Flower Street and L.A. Live Way

The actual street closure program shall be determined in the Transportation Management Plan. Where streets shall be closed, they shall be closed to all traffic, including transit vehicles, except for local access to adjacent properties. It is expected that these street closures would not need to occur for more than approximately one hour after a major event and may only be closed for a shorter period of time. The exact location, duration and details of closure shall be determined in the Transportation Management Plan.

- **Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** LADOT approval of Transportation Management Plan; Annual compliance certification report submitted by Event Center Applicant



## C. Aesthetics/Visual Resources

### (1) Project Design Features

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off

### (2) Mitigation Measures

#### (a) Construction Mitigation Measures

**Mitigation Measure C-1:** The Applicant shall provide through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance report by Project contractor

*(b) Operational Mitigation Measures*

**Mitigation Measure C-2:** The proposed streetscape improvements shall be reviewed and approved by the City's Department of Public Works Street Tree Division prior to issuance of the first grading permit.

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of first grading permit for Project

**Mitigation Measure C-3:** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of Planning during the building permit process.

- **Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)
- **Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check for Project; Once, prior to issuance of Certificate of Occupancy for Event Center and New Hall
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of applicable building permit (Pre-construction); Issuance of Certificate of Occupancy (Construction)

**Mitigation Measure C-4:** All new sidewalks along the Project Site's street frontages shall be paved with concrete, pavers, or other safe, non-slip material to create an environment accommodating to pedestrians.

- **Enforcement Agency:** Los Angeles Department of Public Works (Bureau of Engineering)
- **Monitoring Agency:** Los Angeles Department of Public Works (Bureau of Engineering)
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Field inspection sign-off and issuance of Certificate of Occupancy for Event Center and New Hall, as applicable (Construction)

## D.1 Natural Light (Shading)

### *(1) Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Issuance of Certificate of Occupancy for Event Center and New Hall, as applicable (Construction)

### *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## D.2 Artificial Light and Glare

### (1) Project Design Features

#### (a) Architectural Lighting Project Design Features

**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 the Draft EIR. These transmission limits shall reduce emissions from some field event lighting (located within the bowl) and other bowl light sources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**Project Design Feature D.2-3:** Building Façades: The maximum measurable luminance of the illuminated building façade shall not exceed 40 cd/m<sup>2</sup>. Additionally, an area weighted average of field measurements shall not exceed 10 cd/m<sup>2</sup> for any single contiguous façade area greater than 7,500 square feet in area.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (during plan check); Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of applicable building permit for the Event Center and New Hall (Pre-construction);

Issuance of Certificate of Occupancy for the Event Center and New Hall, as applicable (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Pre-operation
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert within 10 days of first event within Gilbert Lindsey Plaza (Pre-operation)

*(b) 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of applicable Certificate of Occupancy (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the Event Center (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the garages (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the garages (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit for the Event Center (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to Issuance of Certificate of Occupancy for the Event Center (Construction)

**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 on page IV.D.2-22.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report from approved lighting consultant/expert

*(c) Illuminated Signage Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety and Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

*(d) Construction Lighting Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Periodic field inspections during construction

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Field inspection sign-off (Construction); Annual compliance certification report submitted by Project contractor (Construction)

*(e) Special Event Lighting Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report from approved lighting consultant/expert

**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.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Event Center Applicant

**Project Design Feature D.2-20:** The number of fireworks displays at the Event Center shall be limited to 15 times per year. Each fireworks display shall not exceed 20 minutes in duration. Isolated use of firework devices during events would also be permitted.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works

- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Event Center Applicant

*(f) Interior Lighting Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature:** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

*(2) Mitigation Measures*

*(a) Construction Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

*(b) Operational Mitigation Measures*

**Mitigation Measure D.2-1:** Luminaires used for field lighting within the Event Center shall be aimed, shielded, or screened from view in an effort to prevent the Glare Rating from exceeding 55 at all residences that have a direct line of sight to the Event Center's Spectator Event

luminaires located within a one-mile radius of the Project Site. 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 such residences located as specified above to determine whether the Glare Rating at such residences from the Event Center's Spectator Event luminaires exceeds a Glare Rating of 55. For those residences located as specified above that exceed a Glare Rating of 55, the Event Center Applicant shall offer to install, at the Event Center Applicant's expense, window coverings that reduce the Glare Rating to a level of 55 or below.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of Glare Rating Study prior to issuance of building permit for Event Center (Pre-construction); Field inspection sign-off of installation of window coverings, as deemed necessary and appropriate (Construction)

**Mitigation Measure D.2-2:** As part of the building approval process, the Event Center Applicant shall submit a lighting plan to the satisfaction of the Director of Planning. The lighting plan shall include the following:

- the location(s) of Sky-tracker searchlights; and
- the locations of architectural lighting, as that type of lighting is defined in the Proposed Convention and Event Center Specific Plan.
- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check for Lighting Plan approval
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Director of Planning sign-off on Lighting Plan prior to issuance of applicable building permit

**Mitigation Measure D.2-3:** The Director of Planning shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign visible from the freeway to refresh no more frequently than once every four seconds, with an interval between messages of not less than one second, and with an unchanged intensity of illumination.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Director of Planning authorization as determined necessary by the Director of Planning

**Mitigation Measure D.2-4:** The Applicants' lighting design expert shall implement the following protocol to confirm compliance with all City Code requirements and lighting regulations (including without limitation, LAMC Section 93.0117 and the requirements of the Signage Supplemental Use District) and the lighting mitigation measures (including Project Design Feature D.2-3, D.2-5 through D.2-8, D.2-10, D.2-13 through D.2-15). The results of the foregoing testing shall be provided to the Los Angeles Department of Building and Safety (and copied to the Department of City Planning) immediately prior to initial signage operation, and immediately prior to initial stadium operation, with a follow-up compliance test to be performed 12 months after certificate of occupancy.

- A representative testing site shall be established on or next to those light-sensitive receptors which have the greatest exposure to signage and stadium lighting on each of the façades of the Proposed Project.
- A light meter mounted to a tripod at eye level, facing the Proposed Project buildings, shall be calibrated and measurements shall be taken to determine ambient light levels with the signage on, and when the stadium is in operation
- An opaque object (e.g., a board) shall also be used to block out the view of the sign, and the stadium, from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading shall be taken to determine the ambient light levels with the sign-off
- The difference between the ambient light levels with the signage being illuminated, and with the signage being off, would be the amount of light the signage casts onto the sensitive receptor

- The difference between the ambient light levels when the stadium is in operation and when it is not in operation would be the amount of light the stadium casts onto the sensitive receptor
- An alternative method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage, and to turn the stadium lighting on and off. This method takes more coordination, but is more accurate

In addition, if at any time, the Los Angeles Department of Building and Safety has good cause to believe the Proposed Project's signage lighting is not in compliance with the Los Angeles Municipal Code, regulations or mitigation measures, the Los Angeles Department of Building and Safety may request the protocol be implemented to determine compliance, at the expense of the Applicants. If the testing determines that the signage, or the stadium lighting, is not in compliance with the Los Angeles Municipal Code, regulations, mitigation measures, or project design features, the Applicants shall adjust the signage and/or lighting to bring it into compliance immediately.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to signage operation; Once, prior to Event Center operation; Once, 12 months after issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Los Angeles Department of Building and Safety approval of lighting testing results

## E. Noise

### (1) *Project Design Features*

#### (a) *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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety



- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

*(b) 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan approval; Once, prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Compliance

verification submitted by technical expert (Construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Compliance verification submitted by technical expert (Construction); Issuance of a Certificate of Occupancy for the applicable building (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and ; Issuance of a Certificate of Occupancy for the Event Center (Construction)

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction (plan check); Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and Issuance of a Certificate of Occupancy for the applicable building (Construction)

(2) *Mitigation Measures*

(a) *Construction*

**Mitigation Measure E-1:** A temporary, continuous and impermeable noise barrier shall be provided as follows:

- A) During the Event Center construction, a noise barrier wall providing a minimum 5 dBA noise reduction at the first-floor level shall be erected along the Project northern boundary along the Project northern boundary between the Event Center construction area and Receptor R1 (Ritz Hotel and Residences and Marriott Hotel at L.A. LIVE).
  - B) During construction of the New Hall, a noise barrier wall providing a minimum 7 dBA noise reduction shall be erected between the New Hall construction area and off-site noise sensitive receptor R26 (southern boundary of New Hall construction area).
  - C) During construction of the Pico Station Second Platform, a noise barrier wall providing a minimum 11 dBA noise reduction shall be erected between the Pico Station Second Platform construction area and off-site noise sensitive receptors R2 and R3, along Pico Boulevard (southern construction area boundary) and a portion of Flower Street (extending approximately 100 feet from Pico Boulevard).
- **Enforcement Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Periodic field inspections during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor and technical noise expert

**Mitigation Measure E-2:** Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-3:** Stationary source construction equipment that may have a flexible specific location on-site (e.g., generators and compressors) shall be located so as to maintain the greatest distance from sensitive land uses and unnecessary idling of equipment shall be prohibited.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-4:** Engine idling from construction equipment such as bulldozers and haul trucks shall be limited. Idling of haul trucks shall be limited to five (5) minutes at any given location as established by the South Coast Air Quality Management District.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-5:** The use of vibratory rollers within 150 feet, or impact pile driving within 320 feet, of the Nokia Theatre shall be limited to time periods that do not coincide with events occurring at the Nokia Theatre.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

**Mitigation Measure E-6:** The use of impact pile drivers within 320 feet of the Nokia Theater shall be coordinated with the Nokia Theatre to avoid conflicts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by the Project contractor

## F.1 Air Quality

### (1) Project Design Features

**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.
- Include provisions in contracts with contractors to enforce requirement that trucks and equipment hauling material such as debris or any fill material operating at the Project site or traveling to or from the Project site must be fully covered, and post signs on-site regarding this requirement.
- 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 bilingual Spanish speaking construction relations officer shall be appointed to act as a community liaison concerning construction-related issues and on-site activity, including investigation and resolution of issues related to fugitive dust generation.
- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspection during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Project Design Feature F.1-2:** The roof specification for the New Hall shall meet the standards of a “cool roof.”

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan approval; Once, at field inspection prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy for the New Hall (Construction)

**Project Design Feature F.1-3:** Outdoor lighting levels shall be reduced during non-event time periods to the extent that the reduced levels do not create an unsafe condition.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-4:** The Applicants shall provide information to vendors as to the nearest locations of electronic charging and alternative fuel stations, which will be updated as additional stations come on-line in the vicinity.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-5:** The Project Applicants shall only test one emergency back-up diesel generator for maintenance purposes on a given day and no emergency back-up diesel generator would be tested on days with events at the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-6:** The Project Applicants shall use alternative fueled steam cleaner heaters (e.g., propane) in lieu of diesel.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual written compliance certification submitted by Event Center Applicant and Convention Center Applicant

**Project Design Feature F.1-7:** The Pico Passage shall be equipped with carbon monoxide sensors which would trigger operation of ventilation fans when needed to ensure compliance with ambient air quality standards.

- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy



- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy (Construction)

**Project Design Feature F.1-8:** The Event Center Applicant shall evaluate low carbon footprint concrete and consider it for potential uses in the construction to the greatest extent practical.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of building permit for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Los Angeles Department of Building and Safety approval of evaluation results

**Project Design Feature F.1-9:** L.A. Live Way and Bond Street Garages shall both provide a minimum ground floor clearance of 8 feet 2 inches for van pool access.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and issuance of a Certificate of Occupancy (Construction)

*(2) Mitigation Measures*

*(a) Construction*

**Mitigation Measure F.1-1:** The Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the Project. The inventory shall include the horsepower rating, engine production year, and certification of the

specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the Project shall meet the Tier 3 standards and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters. Beginning in January 2015, the requirement shall increase to Tier 4 equipment where commercially available. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower shall be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities.

- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction **Monitoring Frequency:** Once (initial submittal of inventory ); Periodic field inspections during construction (provision of unit specifications, documentation and permit onsite)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Submittal of inventory to SCAQMD and Los Angeles Department of Building and Safety (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure F.1-2:** All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-3:** Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions. In addition, the Applicant shall also require contractors to limit idling of construction equipment, trucks, and vehicles to the extent practical.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-4:** Emission generating construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-5:** To the extent practical, electric powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-6:** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-7:** Construction equipment shall incorporate, where commercially available, emissions-saving technology such as hybrid drives and specific fuel economy standards upon promulgation (e.g., CAFE Standards).

- **Enforcement Agency:** SCQAMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8:** Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8a:** During construction, the Project shall use contractors for soil import/export with haul trucks meeting EPA Model Year 2007 NO<sub>x</sub> emissions levels when such equipment is reasonably available to achieve a goal that at least 33 percent of the haul truck fleet meets this standard, provided that such usage is consistent with the Event Center Applicant's MBE/WBE goals.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8b:** Utilize low sulfur diesel fuel, bio-diesel, or LNG for any use of portable generators to power construction machinery.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**Mitigation Measure F.1-8c:** Finish materials that include Triclosans in public areas shall not be used.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

*(b) Operation*

**Mitigation Measure F.1-9:** The Applicant shall work with vendors and suppliers to schedule as many deliveries as practical during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant

**Mitigation Measure F.1-10:** Lower emissions fireworks shall be used to the extent feasible for “proximate fireworks” where it would achieve a similar fireworks effect.

- **Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance report submitted by Event Center Applicant

**Mitigation Measure F.1-11:** New proposed diesel-fueled emergency generators shall be equipped with diesel particulate filters.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance report submitted by Event Center Applicant

**Mitigation Measure F-1-12:** Landscape maintenance lawn mower and leaf blower equipment shall be powered by electricity.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

**Mitigation Measure F-1.13:** New proposed sweepers shall be electric or alternatively fueled with HEPA filters, where commercially available.

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

**Mitigation Measure F-1.14:** The Applicant shall utilize water-based or low VOC cleaning products where a suitable replacement product is commercially available.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Event Center Applicant and Convention Center Applicant

## F.2 Air Quality—Greenhouse Gases

### (1) Project Design Features

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

- **Enforcement Agency:** Los Angeles Department of City Planning (Program approval); Los Angeles Department of Building and Safety (Operation)
- **Monitoring Agency:** Los Angeles Department of City Planning (Program approval); Los Angeles Department of Building and Safety (Operation)
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of a building permit (Pre-construction); Annual compliance report submitted by Event Center Applicant (Operation)

### (2) Mitigation Measures

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## G. Geology and Soils

### (1) Project Design Features

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction



- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of grading permit; Field inspection sign-off; Annual compliance certification report submitted by Project contractor

(2) *Mitigation Measures*

**Mitigation Measure G-1:** Prior to issuance of the building permit for the New Hall, Event Center, and new garages, a site-specific geotechnical report shall be prepared in accordance with the City of Los Angeles requirements, including those set forth in the LAMC, which incorporates the CBC. The recommendations contained within the site-specific geotechnical report, including those pertaining to site preparation, fill placement, and compaction, seismically induced ground acceleration, liquefaction; foundations; pavement design; footings; and foundations shall be implemented. The site-specific geotechnical reports shall include all applicable recommendations included in the *Report of Geotechnical Investigation* prepared by AMEC E&I, Inc. included as Appendix N to this Draft EIR.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of applicable building permit for report approval; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable building permit (Pre-construction); Field inspection sign-off (Construction); Annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure G-2:** Pursuant to the geotechnical report prepared in accordance with LADBS requirements, a temporary shoring system shall be implemented during Proposed Project construction to ensure slope stability during excavation activities. If the necessary space is available, temporary excavations up to 25 feet in depth may be sloped back at a 1:1 (horizontal to vertical), in lieu of shoring. Deeper excavations shall be sloped at an inclination of 1.25:1. Where there is not sufficient space for sloped embankments, temporary shoring shall be erected, to a reasonable satisfaction of

the LADBS. This may include, but is not limited to, installing steel soldier piers in drilled holes that would be backfilled with concrete and restrained with tie-in anchors. The shoring shall be designed by a professional geotechnical engineer with experience in the design of excavation shoring. The excavation shoring design shall be approved by LADBS prior to its installation.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable building; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of a grading permit for the applicable building (Pre-construction); Field inspection sign-off (Construction)

**Mitigation Measure G-3:** Testing of Project Site soils by a certified engineering geologist and/or geotechnical engineer shall be performed as part of the site-specific geotechnical report, and structure and site improvements shall be designed to resist the effects of expansive and corrosive soils.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of building permit; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable building permit (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

## H.1 Water Resources—Hydrology and Surface Water Quality

### (1) Project Design Features

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of a grading permit for the Project
- **Action(s) Indicating Compliance with Project Design Feature(s):** Notice of Intent and Approval of a Stormwater Pollution Prevention Plan; Issuance of grading permit

**Project Design Feature H.1-2:** Prior to approval of B-Permit Plans or issuance of 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check prior to approval of B-permit Plans or issuance of applicable building permit
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of a Standard Urban Stormwater Mitigation Plan; Approval of B-Permit Plans or issuance of applicable building permit

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction; Operation
- **Monitoring Frequency:** Once, with approval of landscape plans at plan check; Once, at field inspection sign-off prior to issuance of Certificate of Occupancy for the Event Center and New Hall; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval and issuance of building permit (Pre-construction); Issuance of a Certificate of Occupancy (Construction); Annual compliance report by Project Applicants (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **H.2 Water Resources—Groundwater**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## **I.1 Cultural Resources—Historical Resources**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure I.1-1: Recordation.** Prior to issuance of a demolition permit for the West Hall, photographic documentation noting the exterior elevations and interior features of the West Hall shall be conducted. Photographs shall be 35 mm, black and white taken by a professional photographer familiar with the recordation of historical buildings. Archival copies of the photographs along with existing drawings of the West Hall should be submitted to the Los Angeles Public Library, Central Library.

- **Enforcement Agency:** Los Angeles Department of City Planning, Office of Historic Preservation
- **Monitoring Agency:** Los Angeles Department of City Planning, Office of Historic Preservation
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of a demolition permit
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of a demolition permit

**I.2 Cultural Resources—Archaeological Resources***(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure I.2-1:** Prior to starting ground-disturbing activities, such as construction work on the Project Site in the areas identified as archaeologically sensitive in Figure IV.I.2-1, the Project shall retain a Project archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards and is eligible for or listed in the Register of Professional Archaeologists.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with archaeologist
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written verification by qualified archaeologist prior to ground-disturbing activities

**Mitigation Measure I.2-1a:** The Event Center Applicant shall retain a Native American Heritage Commission recognized representative of the Gabrieleño Band of Mission Indians to monitor excavation activities for the Event Center. A monitoring schedule with a maximum of eight man-hours per week during excavation of the Event Center and an “on-call” program shall be established by the Event Center Applicant in coordination with the City of Los Angeles to ensure adequate oversight of earth disturbance activities.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit for the Event Center; Eight hours per week during excavation of the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit (Pre-construction); Annual compliance certification report by the Project contractor (Construction)

**Mitigation Measure I.2-2:** If potential archaeological resources are identified during monitoring of ground-disturbing activity, the archaeologist shall order the temporary diversion of work outside a 200-foot radius around the discovery until the archaeologist has evaluated whether they are eligible for the listing in the California Register of Historical Resources or National Register of Historic Places. After the archaeologist determines that the resources are not significant, or if significant, have been successfully recovered (per Mitigation Measure 1.2-3), work may resume in the area where the archaeological resources were encountered.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered.
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report by a qualified archaeologist.

**Mitigation Measure I.2-3:** If archaeological resources are found to be eligible and thus are significant historical resources under CEQA, a data recovery plan shall be developed and implemented. This data recovery plan shall include methods for hand-excavation, analysis, and report writing and shall also provide procedures for the curation of any collected material and associated Project material at a facility meeting federal standards. The historical resource shall be recorded in accordance with requirements of the Office of Historic Preservation (i.e., using Department of Parks and Recreation 523 Series forms).

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report and data recovery plan by a qualified archaeologist.

**Mitigation Measure I.2-4:** If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office and the Los Angeles Police Department shall be notified, as prescribed in Public Resources Code §5097.98 and Health and Safety Code §7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in §15064.5(e) of the State CEQA Guidelines. The Proposed Project shall follow the guidelines set forth in Public Resources Code §§5097.98 and 5097.94(k).

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with Native American Heritage Commission upon discovery of resource(s)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of written evidence by the Los Angeles Department of City Planning of compliance with Public Resources Code § 5097.98 and Health and Safety Code § 7050.5

**Mitigation Measure I.2-5:** If significant archaeological resources are found, draft reports on archaeological findings shall be prepared by the project archaeologist for submission to the City of Los Angeles for review. Final versions of these reports shall be submitted to the City of Los Angeles and the South Central Coastal Information Center at California State University, Fullerton.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety;
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist upon discovery of resource(s)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** If unanticipated discoveries are found, submittal of compliance certification report and report(s) on archaeological findings by a qualified archaeologist.

## J.1 Police Protection

### *(1) Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Police Department, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of the applicable Certificate of Occupancy (for plan approval); Annually, during operation (for implementation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval by LAPD and issuance of applicable Certificate of Occupancy (Construction); Annual compliance report by Project Applicants (Operation)

**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.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually throughout construction; during field inspection
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off and annual compliance certification report by the Project contractor.

*(2) Mitigation Measures*

**Mitigation Measure J.1-1:** The Los Angeles Police Department (LAPD) and the Event Center Applicant shall agree to a Memorandum of Agreement

(MOA) prior to the opening of the Event Center. This MOA shall ensure appropriate public safety and security deployment by the Applicant's layered security resources (plain-clothed and uniform security officers) such that there would not be an impact on service levels provided by the LAPD, including response times or other delays in service.

The MOA shall ensure scaled levels of police and security staffing based upon identified, objective standards, including, but not limited to: anticipated crowd size, historical data associated with crowd or fan behavior, event type, etc.

The MOA should include provisions for:

- Standard supervision/management-to-officer ratios;
- A minimum of one full-time Police Manager (Police Captain);
- A minimum of two support staff members; and
- Applicant's use of uniformed, off-duty LAPD officers and the LAPD deployment of on-duty uniformed resources.

In addition, the MOA shall:

- Identify the secure staging location, within the Project Site, for first responders (such as Bomb Squad, Hazmat, and other appropriate LAPD units); and
- Identify a mutually agreed upon dedicated location for explosives detection equipment storage and additional first responder equipment.

The MOA shall ensure that any measures to mitigate or avoid significant adverse changes are fully enforceable. Full implementation of the MOA's stipulations shall also be required.

- **Enforcement Agency:** Los Angeles Police Department, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center (for plan approval) ; Annually, during operation (for implementation)
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written confirmation of receipt of MOA by Los Angeles Police Department prior to issuance of Certificate of Occupancy for Event Center (Construction); Annual compliance report by Event Center Applicant (Operation)

## J.2 Fire Protection

### (1) Project Design Features

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

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance certification report submitted by Project contractor

**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.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

**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.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of first building permit of the applicable building (construction plan); Once, prior to operation of the applicable building (operation plan)

- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of the response/access plan by the Los Angeles Fire Department for the applicable building

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

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** As determined necessary by the Los Angeles Fire Department
- **Action(s) Indicating Compliance with Project Design Feature(s):** Written verification from Los Angeles Fire Department

**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.
- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of first building permit
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of the plot plan by the Los Angeles Fire Department

**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.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Construction (prior to issuance of a Certificate of Occupancy for Plan approval); Operation (for Plan implementation and updating)
- **Monitoring Frequency:** Once, prior to issuance of a Certificate of Occupancy for Plan approval; Annually (for Plan implementation and updating)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted to LAFD by Event Center Applicant

**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.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted to LAFD by Event Center Applicant

**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).

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department

- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annually. during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-operation); Annual compliance report submitted to LAFD by Event Center Applicant (Operation)

**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.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-operation (plan approval); Operation (implementation)
- **Monitoring Frequency:** Once prior to issuance of a Certificate of Occupancy for the Event Center (Pre-operation); Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Written verification of Plan approval by the LAFD prior to issuance of Certificate of Occupancy for Event Center (Pre-operation); Annual compliance report submitted to LAFD by Event Center Applicant (Operation)

## *(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## K.1 Utilities—Water

### (1) Project Design Features

**Project Design Feature K.1-1:** As indicated in the Applicant's Sustainability Program (see Appendix E of the 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.<sup>4</sup> These water reduction requirements shall be met by specific measures which may include the following:

#### 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

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<sup>4</sup> *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.*

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.
- Use best current landscaping practices that balance water use, shade, CO<sub>2</sub> removal, aesthetics and practical design concerns.

#### 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.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (at plan check); Operation
- **Monitoring Frequency:** Once, at plan check; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval for incorporation of water reduction features into plans prior to issuance of building permit for Event



Center and New Hall as applicable (Pre-construction); Annual compliance certification report submitted by Applicants (Operation)

*(2) Mitigation Measures*

**Mitigation Measure K.1-1:** Prior to issuance of a certificate of occupancy, the Proposed Project shall coordinate with the City of Los Angeles Department of Water and Power for the anticipated upgrade of the existing 8-inch water main located on the south side of Pico Boulevard between L.A. Live Way and Figueroa Street to a 12-inch water main in accordance with all applicable City standards.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Written verification from LADWP and issuance of Certificate of Occupancy for the Event Center (Construction)

## **K.2 Utilities—Wastewater**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.

*(2) Mitigation Measures*

**Mitigation Measure IV.K.2-1:** Sewer connections between the Proposed Project and the existing municipal sewer systems would be designed to conform to the standards of the Department of Public Works.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works

- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction) Written verification from LADWP and issuance

**Mitigation Measure IV.K.2-2:** The Event Center Applicant shall construct a local sewer line that connects into System 2's 66-inch line.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval) ; Once prior to issuance of a Certificate of Occupancy for the Event Center (to verify installation)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction) Written verification from LADWP and issuance

### K.3 Utilities—Solid Waste

#### *(1) Project Design Features*

**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.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Operation

- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance with Project Design Feature(s):** Annual compliance report submitted by Applicants

*(a) 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 be manufactured regionally or use rapidly renewable resources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check; Annually, during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division;
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Project Design Feature(s):** Field inspection sing-off; Annual compliance certification report submitted by Project contractor

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

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, prior to operation; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-operation); Annual compliance report by Convention Center Applicant (Operation)

*(b) Event Center*

**Project Design Feature K.3-5:** Seventy-five 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Pre-Construction; Construction; Operation
- **Monitoring Frequency:** Once, at plan check; Periodic field inspections during construction; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction); Annual compliance report from Event Center Applicant (Operation)

*(2) Mitigation Measures*

No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.

## K.4 Utilities—Electricity

### (1) Project Design Features

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check for the New Hall
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the New Hall

**Project Design Feature K.4-2:** The Event Center would implement additional efficiency measures to achieve a 14 percent reduction than the estimated baseline.<sup>5</sup>

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, at plan check for the Event Center
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the Event Center

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety

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<sup>5</sup> *Energy Baseline calculated according to Title 24 2008 as cited in the City of Los Angeles Green Building Code.*

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garage; Once, prior to Certificate of Occupancy for the applicable garage
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garages (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage (Construction)

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garages; Once, prior to Certificate of Occupancy for the applicable garage
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garage (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage (Construction)

**Project Design Feature K.4-5:** Install solar panels which, at a minimum, will replace the output of the solar panels that currently exist at LACC.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check for the applicable garage(s); Once, prior to issuance of Certificate of Occupancy for the applicable garage(s)
- **Action(s) Indicating Compliance with Project Design Feature(s):** Issuance of building permit for the applicable garage(s) (Pre-construction); Issuance of Certificate of Occupancy for the applicable garage(s) (Construction)

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(2) *Mitigation Measures*

(a) *Convention Center*

**Mitigation Measure K.4-1:** Construct, if determined to be required by the LADWP, an additional redundant 35 kV underground electrical feeder in Pico Boulevard paralleling the existing feeders, or other improvements determined by the LADWP.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure K.4-2:** Construct additional LADWP transformation and switching equipment to the existing below grade vault south of Pico Boulevard and East of Convention Center Way.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**Mitigation Measure K.4-3:** Construct new LADWP transformation and switching equipment in the lot between Convention Center Way and L.A. Live Way, in an above ground screened location. The exact location of the electrical feeder and LADWP vault, and transformation and switching equipment would be determined as plans for the Project are further refined.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

*(b) Event Center*

**Mitigation Measure K.4-4:** Construct two (2) 34.5 kV circuits from the intersection of Figueroa Street and Chick Hearn Court or from the intersection of Figueroa Street and Pico Boulevard. The circuits shall be extended in concrete encased conduits with manholes located approximately 300 feet on center to a new LADWP vault at the Event Center. The conduits, manholes and vault shall be installed per LADWP requirements.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

## **K.5 Utilities—Natural Gas**

*(1) Project Design Features*

No project design features are identified in the Environmental Impact Report for this environmental issue.



*(2) Mitigation Measures*

**Mitigation Measure K.5-1:** In the event that the Event Center final building design requires connection to the existing natural gas line in Chick Hearn Court, then the Event Center Applicant shall upgrade or cause to be upgraded the existing 4-inch natural gas line located in Chick Hearn Court between L.A. Live Way and Georgia Street to a 6-inch line prior to the completion of construction of the Event Center.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, SoCalGas
- **Monitoring Agency:** Los Angeles Department of Building and Safety, SoCalGas
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans; Once, prior to issuance of a Certificate of Occupancy for the Event Center
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of B-Permit Plans (Pre-construction); Issuance of a Certificate of Occupancy for the Event Center (Construction)

**IV.L. Environmental Hazards***(1) Project Design Features*

**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 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Department of Toxic Substances Control; Los Angeles Fire Department. SCAQMD if soil contamination is suspected.
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for Plan approval; Ongoing with periodic field inspections during construction for plan implementation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Approval of soil management plan by regulatory agency (Pre-construction); Written compliance report by a qualified environmental consultant (Construction).

**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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD, Cal/OSHA

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction, if ABCM is found
- **Monitoring Frequency:** Once, for survey prior to issuance of demolition or renovation permit ; Periodic field inspections during Asbestos Containing Materials (ACM) removal if ACMs are found
- **Action(s) Indicating Compliance with Project Design Feature(s):** Submittal of survey and issuance of demolition or renovation permit (Pre-construction); Compliance report signoff by a California Certified Asbestos Consultant to LADBS if ACMs are found; Issuance of demolition or renovation permit (Construction).

**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).

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction, if lead-based paint (LBP) is found
- **Monitoring Frequency:** Once, prior to issuance of demolition or renovation permits; Ongoing during construction if LBP is found
- **Action(s) Indicating Compliance with Project Design Feature(s):** Submittal of LBP survey and issuance of demolition or renovation permit (Pre-construction); if LBP is found, compliance report signoff by a qualified environmental consultant (Construction)

**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 Parking Management Control Plan (see Mitigation Measure B.1-30, Section IV.B.1, Transportation).

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-operation; Operation
- **Monitoring Frequency:** Once, for Plan approval prior to operation; Annually, during operation
- **Action(s) Indicating Compliance with Project Design Feature(s):** Plan approval prior to operation (Pre-operation); Annual compliance certification report submitted by Event Center Applicant (Operation)

*(2) Mitigation Measures*

**Mitigation Measure L-1:** A Geophysical Survey of the West Hall, Cherry Street Garage, and the surface parking lot located south of Pico Boulevard, between L.A. Live Way and Bond Street shall be conducted to assess the presence of undocumented USTs, or other subsurface impoundments, in these locations. A subsurface soil investigation and soil gas survey shall also be conducted in order to investigate the presence of residual contaminants in the soil in these areas. The data from the investigation shall be included in a Soil Management Plan for the Project Site, which shall indicate the proper characterization, removal, and disposal requirements for contaminated soils identified, and shall be submitted to the Department of Toxic Substances Control for approval prior to the redevelopment of the Project Site.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Department of Toxic Substances Control; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Once, during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of soil management plan by regulatory agency prior to issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant (Construction)

**Mitigation Measure L-2:** In the event that USTs, fill materials or undocumented areas of contamination are encountered during construction or redevelopment activities, work in the affected areas shall be discontinued until appropriate health and safety procedures are implemented. The LAFD shall be notified regarding the contamination. The appropriate program shall be selected based on the nature of the contamination identified. The contamination remediation activities shall be conducted in accordance with pertinent regulatory guidelines, under the oversight of the appropriate regulatory agency. If contaminated soil is to remain in place, it shall be evaluated for vapor intrusion concerns and if vapor intrusion issues are present, all overlying structures shall be designed to mitigate the vapor intrusion risk.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during excavation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report submitted by Project contractor; Approval by regulatory agency to resume construction activity in the event that contamination is encountered.

**Mitigation Measure L-3:** All USTs and ASTs shall be removed following all applicable local, state and federal regulations. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Fire Department and South Coast Air Quality Management District, as applicable. An experienced environmental professional, along with LAFD representatives, shall provide oversight and monitoring of the removal and soil collection process during the tank removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Once a site has been initially evaluated via soil and/or groundwater collection and analysis, further site investigation and remediation activities may be warranted. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination, vapor intrusion risk, and/or groundwater contamination shall be undertaken. Local oversight by the City of Los Angeles Fire Department and/or Regional Water Quality Control Board is required. An environmental professional (i.e., Professional Geologist) is required to provide oversight and project monitoring to ensure the

health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required. Once approved, the remedial plan shall be implemented. Environmental closure shall be granted prior to construction, if practical. If environmental closure is not granted prior to commencement of construction of structures, then appropriate steps shall be implemented that allow for later assessment, remediation, and prevention of vapor intrusion. The environmental regulatory oversight agency shall approve the appropriate steps that are being proposed to allow for the later assessment, remediation, and prevention of vapor intrusion.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department; SCAQMD; Regional Water Quality Control Board
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or grading permit to verify applicable permits obtained; ongoing during removal of USTs/ASTs
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Approval of permit(s) by regulatory agenc(ies) and issuance of demolition permit (Pre-construction); Written compliance report by environmental professional (Construction)

**Mitigation Measure L-4:** Prior to any construction activities beneath the West Hall, the California Division of Oil, Gas and Geothermal Resources and the City of Los Angeles shall be contacted regarding construction requirements associated with the former on-site oil well. If demolition or construction activities encounter remnants of, or materials associated with the former oil well, evaluation by the DOGGR and the City of Los Angeles, including possible re-abandonment in accordance with all applicable regulations shall occur.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; DOGGR; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction (if remnants of or materials associated with former wells are encountered)
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Once, at field inspection during construction

- **Action(s) Indicating Compliance with Mitigation Measure(s):** Written compliance report by environmental professional and issuance of grading permits (Pre-construction); Written approval by DOGGR or Los Angeles Fire Department in the event that construction activities encounter remnants or materials associated with former oil wells (Construction)

**Mitigation Measure L-5:** Soil sampling at the northwestern corner of L.A. Live Way and Pico Boulevard and verification of the former 2,000-gallon gasoline UST closure/remediation status with the Convention Center and LAFD shall be conducted prior to any soil disturbance in this area. This former UST shall be closed to current regulatory standards, in accordance with all LAFD regulations.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; DTSC; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Once, upon closure of the former UST
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Survey approval and grading permit issuance (Pre-construction); Written verification and approval by LAFD (Construction)

**Mitigation Measure L-6:** Regularly scheduled pumping and maintenance of all on-site clarifiers and interceptors shall continue as long as they remain in use on-site. Interceptors/clarifiers to be removed shall comply with local sanitation district and/or environmental health permitting, which may include inspection and/or sample collection. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Sanitation District and City of Los Angeles Building and Safety Department, as applicable. An experienced environmental professional shall provide oversight and monitoring of the removal and soil collection process during the removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination shall be undertaken. An environmental professional (i.e., Professional Geologist) shall be required to provide oversight and monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required.

- **Enforcement Agency:** Los Angeles Department of Building and Safety

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Periodic field inspections during excavation; Annually, during operation
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of applicable permits from local oversight agencies; Written compliance report by a qualified environmental consultant (Construction); Annual compliance report by the Applicants (Operation)

**Mitigation Measure L-7:** Universal, electronic, and radioactive wastes shall be removed prior to demolition activities and set aside for re-use or disposal/recycling by a licensed recycler or specific licensee. Light tubes, lamps, or monitors shall be re-used on-site or recycled at a licensed universal/electronic/radioactive waste facility. Recycling facilities shall be authorized by the Cal-EPA—Department of Toxic Substances Control or the state in which they are located. Bill(s) of lading shall accompany each load of universal, electronic, or radioactive, waste that leaves the site, including the name and address of the generator, contractor, pick-up site, disposal site, and quantity of universal waste disposed. The recycler shall provide a statement certifying recycling/disposal/destruction of the identified wastes, including the date(s) of recycling/disposal/destruction, and identifying the disposal/destruction process used.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition); Construction, if universal/electronic/radioactive wastes are found
- **Monitoring Frequency:** Once, prior to issuance of demolition permits; Ongoing during construction if universal/electronic/radioactive wastes are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of demolition permit (Pre-construction); if universal/electronic/radioactive wastes are found, certified compliance statement signoff by a qualified environmental consultant (Construction)

**Mitigation Measure L-8:** Electrical transformers, hydraulic elevator equipment, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or



removal. All equipment found to contain PCBs shall be removed and disposed in accordance with all applicable local, state and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil are recommended. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Cal/EPA
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition); Construction, if potential PCBs are found
- **Monitoring Frequency:** Once, prior to issuance of demolition permit; Ongoing during construction if potential PCBs are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Submittal of PCB survey and issuance of demolition permit (Pre-construction); if PCBs are found, compliance report signoff by a qualified environmental consultant (Construction)

**Mitigation Measure L-9:** During subsurface excavation activities, including borings, trenching, and grading, Cal-OSHA worker safety measures shall be implemented as required to preclude an exposure to unsafe levels of soil gases, including but not limited to methane.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Field inspection sign-off; Annual compliance certification report by Project contractor

**Mitigation Measure L-10:** Site testing of subsurface geological formations shall be conducted in accordance with the City's Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist, and shall be performed by a testing agency approved by the Los Angeles Department of Building and Safety. The licensed Architect,

registered Engineer or Geologist, shall indicate in a report to the Los Angeles Department of Building and Safety the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration (i.e., the highest concentration of methane gas found during site testing) and the Design Methane Pressure (i.e., the highest pressure of methane gas found during site testing). The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level which shall be required within the proposed site buildings.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant; Field inspection sign-off (Construction)

**Mitigation Measure L-11:** Projects that disturb more than one acre shall adhere to the requirements of the General Construction Permit issued by the Regional Water Quality Control Board. One of the requirements of the permit is the implementation of a storm water pollution prevention plan, which includes measures to prevent the accidental release of hazardous materials used during construction. Any storage or use of hazardous materials related to the fueling and maintenance of construction equipment would require a Hazardous Materials Business Plan with the LAFD, and compliance with local, state and federal regulations regarding the handling of hazardous materials. All development and redevelopment shall require the use of construction Best Management Practices to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater, stormwater runoff, and soils.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department

- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permits; Periodic field inspections during construction
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Plan approval and issuance of grading permits (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure L-12:** Prior to the start of construction, a hazardous materials expert shall train designated construction personnel in the visual identification of hazardous materials that may be uncovered during excavation activities at the Project Site. In the event that hazardous materials are identified during the course of site excavation, all excavation activities shall cease in the immediate area of the potential contamination and a hazardous materials expert shall be called to the site to properly assess and develop recommendations, in accordance with all applicable regulatory requirements, regarding the proper handling and disposal of any hazardous materials that may be uncovered. Once the hazardous materials are appropriately handled, the hazardous materials expert shall determine when construction in the affected area can resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction, if hazardous materials are found
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of grading permits (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

**Mitigation Measure L-13:** Mercury thermostats shall be removed and properly disposed of prior to the demolition of the West Hall.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition);

- **Monitoring Frequency:** Once, prior to issuance of demolition permit
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Issuance of demolition permit

**Mitigation Measure Bio-1:** To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented:

- Conduct vegetation removal associated with building demolition and construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1st through August 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

- OR -

- Conduct pre-construction surveys for nesting birds if vegetation removal, building demolition or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct a weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City and County Department of Planning in charge of Mitigation Monitoring, depending on within which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when

construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permits for the Event Center; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist.
- **Action(s) Indicating Compliance with Mitigation Measure(s):** Annual compliance certification report submitted by Project contractor; or, if vegetation removal, building demolition or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

**Mitigation Measure Paleo-1:** To avoid impacting unique paleontological resources or geologic features, the following shall be implemented:

- If any paleontological materials are encountered during the course of the Project development, the Project shall be halted until the services of a qualified paleontologist are secured and a curation agreement with an appropriate paleontological curation facility is secured.
- The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources and evaluate the impact.
- A report on the paleontological findings shall be prepared by a qualified paleontologist. A copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.
- A letter of retainer from a qualified paleontologist shall be secured prior to obtaining a grading permit.
- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with paleontologist if resource(s) are discovered.

- **Action(s) Indicating Compliance with Mitigation Measure(s):**  
If unanticipated discoveries are found, submittal of compliance certification report by a qualified paleontologist.

## APPENDIX D

### 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 D 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.
- (19) The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall notify the applicant within a reasonable period of time of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to notify the applicant of any claim action or proceeding within a reasonable period of time, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

## **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 each establishment 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.
- (10) The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall notify the applicant within a reasonable period of time of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to notify the applicant of any claim action or proceeding within a reasonable period of time, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.