

ORDINANCE NO. 178134

An ordinance amending Ordinance No. 174,224, known as the Los Angeles Sports and Entertainment District Specific Plan, for a portion of the Central City Community Plan area.

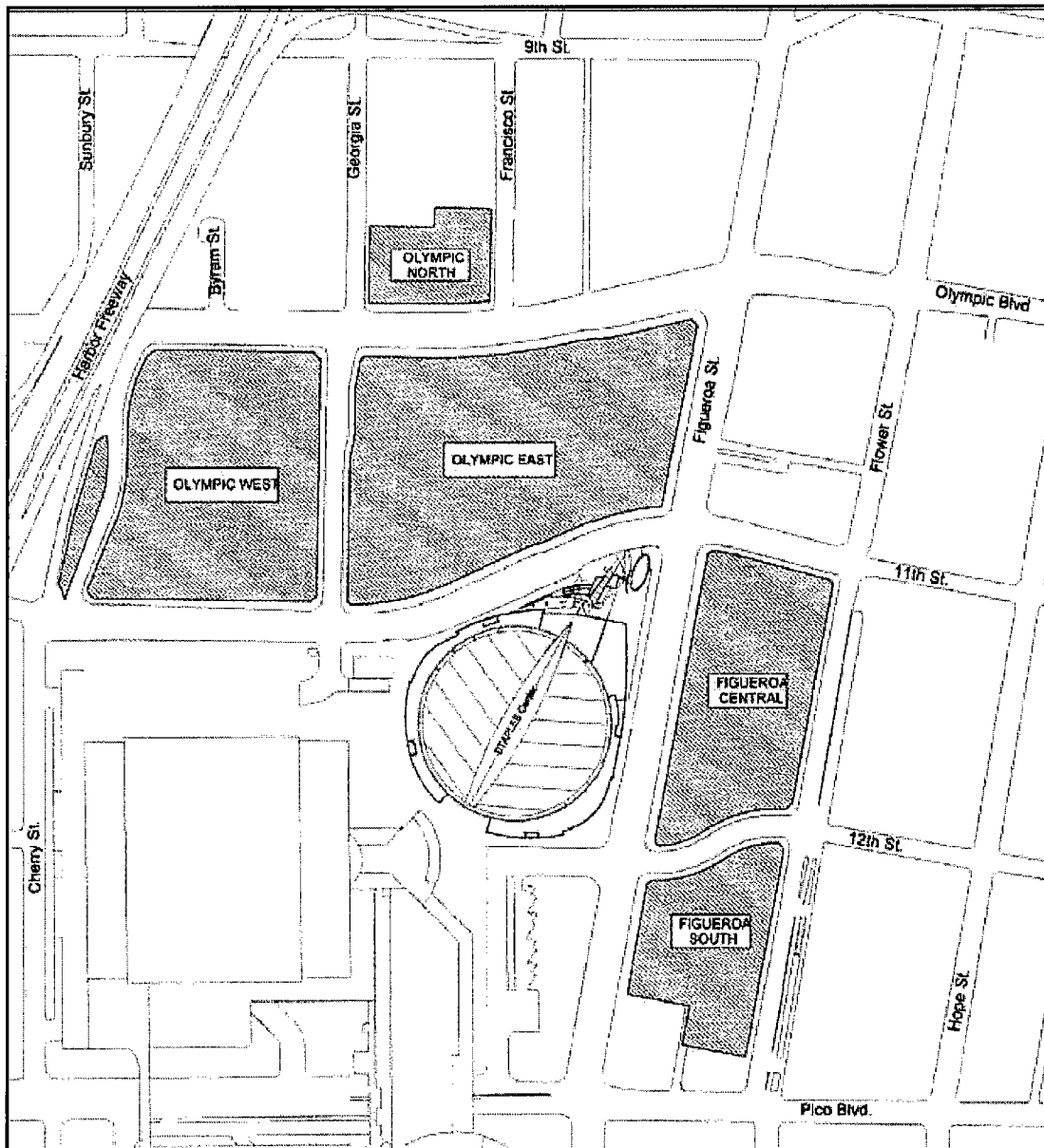
**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The first unnumbered paragraph of Section 1 of Ordinance No. 174,224 is amended to read:

Section 1. ESTABLISHMENT OF THE LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT SPECIFIC PLAN.

The City Council establishes the Los Angeles Sports and Entertainment District Specific Plan (LASED) for the area bounded generally by Olympic Boulevard on the north; Flower Street on the east; Pico Boulevard on the south; and the 110 Freeway on the west; and including the area north of Olympic Boulevard between Georgia Street and Francisco Street, as shown upon the following Map 1 within the heavy dashed lines:

**MAP 1:
BOUNDARIES OF SPECIFIC PLAN AREA**



Sec. 2. Subsections E and F of Section 2 of Ordinance No. 174,224 are amended to read:

E. Enhance the existing Convention Center and STAPLES Center development, by providing a convention center hotel site, public gathering places and a pedestrian friendly environment through the establishment of unique streetscape design guidelines; and

F. Ensure adequate parking for the STAPLES Center and the mix of uses anticipated by this Specific Plan, through the use of shared parking, reduced parking and/or other similar measures. This Specific Plan acknowledges that the current designated parking for the STAPLES Center is within the Specific Plan area and within the Convention Center parking facilities pursuant to the Parking Lease by and between the City of Los Angeles and the LA Arena Land Company, Inc., but that parking may also be provided outside the Specific Plan area within 1500 feet of the Specific Plan boundary as provided in Section 14(D)(3) of this Specific Plan.

Sec. 3. Subsection A of Section 3 of Ordinance No. 174,224 is amended to read:

A. 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 (LAMC), 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 specifically provided for here.

Sec. 4. The definitions for the terms Convention Center Expansion Parcel and Development Agreement in Section 4 of Ordinance No. 174,224 are amended to read:

Convention Center Expansion Parcel. An airspace parcel (lot 15 of VTTM 53383) on Development Site 1a in the Olympic West Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

Development Agreement. A development agreement, authorized pursuant to California Government Code Section 65864, *et seq.*, entered into by the City of Los Angeles, the LA Arena Land Company, Inc, and Flower holdings, LLC., in September of 2001, as amended in December 2003, September 2005, and in December 2006, relating to, among other things, the Specific Plan area.

Sec. 5. Section 4 of Ordinance No. 174,224 is amended by adding definitions for the terms "Condo-Hotel Units," "Hotel Uses," and "Olympic North Subarea" in the proper alphabetical order to read:

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.

Condo-Hotel Uses. Hotel rooms that are owned by third parties as condominium/hotel rooms but are managed and operated as part of a hotel pursuant to a management agreement that addresses issues such as reservations, check-in and check-out procedures, restrictions on length of stay, room access, housekeeping and the collection and remittance of the transient occupancy tax. Condo-Hotel Units shall be treated as Hotel Rooms for purposes of the Equivalency Matrix of this Specific Plan.

Hotel Uses. This term includes hotel related uses, which include, but are not limited to: hotel rooms; meeting and ballroom facilities; retail, restaurant, office or entertainment uses that are ancillary to the operation of a hotel; parking and other hotel amenities.

Olympic North Subarea. That area bounded by Georgia Street on the west, Francisco Street on the east, Olympic Boulevard on the south, and extending approximately 1/3 of the length of the block to James M. Wood Boulevard on the north, as shown on Map 1.

Sec. 6. Subsections B and C of Section 5 of Ordinance No. 174,224 are amended to read:

B. Maximum Permitted Floor Area. The maximum total permitted Floor Area within the Specific Plan area shall not exceed 5,147,000 square feet.

C. Project Land Use. The Specific Plan shall be developed with the following land uses. These land uses shall be developed in those locations, as shown on Map 2, the Specific Plan Land Use Map; provided, however, that the amount of square footage permitted for the individual uses listed below may be modified, and the locations of these land uses may be modified, pursuant to Equivalency Transfers as set forth in Section 9 of this Specific Plan.

| <u>Land Use Category</u> | <u>Square Footage</u> |
|---------------------------------|-----------------------|
| Hotel and Ballroom | 1,417,000 |
| Retail/Entertainment/Restaurant | 768,200 |
| Convention Center Expansion | 250,000 |
| Office | 245,800 |
| Residential | 2,346,000 |
| Cinema | <u>120,000</u> |
| Total Square Footage | 5,147,000 |

Sec. 7. Subsection B of Section 6 of Ordinance No. 174,224 is amended to read:

B. Limitations.

1. The land use designated on all portions of the Development Site may be exchanged for another land use, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the Land Use Equivalency Matrix. In no event shall the maximum permitted Floor Area exceed 5,147,000 square feet.
2. There shall be no fewer than 500 dwelling units (approximately 543,750 square feet) at build out constructed within the Specific Plan area. No Equivalency Transfer shall be permitted which would conflict with this requirement.
3. There shall be no fewer than 1,200 hotel rooms (approximately 1,236,200 square feet) at build out constructed within the Specific Plan area. Up to 200 of these required hotel rooms may be provided as Condo-hotel Units. There shall be no Condo-Hotel Units on the Significant Hotel Parcel. No Equivalency Transfer shall be permitted that would conflict with this requirement.
4. Notwithstanding Subdivisions 1, 2 and 3, development on the Convention Center Expansion Parcel shall be limited to 250,000 square feet of development for Convention Center Expansion Uses, parking, or temporary uses (including but not limited to construction staging) and signage, unless the Director of Planning determines that the temporary uses or signage will interfere with Convention Center Expansion Uses. In the event the development of the Convention Center Expansion does not occur by October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by this Specific Plan.

5. Notwithstanding Subdivisions 1, 2 and 3, development on the Significant Hotel Parcel shall be limited to Hotel Uses and Residential Uses, developed in conjunction with the Convention Center Hotel, surface parking or construction staging, unless the Director of Planning determines that construction staging will interfere with the development of the Significant Hotel Parcel. The hotel or hotels that comprise the Convention Center hotel collectively shall contain a minimum of 1,000 rooms. In the event the development of the Convention Center Hotel does not occur by October 21, 2021, the Significant Hotel Parcel may be used for any other use permitted by this Specific Plan. Meeting and ballroom facilities servicing the Convention Center Hotel may be located on Development Site 1.

**EQUIVALENCY MATRIX –
LAND USE SQUARE FOOTAGE CONVERSION FACTORS**

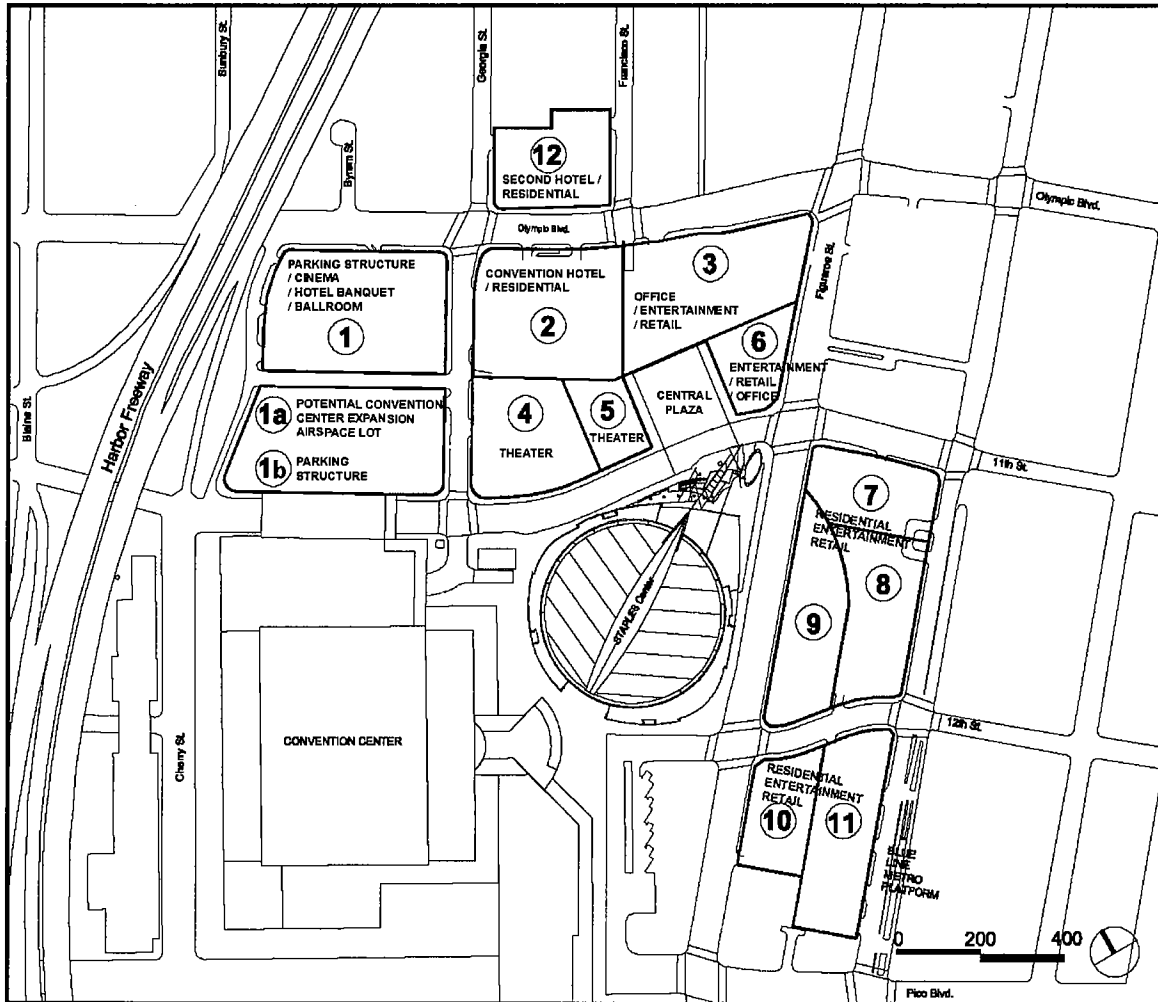
| From this land use ↓ | To this land use → | Hotel | Live Theater | Entertainment | Museum | Restaurant | Retail | General Office | Residential | Sports Broadcast Office | Cinemas | Convention Center Expansion |
|-----------------------------|--------------------|---------------------|----------------------|---------------------|--------|------------|--------|----------------|--------------------|-------------------------|---------|-----------------------------|
| Hotel | | NA | 17.111 ¹ | 0.417 ² | 0.349 | 0.093 | 0.169 | 0.272 | 1.203 ³ | 0.800 | 4.968 | 0.376 |
| Live Theater | | 0.058 ⁴ | NA | 0.024 ⁵ | 0.020 | 0.005 | 0.010 | 0.016 | 0.070 ⁶ | 0.047 | 0.290 | 0.022 |
| Entertainment | | 2.399 ⁷ | 41.056 ⁸ | NA | 0.838 | 0.224 | 0.404 | 0.653 | 2.887 ⁹ | 1.919 | 11.919 | 0.901 |
| Museum | | 2.864 | 49.000 | 1.193 | NA | 0.267 | 0.483 | 0.779 | 3.445 | 2.291 | 14.226 | 1.076 |
| Restaurant | | 10.714 | 183.333 | 4.465 | 3.741 | NA | 1.806 | 2.915 | 12.891 | 8.571 | 53.226 | 4.024 |
| Retail | | 5.932 | 101.500 | 2.472 | 2.071 | 0.554 | NA | 1.614 | 7.137 | 4.745 | 29.468 | 2.228 |
| General Office | | 3.675 | 62.889 | 1.532 | 1.283 | 0.343 | 0.620 | NA | 4.422 | 2.941 | 18.258 | 1.381 |
| Residential | | 0.831 ¹⁰ | 14.222 ¹¹ | 0.346 ¹² | 0.290 | 0.078 | 0.140 | 0.226 | NA | 0.665 | 4.129 | 0.312 |
| Sports Broadcast Office | | 1.250 | 21.389 | 0.521 | 0.436 | 0.117 | 0.211 | 0.340 | 1.504 | NA | 6.210 | 0.470 |
| Cinemas | | 0.201 | 3.444 | 0.084 | 0.070 | 0.019 | 0.034 | 0.055 | 0.242 | 0.161 | NA | 0.076 |
| Convention Center Expansion | | 2.662 | 45.556 | 1.110 | 0.930 | 0.248 | 0.449 | 0.724 | 3.203 | 2.130 | 13.226 | NA |

- Numbers shown in table represent conversion factors for square footage from one land use to another, to maintain trip totals equivalent to and not exceeding those assumed in the DEIR.
- Numbers are based on weekday PM peak hour trip generation data.

For example, if it was desired to convert project square footage from retail to restaurant uses, the conversion factor to be used is 0.554, i.e. 75,000 sf of retail uses could be replaced with 41,550 sf of restaurant uses (75,000 x 0.554) without increasing the number of trips.

1. Ratios are conversion factors from rooms to seats.
2. Ratios are conversion factors from rooms to 1,000 sf.
3. Ratios are conversion factors from rooms to DU's.
4. Ratios are conversion factors from seats to rooms.
5. Ratios are conversion factors from seats to 1,000 sf.
6. Ratios are conversion factors from seats to DU's.
7. Ratios are conversion factors from 1,000 sf to rooms.
8. Ratios are conversion factors from 1,000 sf to seats.
9. Ratios are conversion factors from 1,000 sf to DU's.
10. Ratios are conversion factors from DU's to rooms.
11. Ratios are conversion factors from DU's to seats.
12. Ratios are conversion factors from DU's to 1,000 sf.

**MAP 2
SPECIFIC PLAN LAND USE MAP**



| DEVELOPMENT SITE | USE | | | | | | TOTAL (SF) |
|---|-------------------------|----------------|------------------------------------|----------------|---------------------------------|-----------------------------|------------------|
| | Convention Ct. Exp (SF) | Cinema (SF) | Hotel and Ballroom (SF) | Office (SF) | Residential (SF) | Retail/Ent./Restaurant (SF) | |
| 1 | | 120,000 | 205,000 | | | | 325,000 |
| 1a | 250,000 | | | | | | 250,000 |
| 1b* | | | | | | | 0 |
| 2 | | | 862,000 (1,080 rooms) | | | | 1,366,000 |
| 3 | | | | 170,500 | 504,000 (225 DU) | 237,700 | 408,200 |
| 4 & 5 | | | | | | 195,500 | 195,500 |
| 6 | | | | 75,300 | | 37,000 | 112,300 |
| 7 - 9 | | | | | 870,000 (700 DU) | 250,000 | 1,120,000 |
| 10 & 11 | | | | | 822,000 (648 DU) | 48,000 | 870,000 |
| 12 | | | 350,000 (400 rooms) | | 150,000 (100 DU) | | 500,000 |
| Total (SF) Total Specific Plan | 250,000 | 120,000 | 1,417,000 (1,480 rooms) | 245,800 | 2,346,000 (1,673 DU) | 768,200 | 5,147,000 |

* LASED Parking shall be permitted on Development Site 1b.

Sec. 8. Section 7 of Ordinance No. 174,224 is amended to read:

Sec. 7. Annual Report. An annual report, in accordance with the adopted Development Agreement, shall be prepared each year and submitted to the Area Planning Commission

Sec. 9. Subsection A of Section 9 of Ordinance No. 174,224 is amended to read:

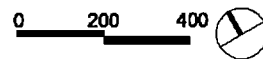
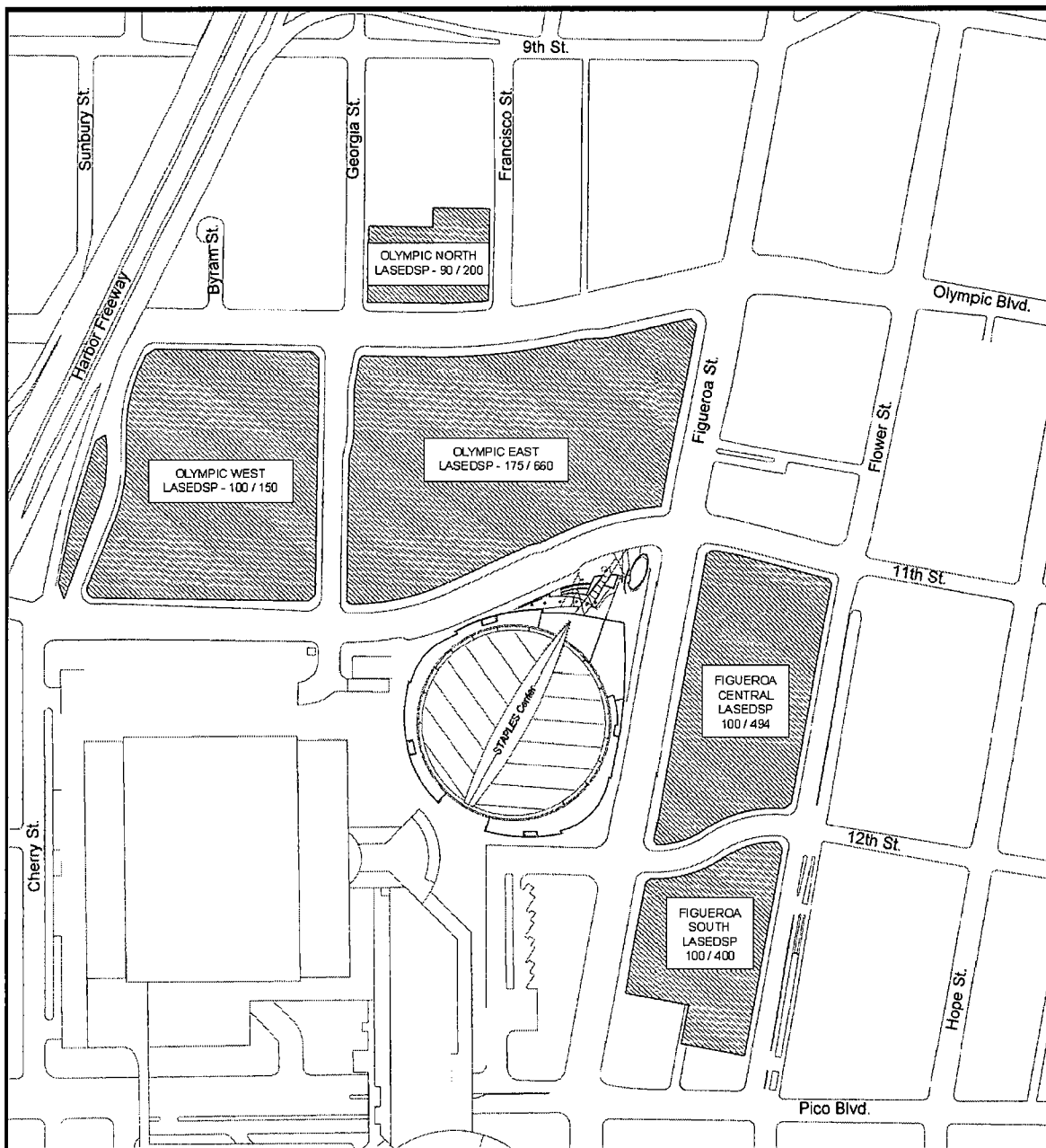
A. Designation of Subareas. The Specific Plan contains five Subareas, as shown on the Subareas Map, Map 3 in this section. The Subareas are designated as: Olympic West; Olympic East; Olympic North, Figueroa Central; and Figueroa South.

Sec. 10. Subdivisions 4 and 6 of Subsection C of Section 9 of Ordinance No. 174,224 are amended to read:

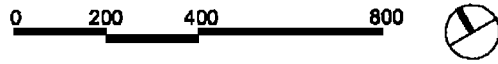
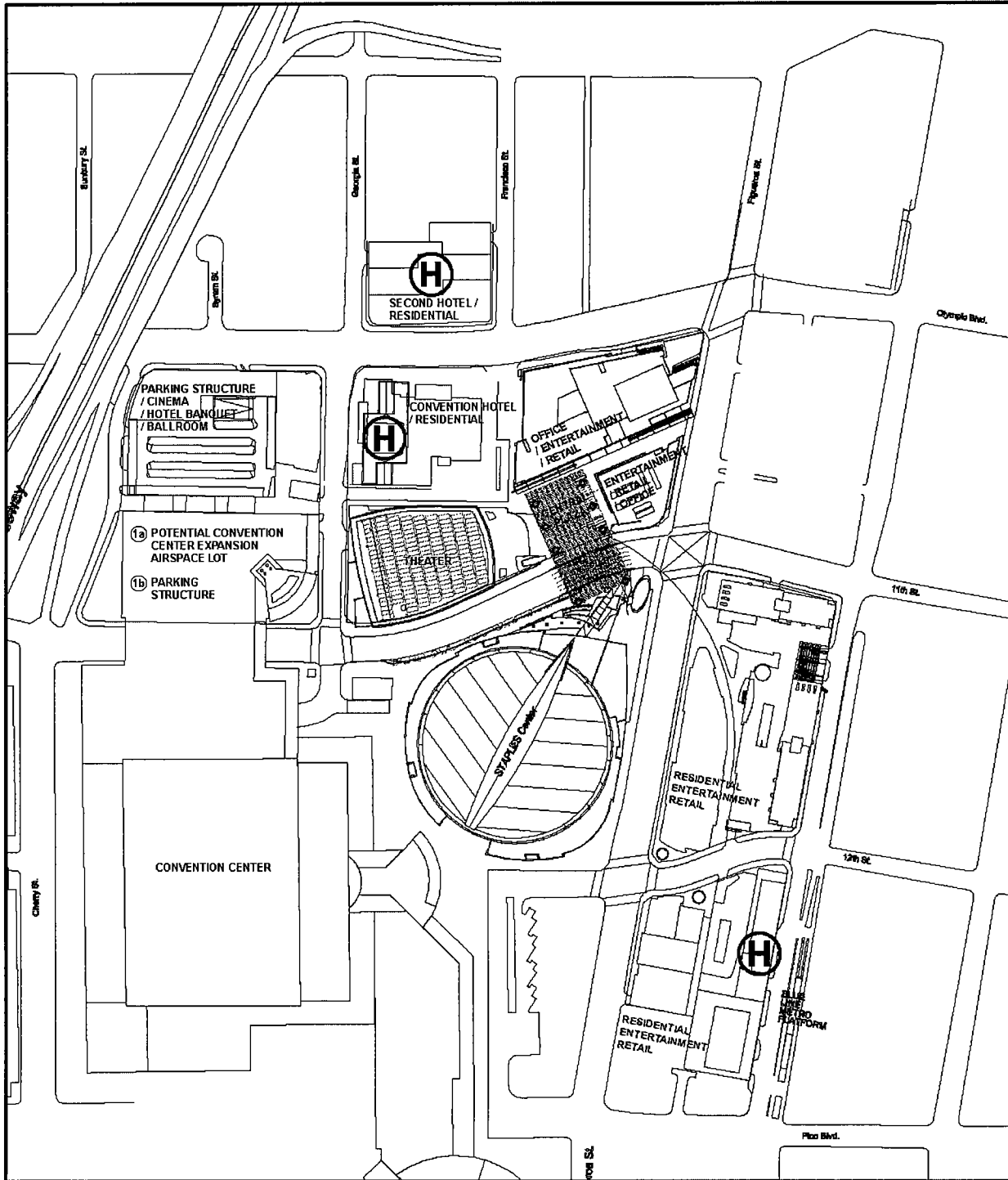
4. Alcohol Use Approvals for the Sale and Service of Alcoholic Beverages for On-Site Consumption, Including Restaurants, Cafes, Hotels, Nightclubs, Cabarets, Comedy Clubs, Dance Clubs, Sports Bars and Similar Uses, and Within the Central Plaza. Twenty-one Alcohol Use Approvals for on-site consumption, in addition to one establishment that may be allocated either as an on-site or off-site Alcohol Use Approval, shall be permitted and subject to the restrictions set forth in Section 12.

6. Alcohol Use Approvals for the Sale of Alcoholic Beverages for Off-Site Consumption. Two Alcohol Use Approvals for off-site consumption, and a third Alcohol Use Approval may be allocated for off-site consumption if not allocated for on-site consumption, shall be permitted and subject to the restrictions set forth in Section 13.

MAP 3 SUB AREAS



MAP 5
 CONCEPTUAL HELISTOP LOCATIONS (Section 9.C.17)



Sec. 11. Subsection A of Section 10 of Ordinance No. 174,224 is amended to read:

A. Building Height and Massing.

1. Olympic West Subarea. The maximum permitted height of any Project on a lot within the Olympic West Subarea, as shown on Map 3 and Diagram 1, shall be limited as follows:

Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: Towers shall not exceed 150 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 20% of total land area within this Subarea.

2. Olympic East Subarea. The maximum permitted height and setback of any Project on a lot within the Olympic East Subarea, as shown on Map 3 and Diagram 2, shall be limited as follows:

Podium Height: Podiums shall not exceed 175 feet in height.

Tower Height: Towers shall not exceed 660 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 15% of total land area within this Subarea.

Tower Setback: Towers, which are adjacent to 11th Street frontage, shall be set back 20 feet from that edge of the Podium that is adjacent to 11th Street.

3. Olympic North Subarea. The maximum permitted height and setback for any Project on a lot within the Olympic North Subarea, as shown on Map 3 and Diagram 4, shall be limited as follows:

Podium Height: Podiums shall not exceed 90 feet in height.

Tower Height: Towers shall not exceed 200 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 60% of the total land within this Subarea.

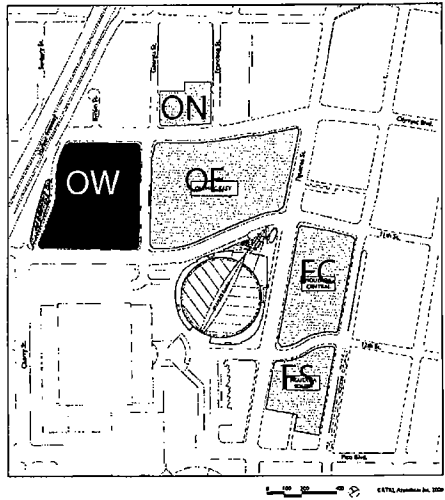
4. Figueroa Central Subarea. The maximum permitted height and setback of any Project on a lot within the Figueroa Central Subarea, as shown on Map 3 and Diagram 3, shall be limited as follows:

- Podium Height: Podiums shall not exceed 100 feet in height.
- Tower Height: This part of the Subarea may be developed with a combination of tower heights, ranging from over 100 feet up to 494 feet in height, subject to the following limitations:
- (a) The combination of all Towers over 100 feet and up to 160 feet in height shall not exceed 75% of the total land area within the Subarea; or
 - (b) The combination of all Towers, which are over 350 feet and up to 494 feet in height, shall not exceed 10% of the total land area within the Subarea, and the combination of all Towers, which are over 160 feet in height, shall not exceed 25% of the total land area within the Subarea; or
 - (c) Alternatively, the Applicant may request the Director of Planning to approve a combination of Tower heights, as long as the total mass (land area coverage) is not greater than the greater of alternatives (a) or (b) above.
- Tower Setback: Towers, which are adjacent to Figueroa Street frontage, shall be set back 20 feet from that edge of the Podium that is adjacent to Figueroa Street.

5. Figueroa South Subarea. The maximum permitted height of any Project on a lot within the Figueroa South Subarea, as shown on Map 3 and Diagram 4, shall be limited as follows:

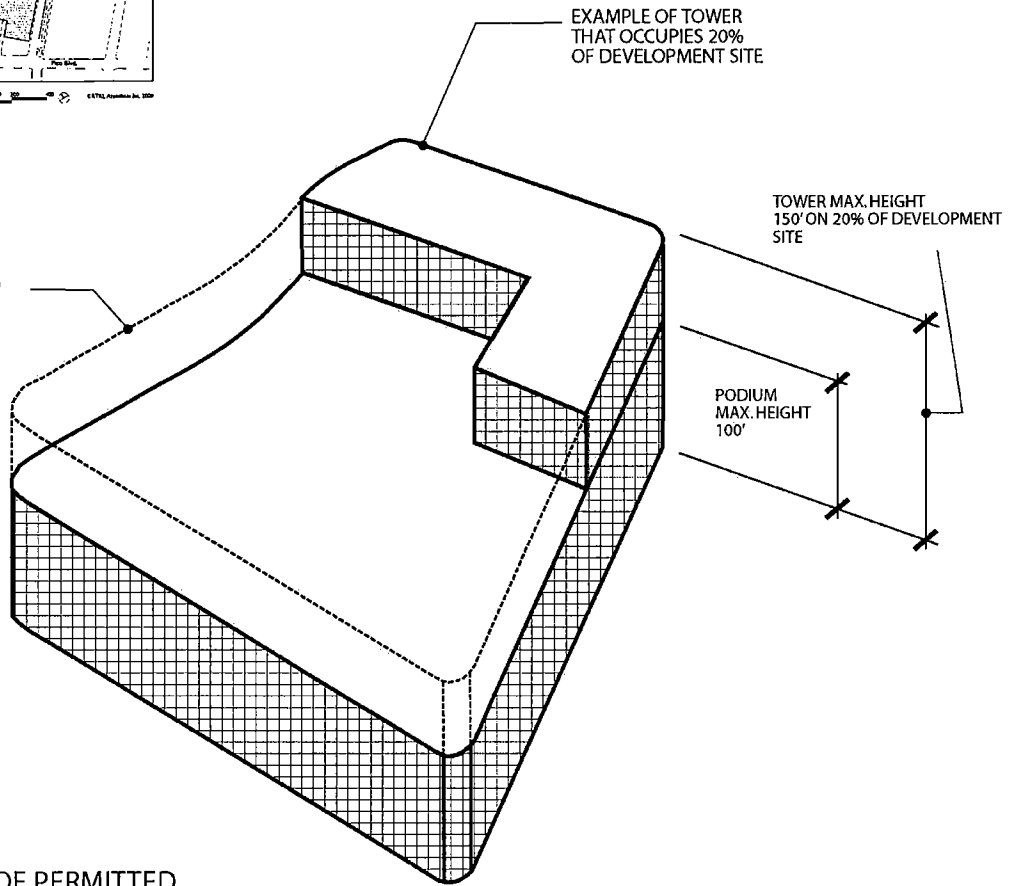
- Podium Height: Podiums shall not exceed 100 feet in height.
- Tower Height: Towers shall not exceed 400 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 20% of total land area within this Subarea.
- Tower Setback: Towers, which are adjacent to Figueroa Street frontage, shall be set back 20 feet from that edge of the Podium that is adjacent to Figueroa Street.

EXHIBIT 1
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC WEST SUB-AREA



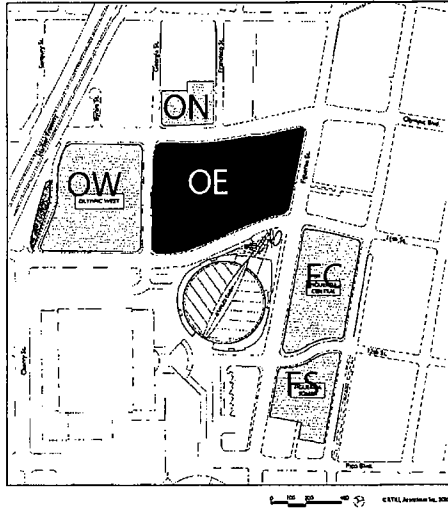
SUB-AREA LOCATION

TOWER MAY BE LOCATED ANYWHERE WITHIN THIS ENVELOPE

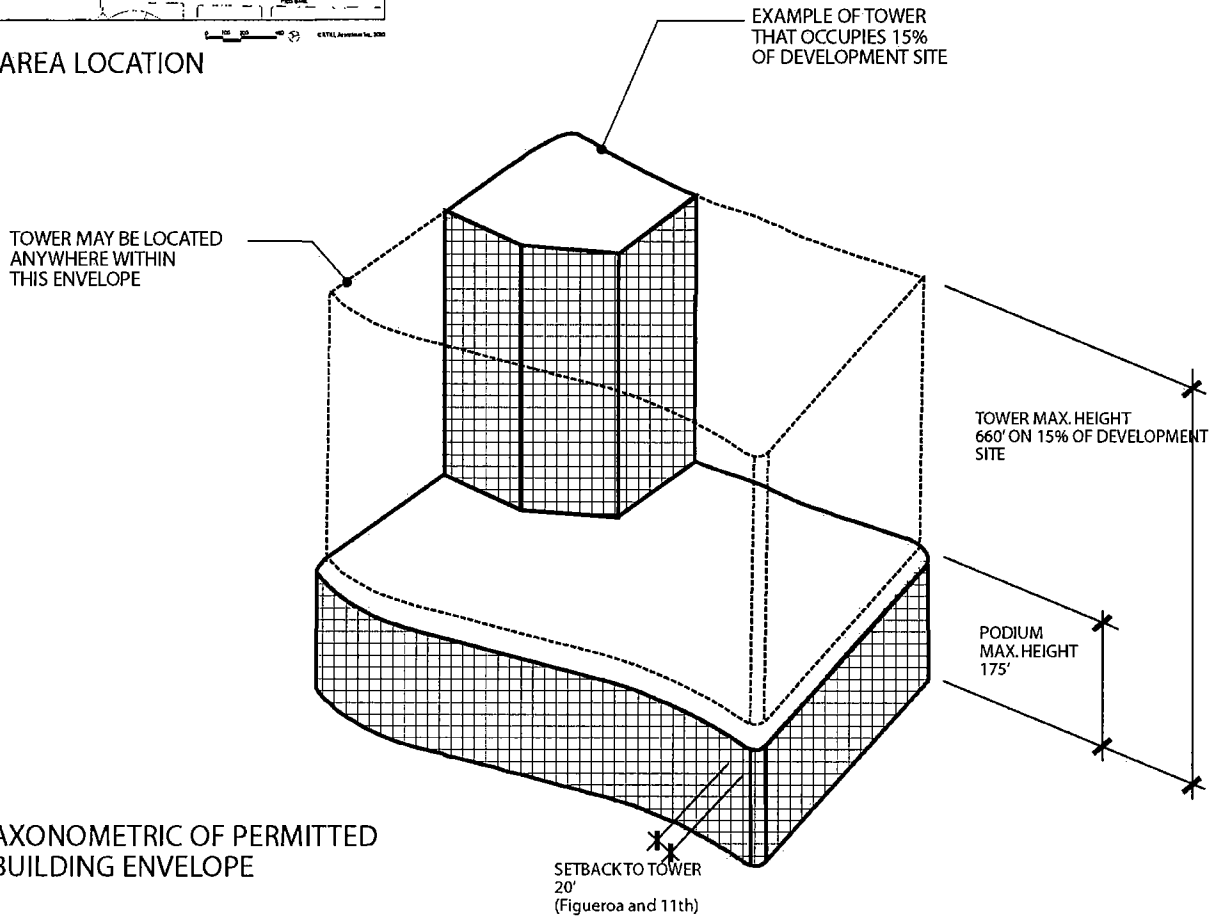


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXHIBIT 2
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC EAST SUB-AREA

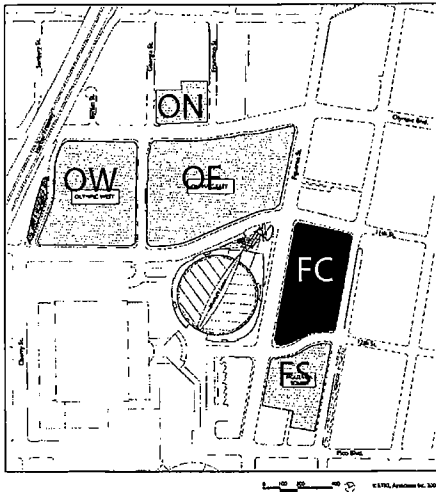


SUB-AREA LOCATION



AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

**EXHIBIT 3
ALLOWABLE BUILDING HEIGHT & MASSING
FIGUEROA CENTRAL SUB-AREA**



SUB-AREA LOCATION

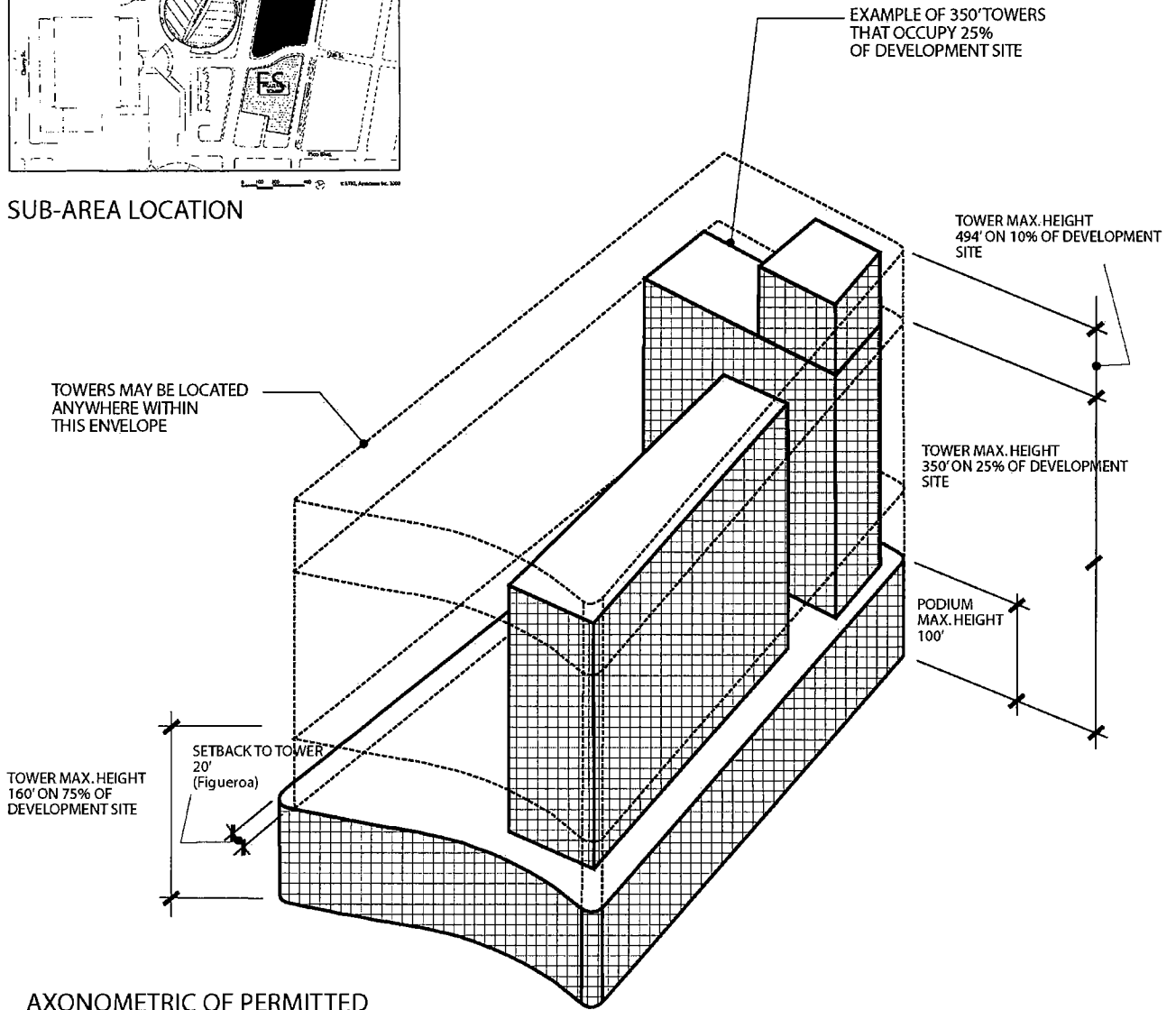
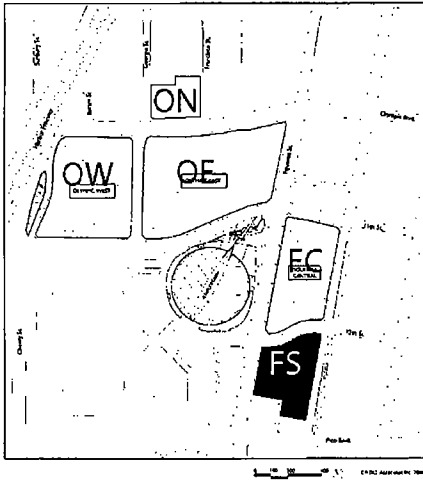


EXHIBIT 4
ALLOWABLE BUILDING HEIGHT & MASSING
FIGUEROA SOUTH SUB-AREA



SUB-AREA LOCATION

TOWER MAY BE LOCATED ANYWHERE WITHIN THIS ENVELOPE

SETBACK TO TOWER 20' (Figueroa)

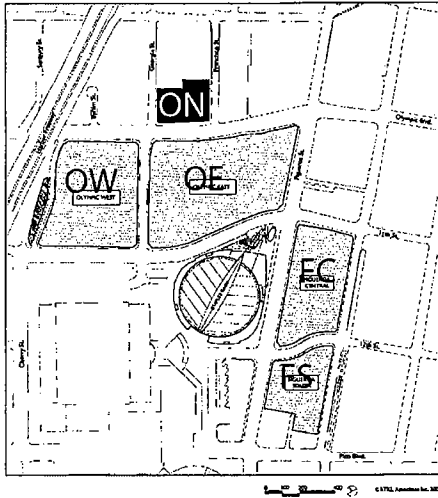
AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXAMPLE OF TOWER THAT OCCUPIES 20% OF DEVELOPMENT SITE

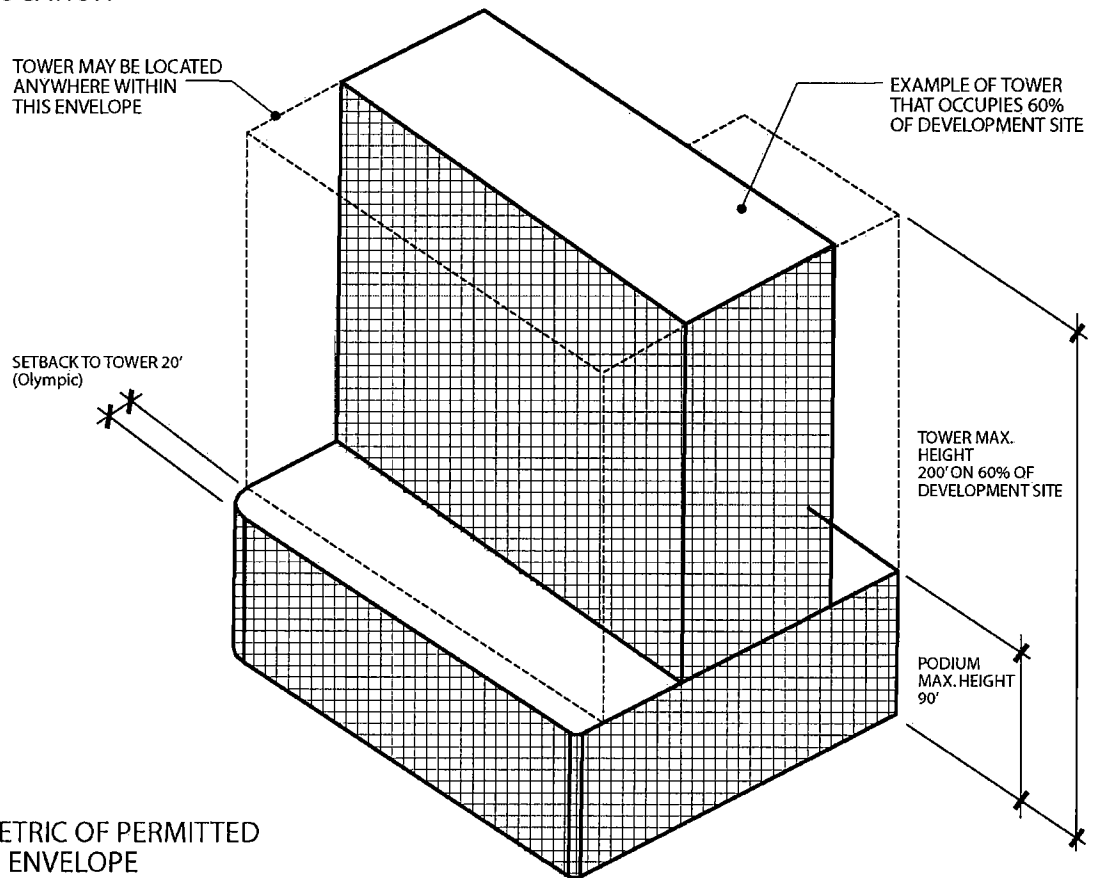
TOWER MAX. HEIGHT 400' ON 20% OF DEVELOPMENT SITE

PODIUM MAX. HEIGHT 100'

EXHIBIT 4a
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC NORTH SUB-AREA



SUB-AREA LOCATION



AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

Sec. 12. Paragraph (c) of Subdivision 2 of Subsection D of Section 10 of Ordinance No. 174,224 is amended to read:

(c) Except for the Central Plaza and open space provided in connection with buildings that include both Residential Uses and Hotel Uses, common residential open space shall be devoted to the use of inhabitants of the Specific Plan area in order to be counted toward the minimum residential open space requirement. In addition, recreation rooms of at least 600 square feet may qualify for up to 25 percent of the total residential open space area requirements.

Sec. 13. Subdivision 2 of Subsection F of Section 10 of Ordinance No. 174,224 is amended to read:

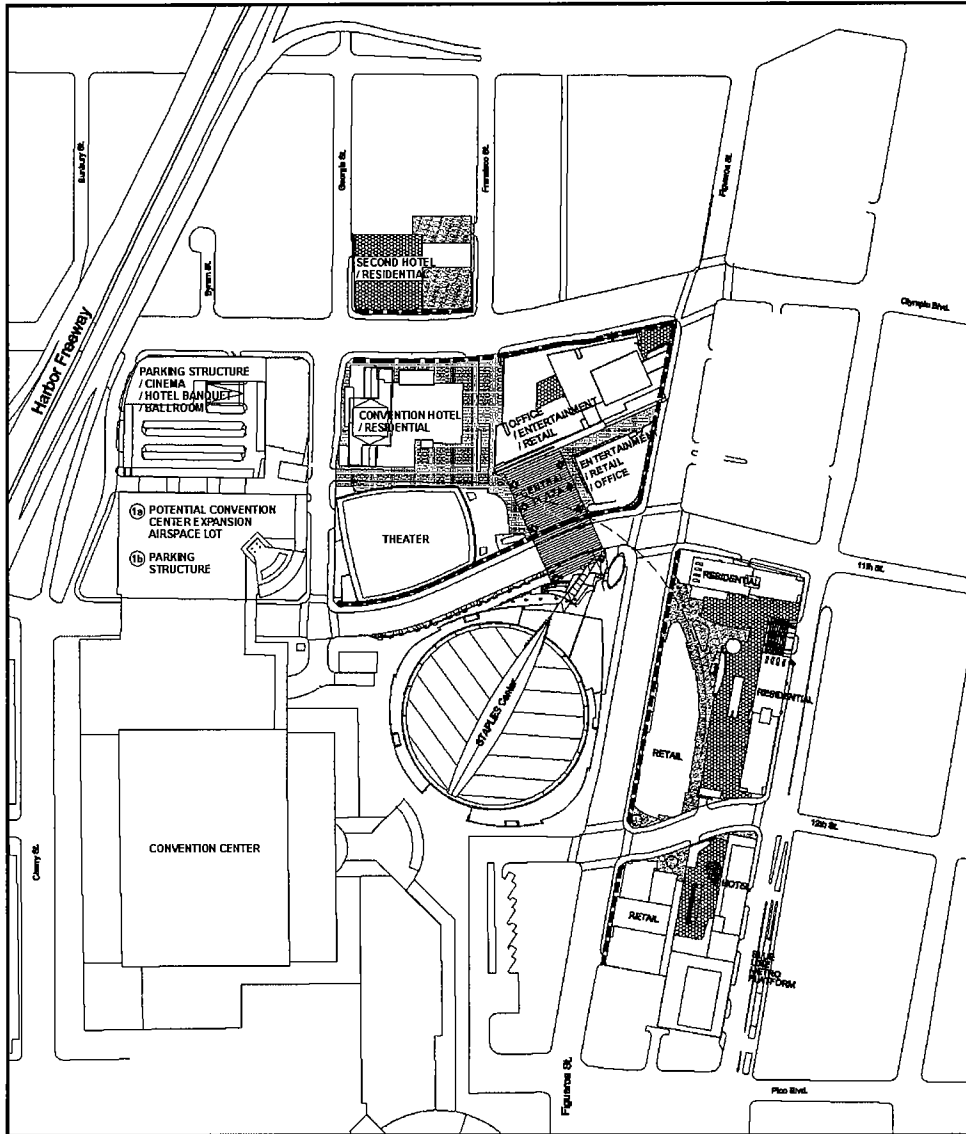
2. Pedestrian Linkages shall consist of attractive hardscape, landscape, lighting improvements, and directional signs. Accordingly, Projects shall provide a public sidewalk width and a Private Setback width, as set forth in Appendix A. In most instances, the public sidewalk shall be 15 feet in width. However, due to limited public right-of-way, should the public sidewalk be less than 15 feet in width, the Applicant shall record a non-exclusive easement in favor of the City of Los Angeles over that portion of the adjoining Private Setback area, in order to achieve a total of 15 feet in width for public sidewalk purposes. The easement shall prohibit constructions or erections of any permanent barriers, such as permanent planters, curbs or railings, but shall permit placement of temporary or movable items, such as planters, street furniture, tables, chairs or benches. The easement shall be required prior to issuance of a certificate of occupancy for the Project, and the easement shall be reviewed and approved by the City prior to recordation.

The Specific Plan requires the provision of private setbacks in certain locations to increase the width of the pedestrian realm, as required by Design Guideline 2 of Appendix A. Street furniture, sidewalk dining amenities, tables, chairs, lighting, heating, decorative dining area railings no higher than 42 inches, and other similar elements are permitted within this setback, subject to the approval of the Director of Planning. Service and washing areas, habitable structures, and dining area enclosures above 42 inches are not permitted.





Notwithstanding the above, within the Olympic East Subarea only, buildings may encroach into the Private Setback area, provided that such building encroachments are 30 feet or more above grade and otherwise conform to the Design Guidelines outlined in Appendix A. Building encroachments, which are less than 30 feet from grade, shall be permitted only pursuant to a Director's

finding that the building encroachment does not impact pedestrian uses and streetscape trees and other amenities within the Private Setback area.

MAP 6 GENERAL OPEN SPACE COMPONENTS



OPEN SPACE COMPONENTS

-  PLAZA / PASEO (94.9 KSF / 2.18 AC)
-  TERRACE (141.1 KSF / 3.23 AC)
-  PRIVATE SETBACK (25.8 KSF / 0.59 AC)
-  CENTRAL PLAZA (30.3 KSF / 0.70 AC)



