

**ORDINANCE NO. \_\_\_\_\_**

**CONVENTION CENTER AND ARENA SPECIFIC PLAN**

## TABLE OF CONTENTS

SECTION 1. AMENDMENT AND RESTATEMENT OF THE SPECIFIC PLAN .....	5
Sec 1.1 – Amendment and Restatement.....	5
Sec. 1.2 – Purpose.....	7
Sec. 1.3 – Subareas.....	8
SECTION 2. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS.....	10
Sec. 2.1 – Relationship to the Los Angeles Municipal Code. ....	10
Sec. 2.2 – Effect on Prior Land Use Approvals .....	11
SECTION 3. DEFINITIONS.....	12
SECTION 4. LAND USE .....	14
Sec. 4.1 – Permitted Uses.....	14
Sec. 4.2 – Prohibited Uses.....	15
Sec. 4.3 – Development Regulations. ....	16
Sec. 4.4 – Operational Regulations.....	17
Sec. 4.5 – Design Requirements.....	17
SECTION 5. ALCOHOL REGULATIONS.....	20
SECTION 6. OPEN SPACE, PEDESTRIAN LINKAGES AND STREETScape.....	21
SEC. 7. PUBLIC ART REQUIREMENTS .....	21
Sec. 7.1 – Public Works Improvement Arts Program .....	21
Sec. 7.2 – Private Arts Fee .....	21
SECTION 8. TRANSPORTATION, CIRCULATION, AND PARKING.....	21
Sec. 8.1 – Improvements .....	21
Sec. 8.2 – Parking Regulations .....	22

SECTION 9. SPECIFIC PLAN IMPLEMENTATION AND PROCEDURES .....	22
Sec 9.1 – Specific Procedures .....	22
Sec. 9.2 – Development Review Process .....	23
SECTION 10. ENVIRONMENTAL STANDARDS .....	24
Sec. 10.1 – Applicability of Environmental Standards .....	24
Sec. 10.2 – Plans .....	25
Sec. 10.3 – Specific Plan Approvals .....	25
Sec. 10.4 – Modification of Environmental Standards .....	25
SECTION 11. SEVERABILITY .....	25
APPENDICES .....	26
Appendix A - Approved Initial Development	
Appendix B - Entitlements	
Appendix C - Mitigation Monitoring Program	
Appendix D - Alcohol Approval Conditions	
MAPS	
Map 1 – Specific Plan Boundary	
Map 2 – Specific Plan Subareas	

An ordinance amending and restating a Specific Plan, formerly known as the Convention and Event Center Specific Plan and hereafter known as the Convention Center and Arena Specific Plan, pursuant to the provisions of Section 11.5.6 of the Los Angeles Municipal Code.

**WHEREAS**, in October 2012, the City Council approved entitlements, including the Convention and Event Center Specific Plan, for a project to construct an event center intended to host a National Football League team on the site of the existing West Hall (Event Center), construct replacement exhibit and meeting hall space (New Hall), to modernize and expand the Los Angeles Convention Center, and develop other site improvements (Approved Project);

**WHEREAS**, the entitlements for the development that was approved for the Convention and Event Center project were not, by their own terms, heretofore effectuated; among other things, the Event Center is no longer proposed to be constructed;

**WHEREAS**, the Convention Center and Arena Specific Plan includes certain modifications to the Convention and Event Center Specific Plan to provide for the expansion and modernization of the Convention Center to provide enhanced opportunities for conventions and trade shows, other major events, tourism, and similar or related uses;

**WHEREAS**, development in accordance with the Convention Center and Arena Specific Plan will enhance the social, cultural, and economic goals of the City of Los Angeles (City), will expand the economic base of the City by providing additional employment opportunities and additional revenues to the region; and will specifically enhance the existing Convention Center and Crypto.com Arena (formerly known as STAPLES Center) and future Convention Center development by providing public gathering places and a pedestrian friendly environment; and

**WHEREAS**, expansion and modernization of the Convention Center will encourage additional urban infill and public-transit oriented redevelopment, including hotels, multi-family residential, office and retail projects on and around Figueroa Street, and will further support the momentum which is transforming the Central City into a world class business, entertainment, and cultural hub.



**NOW, THEREFORE,**

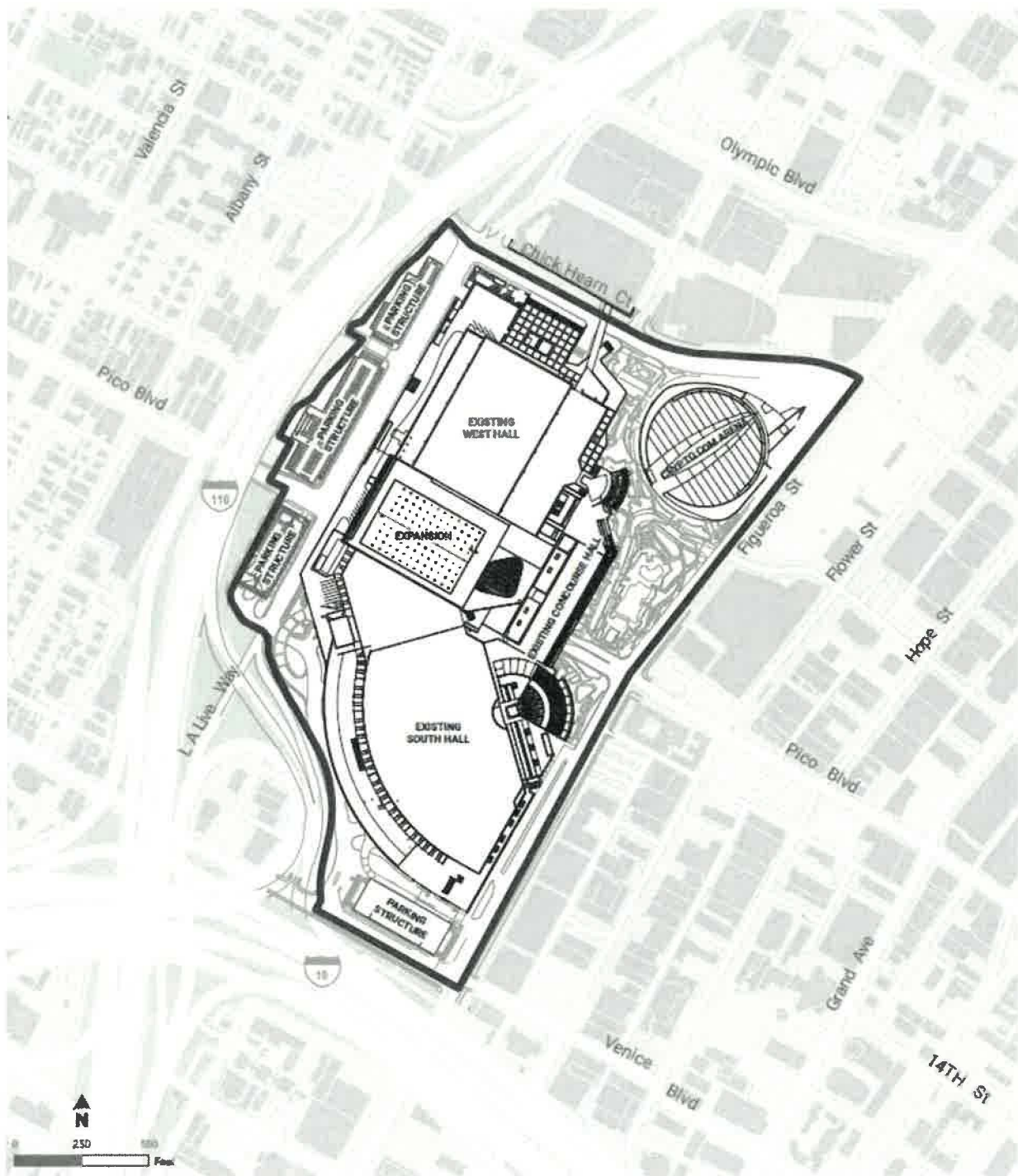
**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Convention Center and Arena Specific Plan

**SECTION 1. AMENDMENT AND RESTATEMENT OF THE SPECIFIC PLAN**

**Sec. 1.1 – Amendment and Restatement**

The City Council hereby amends and restates the Convention and Event Center Specific Plan (which was adopted by Ordinance No. 182,282), which shall be known as the Convention Center and Arena Specific Plan (Specific Plan), which shall be applicable to that area of the City depicted within the heavy bolded line on Map 1, comprising approximately 68 acres, 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 Specific Plan provides the regulatory framework for the modernization and expansion of the Convention Center, the redevelopment of Gilbert Lindsay Plaza, and the existing Crypto.com Arena. The Specific Plan area functions as a unified center for convention, sports and entertainment uses and one of the largest convention center venues in the United States.



MAP 1

## Convention Center and Arena Specific Plan

 Specific Plan  
Boundary



5/10/2020

## **Sec. 1.2 – Purpose**

The purposes and objectives of this Specific Plan are as follows:

- A. 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;
- B. To provide a regulatory framework to further the modernization of the Los Angeles Convention Center through the expansion of convention hall and facilities capacity and related improvements and to assure orderly development within the Specific Plan area;
- C. 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;
- D. 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;
- E. To provide continued and expanded development of the Specific Plan area as a major convention center and arena district 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;
- F. To expand the economic base of the City by providing additional employment opportunities and additional revenues to the region;
- G. To enhance the existing Convention Center, the Arena, and future Convention Center development by providing public gathering places and a lively and pedestrian friendly environment through improvements to plaza areas and streetscape;
- H. To provide a well-lit, activated, and safe environment for pedestrians, drivers, and attendees, and ensuring that the covered portions of Pico Boulevard (Pico Passage) are designed to facilitate access and circulation as well as serve as a gateway piece between the Pico-Union and South Park neighborhoods; and
- I. To ensure adequate and well-designed 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.

### **Sec. 1.3 – Subareas**

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into the following four Subareas listed below. The locations and boundaries of these Subareas are depicted on Map 2, as the same may be modified from time to time in accordance with the requirements of this Specific Plan. In the event the Arena ground lease is amended to adjust the boundaries of the premises, the Director shall amend the boundaries of the Convention Center Subarea and Arena Subareas to be consistent with the amended Arena ground lease.

**Subarea 1: Convention Center.** The Convention Center is comprised of the following buildings, structures and improvements, including, without limitation: the Concourse Hall, Kentia Hall, South Hall, West Hall, any future building, structures, and improvements, including the New Hall and the North Lobby; Pico Passage; and Convention Center Plaza Areas:

**South Hall.** The portion of the Convention Center south of Pico Boulevard.

**Kentia Hall.** The portion of the South Hall Garage subterranean parking that is convertible to exhibit hall space.

**West Hall.** The portion of the Convention Center north of Pico Boulevard.

**Concourse Hall.** The portion of the Convention Center spanning Pico Boulevard and connecting the South Hall and West Hall.

**New Hall.** An addition to be constructed as part of the Convention Center, spanning Pico Boulevard and connecting the South Hall, West Hall, and Concourse Hall.

**North Lobby.** A new entrance lobby to be constructed on the north side of West Hall.

**Pico Passage.** Pico Passage includes the existing and proposed improvements along Pico Boulevard from Figueroa Street to L.A. Live Way and the adjacent area that is covered by the Concourse Building and New Hall.

**Convention Center Plaza Areas.** The outdoor open space areas (excluding right of way areas) within Subarea 1, including, without limitation, South Hall Plaza and North Lobby Plaza.

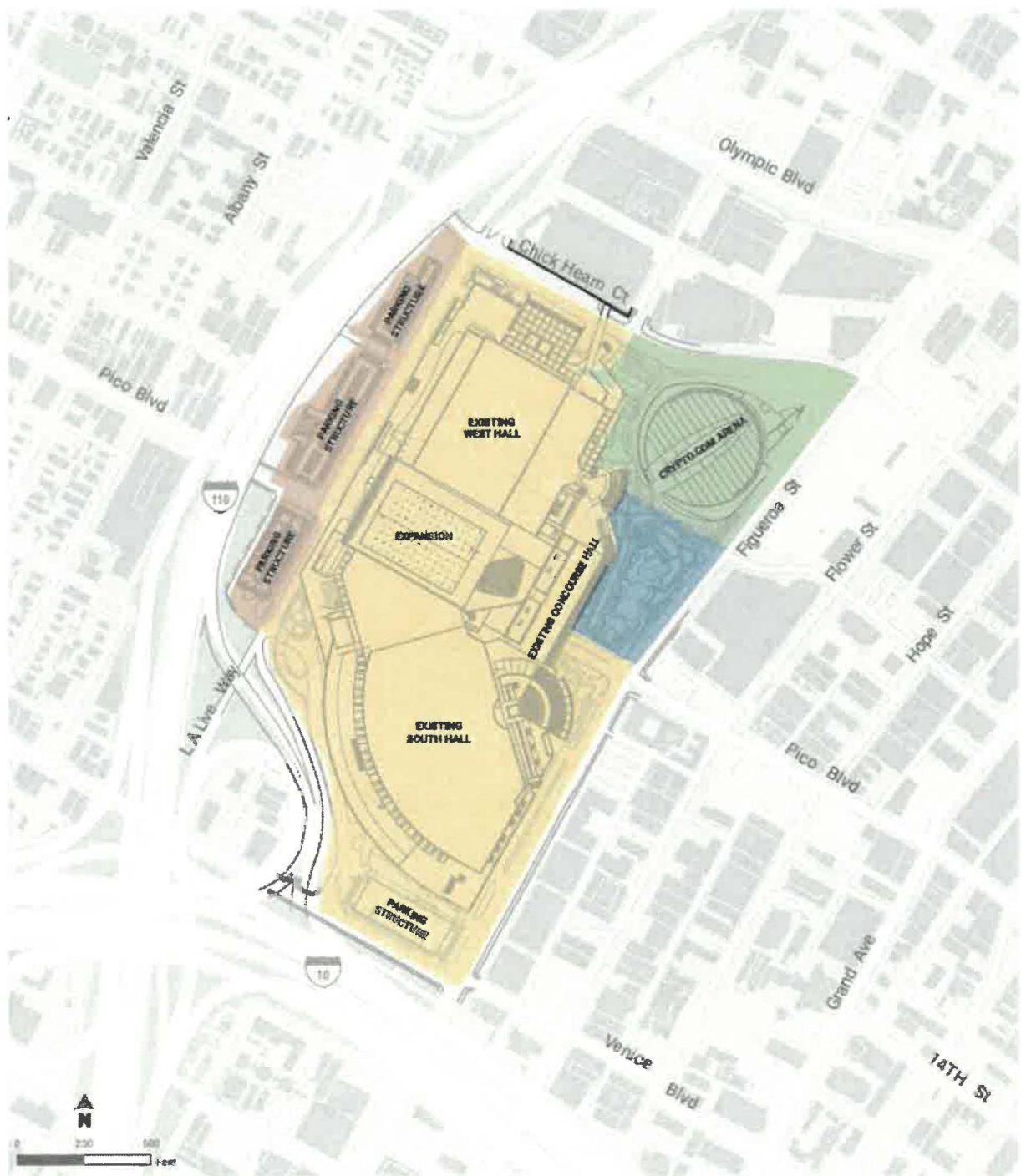
**Subarea 2: Gilbert Lindsay Plaza.** The existing and proposed buildings, structures and improvements within Gilbert Lindsay Plaza.

**Subarea 3: Arena.** The existing buildings, structures and improvements respectively and including, without limitation, the Arena, which is a sports and entertainment building

commonly known as Crypto.com Arena, as well as adjacent plaza areas on the Arena ground lease site and/or areas that the Arena has the right to use.

**Subarea 4: Parking Areas.** The parking areas for the existing Bond Street parking lot or potential Bond Street Garage; the existing Cherry Street Garage or potential L.A. Live Way Garage; and the existing South Hall Garage, Venice Street Garage, and West Hall Garage. The subterranean portion of the South Hall Garage that is convertible to exhibit hall space known as Kentia Hall shall not be subject to the standards of Subarea 4 and instead shall be subject to standards of Subarea 1.





MAP 2

## Specific Plan Subareas

- Arena Subarea
- Convention Center Subarea
- G. Lindsay Plaza Subarea
- Parking Subarea



NOTE: The boundary of the Arena Subarea is considered the area governed by the Arena ground lease.

## **SEC. 2. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS**

### **Sec. 2.1 – Relationship to the Los Angeles Municipal Code.**

A. The regulations of this Specific Plan are in addition to those set forth in the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances. These regulations do not convey any rights or privileges not otherwise granted under the provisions and procedures contained in the LAMC or other relevant ordinance, except as specifically provided for in this Specific Plan.

B. Wherever this Specific Plan contains provisions that establish regulations that are different from, more restrictive than, or more permissive than the LAMC or other relevant codes and ordinances, this Specific Plan shall prevail and supersede the applicable provisions. However, Section 4.3 A regarding maximum floor area rights may be superseded by subsequent zoning actions, pursuant to Section 4.3 B.

C. Without limiting the foregoing, the regulations and procedures in this Specific Plan shall supersede the previously adopted Convention and Event Center Specific Plan 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 Convention 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) (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 and Major Development Project Conditional Use. 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 8 of the Specific Plan, Section 12.21.A.5.

8. Bicycle Parking and Showers. LAMC Sections 12.21.A.16
9. Land Use Determination by City Planning Commission with respect to Public lands. LAMC Section 12.24.1.
10. Farmer's Markets. LAMC Section 12.24.X.6, except for 12.24.X.6(d).
11. Downtown Design Guide/Downtown Street Standards. LAMC Section 12.22.A.30 and the Downtown Design Guide.
12. 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.
13. Private Streets and Streetscape. Chapter 1, Article 8.
14. Mini-Shopping Center and Commercial Corner Development. LAMC Section 12.22.A.23.

## **Sec. 2.2 – Effect on Prior Land Use Approvals**

A. **General.** The Convention Center has been constructed and operated pursuant to a series of conditional use permits and variances with respect to parking. In addition, the Arena Building has been constructed and operated pursuant to a conditional use permit. With the enactment of this Specific Plan, these conditional use permits and variances are no longer required. Accordingly, this Specific Plan supersedes and replaces the conditional use permits and variances issued with respect to the Specific Plan area specified in Appendix B.

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

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

1. The existing alcohol approvals for the Arena (CPC-97-0120-CUB) and the Convention Center (ZAI-80-183-B), which allow for on-site consumption of a full line of alcoholic beverages.
2. 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).

3. Any other rights for the Arena in any agreement with the City.

### **SECTION 3. DEFINITIONS**

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined here shall be construed as defined in Section 12.03 of the LAMC, or pursuant to Section 11.5.7 H of the LAMC and Section 9.1 of this Specific Plan for a Director's Interpretation.

**Approved Initial Development.** The Approved Initial Development shall mean the buildings, structures, improvements, plaza areas, and streetscapes shown in Appendix A, and further development of such plans, provided the same are a logical progression from the plans in Appendix A, including, without limitation, the following: the New Hall; modifications to the South Hall, the South Hall Plaza, the West Hall, North Lobby, and the Concourse Hall; Gilbert Lindsay Plaza; Central Plant, Loading Dock and related on- and off-site infrastructure improvements. The Approved Initial Development does not include Pico Passage, Bond Street Garage, or other parking garages.

**Building Height.** The vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a building or structure.

**Entertainment Uses.** Entertainment and recreational uses which include but are not limited to: entertainment venues (indoor, outdoor, local, regional), 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.

**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 for exterior use.

**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 outdoor eating areas on all floors, including covered and partially covered outdoor areas, 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 Lot Area as set forth in this Specific Plan.

**Grade (Adjacent Ground Level).** Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

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

**Large-Scale Architectural Lighting.** Lighting elements placed on a significant portion of a building's facade to highlight or accentuate vertical, horizontal or other elements of the structure's architecture.

**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.

**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.

**Project.** The construction, erection, addition to or structural alteration of any building or structure, or improvement or change in use of a building, structure, 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. Any demolition, in substantial conformance with the Approved Initial Development;
2. 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;
3. Interior remodeling of any building;
4. Notwithstanding Section 12.23.A.5 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 repaired building or structure 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;

5. A temporary use of land, or a change or relocation in use within or between any building, structure, or improvement or plaza area, provided that the temporary use of land, proposed use or relocated use is a Permitted Use;

6. Landscape, public art installations, open space and streetscape improvements and the relocation thereof, so long as such improvements and location are in substantial conformance with this Specific Plan; and

7. Maintenance and repairs.

**Public Art Installation.** A facility, amenity, or project that does not contain any commercial message and which is either an “approved public arts project,” as defined by Section 19.85.4 of the Los Angeles Administrative Code, or approved pursuant to Section 91.107.4.6 of the LAMC. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

**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.

## **SECTION 4. LAND USE**

### **Sec. 4.1 – Permitted Uses**

A. **Permitted Uses.** The following are permitted uses in the Specific Plan Area, provided they comply with applicable requirements of the Code and the Specific Plan when different from the Code.

- Alcohol Sales, on-site consumption<sup>1</sup>
- Alcohol Sales, off-site consumption<sup>2</sup>
- Bars
- Bicycle Share Station
- Certified Farmers Markets
- Civic Facility (including Convention Exhibition and Meeting uses)
- Concerts
- Dancing and Live Entertainment

---

<sup>1</sup> Subject to Alcohol Approval conditions of Section 5 and Appendix D

<sup>2</sup> Subject to Alcohol Approval conditions of Section 5 and Appendix D

- Entertainment Uses
- Event, sponsor and hospitality tents, pavilions and exhibits, and temporary or outdoor displays
- Fireworks display
- Kiosks
- Lounges and private clubs
- Medical uses related to sports, entertainment and other permitted uses
- Motion Picture, Television, Radio, Filming, Internet, Streaming and Broadcast Uses
- Nightclubs
- Office
- Office, government
- Outdoor Dining, including above-grade Outdoor Dining
- Outdoor Special Light Effects
- Parking (except in Subarea 2: Gilbert Lindsay Plaza)
- Public and Institutional Uses
- Religious assembly
- Retail uses and sales
- Restaurants and cafes
- Special events and temporary uses such as indoor and outdoor carnivals, circuses, concerts, fashion shows, parades, fairs and festivals, outdoor performances
- Stadium and sports and entertainment related uses and events, including ticket booths and retail kiosks
- Wireless and telecommunications facilities
- Other similar uses, and 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

**B. Signs.** On-Site Signs and Off-Site Signs (as defined in the Sign District ordinance) shall be permitted in all Subareas in accordance with the development standards and regulations set forth in such ordinance. Further, Large-Scale Architectural Lighting shall be permitted in all Subareas.

**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.

#### **Sec. 4.2 – Prohibited Uses**

Residential uses shall be prohibited in the Specific Plan area, including but not limited to, residential buildings and structures, single and multi-family units, hotel guest

rooms, rental apartment units and lofts, residential condominium units, assisted/elderly units, joint living and work quarters, and live-work units.

#### **Sec. 4.3 – Development Regulations.**

A. **Floor Area.** The total Floor Area contained in all buildings north of the centerline of Pico Boulevard shall not exceed six times the Lot Area prior to dedication (i.e., Floor Area Ratio (FAR) of 6:1). The total Floor Area contained in all buildings in the portions south of the centerline of Pico Boulevard shall not exceed three times the Lot Area prior to dedication (i.e., FAR of 3:1). 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 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 9 of this Specific Plan.

B. **Subsequent Zoning Actions.** The total Floor Area may also be increased and permitted through subsequent zoning actions, such as those through the Central City Community Plan update effort, without requiring an amendment to the Specific Plan. In that case, the zoning action may supersede Section 4.3 A related to maximum Floor Area.

C. **Accounting of Floor Area.** In order to ensure compliance with Floor Area 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 total Floor Area available within the Specific Plan area calculated at the applicable FAR; and (b) the amount of Floor Area that has been transferred from the Specific Plan area pursuant to Article 4.5 of the LAMC or any alternate procedure to regulate transfers of floor area from the Specific Plan area as may be adopted by the City.

D. **Building Height and Massing.** The maximum permitted building heights within the Specific Plan area shall be as set forth as follows, provided, however, that signage and Public Art Installations shall be exempt from the height limitations. Allowable projections permitted in the LAMC need not be included in the height calculation.

- Subarea 1: Convention Center - 165 feet
- Subarea 2: Gilbert Lindsay Plaza - 65 feet
- Subarea 3: Arena - 200 feet
- Subarea 4: Parking – 85 feet

E. **Yard and Setback Regulations.** No lot and no building, structure or improvement shall be required to provide front, side or rear yards or building setbacks.

F. **Seating Capacity.** Permitted seating capacity in the Arena shall not exceed 22,000 seats.

#### **Sec. 4.4 – Operational Regulations**

##### **A. Hours of Operation.**

1. **General.** Except as set forth below and in Appendix D of this Specific Plan regarding alcohol uses, 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. At a minimum, Subarea 2: Gilbert Lindsay Plaza shall be open to the public from 6 a.m. to 10 p.m., 7 days a week.

2. **Private Events.** Notwithstanding the general hours of operation, above, access to Gilbert Lindsay Plaza or any portion thereof may be restricted from time to time by the owner or ground lessee of the Convention Center or the Arena for private events.

3. **Overnight Stays.** Except for private events described immediately above, no camping and/or overnight stays shall be permitted within Gilbert Lindsay Plaza.

4. **Displays of Fireworks.** Exterior Displays of Fireworks shall be permitted between the hours of 10 a.m. and 11:30 p.m., 7 days per week.

#### **Sec. 4.5 – Design Requirements.**

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

**Subarea 1: Convention Center.** Prior to the issuance of a building permit for the Approved Initial Development within Subarea 1, final design plans shall be submitted to the Director of Planning. The Director or the Director's designee shall conduct a preliminary review of the plans to determine whether they appear to be in substantial conformance with the Specific Plan. Review of plans that appear to be in substantial conformance with the Specific Plan and the Approved Initial Development set forth in Appendix A shall be conducted through an Administrative Clearance procedure. Otherwise, plans that do not appear to be in substantial conformance shall be conducted through a Project Permit Compliance procedure, or modification, adjustment, exception, or amendment process, as applicable.



**Subarea 1: Convention Center (Pico Passage).** Prior to the issuance of a building permit for the New Hall (other than demolition permit or a foundation permit for the New Hall), final design plans detailing Pico Passage shall be submitted to the Director of Planning and the General Manager of the Los Angeles City Tourism Department. The review shall be conducted through a Project Permit Compliance procedure, as set forth in Section 9.2.B of this Specific Plan. The final designs shall include enhancement from Gilbert Lindsay Plaza to L.A. Live Way, and through appropriate siting of vehicular drop-off and pick-up areas, sidewalk improvements, building architectural features and lighting, and an intermittent transparent edge, meaning that the inside of the Convention Center buildings adjacent to Pico Passage are visible in some way. Upon approval of the Project Permit Compliance by the Director of Planning, the final design shall be deemed to be in substantial conformance with the Specific Plan.

**Vehicular Pick-up and Drop-off Areas.** The relocation of shuttle bus operations and staging to the Pico Passage shall be designed to properly accommodate the anticipated demand of the Convention Center. Access, flow, and circulation of buses and attendees shall result in a quality operational and attendee experience. Bus parking and circulation must not result in buses backing out into public streets or into pedestrian paths of travel. Locations where pedestrian paths of travel cross vehicular/bus ingress and egress points shall be marked with City-standard high-visibility continental crosswalk markings or other acceptable demarcation in consultation with LADOT.

**Pedestrian Crossing.** A new mid-block signalized pedestrian crossing shall be installed to provide for a safe passage across Pico Boulevard between the South Hall lobby and New Hall lobby.

**Sidewalk Improvements.** The passage shall maintain a clear, straight, direct, and safe pedestrian path of travel along public sidewalks on both sides of the street. Sidewalk width, including both sidewalk areas within the public right-of-way and on private property, shall be a minimum average of 20 feet in width along both the north and south sides of Pico Boulevard. Selected sidewalk areas shall be enhanced with decorative paving.

**Building Architectural Features.** The building facades, including the underside of the floor located above Pico Boulevard of the New Hall shall be designed with a variation in materials, textures, and fenestration to provide a safe and visually interesting passage design.

**Transparent Edge.** Along the sidewalks within Pico Passage, the building facades shall be transparent, to the extent reasonably possible based on Code and operational issues, through the use of glazing into areas that are programmed for interior use, light boxes, and recessed display areas. Alternatively, public art components may be installed and may include physical kinetic features, murals,

creative lighting, and digital elements that can be used for graphic art, displays, and wayfinding.

**New Hall Lobby.** The North Hall Lobby shall be transparent to the extent reasonably possible, based on Code and operational issues through the use of glazing, into areas that are programmed for interior use.

**Lighting.** Lighting shall be integrated into the building architecture and designed to minimize glare.

**Subarea 2: Gilbert Lindsay Plaza.** Prior to the issuance of any permit for Gilbert Lindsay Plaza improvements (including landscape improvements) within Subarea 2, final design plans shall be submitted to the Director of Planning. The Director or the Director's designee shall conduct a preliminary review of the plans to determine whether they appear to be in substantial conformance with the Specific Plan. Review of plans in substantial conformance with the Specific Plan and the Approved Initial Development set forth in Appendix A shall be conducted through an Administrative Clearance procedure. Otherwise, plans not in substantial conformance shall be reviewed through a Project Permit Compliance procedure, or modification, adjustment, exception, or amendment process, as applicable.

**Subarea 3: Arena.** Any replacement of the existing Arena building (other than reconstruction conforming to the existing design of the Figueroa frontage) or substantial alteration of more 50 percent of the Figueroa facade up to a height of 15 feet, shall be subject to the following design standards:

Pedestrian access between the Arena and Convention Center shall be maintained, and shall include hardscaped areas, landscaping, lighting and signage, as appropriate.

The portion of the Arena building façade facing Figueroa Street and 11th Street shall maintain a pedestrian-oriented design through such features as the inclusion of ground-floor retail, restaurant, and other commercial uses, landscaping, special street and pedestrian-level lighting, and paving materials.

Service entrances for the Arena shall be prohibited along Figueroa Street.

Clear glazing and minimal reflective materials shall be utilized for retail and restaurant establishments facing Figueroa Street to allow indoor activity to be visible to the public outside.

**All Subareas: Parking Garages.** Any newly constructed above-ground parking structures shall be subject to the following design standards:

**Screening.** Parking structures shall have an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls and



columns. Facades of parking structures shall be screened to minimize their visual impact on the public realm. This can include heavy-gauge metal screen, pre-cast concrete panels, laminated glass or photovoltaic panels, or other material consistent with or complementary to development within the Specific Plan, as determined by the Director of Planning.

**Elevator and Stairs.** Vertical circulation cores (elevator and stairs) shall, as feasible, be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points. Entrances, elevators and stairs for parking structures shall be easily accessible and highlighted architecturally. Code required exit stairs shall be exempt from this regulation.

**Ground Floor.** Ground floor area along public streets shall be treated to provide visual interest and encourage walking and shall provide active ground floor uses at corners where feasible or provide a low screening element within the garage that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.

**Signage Design.** Signage and wayfinding shall be consistent with the Sign District and a uniform wayfinding signage program and shall be integrated with the architecture of the parking structure.

**Public Art/Lighting.** The design of public art and lighting shall be integrated with the architecture of the structure to reinforce its unique identity.

**Vehicular entrances.** Vehicular entrances shall be integrated into the facade of a building.

**Sustainable design.** Sustainable design features such as photovoltaic panels, renewable materials, and storm water treatment may be integrated into the design, as feasible.

## **SECTION 5. ALCOHOL REGULATIONS**

**Alcohol Sales.** The sale and dispensing of a full line of alcoholic beverages for on-site or off-site consumption, and modifications to the existing alcohol approvals for the Arena (CPC-97-0120-CUB) and the Convention Center (ZAI-80-183-B), may be permitted pursuant to an Administrative Clearance, as set forth in Section 9.2.A, subject to the Alcohol Approval Conditions, Appendix D.

**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).

**Alcohol Approvals.** Any establishment that is unable to comply with the Alcohol Approval Conditions in Appendix D shall apply to the Zoning Administrator for a conditional use permit in accordance with the procedures set forth in Section 12.24.M of the LAMC.

**On-site Consumption.** The sale and service of a full line of alcoholic beverages for on-site consumption within Pico Passage and outdoor areas shall be permitted (via one or more operators and caterers) within restaurants, cafes, portable concession stands and designated areas and sponsorship areas prior to and following Convention Center and Arena events subject to the requirements of Appendix D.

**Off-Site Consumption.** The sale and service of a full line of alcoholic beverages for off-site consumption shall be permitted within the Convention Center, Arena, Pico Passage, and outdoor areas in conjunction with conventions and exhibits, farmers markets, and outdoor events 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, subject to the requirements of Appendix D.

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

Open space, pedestrian linkages and streetscape shall be provided as set forth in Appendix A, Approved Initial Development.

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

### **Sec. 7.1 – Public Works Improvement Arts Program**

The City Public Works Improvements Arts Program as set forth in Los Angeles Administrative Code Section 19.85.1 shall apply within Subareas 1 (Convention Center), Subarea 2 (Gilbert Lindsay Plaza), and the Venice Garage within Subarea 4 (Parking Garages), as applicable.

### **Sec. 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 3 (Arena) and the Bond Street Garage and the L.A. Live Way Garage within Subarea 4 (Parking Garages), as applicable.

## **SECTION 8. TRANSPORTATION, CIRCULATION, AND PARKING**

### **Sec. 8.1 – Improvements**

Transportation and circulation improvements shall be as set forth in Appendix C, Mitigation Monitoring Program.

## **Sec. 8.2 – Parking Regulations**

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.

The parking requirements of this Specific Plan shall supersede all previous parking approvals by the City for the Convention Center and the Arena.

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 greater than six percent.

**On-Site Parking Requirements.** At the effective date of the Specific Plan, a minimum of 5,549 on-site parking spaces are provided within the Specific Plan. The number of parking spaces may be modified or reduced in connection with the development of the New Hall, in substantial conformance with the Approved Initial Development (Appendix A). In addition, the total number of spaces to be provided may be reduced during periods of construction of the Bond Street Garage and the L.A. Live Way Garage, or when a portion of the South Hall Garage is used as Kentia Hall for events or exhibit space. Parking required by this Specific Plan may be located at any location within the Specific Plan area or within 1,500 feet of the Specific Plan boundary by covenant, lease, license, or other arrangement to the satisfaction of the Director of Planning.

## **SECTION 9. SPECIFIC PLAN IMPLEMENTATION AND PROCEDURES**

### **Sec. 9.1 – Specific Procedures**

**Applicability of LAMC Section 11.5.7.** The procedures for the granting of a Project Permit Compliance, modifications to a Project Permit Compliance, Project Permit Adjustment, Specific Plan Exception, Specific Plan Interpretation, and/or amendment to the requirements of this Plan shall be governed and implemented in accordance with the provisions set forth in Section 11.5.7 of the LAMC, except as set forth in Section 9.1 B-C of this Specific Plan.

**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, modification to a Project Permit Compliance, Project Permit Adjustment, Specific Plan Exception or Specific Plan Interpretation, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

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

## **Sec. 9.2 – Development Review Process**

Notwithstanding LAMC Section 11.5.7, the development review process set forth in this Plan shall be applicable to and is required for all Projects (as defined in Section 3 of this Plan) in the Plan area. An application to exceed the development regulations in this Specific Plan 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 this Specific Plan and Sections 11.5.7.E, F, G, and H of the LAMC.

Any activity that does not meet the definition of "Project" (as defined in Section 3 of this Plan) can be reviewed as part of a building permit sign-off and shall not require an Administrative Clearance or discretionary review process as set forth in this Section 9.2 of this Specific Plan. This Plan's Development Review Process is divided into two categories, Administrative Clearances and Project Permit Compliance. No grading permit, foundation permit, or building permit shall be issued for a Project unless an Administrative Clearance or Project Permit Compliance has been approved pursuant to the procedures set forth in this Section. However, this requirement 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.

**A. Administrative Clearance:** Projects in connection with the Approved Initial Development and any Alcohol Use that complies with Section 5 of this Specific Plan shall be eligible for Administrative Clearance. An Administrative Clearance is ministerial in nature and is approved with a sign-off from the Director. The Director shall approve an Administrative Clearance if the Project complies with the Specific Plan. Prior to any sign-off, in reviewing a Project, the Director shall consult with Appendix C (Mitigation Monitoring Program) and the Project shall demonstrate compliance with any mitigations that apply to the specific project.

1. No Administrative Clearance shall be issued for the New Hall until a Project Permit Compliance has been approved for Pico Passage.

**B. Project Permit Compliance:** All Projects (as such term is defined in Section 3 of this Plan) that are not subject to the Administrative Clearance process shall be subject to the Project Permit Compliance process set forth in LAMC Section 11.5.7. A Project Permit Compliance is discretionary in nature and is reviewed in accordance with LAMC Section 11.5.7. Prior to any Project Permit Approval, the Director shall consult with Appendix C (Mitigation Monitoring Program) and shall impose any mitigations, which apply to the specific Project or, alternatively, if a project level environmental review is prepared for the Project, then the mitigation measures from that environmental analysis and review shall be applicable to that Project.

No Project Permit Compliance shall be required in connection with the Approved Initial Development.

Project Permit Compliance shall be required for the development of Gilbert Lindsay Plaza, Pico Passage, and all above-grade parking structures, inclusive of the above-grade Bond Street Garage and the L.A. Live Way Garage.

**Pico Passage.** Prior to the filing of a Project Permit Compliance application for Pico Passage, design plans detailing Pico Passage shall be submitted to the Director of Planning for design review, including consultation with the General Manager of the City Tourism Department. The final designs shall include enhancement from Gilbert Lindsay Plaza to L.A. Live Way through appropriate siting of vehicular drop-off and pick-up areas, sidewalk improvements, building architectural features and lighting, and an intermittent transparent edge. Upon approval of the Project Permit Compliance for Pico Passage by the Director of Planning, the final design shall be deemed to be in substantial conformance with the Specific Plan.

**Above-Grade Parking Garages.** Prior to the filing of a Project Permit Compliance for any above-grade parking garage, the Applicant shall submit design plans for all exterior facades for the above-grade parking garage to the Director of Planning for design review, including consultation with the General Manager of the City Tourism Department. The final designs shall include site plans for each parking level, circulation plans, and elevations. The final designs shall provide detailed information on materials, colors, facade treatments, lighting, landscaping, and bicycle parking facilities, and its connection to Convention Center. Upon approval of the Project Permit Compliance for any above-grade parking garage, the final design shall be deemed to be in substantial conformance with the Specific Plan.

## **SECTION 10. ENVIRONMENTAL STANDARDS**

The environmental standards (Environmental Standards) in Appendix C are included in the Specific Plan to implement the Mitigation & Monitoring Program included as part of the Addendum to the Environmental Impact Report (No. ENV-2011-0585-EIR), adopted on June 29, 2022. An applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards set forth in Appendix C, subject to the following rules:

### **Sec. 10.1 – Applicability of Environmental Standards**

A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the particular Project. For example, a Project that proposes only minor facade alterations and no grading, shall not be subject to Environmental Standards that apply to grading activities (such as noise and vibration standards). The Director, in his or her reasonable discretion, shall determine the applicability of Environmental Standards to a Project.

## **Sec. 10.2 – Plans**

Compliance with all applicable Environmental Standards listed in Appendix C shall be demonstrated on the plans as project features (that is, features that are physically built into the project such as an air filtration system), or as operational features listed on a sheet within the plans (that is, features that are carried out either during the construction of the project, or over the life of the project).

## **Sec. 10.3 – Specific Plan Approvals**

No approval shall be issued until an applicant has demonstrated substantial compliance with all applicable Environmental Standards or a modification of an Environmental Standard has been approved pursuant to Subsection 10.4, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.

## **Sec. 10.4 – Modification of Environmental Standards**

Modifications of Environmental Standards do not require and shall not be processed with an Adjustment or Exception. The Director or appeal body on appeal (the decision maker) may modify or not require an Environmental Standard listed in Appendix C for any Project when: (1) the decisionmaker finds in writing, based on substantial evidence, that the Environmental Standard is infeasible and the decisionmaker has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the decisionmaker finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to mitigate an impact, including the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the EIR to analyze the impacts from the modifications to the Environmental Standards; or (4) the City prepares a new CEQA clearance for the Project. No Approval shall be issued for a Project with a modified Environmental Standard until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the District, the LAMC, or CEQA.

## **SECTION 11. 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.



## **APPENDICES**

Appendix A - Approved Initial Development  
Appendix B - Entitlements  
Appendix C - Mitigation Monitoring Program  
Appendix D - Alcohol Approval Conditions

## **APPENDIX A**

### **APPROVED INITIAL DEVELOPMENT**

The attached plans depict the Approved Initial Development and shall include any changes as may be modified by the Cultural Affairs Commission or the City Council.  
**[ATTACHED]**



## **APPENDIX B**

### **SUPERSEDED ENTITLEMENT APPROVALS**

1) Case No. ZV 80-144 - Zoning Variance granted June 23, 1980, reduced the parking requirement from 986 to 536 parking spaces in conjunction with the permitted development of an additional exhibit hall structure (North Hall) to the Convention Center complex.

2) Case No. ZA 85-0246(ZV) - Zoning Variance granted July 2, 1985, permitted (for a temporary five year period) an additional 150,000 square feet of exposition space at the Los Angeles Convention Center site, utilizing an area occupied by 375 existing parking spaces, without providing any additional required parking.

3) Case No. CPC-87-595(CU) - Conditional Use Permit adopted October 29, 1987, permitted expansion of the Convention Center facilities from 730,500 square feet to 1,652,500 square feet. The CUP was modified by Plan Approval on July 17, 2008, to permit modification of plans under the existing case to include construction of a seven-level above ground parking structure to accommodate 928 spaces. This parking structure approval has been extended to August 2, 2013.

4) Case No. ZA 89-0550(ZV) - Zoning Variance approved on September 27, 1989, permitted the reduction in parking for the Convention Center site to 6,000 parking spaces for the Convention Center, including Phase 1 of the Expansion Plan and modifying the phasing of the 1987 CUP to allow development of 441,000 square feet of exhibition space and meeting rooms in Phase I of the project. This variance superseded two prior variances for reduced parking. This approval was clarified in two additional actions by the Planning Department, including a clarification letter issued on November 7, 1989, to modify Fire Department occupancy calculations for specific exhibit halls and meeting rooms and a Plan Approval issued on April 13, 1990, to allow construction of the expansion project prior to the finalization of parking plans for the site.

5) Case No. ZA 95-0062(ZV) - Zoning Variance adopted on March 23, 1995, permitted the Phase 1A Expansion (Kentia Hall), with a maximum development envelope of 1,868,000 square feet of convention and exhibition space and reduced required parking to 5,880 parking spaces for Phase 1 and by an additional 420 spaces to 5,460 spaces when Kentia Hall is in use.

6) Case No. CPC-97-0105-CU and 97-0185-CU - Conditional Use Permit 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.

**APPENDIX C**  
**MITIGATION MONITORING PROGRAM**  
[ATTACHED]

## **APPENDIX D**

### **ALCOHOL APPROVAL CONDITIONS**

#### **I. Conditions For On-Site Alcohol Consumption.**

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 non-alcoholic 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, who are under the control of the respective property owners or operators of the establishment, shall be provided, as determined by the Planning Director (with a minimum of one security officer for each establishment). 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

4) 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.

5) 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.

6) 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.

7) 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.

8) The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.

9) 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.

10) The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

11) 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.



Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By Kenneth T. Fong  
KENNETH FONG  
Deputy City Attorney

Date 11/08/2022

File No. 22-0536

Pursuant to Charter Section 559, I  
**approve** this ordinance on behalf  
of the City Planning Commission and  
recommend that it be adopted.

Vincent P. Bertoni for VB  
VINCENT P. BERTONI, AICP  
Director of Planning

Date 11/8/22

m:\real prop\_env\_land use\land use\kenneth fong\ordinances active\convention center & arena sp & sign district 2022\city atty rpt & ordinances\2022.11.03 cca specific plan\_final.docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_