Ordinance No. _____

CONVENTION CENTER AND ARENA SPECIFIC PLAN

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); and

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; and

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; and

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

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SECTION 1. AMENDMENT AND RESTATEMENT OF THE SPECIFIC PLAN

Section 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 – Specific Plan Boundary

[PLACEHOLDER – similar to this map, but modified to state Specific Plan instead of Sign District]

Section 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 that the covered portions of Pico Boulevard (Pico Passage) be 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.

Section 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 Convention Center Subarea and Arena Subareas to be consistent with the amended Arena Ground Lease.

A. **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:

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

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

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

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

    5. **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.

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

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

    8. **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.

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

C. **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.

D. **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
[PLACEHOLDER – Graphics update pending]

SECTION 2. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS

Section 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.

Section 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.

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.

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.

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 18.85.4 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

Section 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[1]
- Alcohol Sales, off-site consumption[2]
- Bars
- Bicycle Share Station
- Concerts
- Civic Facility (including Convention Exhibition and Meeting uses)
- Dancing and Live Entertainment
- Entertainment Uses
- Event, sponsor and hospitality tents, pavilions and exhibits, and temporary or outdoor displays
- Certified Farmers Markets
- Fireworks display
- Kiosks
- Lounges and private clubs

[1] Subject to Alcohol Approval conditions of Section 5 and Appendix D
[2] Subject to Alcohol Approval conditions of Section 5 and Appendix D

- 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.

Section 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.

Section 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 11 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.

Section 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., seven 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.

Section 4.5 – Design Requirements.

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

A. **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. 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 conducted through a Project Permit Compliance procedure, or modification, adjustment, exception, or amendment process, as applicable.

B. **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 the east, to L.A. Live Way to the west, 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 by the Director of Planning, the final design shall be deemed to be in substantial conformance with the Specific Plan.

1. **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.

2. **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.

3. **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.

4. **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.

5. **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.

6. **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.

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

C. **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. 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 conducted through a Project Permit Compliance procedure, or modification, adjustment, exception, or amendment process, as applicable.

D. **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 Figueroa façade up to a height of 15 feet, shall be subject to the following design standards:

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

2. 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.

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

4. 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.

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

1. **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-gage 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.

2. **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.

3. **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.

4. **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.

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

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

7. **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

A. **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.

B. **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).

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

D. **Alcohol Service.**

E. **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.

F. **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

Section 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.

Section 7.2 – Private Arts Fee

The provisions of Section 22.118 of the Los Angeles Administrative Code and Section 91.107.4.6.2 of the LAMC shall apply within Subarea 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

Section 8.1 – Improvements

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

Section 8.2 – Parking Regulations

A. **Supersedes LAMC Requirements**.

1. Where this Specific Plan contains language or standards that are different from the requirements of Section 12.21, 12.24.X or 12.24.Y of the LAMC, this Specific Plan shall supersede the LAMC.

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

3. Notwithstanding the foregoing, the provisions of Section 12.21.A.5 of the LAMC shall apply with respect to the parking provided in the Bond Street Garage and the L.A. Live Way Garage, except that notwithstanding any provision of the LAMC, ramps and parking surfaces "acting as ramps" shall be permitted to have a slope greater than six percent.

B. **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

Section 9.1 – Specific Procedures

A. **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 Adjustments, Specific Plan Exceptions, Specific Plan Interpretations, and/or amendments 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.

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

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

Section 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 Sections 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 prohibition 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 which 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 prepares its own Project level environmental review, then the mitigations measures from that environmental analysis and review are applicable to that Project.

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

    2. 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.

        i. **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 the east 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.

ii. **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, elevations, with detailed information on materials, colors, façade 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 XX, 2022. An applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards as set forth in Appendix C, subject to the following rules:

Section 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 façade 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.

Section 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).

Section 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 Standards has been approved pursuant to Subsection 10.4, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.

Section 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 decisionmaker) 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 because of 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]

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LOS ANGELES CONVENTION CENTER
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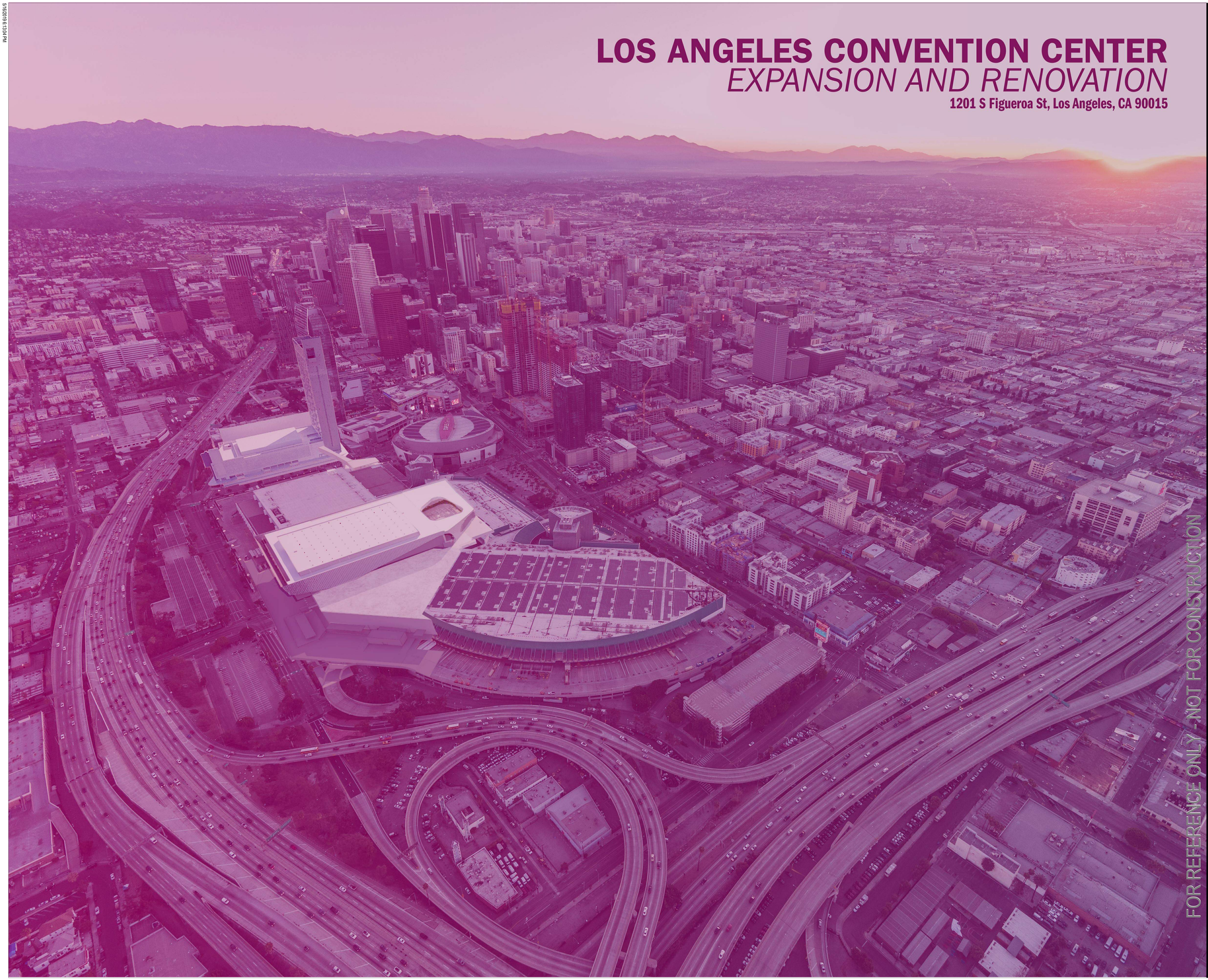
1201 S Figueroa St, Los Angeles, CA 90015



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ISSUED DATE: 05/17/19

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COVER SHEET

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2 MEETING ROOM CONNECTOR - WEST 2
1 1/2" = 1'-0"

DEMOLITION GENERAL NOTES:

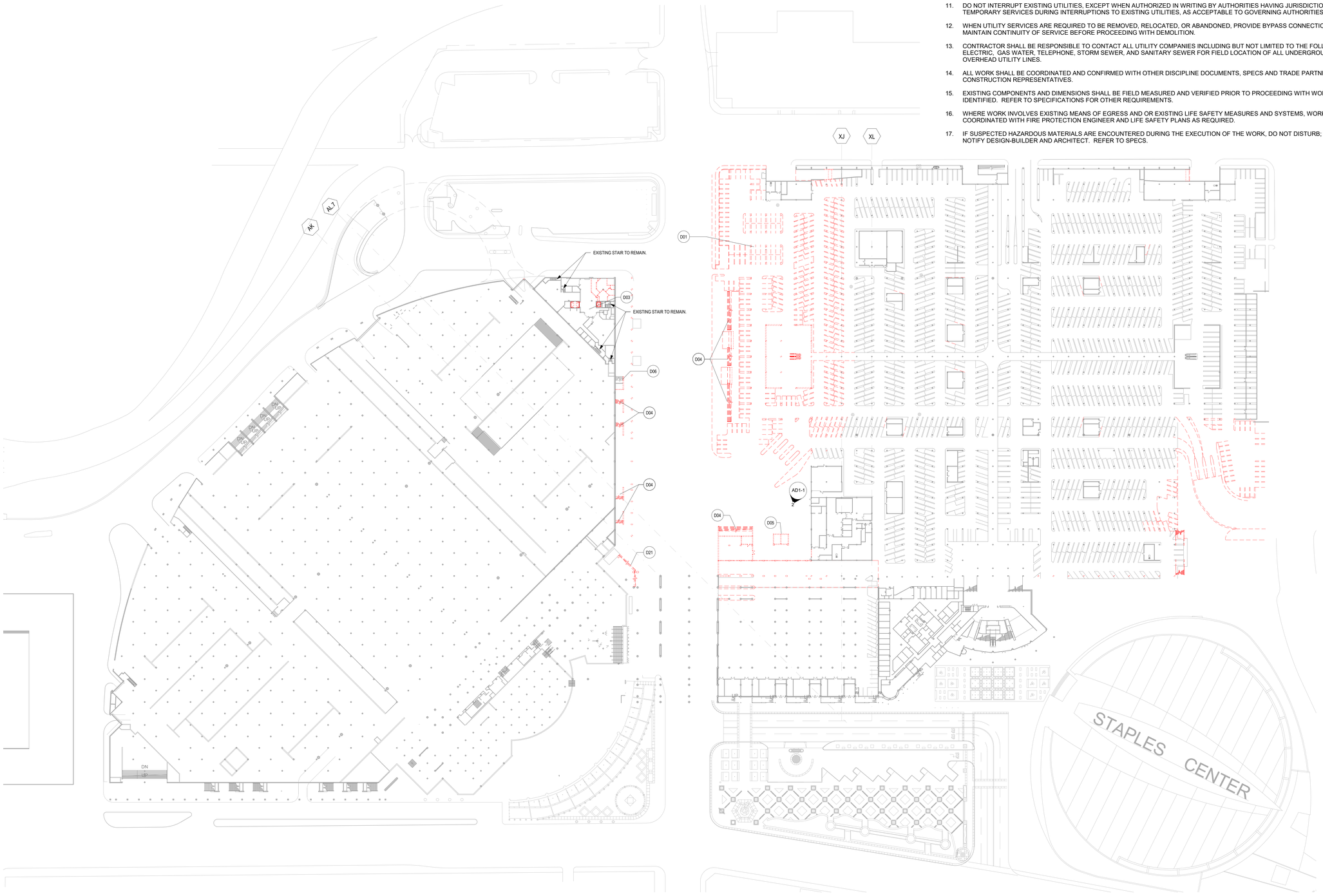
1. EXISTING CONDITIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT SHOW ALL CONDITIONS THAT MAY AFFECT THE WORK OF THIS CONTRACT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.
2. REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. PROTECT ALL OTHER EXISTING STRUCTURES ON ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. SHOULD ANY DAMAGE OCCUR TO ANY EXISTING CONSTRUCTION ON ADJACENT PROPERTIES OR EXISTING CONSTRUCTION TO REMAIN ON SITE, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO THE SATISFACTION OF THE PROPERTY OWNER.
3. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION NOTED TO REMAIN FROM DAMAGE AND SOILING DURING DEMOLITION. REMOVE DEBRIS REGULARLY AS NECESSARY TO ELIMINATE INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.
5. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. NO BURNING IS ALLOWED.
6. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, DETERMINE THE NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE DESIGN BUILDER AND ARCHITECT IMMEDIATELY FOR RESOLUTION.
7. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN. INCLUDING, BUT NOT LIMITED TO EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINES.
8. CONTRACTOR SHALL COMPLY WITH ALL NECESSARY FIRE SAFETY REQUIREMENTS IN ACCORDANCE WITH CFC AND NFPA AND CURRENTLY ADOPTED CITY AND STATE CODES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC HANDLING MEASURES AS NECESSARY TO PROTECT THE GENERAL PUBLIC AT ALL TIMES, AND AS REQUIRED BY THE CITY.
10. ALL WORK MUST BE COORDINATED WITH THE CONVENTION CENTER WITH REGARD TO SCHEDULE AND DISRUPTION OF BUSINESS OPERATIONS.
11. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDED TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
12. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH DEMOLITION.
13. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRIC, GAS WATER, TELEPHONE, STORM SEWER, AND SANITARY SEWER FOR FIELD LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES.
14. ALL WORK SHALL BE COORDINATED AND CONFIRMED WITH OTHER DISCIPLINE DOCUMENTS, SPECS AND TRADE PARTNER FIELD CONSTRUCTION REPRESENTATIVES.
15. EXISTING COMPONENTS AND DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED PRIOR TO PROCEEDING WITH WORK IDENTIFIED. REFER TO SPECIFICATIONS FOR OTHER REQUIREMENTS.
16. WHERE WORK INVOLVES EXISTING MEANS OF EGRESS AND OR EXISTING LIFE SAFETY MEASURES AND SYSTEMS, WORK SHALL BE COORDINATED WITH FIRE PROTECTION ENGINEER AND LIFE SAFETY PLANS AS REQUIRED.
17. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED DURING THE EXECUTION OF THE WORK, DO NOT DISTURB; IMMEDIATELY NOTIFY DESIGN-BUILDER AND ARCHITECT. REFER TO SPECS.

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED

KEYNOTE LEGEND

D01	REMOVE PARKING STRIPING ADD NEW STRIPING PER NEW LAYOUT
D03	REMOVE AS NEEDED FOR NEW STRUCTURE
D04	DEMOLISH STAIRS
D05	DEMOLISH FREIGHT ELEVATOR TOWER
D06	DEMOLISH PORTION OF ELEVATED DECK AND ASSOCIATED SUPPORT
D21	DEMOLISH CURTAIN WALL ENTRY SYSTEM



1 LEVEL 230 DEMOLITION PLAN - STREET LEVEL.
1/64" = 1'-0"

PROJECT NORTH

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ISSUED DATE: 05/17/19

SHEET TITLE:
DEMOLITION REFERENCE PLAN - LEVEL 230

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8 MEETING ROOM CONNECTOR - WEST
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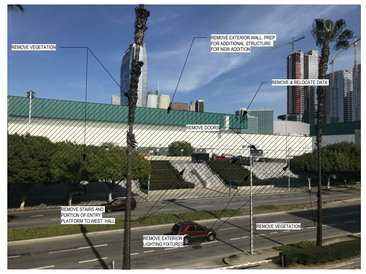

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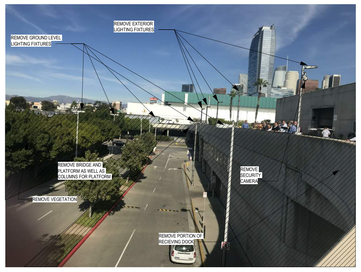

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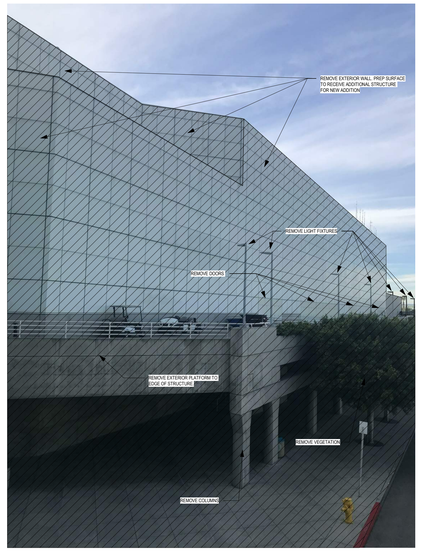

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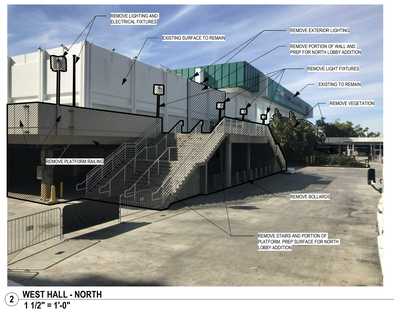

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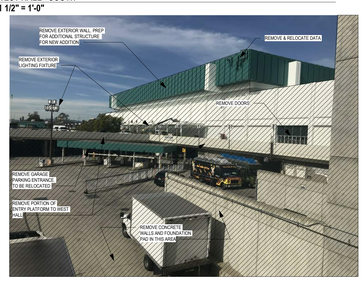

7 WEST HALL - SOUTH 2
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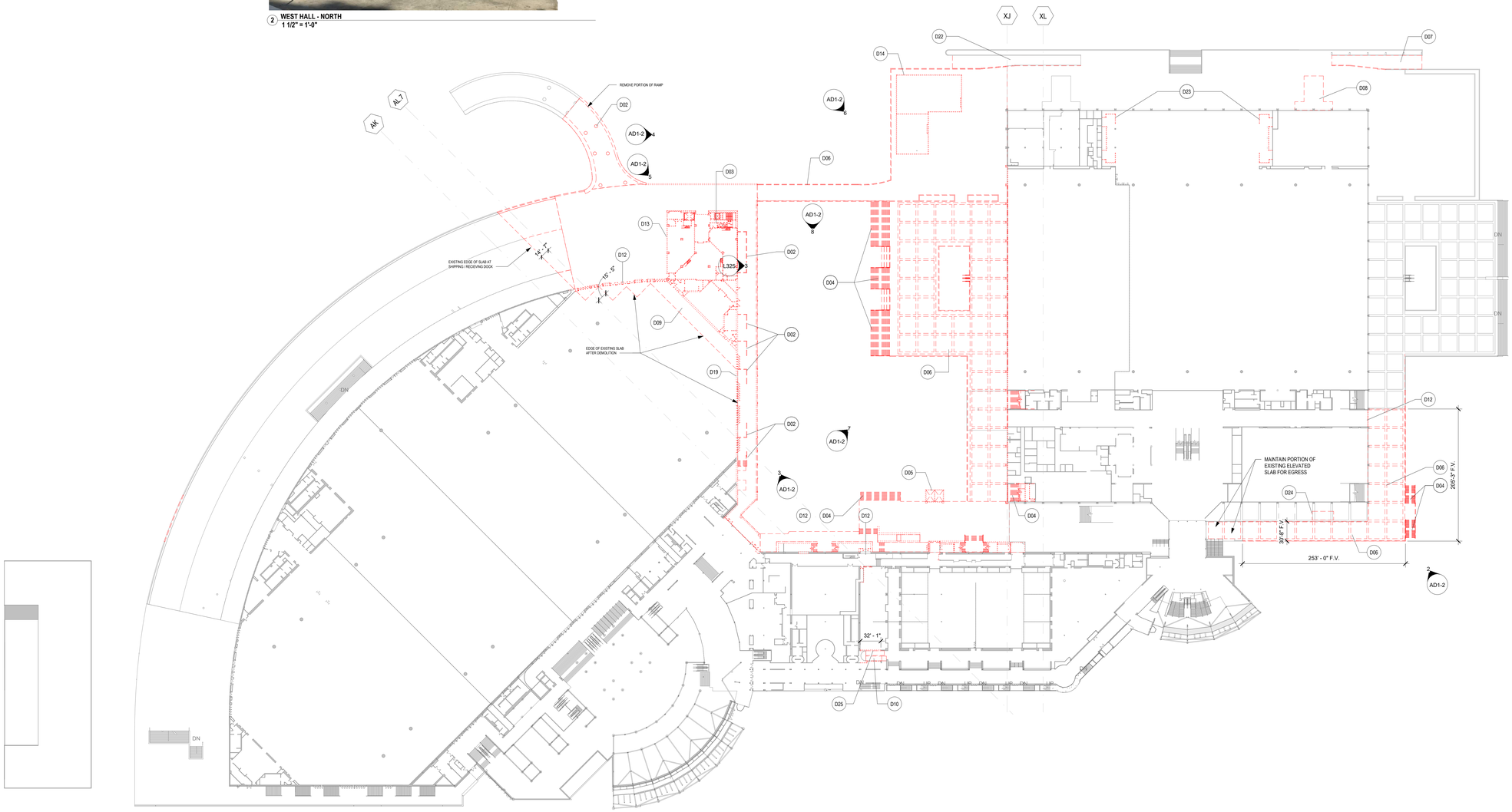
5 SOUTH HALL - WEST 2
1 1/2" = 1'-0"



1 LEVEL 250 DEMOLITION PLAN - EXHIBIT HALL LEVEL
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PROJECT NORTH

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- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED

KEYNOTE LEGEND

D02	REMOVE ELEVATED SUPPORTS
D03	REMOVE AS NEEDED FOR NEW STRUCTURE
D04	DEMOLISH STAIRS
D05	DEMOLISH FREIGHT ELEVATOR TOWER
D06	DEMOLISH PORTION OF ELEVATED DECK AND ASSOCIATED SUPPORT
D07	REMOVE PORTION OF TRUCK RAMP FOR RAMP WIDENING
D08	REMOVE ELEVATED TRUCK DOCK
D09	SAWCUT AND REMOVE PORTION OF FLOOR SLAB
D10	REMOVE INTERIOR RAMP
D12	DEMOLISH PORTION OF EXTERIOR BUILDING ENVELOPE
D13	DEMOLISH SHOP BUILDING IN ITS ENTIRETY
D14	DEMOLISH METAL BUILDING IN ITS ENTIRETY
D19	DEMOLISH EXISTING WALLS WHERE NECESSARY FOR THE ADDITION OF NEW WALLS AND DOORS
D22	DEMOLISH ENTIRE TRUCK RAMP
D23	DEMOLISH INTERIOR PARTITIONS AND EQUIPMENT
D24	REMOVE AND INFILL ABANDONED ESCALATOR CAP
D25	DEMOLISH INTERIOR PARTITIONS

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05/17/19

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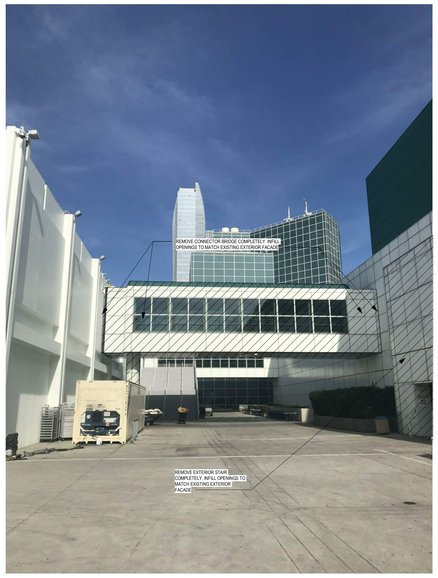

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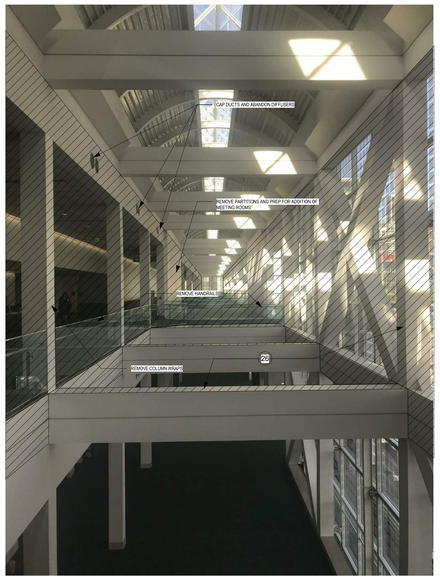

3 **MEETING ROOMS - SOUTH HALL**
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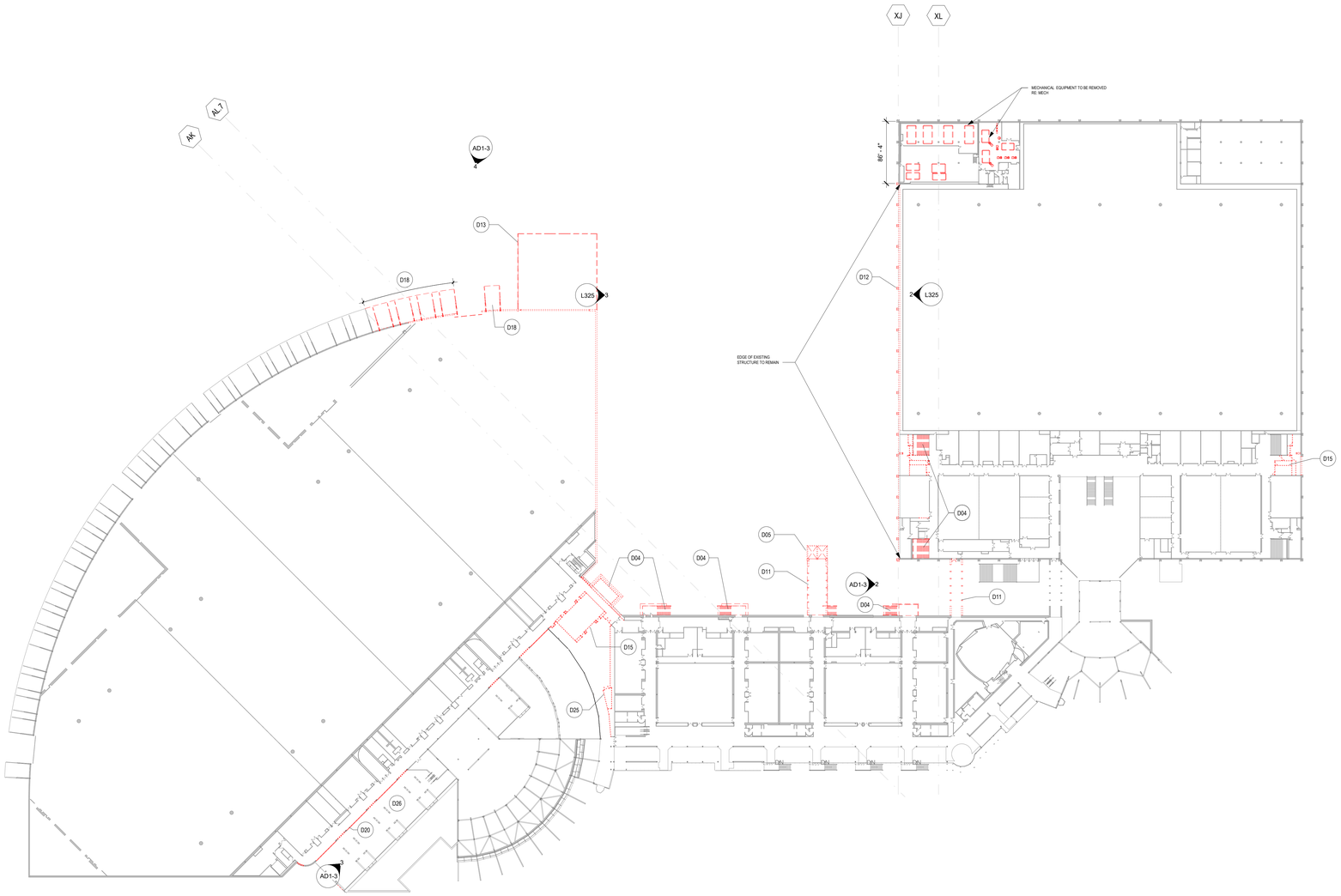
4 **SOUTH HALL - WEST 3**
1 1/2" = 1'-0"



1 **LEVEL 270 DEMOLITION PLAN - MEETING ROOM LEVEL**
1/64" = 1'-0"

PROJECT NORTH

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED

KEYNOTE LEGEND

D04	DEMOLISH STAIRS
D05	DEMOLISH FREIGHT ELEVATOR TOWER
D11	DEMOLISH CIRCULATION BRIDGE AND ASSOCIATED SUPPORT
D12	DEMOLISH PORTION OF EXTERIOR BUILDING ENVELOPE
D13	DEMOLISH SHOP BUILDING IN ITS ENTIRETY
D15	REMOVE INTERIOR WALLS TO PREPARE FOR NEW WORK
D18	REMOVE EXISTING AWNINGS, SOLAR PANELS TO BE SALVAGED TO OWNER
D20	DEMOLISH GLASS RAILINGS
D25	DEMOLISH INTERIOR PARTITIONS
D26	AT NEW MEETING ROOM LOCATIONS IN SOUTH HALL, REMOVE INTERIOR FINISH ON ASSOCIATED BEAMS

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
ISSUED BY POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
DEMOLITION REFERENCE PLAN - LEVEL 270

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
AD1-3

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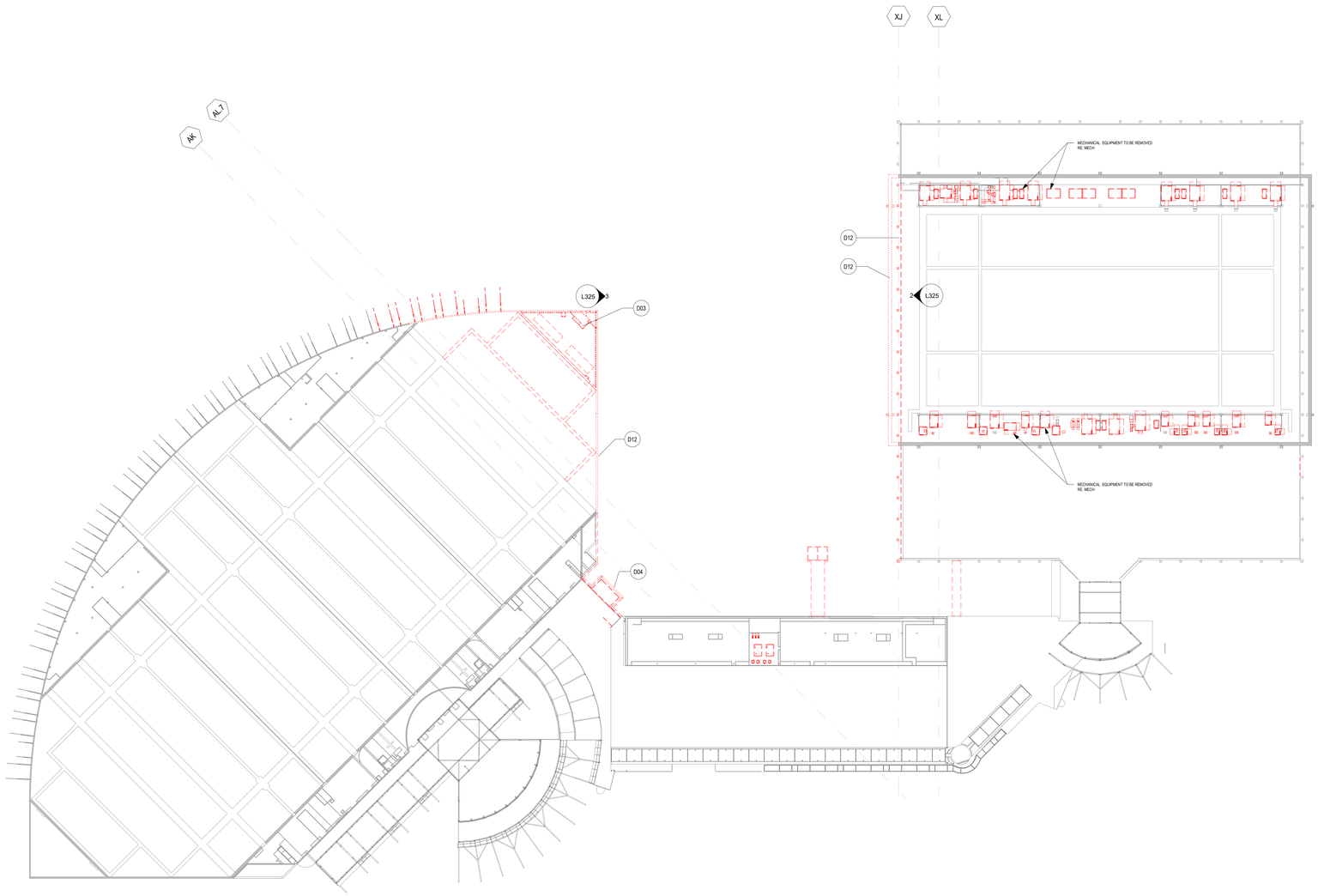
DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED

KEYNOTE LEGEND

D03	REMOVE AS NEEDED FOR NEW STRUCTURE
D04	DEMOLISH STAIRS
D12	DEMOLISH PORTION OF EXTERIOR BUILDING ENVELOPE



1 LEVEL 290 DEMOLITION PLAN - CATWALK LEVEL
1/64" = 1'-0"

PROJECT NORTH

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NO.	DATE	DESCRIPTION

PROJECT NO: 19.4837
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ISSUED DATE: 05/17/19

SHEET TITLE:
DEMOLITION REFERENCE PLAN - LEVEL 290

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
AD1-4

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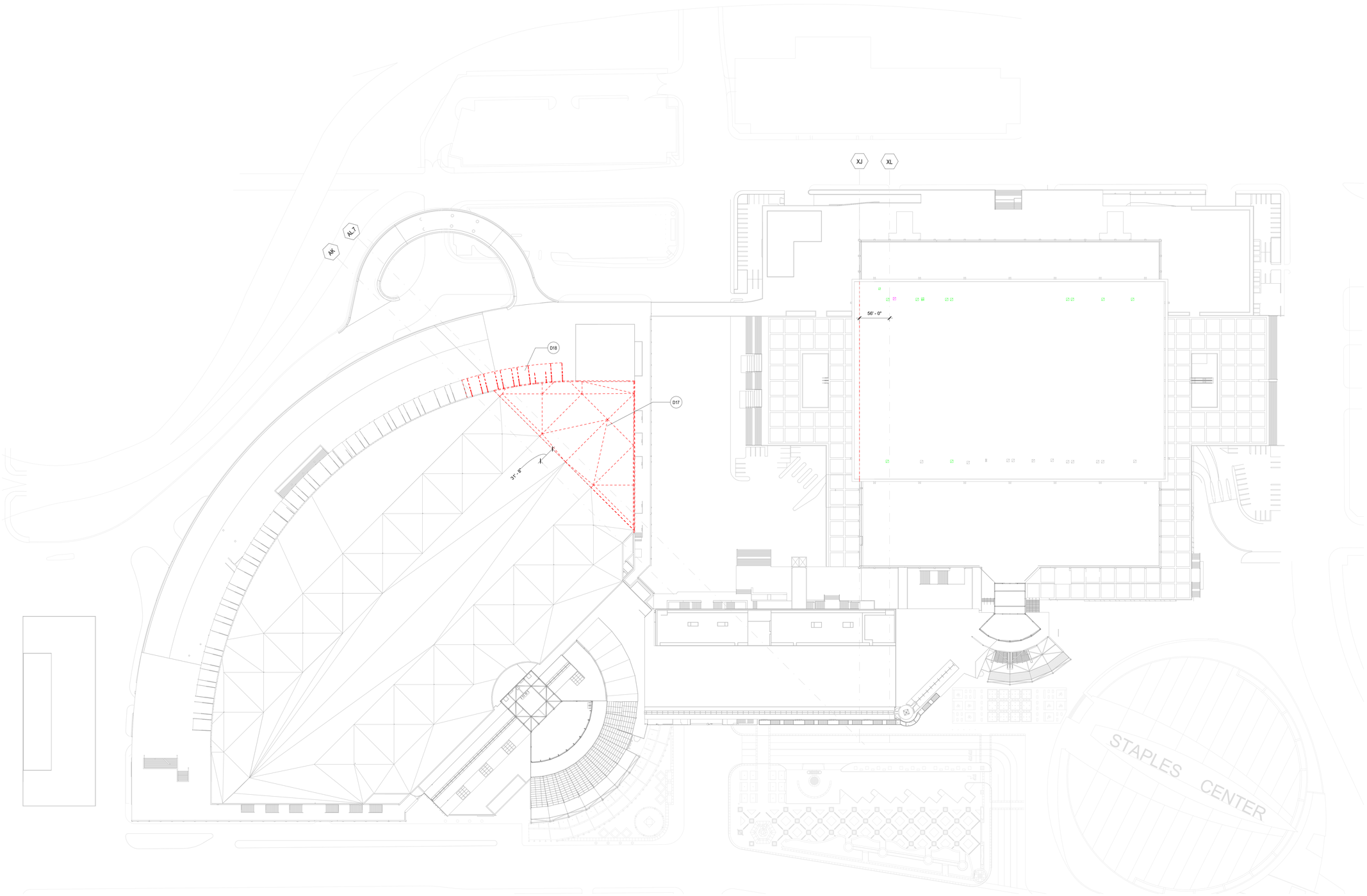

1 LEVEL 324 DEMOLITION PLAN - UPPER MPS
1/64" = 1'-0"

PROJECT NORTH

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED

KEYNOTE LEGEND

D17 CUT AND REMOVE PORTION OF ROOF AND SUPPORTING STRUCTURE

D18 REMOVE EXISTING AWNINGS, SOLAR PANELS TO BE SALVAGED TO OWNER

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NO.	DATE	DESCRIPTION

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ISSUED BY POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
DEMOLITION REFERENCE PLAN - ROOF

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
AD1-5

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N

0 30 60 120

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NO.	DATE	DESCRIPTION

PROJECT NO: 19.4837
ISSUED BY: POPULOUS
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SHEET TITLE:
EXISTING SITE

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
SD1.00

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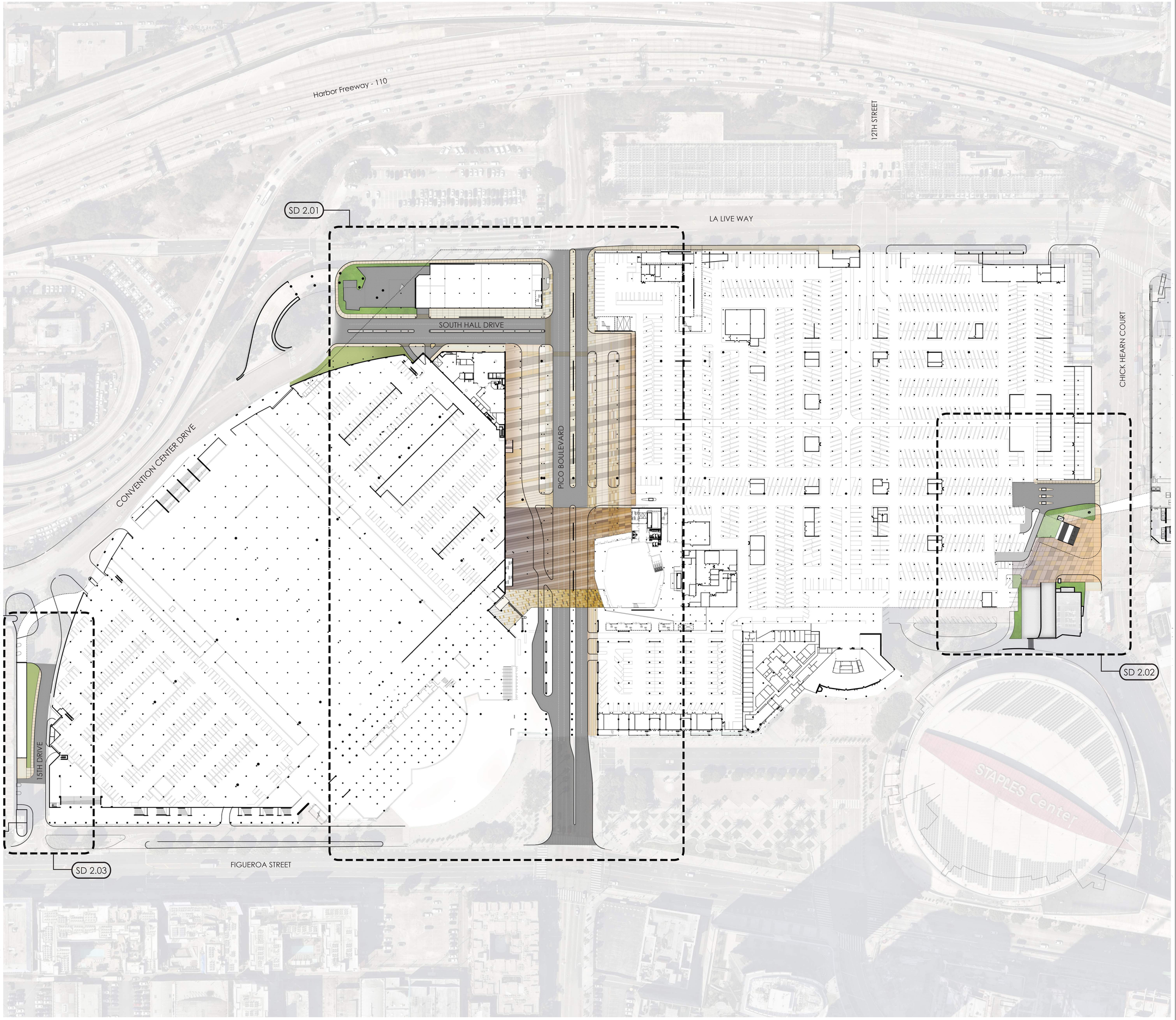

LEGEND

- CONCRETE PAVEMENT
- DECORATIVE PAVEMENT
  - DECORATIVE CONCRETE
  - DECORATIVE PAVERS
- ASPHALT PAVEMENT
- ORNAMENTAL PLANTING AREAS

N

0 30 60 120

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SHEET TITLE
SITE REFERENCE PLAN

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
SD2.00

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A new traffic signal on Pico Boulevard at South Hall Drive would provide for westbound left turns to South Hall Drive to facilitate access to the new Bond Street garage from Pico Boulevard east of LA Live Way. Operation of this signal would be coordinated with the signal at Pico Boulevard and L.A. Live Way and they would operate as one signal. Northbound South Hall Drive would be limited to right-turn out only. The exit driveway from the drop-off and pick-off area on the north side of Pico Boulevard would not be a part of or controlled by this signalized intersection. Clear directional routing signage to the new Bond Street Garage would be provided on westbound Pico Boulevard, to utilize this garage access route. Note added 2.23.2022 per Technical Modification.

A — CENTRAL PLAN SITE AREA - 28,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
- IRRIGATED ORNAMENTAL PLANTING
- EXISTING STREET TREES (OUTSIDE OF NEW STRUCTURE) - TO REMAIN
- NEW ASPHALT STREETS WITH CONCRETE CURB & GUTTER
- SITE FURNISHINGS/VEHICULAR CONTROL
- NEW STREET/PEDESTRIAN LIGHTING
- NEW DRAINAGE AS REQUIRED

B — REVISED SOUTH HALL DRIVE - 35,000 SQ. FT.

- NEW MEDIAN
- NEW ASPHALT STREET - (2) LANES EACH WAY WITH CONCRETE CURB & GUTTER
- STREET/PEDESTRIAN LIGHTING
- SITE FURNISHINGS/VEHICULAR CONTROL
- NEW DRAINAGE AS REQUIRED

C — PICO UNION GATEWAY - 14,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
  - -DECORATIVE CONCRETE
  - -UNIT PAVERS
- NEW MEDIAN
- NEW ASPHALT DRIVE LANE (3) LANES WITH CONCRETE CURB & GUTTER
- STREET/PEDESTRIAN LIGHTING
- SITE FURNISHINGS/VEHICULAR CONTROL
- NEW DRAINAGE AS REQUIRED

D — SOUTH HALL PORTE-COCHERE - 53,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
  - -DECORATIVE CONCRETE
  - -UNIT PAVERS
- NEW MEDIAN
- NEW ASPHALT DRIVE LANE (3) LANES WITH CONCRETE CURB & GUTTER
- STREET/PEDESTRIAN LIGHTING
- SITE FURNISHINGS/VEHICULAR CONTROL
- NEW DRAINAGE AS REQUIRED

E — REVISED PICO BOULEVARD - 56,000 SQ. FT.

- NEW MEDIAN
- NEW ASPHALT STREET - (3) LANES EAST - 2 LANES WEST
- NEW CONCRETE CURB & GUTTER
- STREET/PEDESTRIAN LIGHTING
- SITE FURNISHINGS/VEHICULAR CONTROL
- NEW DRAINAGE AS REQUIRED

F — ATRIUM PORTE-COCHERE - 40,000 SQ. FT.

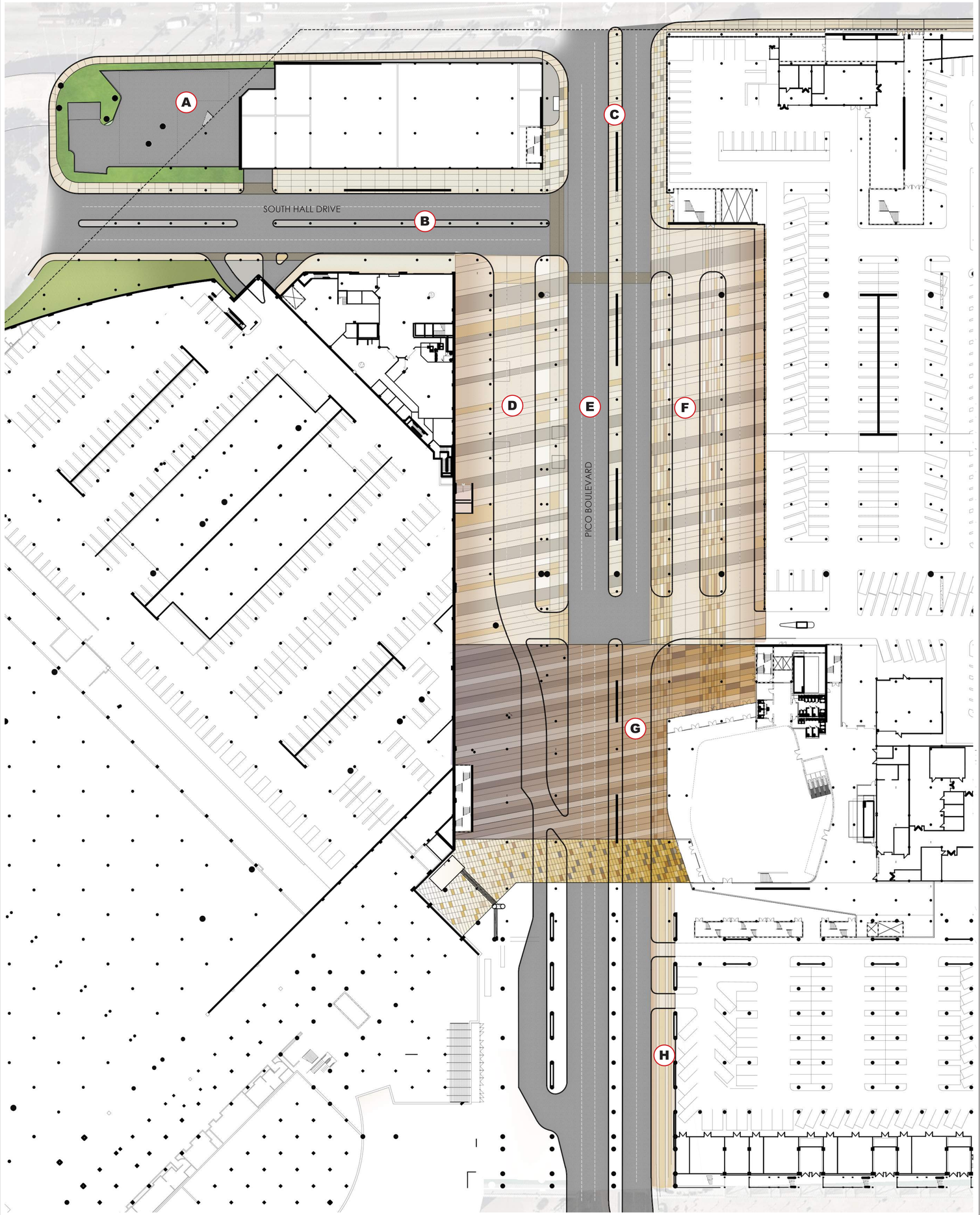
- NEW CONCRETE SIDEWALKS
  - -DECORATIVE CONCRETE
  - -UNIT PAVERS
- NEW MEDIAN
- NEW ASPHALT DRIVE LANE (3) LANES WITH CONCRETE CURB & GUTTER
- STREET/PEDESTRIAN LIGHTING
- SITE FURNISHINGS/VEHICULAR CONTROL
- PARKING CONTROL
  - (1) GUARD BOOTH
  - (2) GATE ARMS
- -- NEW DRAINAGE AS REQUIRED

G — ENTRY EXPERIENCE ZONES - 45,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
  - -DECORATIVE CONCRETE
  - -UNIT PAVERS
- ARTWORK/ILLUMINATED PATHWAYS
  - STREET/PEDESTRIAN LIGHTING
- NEW ORANGE LOT ENTRY DRIVE - ASPHALT - (2) LANES
  - PARKING CONTROL
- SITE FURNISHINGS/VEHICULAR CONTROL
- NEW DRAINAGE AS REQUIRED

H — GIL LINDSEY GATEWAY - 7,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
  - -DECORATIVE CONCRETE
  - -UNIT PAVERS
- ARTWORK/ILLUMINATED PATHWAYS
  - STREET/PEDESTRIAN LIGHTING
- NEW ORANGE LOT ENTRY DRIVE - ASPHALT - (2) LANES
- PARKING CONTROL
  - (2) GATE ARMS
  - CARD READER
- SITE FURNISHINGS/VEHICULAR CONTROL



LEGEND

- CONCRETE PAVEMENT
- DECORATIVE PAVEMENT - DECORATIVE CONCRETE - DECORATIVE PAVERS
- ASPHALT PAVEMENT
- ORNAMENTAL PLANTING AREAS

N

0 15 30 60

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ISSUED DATE 05/17/19

SHEET TITLE
PICO PASSAGE

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
SD2.01

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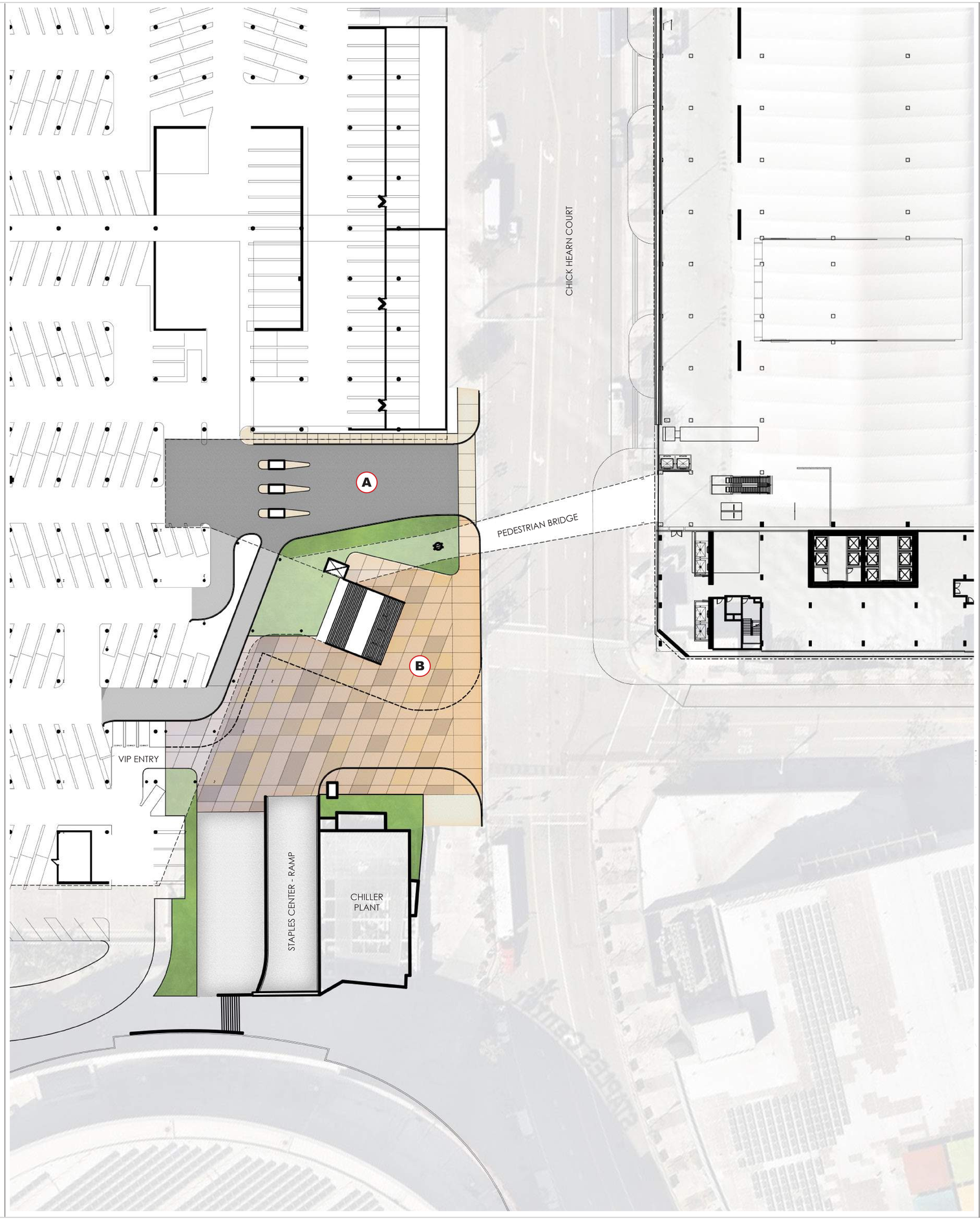
A REVISED WEST HALL PARKING ENTRY - 17,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
- PARKING CONTROL
  - (3) GUARD BOOTHS
  - (4) CONTROL ARMS
- NEW ASPHALT DRIVE WITH CONCRETE CURB & GUTTER
- NEW STREET/PEDESTRIAN LIGHTING
- NEW DRAINAGE AS REQUIRED

B NORTH LOBBY PLAZA - VIP GARAGE ENTRY - 26,000 SQ. FT.

- NEW CONCRETE SIDEWALKS
  - -DECORATIVE CONCRETE
  - -UNIT PAVERS
- IRRIGATED ORNAMENTAL PLANTINGS
  - -TREES
  - -SHRUBS
  - -GROUND COVER
- NEW CONCRETE CURB & GUTTER (STANDARD & ROLLED)
- STREET/PEDESTRIAN LIGHTING
- SITE FURNISHINGS
- BOLLARDS/VEHICULAR CONTROL
- NEW DRAINAGE AS REQUIRED



LEGEND

- CONCRETE PAVEMENT
- DECORATIVE PAVEMENT - DECORATIVE CONCRETE - DECORATIVE PAVERS
- ASPHALT PAVEMENT
- ORNAMENTAL PLANTING AREAS

N

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NO.	DATE	DESCRIPTION

PROJECT NO: 19.4837
ISSUED BY: POPULOUS
ISSUED DATE: 05/17/19
SHEET TITLE: NORTH LOBBY PLAZA
DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
SD2.02

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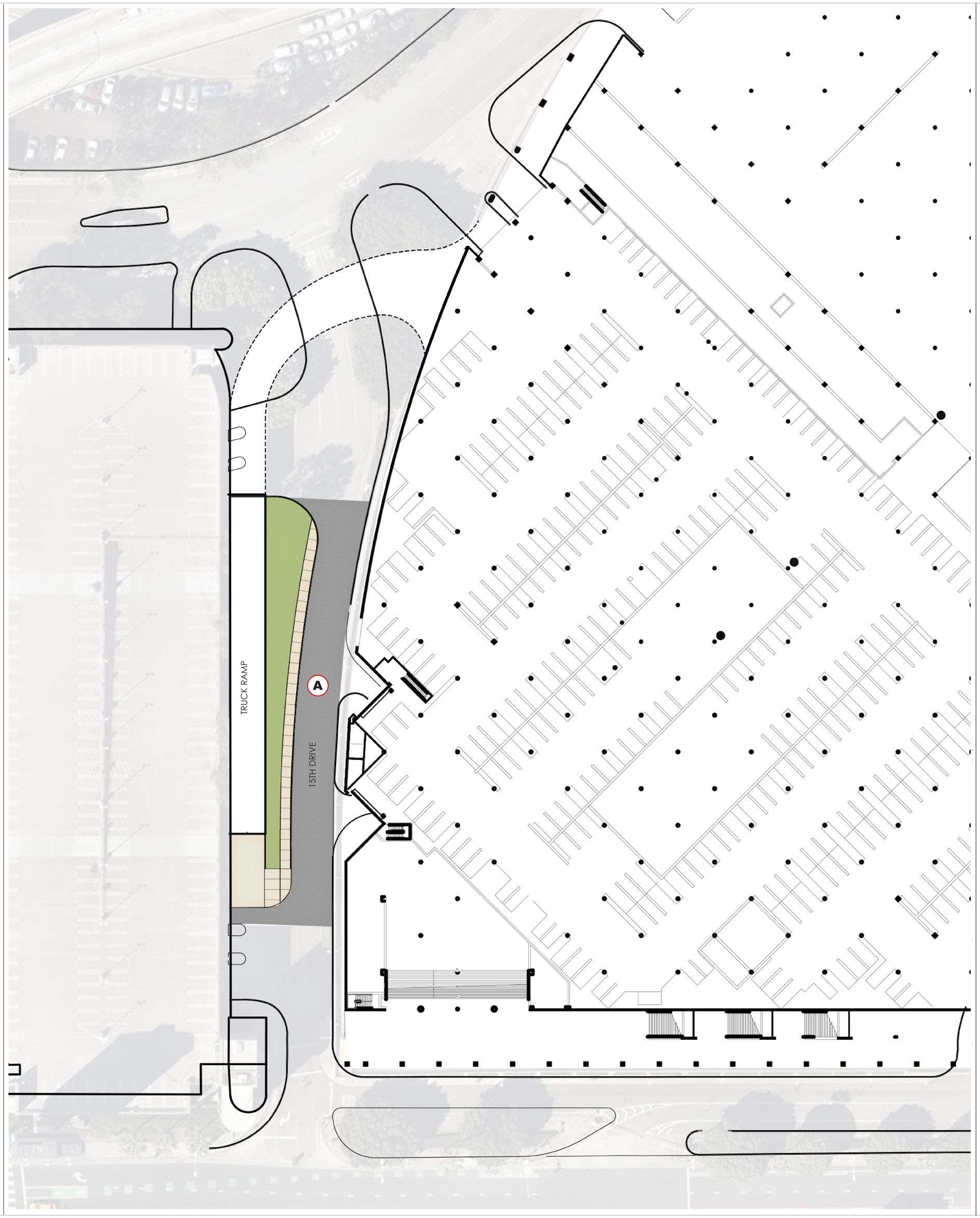
A NEW SOUTH HALL TRUCK RAMP - REVISED 15TH DR. - 18,000 SQ. FT.

- NEW CONCRETE DRIVE APRON
- PARKING/ACCESS CONTROL
- NEW ASPHALT DRIVE WITH CONCRETE CURB & GUTTER
- NEW CONCRETE SIDEWALKS
- IRRIGATED ORNAMENTAL PLANTINGS
- NEW ASPHALT STREET - (2) LANES
- NEW CONCRETE CURB & GUTTER -(GARAGE SIDE)



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ISSUED BY: POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
SOUTH HALL TRUCK RAMP

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
SD2.03

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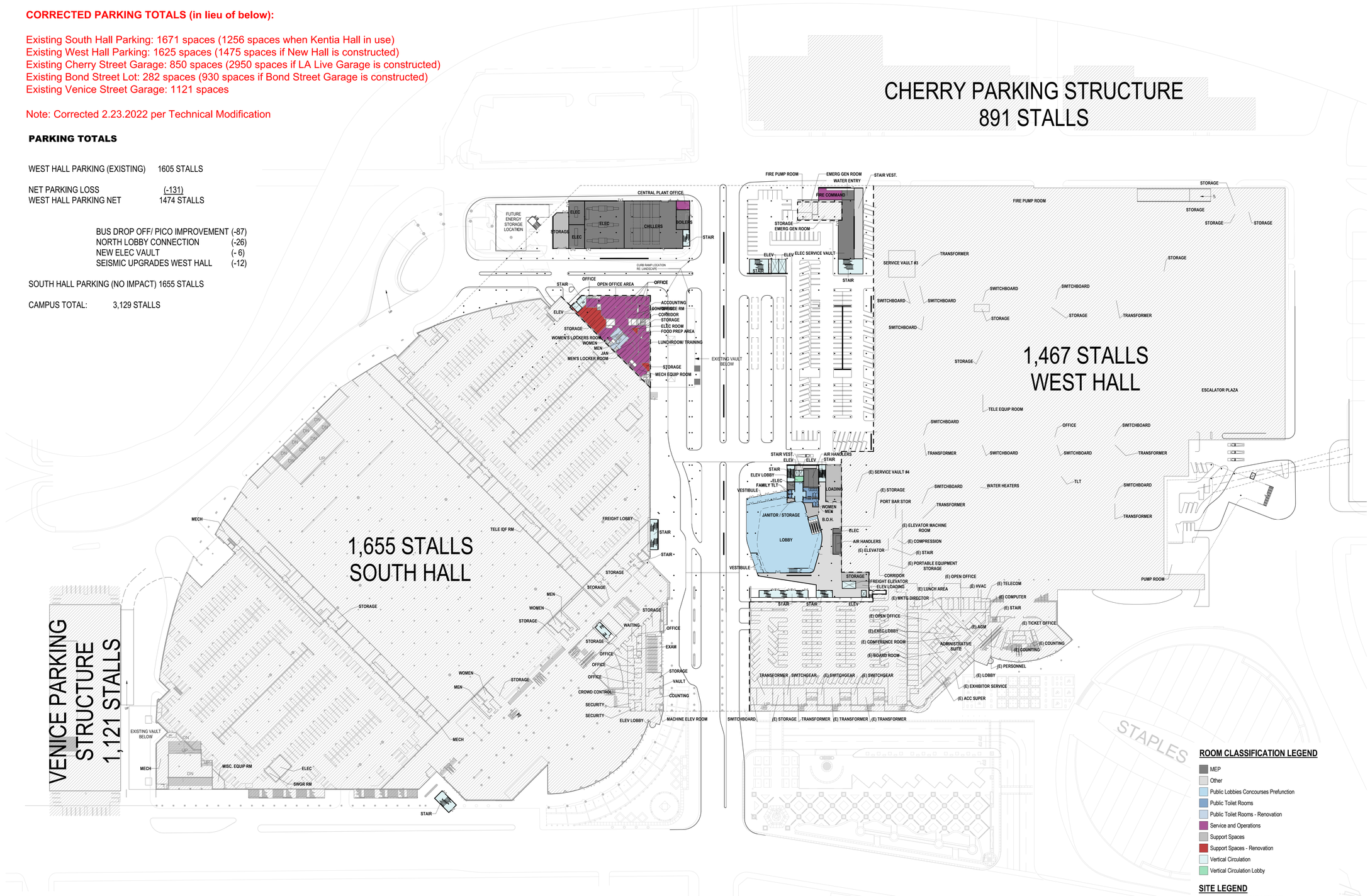
CORRECTED PARKING TOTALS (in lieu of below):

Existing South Hall Parking: 1671 spaces (1256 spaces when Kentia Hall in use)
Existing West Hall Parking: 1625 spaces (1475 spaces if New Hall is constructed)
Existing Cherry Street Garage: 850 spaces (2950 spaces if LA Live Garage is constructed)
Existing Bond Street Lot: 282 spaces (930 spaces if Bond Street Garage is constructed)
Existing Venice Street Garage: 1121 spaces

Note: Corrected 2.23.2022 per Technical Modification

PARKING TOTALS

WEST HALL PARKING (EXISTING)	1605 STALLS
NET PARKING LOSS	(-131)
WEST HALL PARKING NET	1474 STALLS
BUS DROP OFF/ PICO IMPROVEMENT	(-87)
NORTH LOBBY CONNECTION	(-26)
NEW ELEC VAULT	(- 6)
SEISMIC UPGRADES WEST HALL	(-12)
SOUTH HALL PARKING (NO IMPACT)	1655 STALLS
CAMPUS TOTAL:	3,129 STALLS



ROOM CLASSIFICATION LEGEND

- MEP
- Other
- Public Lobbies Concourses Prefunction
- Public Toilet Rooms
- Public Toilet Rooms - Renovation
- Service and Operations
- Support Spaces
- Support Spaces - Renovation
- Vertical Circulation
- Vertical Circulation Lobby

SITE LEGEND

- AREA NOT WITHIN PROJECT LIMIT LINE
- AREA OF RENOVATION
- PROJECT LIMIT LINE

1 LEVEL 230 OVERALL PLAN - STREET LEVEL
1/64" = 1'-0"

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PROJECT NO. 19.4837 ISSUED BY POPULOUS
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SHEET TITLE:
OVERALL REFERENCE PLAN - LEVEL 230

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A1-01

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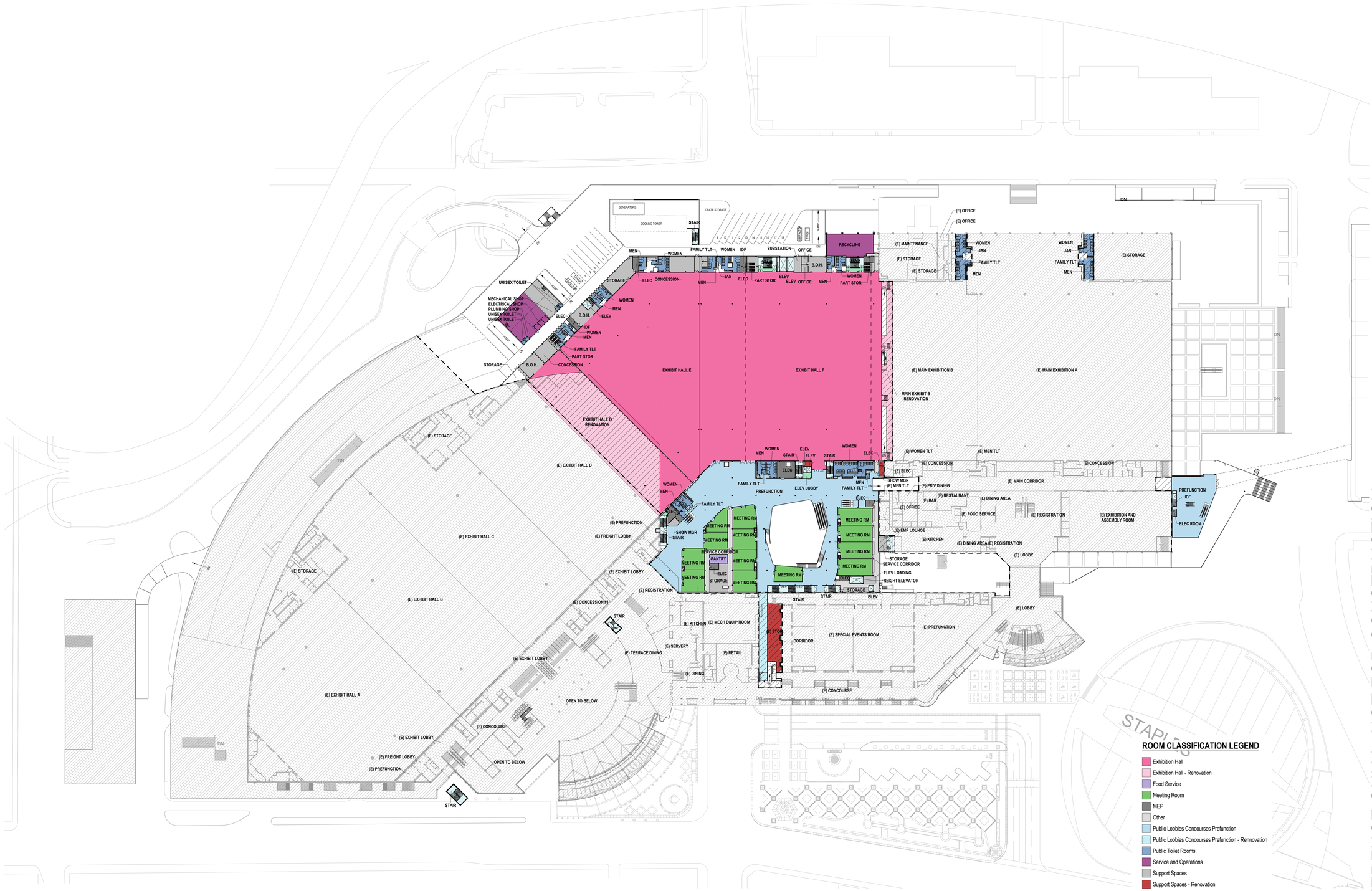

ROOM CLASSIFICATION LEGEND

- Exhibition Hall
- Exhibition Hall - Renovation
- Food Service
- Meeting Room
- MEP
- Other
- Public Lobbies Concourses Prefunction
- Public Lobbies Concourses Prefunction - Rennovation
- Public Toilet Rooms
- Service and Operations
- Support Spaces
- Support Spaces - Renovation
- Vertical Circulation
- Vertical Circulation Lobby

SITE LEGEND

- AREA NOT WITHIN PROJECT LIMIT LINE
- AREA OF RENOVATION
- PROJECT LIMIT LINE

1 LEVEL 250 OVERALL PLAN - EXHIBIT LEVEL
1/64" = 1'-0"

PROJECT NORTH

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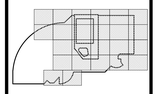
REVISIONS

NO.	DATE	DESCRIPTION



PROJECT NO. 19.4837
ISSUED BY POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
OVERALL REFERENCE PLAN - LEVEL 250

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A1-02

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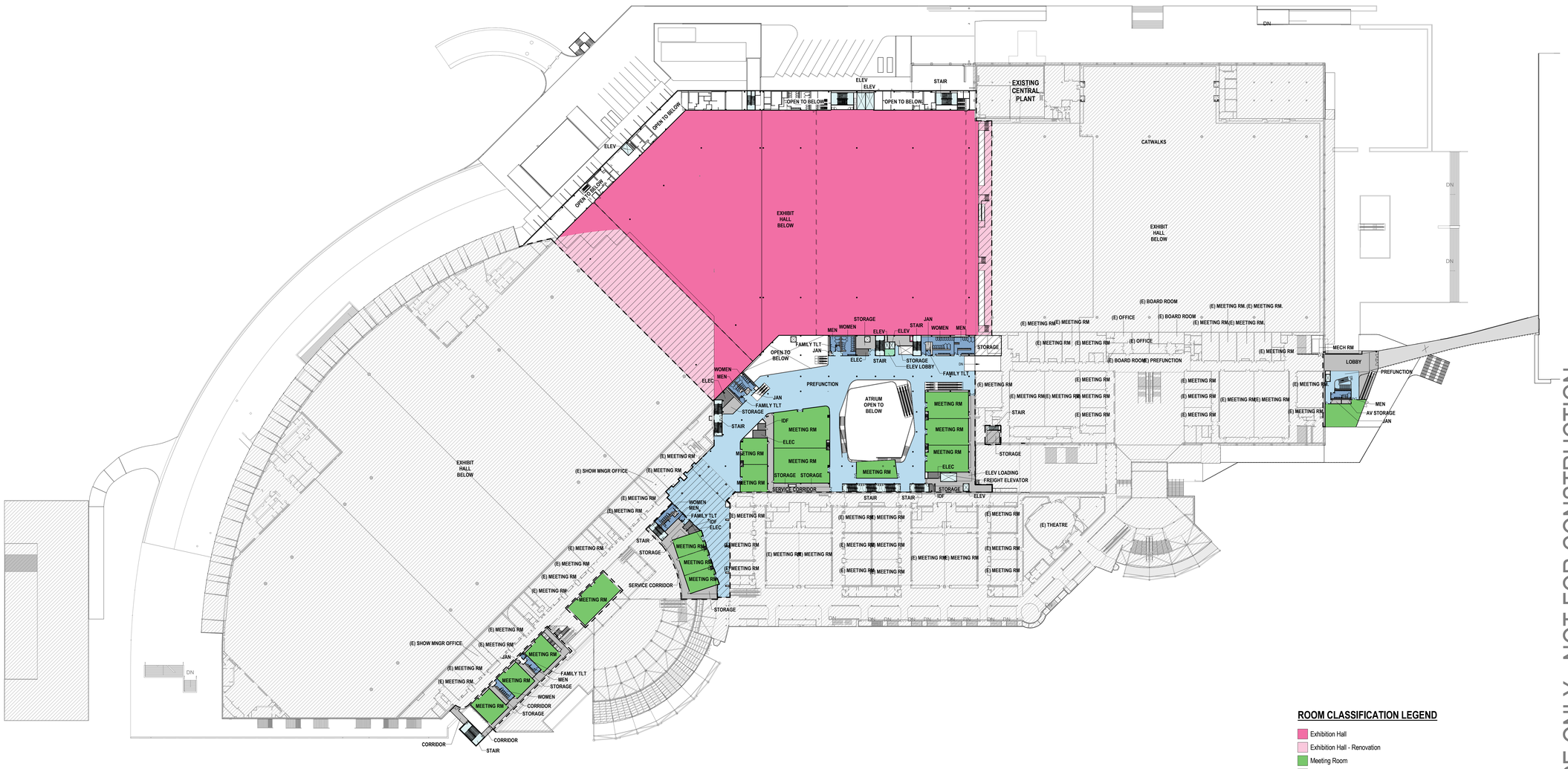

ROOM CLASSIFICATION LEGEND

- Exhibition Hall
- Exhibition Hall - Renovation
- Meeting Room
- MEP
- Other
- Public Lobbies Concourses Prefunction
- Public Toilet Rooms
- Support Spaces
- Support Spaces - Renovation
- Vertical Circulation
- Vertical Circulation Lobby

SITE LEGEND

- AREA NOT WITHIN PROJECT LIMIT LINE
- AREA OF RENOVATION
- PROJECT LIMIT LINE

1 LEVEL 270 OVERALL PLAN - MEETING ROOM LEVEL
1/64" = 1'-0"

PROJECT NORTH

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SCHEMATIC DESIGN+
05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
ISSUED BY POPULOUS
ISSUED DATE: 05/17/19
SHEET TITLE:
OVERALL REFERENCE PLAN - LEVEL 270
DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A1-03

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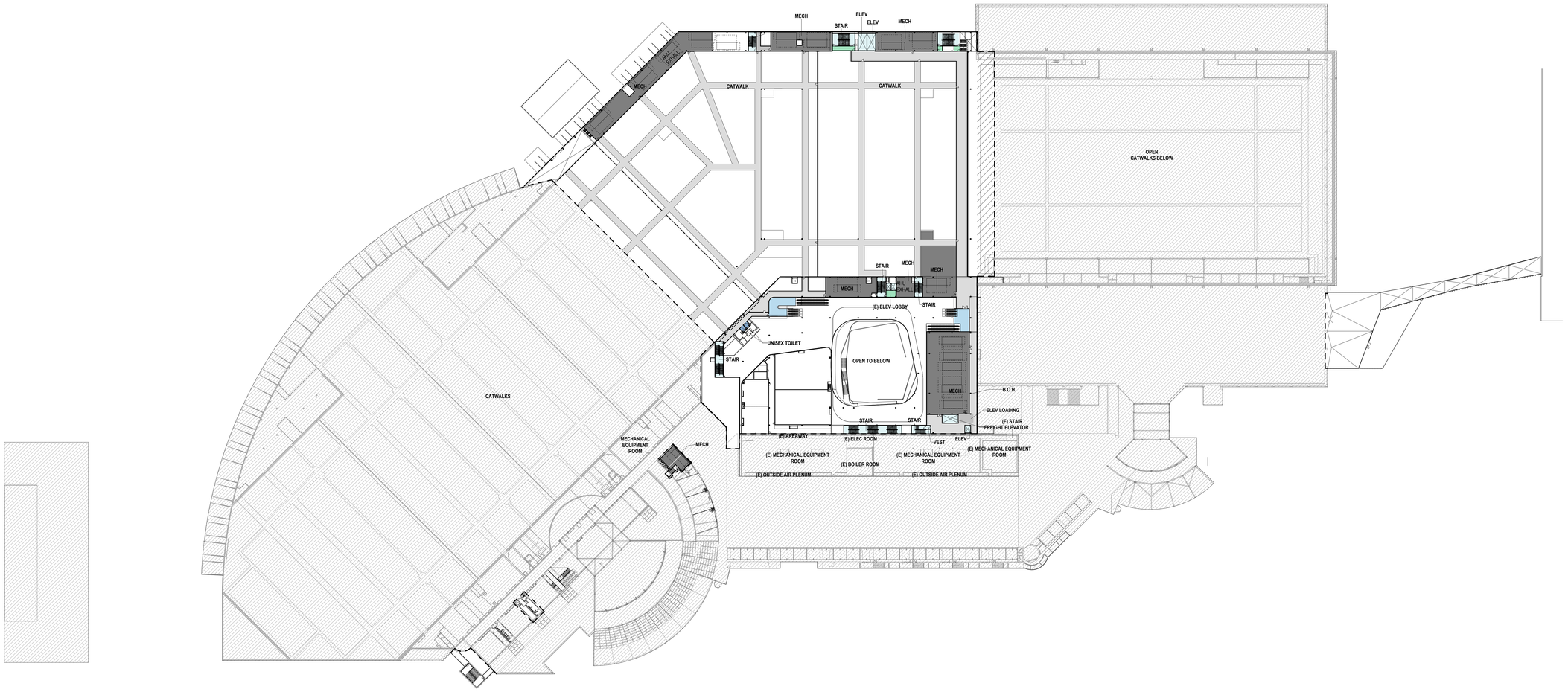

ROOM CLASSIFICATION LEGEND

- Circulation
- MEP
- Other
- Public Lobbies Concourses Prefunction
- Public Toilet Rooms
- Support Spaces
- Vertical Circulation
- Vertical Circulation Lobby

SITE LEGEND

- AREA NOT WITHIN PROJECT LIMIT LINE
- AREA OF RENOVATION
- PROJECT LIMIT LINE

1 LEVEL 290 OVERALL PLAN - CATWALK LEVEL
1/64" = 1'-0"

PROJECT NORTH

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05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
ISSUED BY POPULOUS
ISSUED DATE 05/17/19

SHEET TITLE:
OVERALL REFERENCE PLAN - LEVEL 290

DISCIPLINE - CATEGORY - SUB-CATEGORY - SHEET
A1-04

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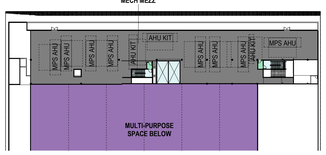
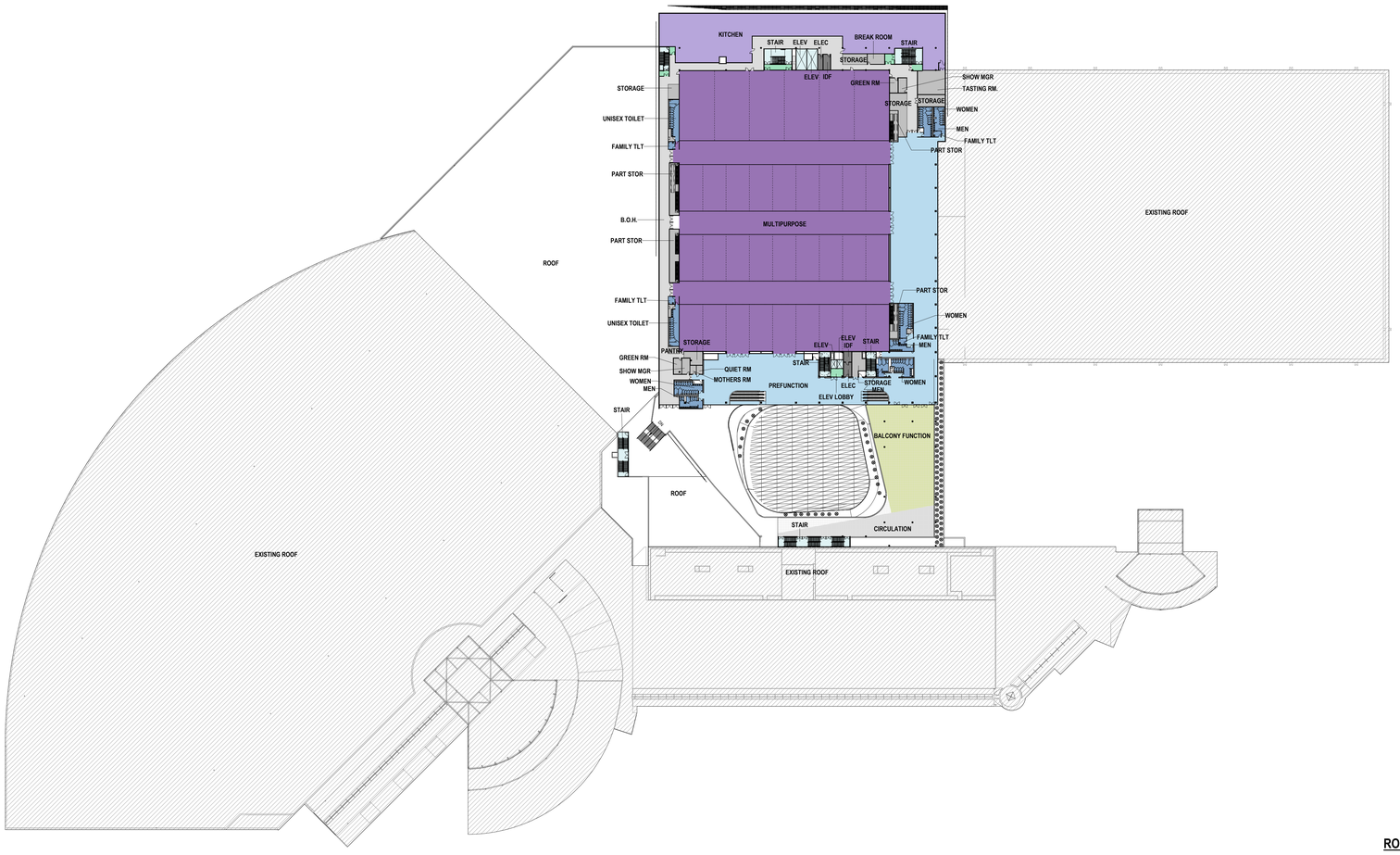


2 Level 340 - OVERALL PLAN - MECH MEZZ
1/64" = 1'-0"



ROOM CLASSIFICATION LEGEND

- Circulation
- Food Service
- MEP
- MPS
- Other
- Public Lobbies Concourses Prefunction
- Public Toilet Rooms
- Rentable Outdoor Space
- Support Spaces
- Vertical Circulation
- Vertical Circulation Lobby

SITE LEGEND

- AREA NOT WITHIN PROJECT LIMIT LINE
- AREA OF RENOVATION
- PROJECT LIMIT LINE

1 LEVEL 325 OVERALL PLAN - UPPER MPS
1/64" = 1'-0"

PROJECT NORTH

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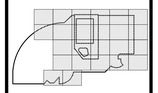

PROJECT NO. 19.4837
ISSUED BY: POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE
OVERALL REFERENCE PLAN - LEVEL 325

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A1-05

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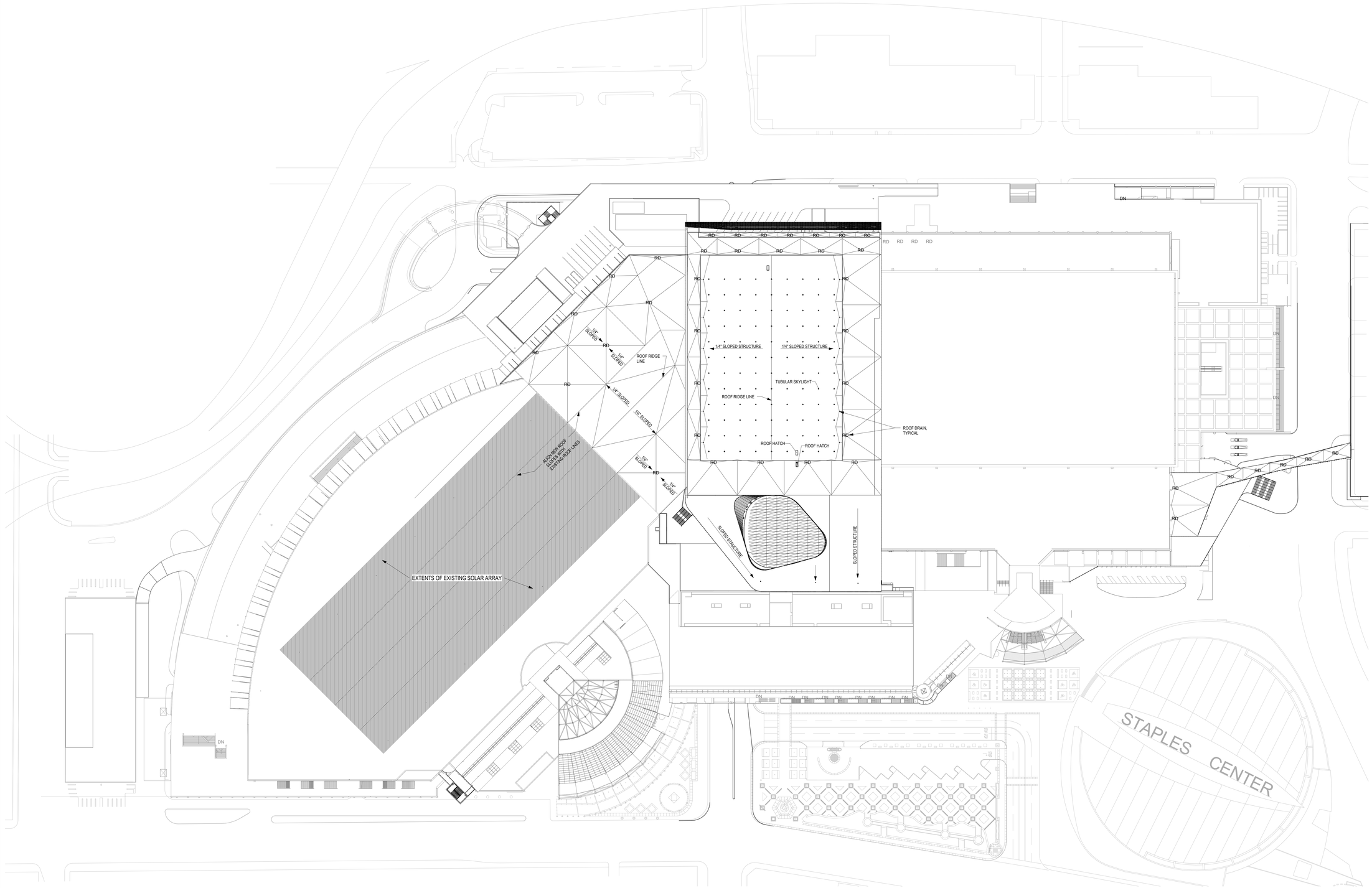

1 LEVEL 381 OVERALL PLAN - ROOF
1/64" = 1'-0"

PROJECT NORTH

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05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
DELIVERED BY POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
OVERALL REFERENCE PLAN - ROOF

DISCIPLINE - CATEGORY - SUB-CATEGORY - SHEET
A1-06

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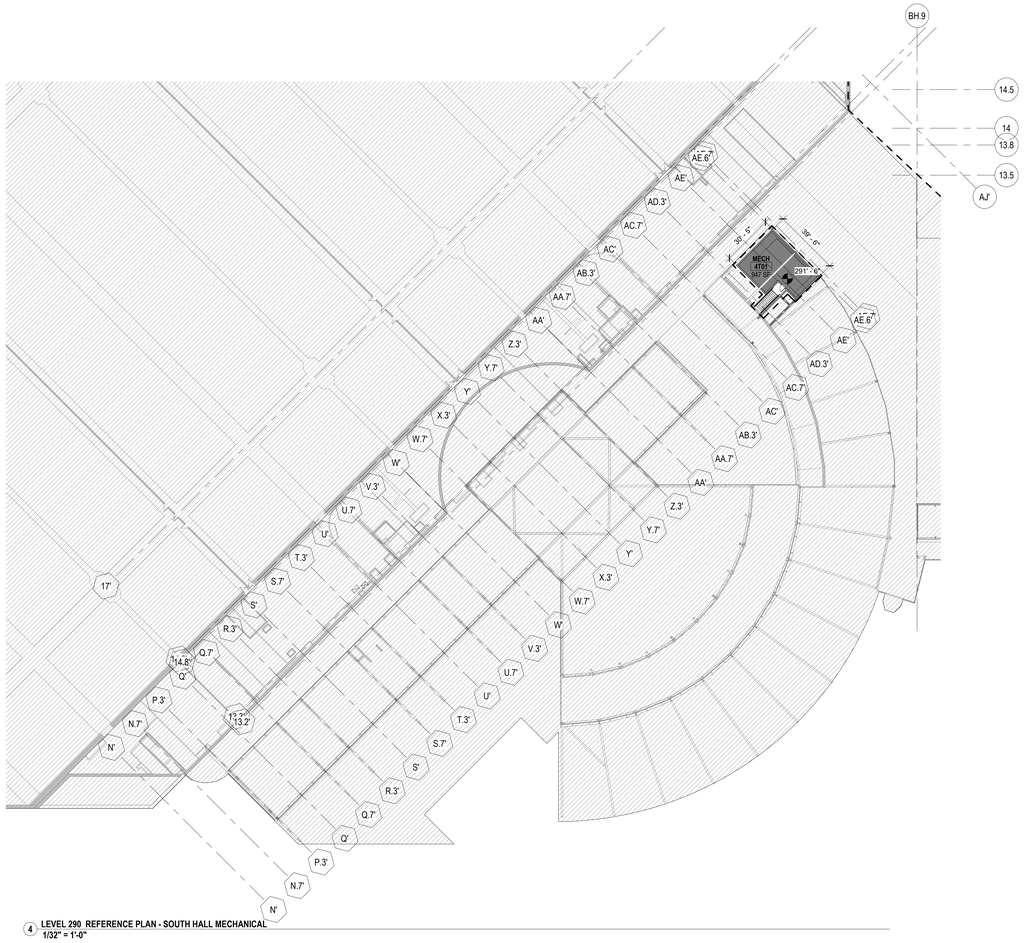
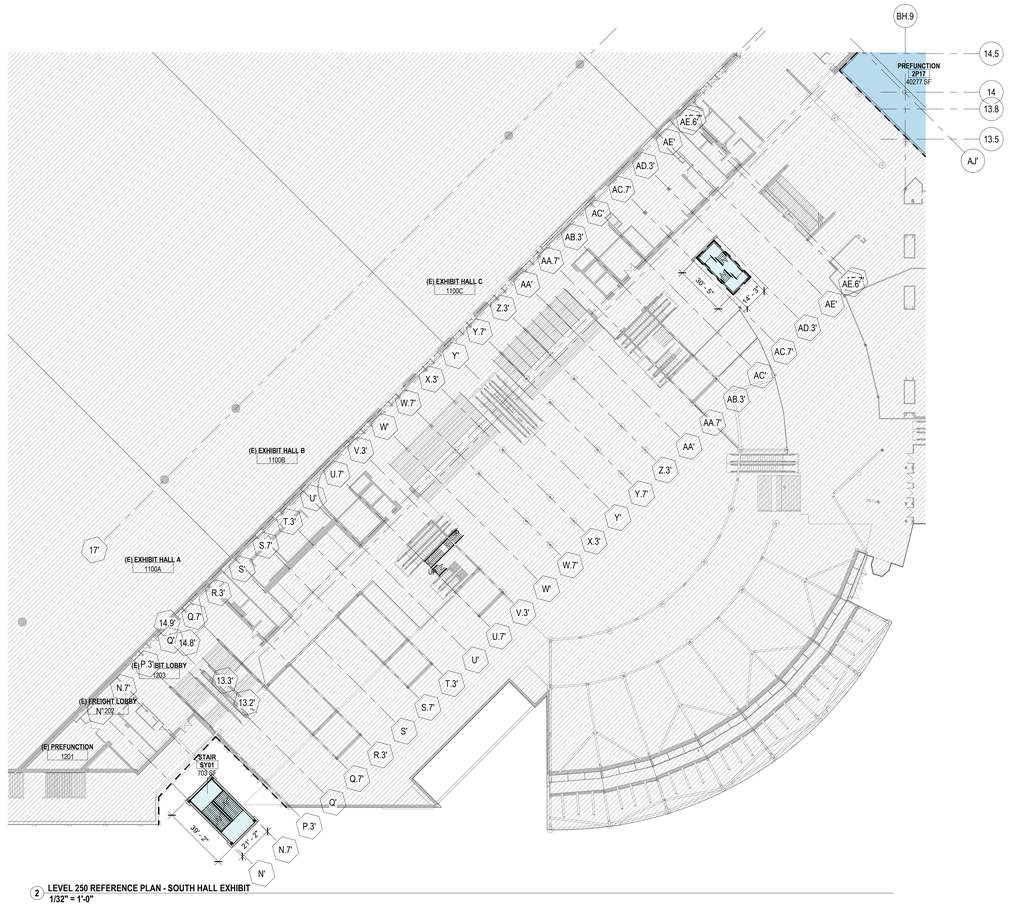
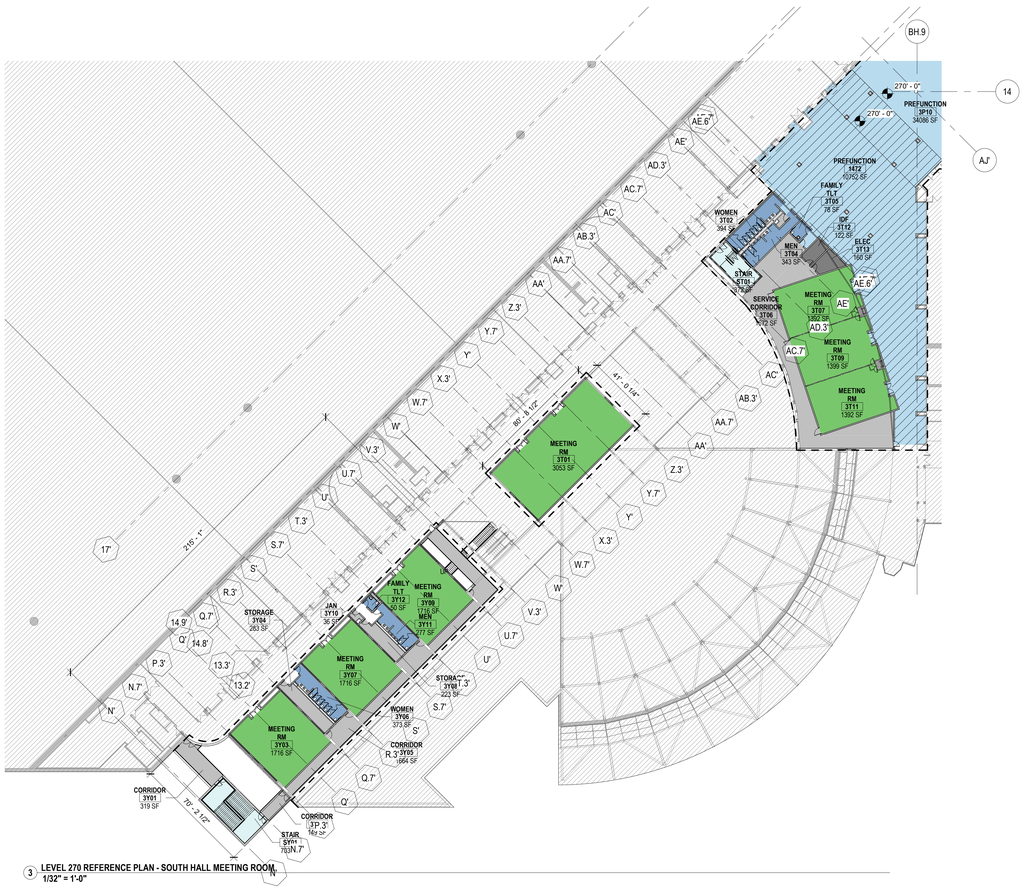


4 LEVEL 290 REFERENCE PLAN - SOUTH HALL MECHANICAL
1/32" = 1'-0"



2 LEVEL 250 REFERENCE PLAN - SOUTH HALL EXHIBIT
1/32" = 1'-0"



3 LEVEL 270 REFERENCE PLAN - SOUTH HALL MEETING ROOM
1/32" = 1'-0"

1 LEVEL 235 REFERENCE PLAN - SOUTH HALL STREET LEVEL
1/32" = 1'-0"

PROJECT NORTH

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05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
ISSUED BY: POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE
SOUTH HALL EXPANSION REFERENCE PLANS

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A1-18

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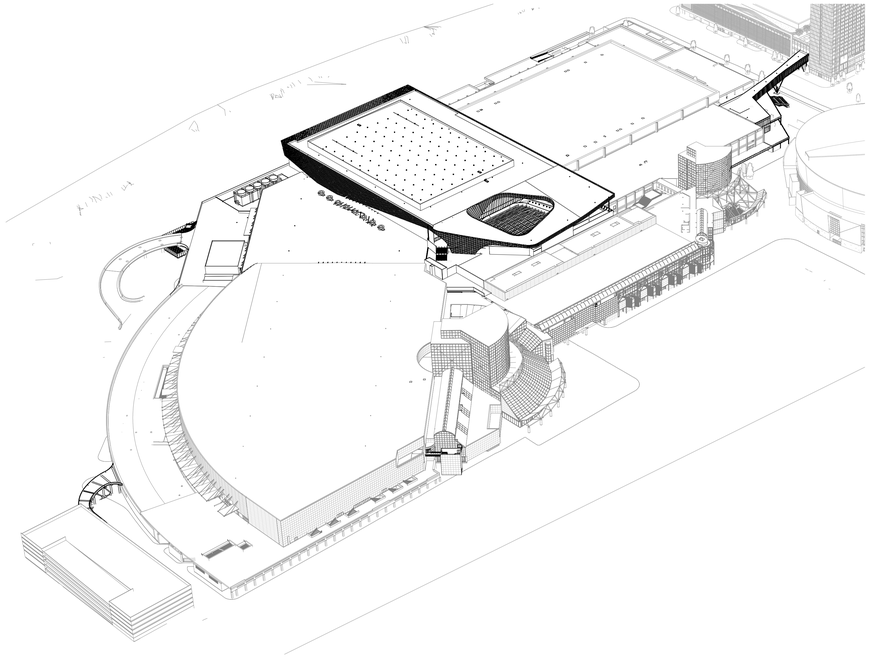
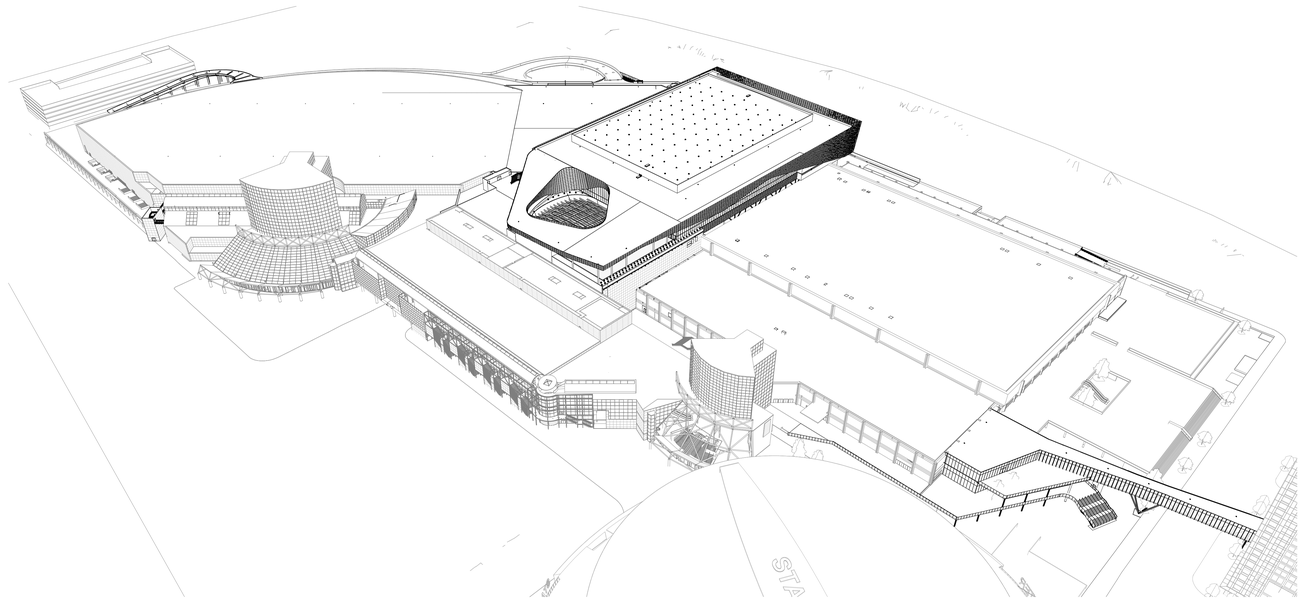
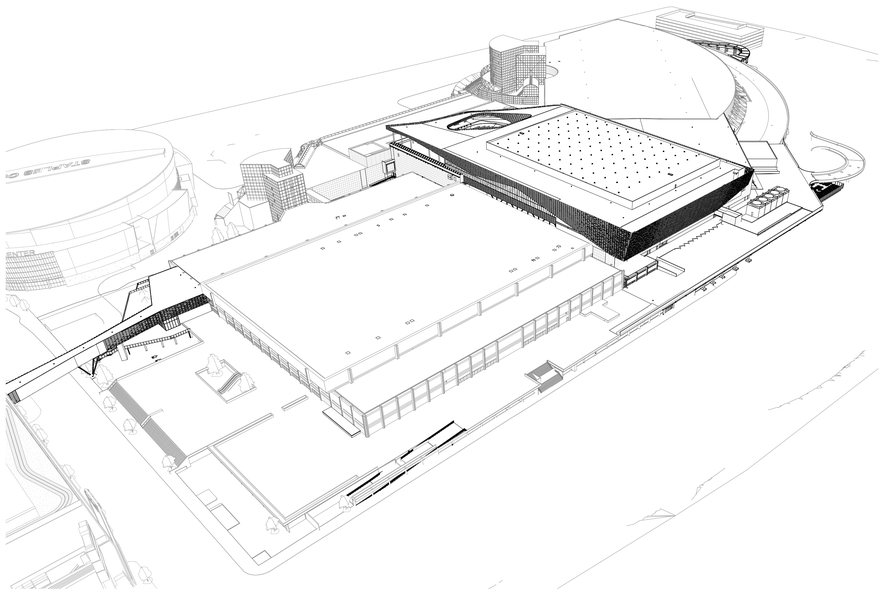


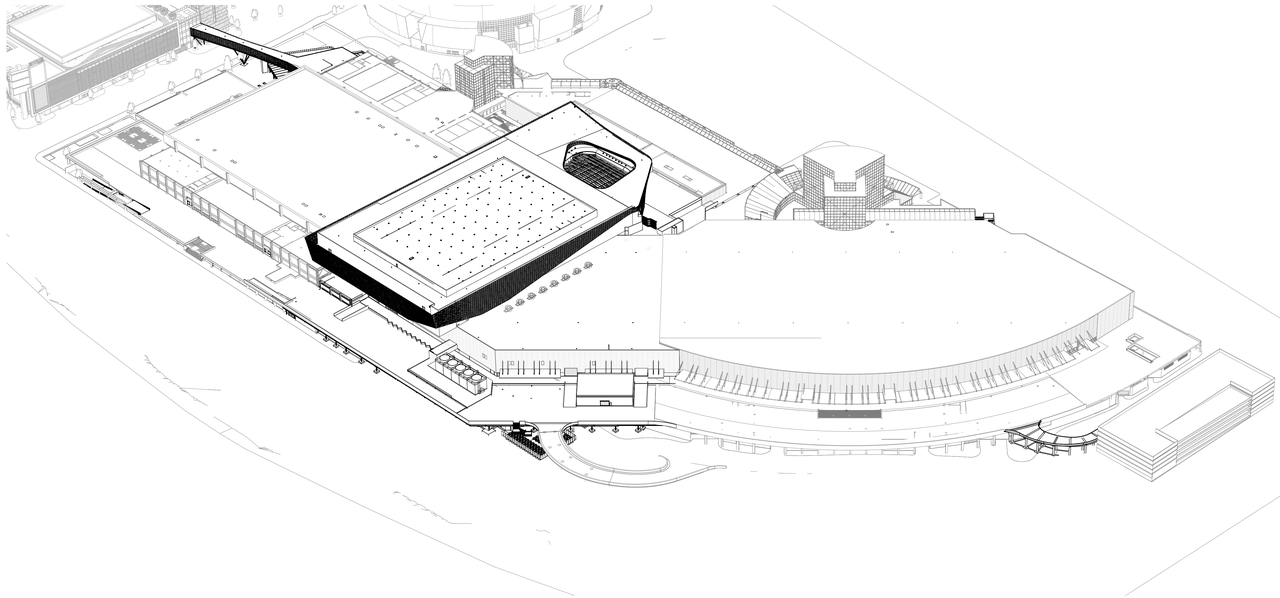
4 Bird's Eye Perspective - SE



1 Bird's Eye Perspective - NE



3 Bird's Eye Perspective - NW



2 Bird's Eye Perspective - SW

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05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
ISSUED BY: POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
EXTERIOR PERSPECTIVE VIEWS

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A5-0-01

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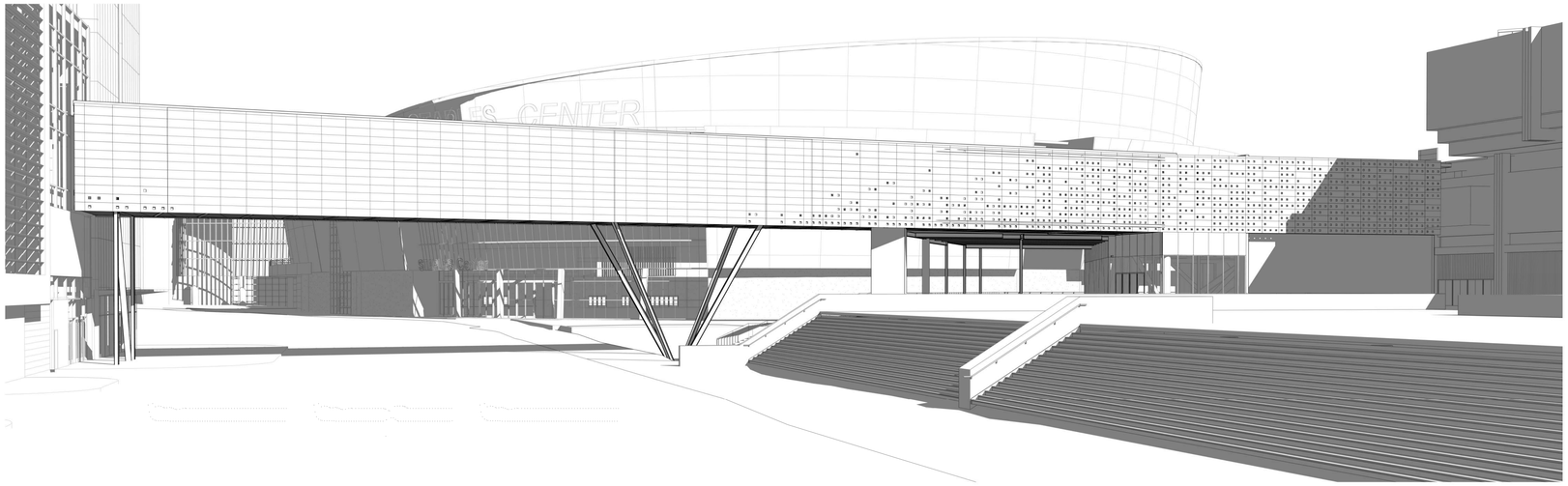
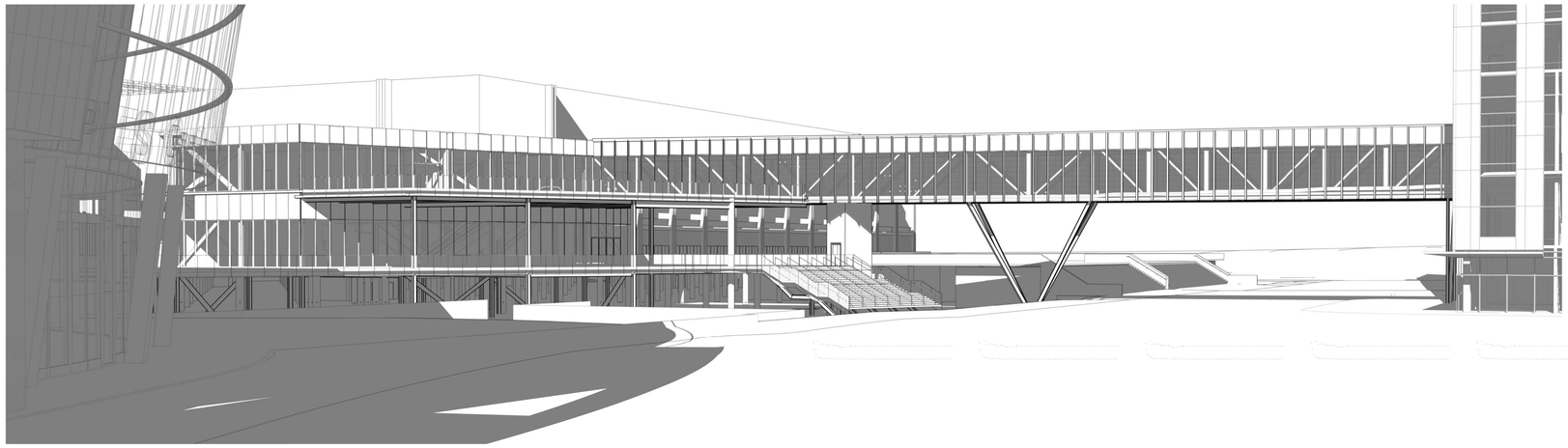
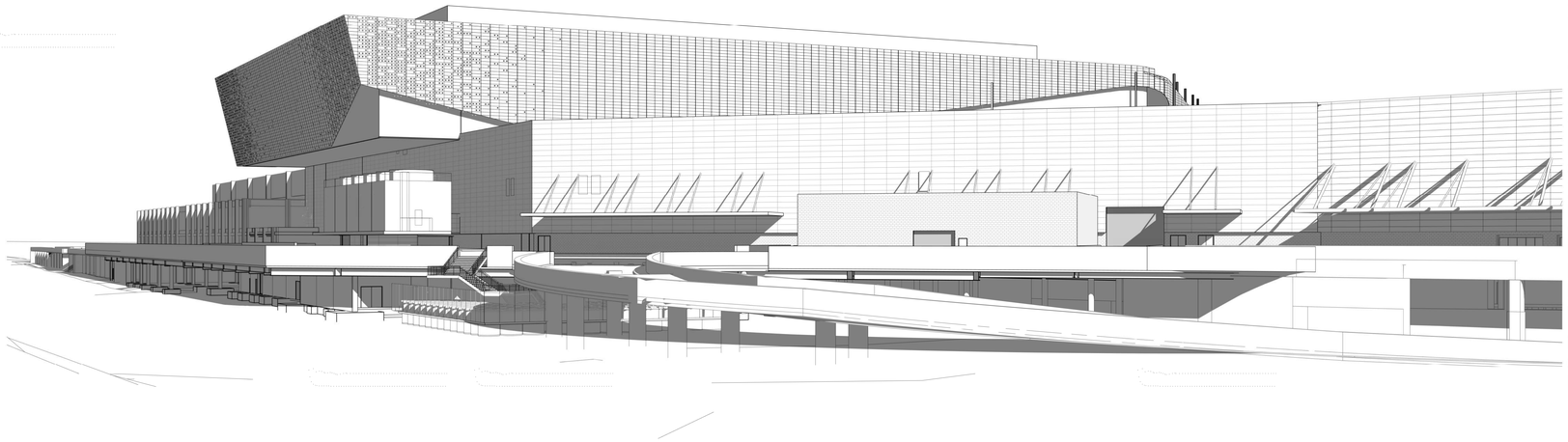


3 VIEW EAST FROM CHICK HEARN



2 VIEW WEST FROM CHICK HEARN



1 VIEW NORTH FROM 110

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05/17/19

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NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
ISSUED BY: POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
EXTERIOR PERSPECTIVE VIEWS

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A5-0-02

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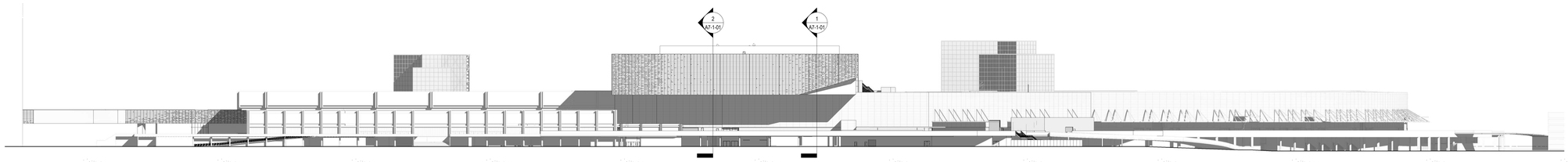
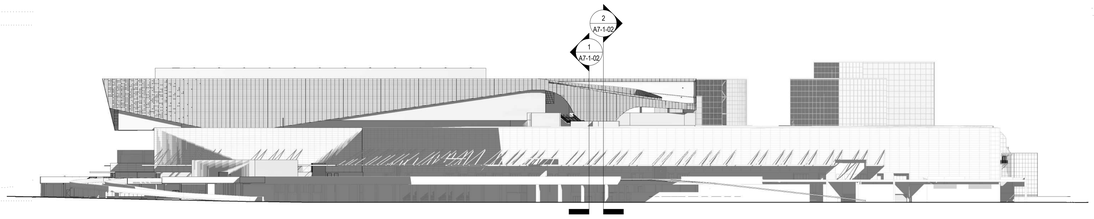
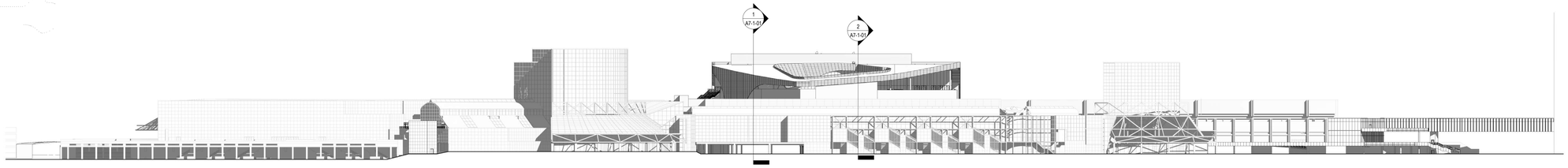


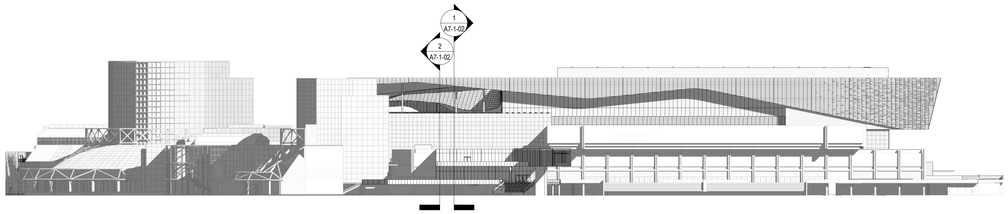
4 OVERALL BUILDING ELEVATION - WEST
1/64" = 1'-0"



3 OVERALL BUILDING ELEVATION - SOUTH
1/64" = 1'-0"



2 OVERALL BUILDING ELEVATION - EAST
1/64" = 1'-0"



1 OVERALL BUILDING ELEVATION - NORTH
1/64" = 1'-0"

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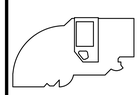
05/17/19

REVISIONS

NO.	DATE	DESCRIPTION



PROJECT NO. 19.4837
ISSUED BY POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A5-1-01

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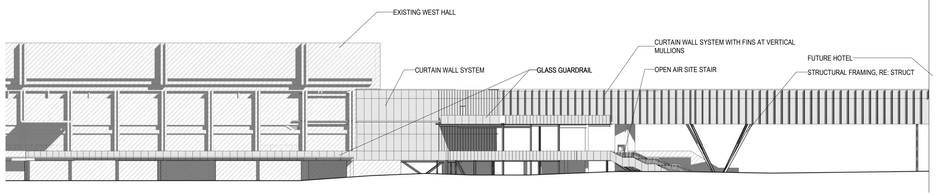
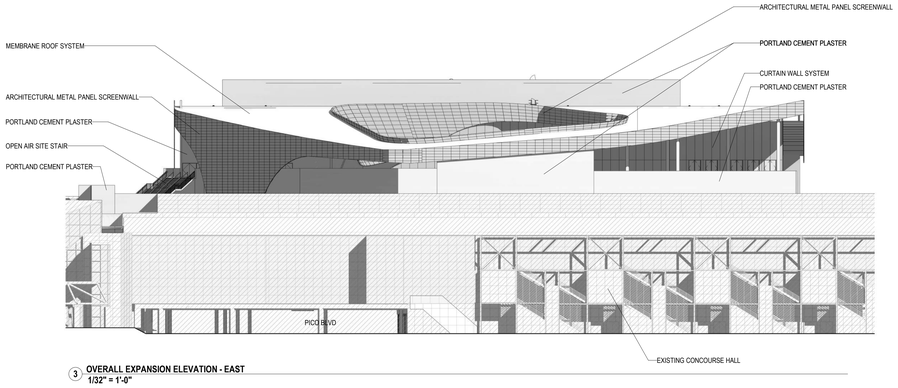
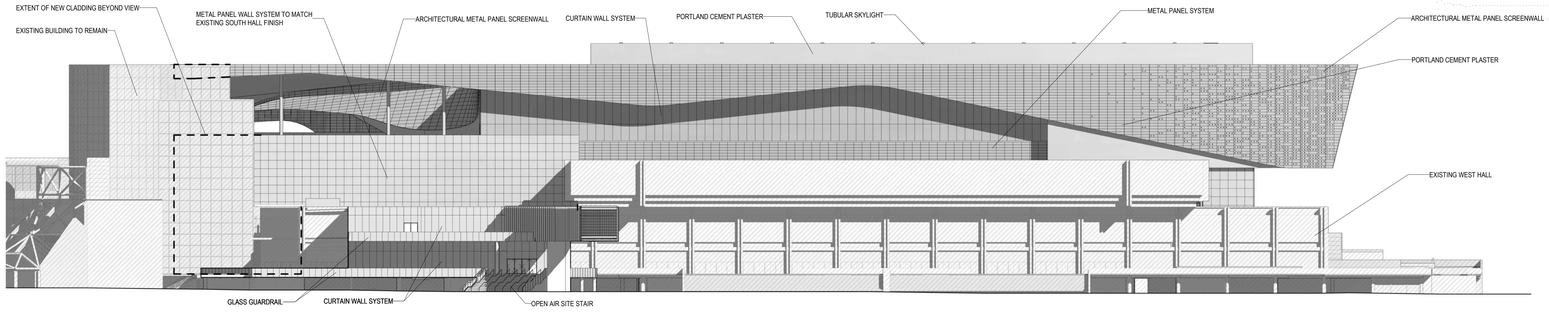


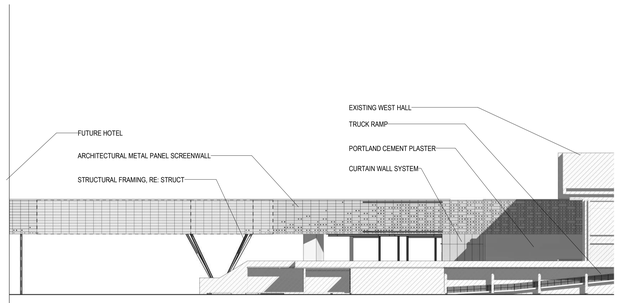
5 OVERALL NORTH LOBBY ELEVATION - EAST
1/32" = 1'-0"



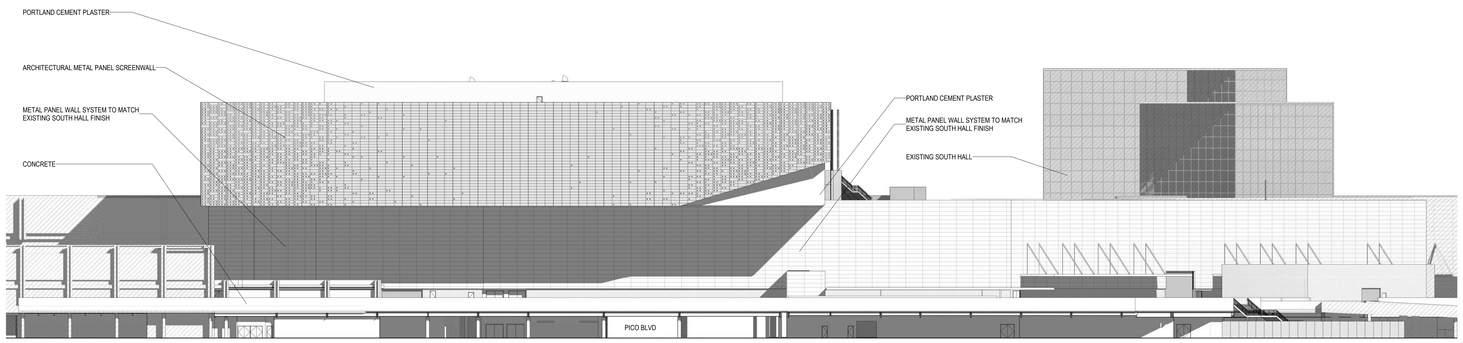
3 OVERALL EXPANSION ELEVATION - EAST
1/32" = 1'-0"



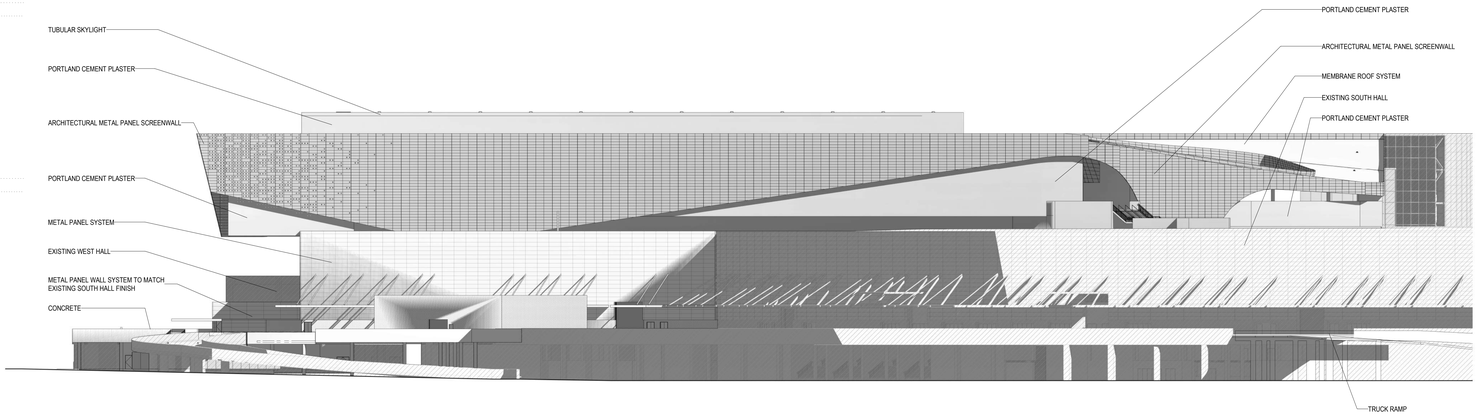
2 OVERALL EXPANSION ELEVATION - NORTH
1/32" = 1'-0"



6 OVERALL NORTH LOBBY ELEVATION - WEST
1/32" = 1'-0"



1 OVERALL EXPANSION ELEVATION - WEST
1/32" = 1'-0"



4 OVERALL EXPANSION ELEVATION - SOUTH
1/32" = 1'-0"

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EXPANSION AND RENOVATION
1201 S. Figueroa Street, Los Angeles, CA 90015

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

SCHEMATIC DESIGN+
05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837
DESIGN BY POPULOUS
ISSUED DATE: 05/17/19

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A5-1-02

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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]

MITIGATION AND MONITORING PROGRAM

1. INTRODUCTION

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project's impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. ORGANIZATION

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

- **Enforcement Agency:** The agency with the power to enforce the PDF or MM.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** The phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** The frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. PROGRAM MODIFICATION

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

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. MITIGATION MONITORING PROGRAM

A. Aesthetics

(1) Project Design Features

Aesthetics—Scenic Resources and Visual Character

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

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

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

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

Aesthetics—Light/Glare

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

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

PDF D.2-3: Building Façades: The maximum measurable luminance of the illuminated building façade (excluding contributions from illuminated signage) shall not exceed 40 cd/m^2 visible beyond the site boundary. Additionally, an area weighted average of field measurements shall not exceed 10 cd/m^2 (excluding contributions from illuminated signage) for any single contiguous façade area greater than 7,500 square feet in area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- **Action Indicating Compliance:** Approval of Lighting Plans prior to issuance of applicable building permit (Pre-construction); Written compliance certification from approved lighting consultant/expert prior to issuance of applicable Certificate of Occupancy (Construction)

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

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

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

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

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

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance certification report submitted by Applicant

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

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

New PDF D.2-22: Project signs shall be less than high contrast conditions with maximum sign luminance of 5,000 cd/m^2 during daytime. In addition, project signs shall be controlled by a time clock and photocell to transition smoothly from the maximum daytime luminance of 5,000 cd/m^2 to the maximum nighttime luminance of 800 candelas/m^2, beginning at 45 minutes prior to sunset and completed no later than 20 minutes prior to sunset to avoid potential high contrast, glare conditions. Similarly, the project signs will transition from the night maximum luminance of 800 cd/m^2 to the day maximum luminance of 5,000 cd/m^2, beginning no earlier than 20 minutes after sunrise.

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

New PDF D.2-23: The portion of the South Hall Lobby Sign DD.28 that faces east toward Figueroa Street as shown in the sign plan for Options A and B included in the Sign Lighting Study within Appendix A-1 of the Addendum shall either be limited to a luminance of 300 cd/m^2 or be reduced in size to a maximum of 2,430 square feet of area. A combination of these modified features may also be implemented as long as the sign does not generate illuminance above 3.0 footcandles at the sensitive receptor at 1200 Figueroa Street.

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

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

Aesthetics—Shade/Shadow

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

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval (Pre-construction); Issuance of building permit for New Hall (Construction)

(2) Mitigation Measures

Aesthetics—Scenic Resources and Visual Character

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

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

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

- **Enforcement Agency:** Los Angeles Department of Public Works

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

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

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

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

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

Aesthetics—Light/Glare

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Director of Planning authorization as determined necessary by the Sign District regulations

B. Air Quality

(1) Project Design Features

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

- Use watering to control dust generation during the demolition of structures.
- Clean-up mud and dirt carried onto paved streets from the site.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Include provisions in contracts with contractors to enforce requirement that trucks and equipment hauling material such as debris or any fill material operating at the Project site or traveling to or from the Project site must be fully and post signs on-site regarding this requirement.
- Suspend earthmoving operations or implement additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. A bilingual Spanish speaking construction relations officer shall be appointed to act as a community liaison concerning construction-related issues and on-site activity, including investigation and resolution of issues related to fugitive dust generation.
- **Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspection during construction
- **Action Indicating Compliance:** Field inspection sign-off; Annual compliance certification report submitted by Project contractor

PDF F.1-2: The roof specification for the New Hall shall meet the standards of a “cool roof” as specified in Section 99.04.106.5 of the LAMC.

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

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

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual written compliance certification submitted by Convention Center Applicant

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual written compliance certification submitted by Convention Center Applicant

PDF F.1-5: The Project Applicants shall only test one emergency back-up diesel generator for maintenance purposes on a given day.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual written compliance certification submitted by Convention Center Applicant

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually

- **Action Indicating Compliance:** Annual written compliance certification submitted by Convention Center Applicant

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

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

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

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

(2) Mitigation Measures

Mitigation Measure F.1-1: The Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the Project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided on-site at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities for the Project shall meet the Final Tier 4 standards and off-road equipment greater than 300 horsepower shall be equipped with diesel particulate filters. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measure F.1-8a: During construction, the Project shall use contractors for soil import/export with haul trucks meeting EPA Model Year 2007 NO_X emissions levels when such equipment is reasonably available to achieve a goal that at least 33 percent of the haul truck fleet meets this standard, provided that such usage is consistent with the Applicant's MBE/WBE goals.

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

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

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

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

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

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

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance certification report submitted by Applicant

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance report submitted by Applicant

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

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance certification report submitted by Convention Center Applicant

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

- **Enforcement Agency:** Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of Public Works
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance certification report submitted by Convention Center Applicant

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

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance certification report submitted by Convention Center Applicant

C. Biological Resources

(1) Mitigation Measures

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

- Conduct vegetation removal associated with building demolition and construction from September 1st through January 31st, when birds are

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

– OR –

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

D. Cultural Resources

(1) Mitigation Measures

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

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

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

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist
- **Action Indicating Compliance:** Written verification by qualified archaeologist prior to ground-disturbing activities

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

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

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[1] *Draft EIR, IV. Environmental Impact Analysis I.2. Cultural Resources—Archaeological Resources, https://planning.lacity.org/eir/ConventionCntr/DEIR/files/IV.I.2%20Cultural%20Resources-Archaeological%20Resources.pdf, p. IV.I.2-4.*

- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit
- **Action Indicating Compliance:** Issuance of grading permit (Pre-construction); Annual compliance certification report by the Project contractor (Construction)

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

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

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

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

Mitigation Measure I.2-4: If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office and the Los Angeles Police Department shall be notified, as

prescribed in Public Resources Code §5097.98 and Health and Safety Code §7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in §15064.5(e) of the State CEQA Guidelines. The Proposed Project shall follow the guidelines set forth in Public Resources Code §§5097.98 and 5097.94(k).

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

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

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

E. Geology and Soils

(1) Project Design Features

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permit; Periodic field inspections during construction

- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off; Annual compliance certification report submitted by Project contractor

(2) Mitigation Measures

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

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

Mitigation Measure G-2: Pursuant to the geotechnical report prepared in accordance with LADBS requirements, a temporary shoring system shall be implemented during Project construction to ensure slope stability during excavation activities, unless the LADBS determines that shoring is not required based on any supplemental geotechnical reports.[2] If the necessary space is available, temporary excavations may be sloped back at a 1:1 (horizontal to vertical) in lieu of shoring. Where there is not sufficient space for sloped embankments, temporary shoring shall be erected, to a reasonable satisfaction of the LADBS. This may include, but is not limited to, installing steel soldier piers in drilled holes that would be backfilled with concrete and restrained with tie-in anchors. The shoring shall be designed by a professional geotechnical engineer with experience in the design of excavation shoring. The excavation shoring design shall be approved by LADBS prior to its installation.

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

[2] *This provision has been added to reflect that the need for shoring would be reduced under the Modified Project given that the maximum depth of excavation under the Modified Project (e.g., 11 feet 6 inches) would be substantially shallower than under the Approved Project (50 feet).*

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

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

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

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

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

F. Hazards and Hazardous Materials

(1) Project Design Features

Project Design Feature L-1: The Applicants shall prepare and implement a Soil Management Plan approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address potential contamination in soil within the Project Site. The approved Soil Management Plan shall include procedures for soil sampling and remedial options that may include removal (excavation), treatment (*in-situ* or *ex-situ*), or other measures, as appropriate. If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's (SCAQMD) Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading shall be temporarily halted and redirected around the observed area(s) until the appropriate evaluation and follow-up measures are implemented, as contained in SCAQMD's Rule 1166. The contaminated soil discovered shall then be evaluated and managed in accordance with the approved Soil Management Plan in order for grading activities to resume.

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

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

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

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

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

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

Project Design Feature L-4: The Applicant shall submit to the City Fire Department and City Department of Building and Safety, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of the Proposed Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. The update to this plan shall be coordinated with the Proposed Project's Construction Traffic and Management Control Plan (see Mitigation Measure B.1-30, Section IV.B.1, Transportation).

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

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

(2) Mitigation Measures

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

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

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

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

Mitigation Measure L-3: All USTs and ASTs uncovered during grading or excavation activities shall be removed following all applicable local, state and federal regulations. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Fire Department and South Coast Air Quality Management District, as applicable. An experienced environmental professional, along with LAFD representatives, shall provide oversight and monitoring of the removal and soil collection process during the tank removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Once a site has been initially evaluated via soil and/or groundwater collection and analysis, further site investigation and remediation activities may be warranted. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination, vapor intrusion risk, and/or groundwater contamination shall be undertaken. Local oversight by the City of Los Angeles Fire Department and/or Regional Water Quality Control Board is required. An environmental professional (i.e., Professional Geologist) is required to provide oversight and project monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required. Once approved, the remedial plan shall be implemented. Environmental closure shall be granted prior to construction, if practical. If environmental closure is not granted prior to commencement of construction of structures, then appropriate steps shall be implemented that allow for later assessment, remediation, and prevention of vapor intrusion. The environmental regulatory oversight agency shall approve the appropriate steps that are being proposed to allow for the later assessment, remediation, and prevention of vapor intrusion.

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

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety; CalGEM; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction (if remnants of or materials associated with former wells are encountered)
- **Monitoring Frequency:** Once, prior to issuance of grading permits; Once, at field inspection during construction
- **Action Indicating Compliance:** Written compliance report by environmental professional and issuance of grading permits (Pre-construction); Written approval by CalGEM or Los Angeles Fire Department in the event that construction activities encounter remnants or materials associated with former oil wells (Construction)

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

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

Mitigation Measure L-6: Regularly scheduled pumping and maintenance of all on-site clarifiers and interceptors shall continue as long as they remain in use on-site. Interceptors/clarifiers to be removed shall comply with local sanitation district and/or environmental health permitting, which may include inspection and/or sample collection. Applicable permits shall be obtained from local oversight agencies including the City of Los Angeles Sanitation District and City of Los Angeles Building and Safety Department, as applicable. An experienced environmental professional shall provide oversight and monitoring of the removal and soil collection process during the

removal. Laboratory testing of the soil shall be performed to evaluate the presence of contamination. Where indicated as required by this further investigation, clean-up measures to mitigate the soil contamination shall be undertaken. An environmental professional (i.e. Professional Geologist) shall be required to provide oversight and monitoring to ensure the health and safety of all workers. A remedial plan shall be developed by a Professional Geologist and submitted to local agencies, as required.

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

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

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

Mitigation Measure L-8: Electrical transformers, hydraulic elevator equipment, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or removal. All equipment found to contain PCBs shall be removed and disposed in accordance with all applicable local, state and federal regulations including, but not limited to

CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil are recommended. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.

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

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

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

Mitigation Measure L-10: Site testing of subsurface geological formations shall be conducted in accordance with the City's Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist, and shall be performed by a testing agency approved by the Los Angeles Department of Building and Safety. The licensed Architect, registered Engineer or Geologist, shall indicate in a report to the Los Angeles Department of Building and Safety the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration (i.e., the highest concentration of methane gas found during site testing) and the Design Methane Pressure (i.e., the highest pressure of methane gas found during site testing). The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level which shall be required within the proposed site buildings.

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

- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction
- **Action Indicating Compliance:** Issuance of grading permit (Pre-construction); Written compliance report by a qualified environmental consultant; Field inspection sign-off (Construction)

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

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, at plan check prior to issuance of grading permits; Periodic field inspections during construction
- **Action Indicating Compliance:** Plan approval and issuance of grading permits (Pre-construction); Field inspection sign-off and annual compliance certification report submitted by Project contractor (Construction)

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

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

- **Monitoring Frequency:** Once, prior to issuance of grading permits; Periodic field inspections during construction, if hazardous materials are found
- **Action Indicating Compliance:** Issuance of grading permits (Pre-construction); Annual compliance certification report submitted by Project contractor (Construction)

Mitigation Measure L-13: Mercury thermostats shall be removed and properly disposed of prior to demolition activities in the areas of the Convention Center to be removed.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (prior to demolition);
- **Monitoring Frequency:** Once, prior to issuance of demolition permit
- **Action Indicating Compliance:** Issuance of demolition permit

G. Hydrology and Water Quality (Drainage and Surface Water Quality)

(1) Project Design Features

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

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

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

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

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

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

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

H. Noise

(1) Project Design Features

PDF E-1: Project construction activities that occur during the late evening hours (between 9 P.M. and 12 A.M.) shall utilize drilled piles and not driven piles in order to reduce potential construction noise and vibration impacts.

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

PDF E-2: Project contractor shall equip all construction equipment used at the Project Site with properly operated and maintained, commercially available noise

shielding and/or muffling devices that are consistent with the manufacturer's standards.

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

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

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

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

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

(2) Mitigation Measures

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

A) During the construction at the northeast portion of the Project Site, a noise barrier wall providing a minimum 5 dBA noise reduction at the first-floor level shall be erected along the Project northern boundary along the Project northern boundary between the Project construction area and Receptor R1 (Ritz Hotel and Residences and Marriott Hotel at L.A. LIVE).

B) During construction of the New Hall, a noise barrier wall providing a minimum 7 dBA noise reduction shall be erected between the New Hall

construction area and off-site noise sensitive receptor R26 (southern boundary of New Hall construction area).

C) During construction of the Gilbert Lindsey Plaza, a temporary noise barrier wall providing a minimum 5 dBA noise reduction shall be erected between the Gilbert Lindsey Plaza construction area and the off-site noise sensitive receptor R2 (residential uses along Figueroa east of the Project Site). The noise barrier wall shall extend along the southern perimeter (along Pico Boulevard) and eastern perimeter (along Figueroa Street) of the construction area. In addition, construction activities within Gilbert Lindsey Plaza shall not occur past 9 P.M.

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

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

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

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

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

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

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

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

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

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

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

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

I. Public Services

(1) Project Design Features

Fire

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

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

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

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

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

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction; Pre-operation
- **Monitoring Frequency:** Once, prior to issuance of first building permit of the applicable building (construction plan); Once, prior to operation of the applicable building (operation plan)
- **Action Indicating Compliance:** Approval of the response/access plan by the Los Angeles Fire Department for the applicable building

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

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

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

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

- Identify the locations and sizes of all fire hydrants; and
- All structures would be within 300 feet of an approved fire hydrant.
- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of first building permit
- **Action Indicating Compliance:** Approval of the plot plan by the Los Angeles Fire Department

PDF J.2-6: The Convention Center Applicant shall develop a first responder communications plan for their respective structures in consultation with, and approved by, the LAFD. The plan shall address the need for communications equipment. The first responder communications plan shall be updated from time to time based on information that may be learned during operation of the Proposed Project, potential changes in LAFD's available resources, and possible competing demands on these resources due to cumulative development.

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

Police

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

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

that may be appropriate based on the provisions of the Comprehensive Security Plan. The Applicant shall submit the consultant's report and recommendations to, and consult with LADBS, LACC, LAPD, the New Hall design team and BOE, regarding appropriate operational and design measures in consideration of the report and recommendations.

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

PDF J.1-2: **Security Features during Construction.** During construction of the Project, the Applicant shall implement private security measures including security fencing, lighting, locked entry, and security patrol on the Project Site.

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

J. Transportation

(1) Project Design Features

Traffic

Project Design Feature B.1-3: Pico Boulevard—West of Figueroa Street, to midblock between Figueroa Street and LA Live Way, Pico Boulevard would be reduced from three to two westbound lanes—to accommodate widening the north sidewalk from 10 feet to approximately 20 feet; west of midblock three westbound lanes would be maintained approaching LA Live Way. East of LA Live Way, Pico Boulevard would be reduced from three to two eastbound lanes up to midblock between LA Live Way and Figueroa Street; east of midblock of the existing three eastbound lanes would be retained along with the existing four lane approach at Figueroa Street. A new off-street drop-off/pick-up (DOPU) area would be created on the north side of Pico Boulevard between mid-block and LA Live Way. The existing off-street DOPU area on the south side of Pico Boulevard would be maintained largely in its existing configuration. A mid-block signal would be installed on Pico Boulevard between Figueroa Street & LA Live Way. A new traffic signal on

Pico Boulevard at South Hall Drive would provide for westbound left turns to South Hall Drive. Approximately 20-foot sidewalks would be provided on the north and south sides of Pico Boulevard which would be adjacent to the buildings. The sidewalks would be buffered from the moving traffic lanes by the DOPU areas, and would minimize the number of driveways crossing the sidewalks.

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

Project Design Feature B.1-6: Prior to issuance of a certificate of occupancy for the New Hall, the Applicant shall provide electric vehicle charging stations as required by code, and shall provide priority parking spaces for electric vehicles, to encourage use of those vehicles.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of a Certificate of Occupancy for the garages
- **Action Indicating Compliance:** Plan approval prior to issuance of applicable building permit for the garages (Pre-construction); Issuance of a Certificate of Occupancy for the garages (Construction)

Project Design Feature B.2-1: The Proposed Project will provide parking consistent with the requirements set forth in the Specific Plan.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy)
- **Monitoring Frequency:** Once, at plan check
- **Action Indicating Compliance:** Issuance of a building permit (Pre-construction); Field inspection sign-off prior to issuance of Certificate of Occupancy for the New Hall (Construction)

Project Design Feature B.2-2: The Proposed Project will provide bicycle parking spaces consistent with the requirements set forth in the Specific Plan.

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

- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction (plan check); Construction (prior to issuance of Certificate of Occupancy for the Bond Street Garage)
- **Monitoring Frequency:** Once, at plan check; Once, at field verification
- **Action Indicating Compliance:** Issuance of a building permit (Pre-construction); Field inspection sign-off prior to issuance of Certificate of Occupancy for the Bond Street Garage (Construction)

(2) Mitigation Measures

Mitigation Measure B.1-21: Prior to issuance of a building permit for the New Hall, the Applicant shall install, or shall pay LADOT to install a new 3-inch conduit from LADOT's Figueroa/Venice communications cabinet to LADOT's 9th/Figueroa controller cabinet—a distance of approximately 5,000 feet.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction for payment to LADOT option; Construction for installation option
- **Monitoring Frequency:** For the payment option, once, prior to issuance of a building permit for the New Hall; for the installation option, once, prior to approval of improvement plans, and once, at issuance of a building permit for the New Hall
- **Action Indicating Compliance:** For the payment option, written verification of payment to LADOT prior to issuance of building permit for the New Hall (Pre-construction)

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

- Coordination of construction activities with event schedules at Convention Center, Crypto.com Arena and LA LIVE to the extent feasible.
- Identification of truck staging areas, and management of truck access/egress to minimize truck impacts on the street system.
- Development of Worksite Traffic Control Plans, including temporary traffic controls, lane reconfigurations, temporary traffic signal operation, signage, detour plans as appropriate, and provisions for flag personnel, etc.
- Development of a construction worker transportation demand management plan to encourage use of transit and ridesharing and minimize parking needs.

- Development of a construction worker Parking Management Plan to provide sufficient parking, including multiple dispersed off-site parking locations to minimize potential associated off-site traffic impacts, and to prevent construction workers utilizing on-street parking in the Pico Union area.
- An adequate provision for alternate routing, protection barriers, covered walkways where necessary and feasible, and other safety precautions for pedestrians and bicyclists through the Project Area.
- Development of an Event Construction Parking Plan to develop and implement temporary parking strategies for events for the Convention Center, Cyrpto.com Arena, and LA LIVE during construction.
- Include measures in the Construction Traffic and Parking Management Plan to minimize impacts in Pico Union.
- To the extent feasible schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak commute periods.
- Coordinate and work with Metro to coordinate bus line/re-routings for Metro Route 30 to minimize inconvenience to transit riders.
- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition or building permit; Periodic field inspections during construction
- **Action Indicating Compliance:** Written verification of approval of Plans from the Los Angeles Department of Transportation prior to the issuance of demolition and construction permits for the New Hall (Pre-construction); Annual compliance certification report submitted by Project contractor (Operation)

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

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation of the *Express*Park Program
- **Action Indicating Compliance:** Annual compliance certification report submitted by the New Hall Applicant

K. Utilities and Service Systems

(1) Project Design Features

Water

PDF K.1-1: The New Hall will achieve a water use reduction of 33 percent of the estimated baseline. These water reduction requirements shall be met by specific measures which may include the following:

Commercial/Public Facility Water Conservation Features

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

Landscaping Water Conservation Measures

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

- Use landscape contouring to minimize precipitation runoff.
- For irrigation systems: Install purple piping and associated connections (i.e., reclaimed water infrastructure) to the property line for potential future connection to LADWP reclaimed water supply, pending confirmation of water chemical profile for acceptable use.
- Use best current landscaping practices that balance water use, shade, CO_2 removal, aesthetics and practical design concerns.

Water Performance

- Install, at minimum, whole building water meters that measure total potable water use for the entire building. Install submeters on cooling towers and irrigation subsystems per above.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction (at plan check); Operation
- **Monitoring Frequency:** Once, at plan check; Annually, during operation
- **Action Indicating Compliance:** Plan approval for incorporation of water reduction features into plans prior to issuance of building permit for New Hall (Pre-construction); Annual compliance certification report submitted by Applicants (Operation)

Wastewater

Refer to Water above for a list of the indoor water use conservation measures. Incorporation of these measures would also serve to reduce wastewater generation.

Solid Waste

PDF K.3-1: The Applicant will extend the existing on-site solid waste recycling programs to include the New Hall.

- **Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works Bureau of Sanitation Division
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance report submitted by Applicants

PDF K.3-2: A minimum of 20 percent of all building materials and products for development will consist of recycled content or will be manufactured regionally or use rapidly renewable resources.

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

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

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

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

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

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

Electricity

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

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

PDF K.4-3: The L.A. Live Way Garage and the Bond Street Garage shall feature energy efficient lighting.[3]

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

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

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

(2) Mitigation Measures

Water

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

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

[3] *The Modified Project would maintain the existing approval for the L.A. Live Way Garage but would not construct the garage at this time. However, in order to be consistent with the Certified EIR, the L.A. Live Way Garage language in this PDF has been retained in case the garage is constructed in the future.*

- **Monitoring Frequency:** Once, prior to approval of the plans for the improvement (plan approval); Once prior to issuance of a Certificate of Occupancy for the New Hall (to verify installation)
- **Action Indicating Compliance:** Plan approval (Pre-construction); Written verification from LADPW and issuance of Certificate of Occupancy for the New Hall (Construction)

Wastewater

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

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

Electricity

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

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

Mitigation Measure K.4-2: If determined to be required by LADWP, construct_additional LADWP transformation and switching equipment to the existing below grade vault south of Pico Boulevard and East of Convention Center Way.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, prior to approval of improvement plans
- **Action Indicating Compliance:** Approval of B-Permit Plans (Pre-construction)

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

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

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, as determined by the Planning Director (with a minimum of one security officer for each establishment), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of each establishment and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Specific Plan area and to assist and report, as necessary, to proper authorities any loitering,

trespassing, or other criminal activities in the general vicinity of the Specific Plan area. The LAPD shall be notified of special events as far in advance as feasible.

4) The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.

5) The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.

6) A copy of these conditions shall be retained at all times on the premises in each establishment that sells alcoholic beverages and shall be produced immediately upon the request of the Planning Director or the LAPD.

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

8) All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours after its occurrence.

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

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