



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

CORRECTED LETTER OF DETERMINATION

MAILING DATE: APRIL 8, 2022

Case No. CPC-2018-6693-GPA-SP-SPP

CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046

Plan Area: Central City

Related Cases: ZA-2016-1381-PAB-PA1; ZA-2009-3289-PAB-PA1;
DIR-2008-2279-SPP-M3; VTT-82421

Council District: 9 – Price, Jr.

14 – de León

Project Site: Los Angeles Sports and Entertainment District (LASED)

Hotel and Conference Center Expansion Development Site (Development Sites 1, 1a, 1b of the LASED): 1005 – 1015 West Chick Hearn Court;
1015 South Georgia Street; 1000 West Olympic Boulevard

Applicant: Ted Fikre, L.A. Arena Land Company, LLC
Representative: David Goldberg, Armbruster, Goldsmith & Delvac LLP

At its meeting of **February 24, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The JW Marriott Hotel and Conference Center Expansion Project involves the construction and operation of a 37-story hotel tower with 861 guest rooms and 9,900 square feet of ground-floor hotel-related retail and restaurant uses, and a five-story podium with a 228,200-square-foot conference center and with parking, all above three subterranean levels of parking and ancillary hotel uses on the southern 3.1-acre portion (Development Sites 1a and 1b of the LASED) of a 6.5-acre lot (Development Sites 1, 1a, 1b of the LASED). The Hotel and Conference Center Expansion Project would require the partial demolition and structural alterations to the existing on-site Olympic West Parking Structure, the removal of existing freeway-facing signage, installation of new signage, and up to two new pedestrian bridges over a private drive connecting the existing conference center with the conference center expansion.

In order to develop the Hotel and Conference Center Expansion Project, LASED Specific Plan amendments are requested, including: (1) permitting hotel uses on Development Sites 1a and 1b; (2) converting 231,564 square feet of office floor area permitted within Development Site 12 to 851 hotel guest rooms in accordance with the Specific Plan; (3) removing 10 hotel guest rooms in the existing JW Marriott Hotel on Development Site 2 and transferring those rooms to the Hotel and Conference Center Expansion; (4) reallocating an additional 332,136 square feet of office floor area from Development Site 12 to hotel floor area in accordance with the Specific Plan and allocating 14,700 square feet of Convention Center Expansion Use floor area to the Hotel Expansion; (5) increasing the maximum allowable tower height in the Olympic West Subarea (Development Sites 1a and 1b) from 150 feet to 420 feet above existing grade; (6) reducing parking requirements for the Olympic West and Olympic East Subareas, as well as Crypto.com Arena; (7) modifying certain signage provisions; (8) modifying a limited number of LASED Specific Plan development standards and procedures; and (9) modifying standards for a street vacation

for the Eleventh Street Pedestrian Area (Chick Hearn Court between Figueroa Street and Georgia Street).

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR, certified on September 2001; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum and Joint Analysis, dated December 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;
2. **Approved** and **Recommended** that the Mayor and City Council adopt, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to redesignate the portion of Chick Hearn Court, between Figueroa Street to Georgia Street, from a Modified Collector Street to a Local Street designation;
3. **Approved** and **Recommended** that the City Council **adopt**, pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the LASED Specific Plan (Ordinance No. 174,224);
4. **Approved**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to construct Convention Center Expansion Uses, including a hotel and conference center, on Development Sites 1a and 1b within the LASED, including a Transfer of Floor Area from Development Site 12 to Development Site 1a, an Equivalency Transfer of permitted Office floor area to Hotel guest rooms, and a 10 percent reduction in required parking for the Project and all existing uses within the Olympic West and Olympic East Subareas, as well as Crypto.com Arena;
5. **Adopted** the Modified Conditions of Approval; and
6. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Millman
 Second: Choe
 Ayes: Campbell, Hornstock, Leung, Lopez-Ledesma, Mack, Perlman
 Nays: Dake Wilson

Vote: 8 – 1

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment and Specific Plan Amendment is not appealable. The remainder of the Commission action is appealable to the Los Angeles City Council 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: APRIL 25, 2022

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

*¹Attachments: Modified Conditions of Approval, Amended Findings, General Plan Resolution, Specific Plan, Interim Appeal Procedures

c: Milena Zasadzien, Senior City Planner
William Lamborn, City Planner

¹ The above-referenced section reflects a correction, it is not discretionary, therefore, issuance of this corrected letter of determination does not extend or require a new appeal period.

CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting of February 24, 2022)

A. Entitlement Conditions – Project Permit Compliance

1. **Site Development.** The use and development of the property shall be in substantial conformance with Exhibit A, dated February 14, 2022, of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Major Projects Division, with written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Permitted Use and Area requirements.** The project shall be constructed in a manner consistent with the following project description: Limit the proposed development to up to 861 hotel guest rooms, up to 578,400 square feet of hotel-related floor area (including 9,900 square feet of hotel-related retail and restaurant uses), and up to 228,200 square feet of Conference Center uses (including, but not limited to, meeting and conference rooms, multi-purpose space and associated ancillary uses), totaling up to 806,600 square feet of floor area, consistent with Exhibit A.
3. **Equivalency and Floor Area Transfer.** Approved herein is an equivalency and transfer of floor area, and utilization of currently allocated floor area, as follows:
 - a. The conversion of 231,564 square feet of office floor area from Development Site 12 to 851 hotel rooms within Development Site 1a.
 - b. The reduction of 10 hotel guest rooms in the existing hotel on Development Site 2 and transfer of those 10 rooms to Development Site 1a.
 - c. The reallocation of an additional 332,136 square feet of permitted office floor area from Development Site 12 to Development Site 1a.
 - d. The utilization of 14,700 currently allocated square feet of Convention Center Expansion Use floor area within Development Site 1a for the proposed Hotel Expansion within Development Site 1a.
 - e. The utilization of 228,200 square feet of currently allocated Convention Center Expansion Uses on Development Site 1a for the Conference Center Expansion within Development Site 1a.
 - f. Upon approval of this equivalency and floor area transfer, 578,400 square feet of hotel-related floor area and 861 hotel rooms, and 228,200 square feet of Conference Center uses, are allocated to Development Site 1a.
 - g. Upon approval of this equivalency and floor area transfer, 38,100 square feet of allowable Office Uses remain allocated to Development Site 12, and 7,100 square feet of allowable Convention Center Expansion Uses remain allocated to Development Site 1a.
4. **Height.**
 - a. The Hotel Tower shall be limited to a maximum of 420 feet above grade, excluding unoccupied rooftop mechanical equipment areas and the proposed architectural beacon.
 - i) Consistent with Exhibit A and the LASED Specific Plan, penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights,

- towers, steeples, spires, flagpoles, solar energy structures, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limit specified in the district where the property is located, but no penthouse or roof structure, or any other space above that height limit shall be allowed for the purpose of providing additional floor space.
- b. Consistent with Exhibit A, the Conference Center podium shall be limited to a maximum height above grade of 71 feet above grade, and unoccupied podium rooftop mechanical equipment, including structural plenum, shall be permitted up to a maximum height of 89 feet above grade.
5. **Parking.** Approved herein is a 10% reduction of the minimum parking requirements set forth in the LASED Specific Plan Section 14.D.2. This permitted 10% reduction shall apply to the uses that occupy the Olympic West and Olympic East Subareas, as well as the western portion of the Olympic North Subarea, of the LASED Specific Plan area, as well as parking required under the LASED for Crypto.com Arena (formerly Staples Center). With the approved 10% parking reduction, the Applicant is permitted to provide a minimum of 5,566 parking spaces to serve these areas, in lieu of the 6,184 minimum number of parking spaces that would otherwise be required.
- a. Pursuant to LASED Specific Plan Section 14.D.3, and consistent with the revised Parking Analysis provided by the Applicant dated January 21, 2022, parking required by the Specific Plan for an individual project 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. Parking shall be distributed throughout the Specific Plan area, to ensure convenient access by all individual Projects.
6. **Urban Design.** In conformance with Section 10.B of the Specific Plan the project shall conform to the Urban Design Guidelines in Appendix A of the Specific Plan. The applicant has submitted appropriate justification of compliance and Findings have been made. Building elevations and massing shall substantially conform to Exhibit A.
7. **Signage.**
- a. **Signage Program.** Except as modified herein, the proposed signage shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit A, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Major Projects Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the project conditions, or the project permit authorization. Signs M1, M2, M3, M4, and C9 together with their sign support structure (collectively, New Arena Sign), may be developed (through modernization and/or replacement of the existing Arena Sign) in advance of construction of the hotel and conference center expansion, provided that the design allows for eventual physical integration into the building upon its construction and is in substantial conformance with Exhibit A. The New Arena Sign shall replace and/or modernize the existing Arena Sign and shall not at any time be provided in addition to the existing Arena Sign.

- b. **Concurrent Specific Plan Amendment.** Signage permitted pursuant to this grant shall comply with the provisions of the LASED Specific Plan, inclusive of requirements set forth in Section 16, Signage, as may be amended pursuant to Case No. CPC-2018-6693-GPA-SP-SPP. If the concurrent Specific Plan Amendment requested pursuant to Case No. 2018-6693-GPA-SP-SPP is not approved, this may necessitate a further Project Permit Modification, Adjustment, Exception, or other discretionary action under the Specific Plan.
- c. **Sign Types.** New and relocated sign types shall be limited to Vinyl Signage (Static Display) (Signs C5 through C9), Building ID Signs (Signs BS1 through BS4), Static Display Vinyl Freeway Edge Signs (Signs C1 through C4), and Animated Display/Electronic Message Display Signs (Signs M1 through M4), consistent with Exhibit A.
- d. **Sign Area and Size.** Sign area and size shall comply with the LASED Specific Plan and shall be in substantial conformance with Exhibit A.
 - i. New and relocated signage shall be limited to a maximum total net new area of 5,662 square feet. New and relocated signage shall be consistent with Exhibit A, except that the total maximum sign area for signs C1 through C4 shall be limited to 6,000 square feet.
 - ii. Maximum permitted individual sign area shall comply with the requirements of Section 16, Table 6 of the LASED Specific Plan.
- e. **Sign Height and Placement.** Sign Height and Placement shall comply with the LASED Specific Plan and shall be in substantial conformance with Exhibit A.
- f. **Hours of Operation.** Permitted operating hours for all non-animated and all animated signs shall comply with the requirements of Section 16, Table 5 of the LASED Specific Plan.
- g. **Freeway Edge Signs (Signs C1 through C4).**
 - i. Freeway Edge Signs (Signs C1 through C4) shall be static displays. No animation or Electronic Message Display Signs shall be permitted on Signs C1 through C4.
 - ii. Lighting from the proposed Freeway Edge Signs (Signs C1 through C4) shall be designed with recessed lighting strips along the side of the signs, such that light does not spill out and does not become visible to drivers on the I-110 Freeway.
 - iii. The design and placement of all Freeway Edge Signs shall be integrated into the architecture of the proposed building, and shall be in substantial conformance with Exhibit A, as modified by Conditions 7.g.iv and 7.g.v, below.
 - iv. Freeway Edge Signs (Signs C1 through C4) shall be limited to a maximum total sign area of 6,000 square feet.
 - v. Freeway Edge Signs (Signs C1 through C4) shall be limited to a maximum height of 65 feet.

h. Vinyl Signage (Static Display) (Signs C5 through C9).

- i. Vinyl Signage (Signs C5 through C9) shall be static displays. No animation or Electronic Message Display Signs shall be permitted on Signs C5 through C9.
- ii. Lighting from the proposed Vinyl Signage (Signs C5 through C9) shall be designed with recessed lighting strips along the side of the signs, such that light does not spill out and does not become visible to drivers or pedestrians on adjacent public rights of way.
- iii. The design and placement of Signs C5 through C9 shall be integrated into the architecture of the proposed building, in substantial conformance with Exhibit A.

i. Electronic Message Displays Signs (Arena Sign: Signs M1 through M4).

- i. Signs M1 through M4 shall be permitted as Electronic Message Display Signs (LED displays).
- ii. Signs M1 through M4 shall be limited to a refresh rate of no more than once every four (4) seconds, with an interval between messages of not less than one second, and the intensity of illumination will not change.

j. **Brightness.** Digital Displays (Electronic Message Display Signs) shall have a nighttime brightness no greater than 300 candelas per square meter and a daytime brightness no greater than 5,000 candelas per square meter. The displays shall transition smoothly at a consistent rate from the permitted daytime brightness to the permitted nighttime brightness levels, beginning 45 minutes prior to sunset and concluding 45 minutes after sunset.

k. **Large Scale Architectural Lighting.** Pursuant to Section 16.C.22 of the LASED Specific Plan, Large Scale Architectural Lighting may be provided on the south façade of the Hotel Tower, consistent with Exhibit A. Pursuant to the requirements of the LASED Specific Plan, Large-Scale Architectural Lighting shall contain no text, logos, messages, or images of any kind, and shall serve only to highlight or accentuate vertical, horizontal, or other elements of the structure. Large Scale Architectural Lighting may be multi-hued and may gently change hues in a slow, deliberate manner with a slow, drawn-out constant intensity, and may mark special seasons, weather, or events with unique color arrangements. At no time shall Large-Scale Architectural Lighting flash, blink, scroll, move, or stream. Large-Scale Architectural Lighting shall change hue no more than once every ten minutes with no change in intensity and be considered a non-animated lighting element.

l. Sign District and Vertical Sign Zones.

- i. The new and relocated signs shall be located within Sign District B, consistent with Exhibit A and the LASED Specific Plan.
- ii. Consistent with Exhibit A and the LASED Specific Plan, all signs shall be located within Level 1, a Vertical Sign Zone defined as 0 foot to 35 feet above grade, and Level 2, a Vertical Sign Zone defined as 35 feet to 100 feet above grade, with the exceptions of Building ID Signs BS1 and BS2, which shall be located

within Vertical Sign Zone Level 3, defined as greater than 100 feet above grade. Portions of Signs M1 through M4 may also extend into Vertical Sign Zone Level 3, as depicted on Exhibit A.

- m. **Sign Districts A-1 and B.** Pursuant to Section C.18 of the Specific Plan, in no event shall the combined total amount of square footage of signage in Sign Districts A-1 and B exceed 136,000 square feet.
 - n. **Additional Signage.** There shall be no additional signs installed on the subject structures except as approved in previous and subsequent City Planning approvals or sign-offs.
 - o. **Mountings.** All mounting procedures shall be to the satisfaction of the Department of Building and Safety.
8. **Streetscape.** The project shall comply fully with the adopted Los Angeles Sports and Entertainment District Streetscape Plan. The design and installation of any required improvements shall be per the adopted LASED Streetscape Plan. The applicant shall record a covenant guaranteeing to the City that the project shall improve and maintain the public right-of-way in accordance with the LASED Streetscape Plan, to the satisfaction of the City Engineer and the Department of City Planning.
9. **Trip Generation and Traffic Management.** Pursuant to Section 14.B.1, the General Manager of the Department of Transportation (LADOT) has approved a Traffic Mitigation Phasing Plan (TMPP) for the Specific Plan area dated August 14, 2002. The following mitigations are assigned to the subject project. Pursuant to Section 4(i)(d) of the approved TMPP, where the Project contribution to an improvement is less than 50%, the Project shall contribute its pro-rata fair share of the cost of required improvements in the form of a letter of credit prior to the issuance of a Certificate of Occupancy. Where applicable, prior to the issuance of a Certificate of Occupancy, the Applicant shall provide plans and construct such improvements. Where applicable, prior to the issuance of a building permit for a Project, the Applicant shall guarantee, to the satisfaction of LADOT, the construction of any traffic improvements wholly required as part of this determination.
- a. **Northbound SR-110 Off-Ramp/9th Street.** Develop and install signage on the northbound SR-110 Freeway to direct traffic to exit south of 9th Street off-ramp. (28.1% of measure)
 - b. **Enhanced Transit Links.** Enhance connections and linkages to transit, particularly including physical linkages to the Metro Blue Line Station at Flower Street/Pico Boulevard, as well as directional signage to bus and rail lines, and the provision of landscaped bus stops with passenger amenities such as benches and shaded areas. (Project cost)
 - c. **South Park PCMP.** Participate in the existing South Park Event Parking and Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordination Committee. (Project cost)
10. **Transportation Demand Management.** The Applicant shall initiate and maintain a transportation demand management program (TDM) that will actively promote the use of transit and rideshare, including providing project employees and visitors with transit and

rideshare information. Per the approved LASED TDM plan, the Applicant shall implement the following measures. All measures shall be implemented to the satisfaction of LADOT.

- a. **Building and Site Design Elements.** Incorporate design elements into both site and building design that facilitate employee and visitor trip reduction efforts. These may include: (1) sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building.
 - b. **Provide Rideshare and Transit Information.** Provide for the distribution of materials and educational programs on rideshare and transit services for employees and visitors.
 - c. **Provide Rideshare Coordination Services.** Provide resources, both staffing and informational, to assist in the coordination of rideshare activities, such as the formation of carpools and vanpools.
 - d. **Bicycle Facilities.** Provide facilities to support and encourage the use of bicycles by employees and visitors. Such facilities will comprise bicycle racks for bicycle parking.
 - e. **Transportation Coordinator.** Provide, or assign an employee (full or part-time), to perform the role of a Transportation Coordinator, whose function is to promote and facilitate the use of rideshare and transit by employees and customers.
 - f. **Other.** The Project shall identify a Project Transportation Coordinator, specifically responsible for ensuring TDM measures are implemented for the Project, and who shall be responsible for the Project's participation in the LASED TMO and for coordination with the LASED District TMO Manager.
11. **Mechanical Equipment.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way. All screening shall be setback at least five feet from the edge of the building.
 12. **Solar Power.** The Project shall comply with the Los Angeles Green Building Code and ensure that a minimum of 15 percent of the total roof area will be solar ready. Solar panels may be installed on all rooftop areas and/or rooftop decks with the exception of areas occupied by rooftop mechanical equipment.
 13. **Glare.** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
 14. **Reflectivity.** Glass used in building façades shall be non-reflective or treated with a non-reflective coating in order to minimize glare from reflected sunlight.
 15. **Open space.** The Project shall provide open space as follows:
 - a. An approximately 1,275 square foot terrace on Hotel Level 3, in substantial conformance with Exhibit A.
 - b. An approximately 42,925 square foot open space area on the Level 5 roof of the Conference Center Expansion, in substantial conformance with Exhibit A.

- c. An approximately 930 square foot Level 37 Hotel amenity deck, in substantial conformance with Exhibit A.
 - d. Open space areas, including plazas, courtyards and roof terraces shall contain a minimum of 15% planted area which can include trees, shrubs, and/or groundcovers, consistent with LASED Specific Plan Section 10.E. Planters, planter boxes and similar planting containers may be counted toward this requirement.
16. **Landscaping.** Prior to the issuance of a building permit, a landscape and irrigation plan shall be submitted to the Department of City Planning for approval. The landscape plan shall be in substantial conformance with the landscape plan stamped Exhibit A and shall demonstrate conformance with the LASED Specific Plan and LASED Streetscape Plan, as applicable.
17. **Street Trees.** Street trees that are removed shall be replaced in accordance with the requirements and policies of the LASED Specific Plan, LASED Streetscape Plan, and the City's Urban Forestry Division of the Bureau of Street Services, as applicable.
18. **Amenity Deck Trees.** Any trees that are planted on any podium or deck shall be planted in a minimum three-foot planter. New trees planted within the public right-of-way shall comply with the requirements and policies of the LASED Specific Plan, LASED Streetscape Plan, and the City's Urban Forestry Division of the Bureau of Street Services, as applicable.
19. **Articulation and Fenestration.** The Project shall provide articulation, periodic changes in wall plane, building material and/or color, building fenestration, storefront signage, or other approach that creates visual interest and/or shadow lines, consistent with Exhibit A and with LASED Specific Plan Design Guidelines 19.A and 19.B.
20. **Glazing.** The Project shall provide wall openings such as storefront windows and doors at the street level façade consistent with LASED Specific Plan Design Standard 6.A and in substantial conformance with Exhibit A. Consistent with Design Standard 6.B, dark tinted, reflective, or opaque glazing is prohibited for any required wall opening. Glazing for required wall openings shall have a minimum of 90% light transmission.
21. **Balconies and overhangs.** Consistent with LASED Specific Plan Design Standards 7A and 7B, and in substantial conformance with Exhibit A, architectural features such as canopies, awnings, and overhangs shall be integral to the architecture of the building, and are permitted to extend up to 5 feet beyond the face of the building, and extend up to 8 feet beyond the face of the building within any Private Setback area, not impeding any streetscape trees or other streetscape elements.
22. **Environmental Conditions.**
- a. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning.
 - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
 - The Applicant shall implement the tribe's recommendations if a qualified archaeologist and a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
 - The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
 - If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
 - The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor determined to be reasonable and appropriate.
 - Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
- b. Mitigation Monitoring Program. The project shall be in substantial conformance with the mitigation measures in the attached MMP and stamped "Exhibit B" and attached to the subject case file. The Project shall be in substantial conformance with the MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a 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 MMs. Any addendum or subsequent CEQA clearance shall explain why the MM is no longer needed, not feasible, or the other basis for modifying or deleting the 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 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 MM results in a substantial change to the Project or the non-environmental conditions of approval.

- c. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant, the election of which is in the sole discretion of the Applicant), approved by the City of Los Angeles Department of City Planning, who shall be responsible for monitoring implementation of project design features and condition measures during construction activities consistent with the monitoring phase and frequency set forth in the MMP.
- d. The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and condition measures 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 report to the Enforcement Agency any non-compliance with condition measures and project design features within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of written 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.

23. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV spaces) and electric vehicle charging stations (EVCS) that are required as part of the Project's total required parking for the hotel and conference center expansion (approximately 423 total parking spaces) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

24. **Administrative Conditions**

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.

4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Indemnification and Reimbursement of Litigation Costs.** The Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit

does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

(As amended by the City Planning Commission at its meeting of February 24, 2022)

A. ENTITLEMENT FINDINGS

GENERAL PLAN AMENDMENT

1. The General Plan Amendment Will Further the Purposes, Intent and Provisions of the General Plan (Charter Section 556).

The City-initiated General Plan Amendment for the redesignation of the portion of Chick Hearn Court, between Figueroa Street and Georgia Street, from a Modified Collector Street to a Local Street designation is in substantial conformance with the purposes, intent, and provisions of the General Plan, as explained below. The Los Angeles General Plan sets forth goals, objectives and programs that guide both citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. The Project is in compliance with the following Elements of the General Plan: Land Use Element – Central City Community Plan, Mobility Element, and the Air Quality Element.

Land Use Element - Central City Community Plan

The Central City Community Plan ("Community Plan") is the guide to future development within Downtown Los Angeles. It is intended to promote an arrangement of land uses, streets and services that will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in the community. The Community Plan is also intended to guide development in order to create a healthful and pleasant environment.

A General Plan Amendment is proposed to redesignate the portion of Chick Hearn Court, between Figueroa Street and Georgia Street from a Modified Collector Street to a Local Street designation which will facilitate the vacation of that segment of Chick Hearn Court, upon approval of the Bureau of Engineering and the City Council. The General Plan Amendment will be consistent with the following objectives and policies of the Community Plan:

Objective 2-1. To improve Central City's competitiveness as a location for offices, business, retail, and industry.

Objective 2-2. To retain the existing retail base in Central City.

Objective 2-3. To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Objective 2-4. To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

The future street vacation that would be facilitated by the proposed General Plan Amendment will permanently close the segment to vehicular traffic thereby creating a permanent space for pedestrian activity between the LA Live complex and Crypto.com Arena, which are sited directly to the segments north and south, respectively. The newly created pedestrian area will

increase safety in the LASED by creating a cohesive link between the LA Live complex and Crypto.com Arena for safer and greater pedestrian flow between the two venues. Pedestrians would be able to safely walk from the existing JW Marriot Hotel, Grammy Museum, Microsoft Theater, Novo Theater, and the shops and restaurants at LA Live to Crypto.com Arena and the Convention Center without having to use a crosswalk to cross a busy street. The increased pedestrian accessibility between the north and south sides of Chick Hearn Court will increase economic activity in the district and address the needs of visitors to Downtown for business, conventions, trade shows, entertainment, and tourism. Thus, the General Plan Amendment would be consistent with Objectives 2-1, 2-2, 2-3, and 2-4 of the Central City Community Plan.

Objective 4-1. To encourage the expansion and additions of open spaces as opportunities arise.

Objective 4-2. To maximize the use of the City's existing and envisioned open space network and recreation facilities by providing connections to the open space system.

Objective 4-4. To encourage traditional and non-traditional sources of open space by recognizing and capitalizing on linkages with transit, parking, historic resources, cultural facilities, and social service programs.

The proposed General Plan Amendment would allow for a future street vacation of Chick Hearn Court and expand open space in the Central City Community Plan area. The new pedestrian area will create an open space link between major cultural facilities. With the surrounding hotels, convention center, restaurants, arena, shops, and museums, the pedestrian area will not only create a popular open space for pedestrians to relax but also create a vital and safe link between the arena and convention center with the hotels, theaters, shops, and restaurants to the north of Chick Hearn Court. As such, the General Plan Amendment would be consistent with Objectives 4-1, 4-2, and 4-4 of the Central City Community Plan.

Objective 10-1. To ensure that the arts, culture, and architecturally significant buildings remain central to the further development of downtown and that it remains clearly discernable and accessible to all citizens in and visitors to Los Angeles.

The requested street redesignation of Chick Hearn Court between Figueroa Street and Chick Hearn Court will facilitate for that portion of Chick Hearn Court to be vacated. The street vacation will allow for a new pedestrian area that will allow a flow of pedestrians between major cultural facilities without any interactions with cars. Thus, the new pedestrian area will increase accessibility between arts, sports, and cultural institutions by adding a safe connection. Investment in open space infrastructure in this area demonstrates the City's commitment that arts and culture are accessible to all residents and visitors to Los Angeles. Therefore, the requested General Plan Amendment is consistent with Objective 10-1 of the Central City Community Plan.

Objective 11-6. To accommodate pedestrian open space and usage in Central City.

The proposed street vacation of a segment of Chick Hearn Court will permanently close the segment to vehicular traffic creating a safe pedestrian link between popular cultural, sports, and hotel facilities. As such, the requested General Plan Amendment is consistent with Objective 11-6 of the Central City Community Plan.

Chapter V: Urban Design – Convention Center/Arena: Fully develop all streets and parks to accommodate outdoor activities and to provide pedestrian linkages between this district and other Downtown neighborhoods and districts.

Pedestrian Linkages: To provide an extensive, well-formed and well-maintained pedestrian network.

The proposed General Plan Amendment will facilitate the street vacation of Chick Hearn Court between Figueroa Street and Georgia Street. The street vacation will permanently close the segment to vehicular traffic and create a pedestrian-friendly link between major cultural, tourist, sports, and entertainment venues. The LASED will become a more cohesive district with the new pedestrian area. Thus, the General Plan Amendment is consistent with the applicable Objectives in Chapter V of the Central City Community Plan.

Transportation Element (Mobility Plan 2035)

The General Plan Amendment will be consistent with the following provisions of the Transportation Element (Mobility Plan 2035) of the General Plan:

Policy 1.1 – Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.

The requested General Plan Amendment will redesignate Chick Hearn Court between Figueroa Street and Georgia Street from a Modified Collector Street to a Local Street. The redesignation will allow for a street vacation of this segment of Chick Hearn Court. The vacation will permanently restrict vehicular traffic. However, it will provide space for a new pedestrian area which will create a safe, pedestrian-friendly link between major cultural, tourist, sports, and entertainment venues. Thus, Chick Hearn Court will prioritize the safety of the most vulnerable roadway users, pedestrians, by eliminating the interactions between cars and pedestrians in a much-traveled area. As such, the General Plan Amendment will be consistent with Policy 1.1 of the General Plan's Transportation Element.

Policy 2.1 – Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.

Policy 2.3 – Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.14 – Designate a street's functional classification based upon its current dimensions, land use context, and role.

The General Plan Amendment to facilitate a pedestrian area is being requested concurrently with entitlements for the expansion of the JW Marriott Hotel and Conference Center and the expansion and renovation of the Convention Center. If approved, the expansions will increase pedestrian activity in the area, especially with visitors staying at the JW Marriott or attending a convention across Chick Hearn Court at the Convention Center or attending an event at the adjacent Crypto.com Arena. Adapting to future demands by vacating a segment of Chick Hearn Court to become a pedestrian area is consistent with Policies 2.1, 2.3, and 2.14 of the General Plan's Transportation Element.

Policy 3.1 – Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City’s transportation system.

The General Plan Amendment will allow a portion of Chick Hearn Court to be converted into a pedestrian area in a location that is dense with entertainment, tourist, shopping, and restaurant facilities with many nearby public transit options. The General Plan Amendment will help facilitate a safer environment for pedestrians in the LASED and, as a result, encourage more pedestrian activity. The Crypto.com arena and nearby theaters have a capacity to hold thousands of spectators. The proposed pedestrian area will allow for a greater and freer flow of pedestrians between the Convention Center and Crypto.com arena to the south of Chick Hearn Court to the theaters, shopping, hotels, and restaurants to the north of the street. Thus, the General Plan Amendment is consistent with Policy 3.1 of the General Plan’s Transportation Element.

Air Quality Element

The General Plan Air Quality Element includes the following relevant provision:

Objective 4.2 – Reduce vehicle trips and vehicle miles traveled associated with land use patterns.

The General Plan Amendment will allow a portion of Chick Hearn Court to be converted into a pedestrian area in a location that is dense with entertainment, tourist, shopping, and restaurant facilities. The Project Site and LASED vicinity are well-served by public transit, including 38 local and limited stop Metro bus routes within approximately 0.75 mile, as well as LADOT DASH and Commuter Express, OCTA, Torrance Transit, and Foothill Transit services. In addition, the Metro Rail Blue (A) Line and Expo (E) Line Pico Station is located approximately 0.3 miles away from the Project Site at the intersection of Flower Street and Pico Boulevard. A Metro Bike Share station is located approximately 0.20 miles southeast from the Project Site, in Gilbert Lindsay Plaza. The General Plan Amendment will help facilitate a safer environment for pedestrians in the LASED and encourage more pedestrian activity, thereby reducing the amount of vehicle trips and vehicle miles traveled. As such, the General Plan Amendment is consistent with Objective 4.2 of the General Plan’s Air Quality Element.

2. The General Plan Amendment Would Serve the Public Necessity, Convenience and General Welfare (Charter Section 558).

The proposed General Plan Amendment will allow for the provision of a safe pedestrian-friendly link between the Convention Center and Crypto.com arena to the south of Chick Hearn Court to the theaters, shopping, hotels, and restaurants to the north of the street. The proposed expansion of the JW Marriott Hotel and Conference Center and the expansion and renovation of the Convention Center, if approved, will increase pedestrian activity in the area, especially with visitors staying at the JW Marriott and attending a convention across Chick Hearn Court at the Convention Center or attending an event at the adjacent Crypto.com Arena. Adapting to future land use demand would serve the public necessity, convenience and general welfare of the community. Additionally, the increased pedestrian accessibility between the north and south sides of Chick Hearn Court will increase economic activity in the LASED and address the needs of visitors to Downtown for business, conventions, trade shows, entertainment, and tourism. Finally, the addition of a pedestrian-friendly amenity will

encourage more pedestrian activity in the area, thereby providing an incentive to bike, use public transit, or walk while reducing automobile use and vehicle miles traveled. The Project Site and LASED vicinity are well-served by public transit, including 38 local and limited stop Metro bus routes within approximately 0.75 mile, as well as LADOT DASH and Commuter Express, OCTA, Torrance Transit, and Foothill Transit services. In addition, the Metro Rail Blue (A) Line and Expo (E) Line Pico Station is located approximately 0.3 miles away from the Project Site at the intersection of Flower Street and Pico Boulevard. A reduction in automobile use and vehicle miles traveled would reduce air pollution and help meet the City's air quality targets which would improve the general welfare of the City's residents. Thus, the proposed General Plan Amendment would serve the public necessity, convenience, and general welfare.

3. **Charter Compliance - City Charter Section 555 (General Plan Amendment).**

The proposed General Plan Amendment complies with the procedures as specified in Section 555 of the Charter, including:

- a) **Amendment in Whole or in Part.** The General Plan Amendment before the City Planning Commission represents an Amendment to the Transportation Element of the General Plan (Mobility Plan 2035) and an Amendment to the Central City Community Plan (General Plan Land Uses Element), representing an area involved which has significant social, physical and economic identity. The Amendment would redesignate the portion of Chick Hearn Court, between Figueroa Street and Georgia Street from a Modified Collector Street to a Local Street designation which will facilitate the vacation of that segment of Chick Hearn Court, upon approval of the Bureau of Engineering and the City Council. The street vacation will permanently close the segment to vehicular traffic thereby creating a permanent space for pedestrian activity between the LA Live complex and Crypto.com Arena, which are sited directly to the segments north and south, respectively. The newly created pedestrian area will increase safety in the LASED by creating a cohesive link between the LA Live complex and Crypto.com Arena for safer and greater pedestrian flow between the two venues. Pedestrians would be able to safely walk from the existing JW Marriot Hotel, Grammy Museum, Microsoft Theater, Novo Theater, and the shops and restaurants at LA Live to Crypto.com Arena and the Convention Center without having to use a crosswalk to cross a busy street. The increased pedestrian accessibility between the north and south sides of Chick Hearn Court will increase economic activity in the district and address the needs of visitors to Downtown for business, conventions, trade shows, entertainment, and tourism.

The General Plan Amendment to facilitate a pedestrian area is being requested concurrently with entitlements for the expansion of the JW Marriott Hotel and Conference Center and the expansion and renovation of the Convention Center. As the central core of regional entertainment, event space, and convention activity within the Los Angeles region, the area represents a significant social, physical, and economic identity. If approved, the hotel and convention center expansions will increase pedestrian activity in the area, especially with visitors staying at the JW Marriott and attending a convention across Chick Hearn Court at the Convention Center or attending an event at the adjacent Crypto.com Arena. Adapting to future land use demand would serve the public necessity, convenience and general welfare of the community. Additionally, the increased pedestrian accessibility between the north and south sides of Chick Hearn Court will increase economic activity in the

LASED and address the needs of visitors to Downtown for business, conventions, trade shows, entertainment, and tourism. Finally, the addition of a pedestrian-friendly amenity will encourage more pedestrian activity in the area, thereby providing an incentive to bike, use public transit, or walk while reducing automobile use and vehicle miles traveled. The Project Site and LASED vicinity are well-served by public transit, including 38 local and limited stop Metro bus routes within approximately 0.75 mile, as well as LADOT DASH and Commuter Express, OCTA, Torrance Transit, and Foothill Transit services. In addition, the Metro Rail Blue (A) Line and Expo (E) Line Pico Station is located approximately 0.3 miles away from the Project Site at the intersection of Flower Street and Pico Boulevard. A reduction in automobile use and vehicle miles traveled would reduce air pollution and help meet our air quality targets which improves the general welfare of the City's residents.

The General Plan Amendment provides the City an opportunity to create a pedestrian-friendly link between major cultural, tourist, sports, and entertainment venues. The LASED will become a more cohesive district with the new pedestrian area. These land use patterns are consistent with the City's existing goals and policies for a safe, well-formed, and extensive pedestrian network while reducing vehicle miles traveled and air pollution.

Thus, the City concludes that approval of the Plan Amendment to redesignate Chick Hearn Court, between Figueroa Street and Georgia Street, from a Modified Collector Street to a Local Street is necessary for the vision of the Mobility Plan 2035 and the Central City Community Plan to create a safe pedestrian link in the LASED which will support the adjacent Convention Center and regional entertainment uses.

- b) **Initiation of Amendments.** In compliance with this sub-section, on September 11, 2019, the City Council initiated an amendment to the Central City Community Plan (General Plan Land Use Element) and the Transportation Element of the General Plan (Mobility Plan 2035), pursuant to a Motion (Price - Wesson) in Council File 19-0776.
- c) **Commission and Mayoral Recommendations.** The noticing and hearing requirements of the General Plan Amendment were satisfied, pursuant to LAMC Sections 12.36 and 12.32.B-D. The hearing was scheduled, duly noticed, and held virtually in conformity with the Governor's Executive Order N-29-20 and as a result of COVID-19 on January 19, 2022. After the Commission recommends approval of an amendment initiated by the Commission, or takes action concerning an amendment initiated by the Director or the Council, the Commission shall forward its recommendation to the Mayor. The Mayor shall have 30 days to forward his or her recommendation to the Council regarding the proposed amendment to the General Plan.

This action is further subject to the following sections of Charter Section 555:

- d) **Council Action.** The Council shall conduct a public hearing before taking action on a proposed amendment to the General Plan. If the Council proposes any modification to the amendment approved by the City Planning Commission, that proposed modification shall be referred to the City Planning Commission and the Mayor for their recommendations. The City Planning Commission and the Mayor shall review any modification made by the Council and shall make their recommendation on the modification to the Council. If no modifications are proposed by the Council, or after

receipt of the Mayor's and City Planning Commission's recommendations on any proposed modification, or the expiration of their time to act, the Council shall adopt or reject the proposed amendment by resolution within the time specified by ordinance.

- e) **Votes Necessary for Adoption.** If both the City Planning Commission and the Mayor recommend approval of a proposed amendment, the Council may adopt the amendment by a majority vote. If either the City Planning Commission or the Mayor recommends the disapproval of a proposed amendment, the Council may adopt the amendment only by a two-thirds vote. If both the City Planning Commission and the Mayor recommend the disapproval of a proposed amendment, the Council may adopt the amendment only by a three-fourths vote. If the Council proposes a modification of an amendment, the recommendations of the Commission and the Mayor on the modification shall affect only that modification.

SPECIFIC PLAN AMENDMENT FINDINGS

1. The Specific Plan Amendment Will Further the Purposes, Intent and Provisions of the General Plan (Charter Section 556).

The Project proposes the following amendments to the Los Angeles Sports and Entertainment District (LASED) Specific Plan:

Project Height: To permit a maximum tower height of 420 feet in the Olympic West Subarea in lieu of the 150-foot height limit otherwise required. As previously described, the project includes a new 420-foot JW Marriott Hotel tower that would be 37 stories, including a 70 foot and six inch tall podium in the Olympic West Subarea of the LASED Specific Plan.

Signs: The project includes the replacement of two existing double-sided Freeway Edge Signs with four new Freeway Edge Signs that will better integrate into the architecture of the building. In addition, the project would replace the existing Staples Center marquee sign with a new modernized sign that would be better integrated into the façade of the Conference Center Expansion. The new sign would extend above the building roofline, which is not permitted for roof signs in the Specific Plan. The proposed marquee sign would also add additional LED signage within the Olympic West Subarea in excess of the 1,500 square foot limit of Electronic Message Display and Animated signage. Thus, the applicant is requesting an amendment to allow roof signs to exceed the building roofline and to expand the allowable area for Electronic Message Display and Animated Signage in the Olympic West Subarea to accommodate the new signs.

Alcohol: The applicant has requested amendments to the alcohol-related provisions of the Specific Plan that would allow for the service of alcohol within Chick Hearn Court, between Figueroa Street and Georgia Street (the 11th Street Pedestrian Area as referred to in the Specific Plan), if the street redesignation and street vacation are approved to facilitate that portion of Chick Hearn Court to redevelop into a pedestrian area. The alcohol service in the pedestrian area would be limited to occasional special events as part of events at the Central Plaza where alcohol is served, provided the Alcohol Use Approval for the Central Plaza is modified to cover the area (note that this would be subject to the approval of a future discretionary modification to the Alcohol Use Approval for the Central Plaza (ZA-2007-5555-PAB), separate from this request). In addition, alcohol service hours for hotels would be allowed to begin service at 7:00am in lieu of 8:00am as currently allowed in the Plan.

Eleventh Street Pedestrian Area: Amendments will include additional provisions regarding the enhanced pedestrian design, landscaping, and operation of the area of 11th Street/Chick Hearn Court which may be vacated and closed to vehicular traffic as a result of the concurrent General Plan Amendment and street vacation proceedings.

Technical Amendments: Minor modifications and clarifications to certain Specific Plan provisions are also requested to facilitate development of the Hotel Expansion Project as well as update certain procedures and provisions to reflect current Planning Department practices for Specific Plans, and correct certain Section and Code references. In addition, the land use table in the LASED will be updated to reflect previous and concurrent equivalency transfers and floor area transfers to be completed in conjunction with the Project Permit Compliance request.

Land Use Element - Central City Community Plan.

The Central City Community Plan (“Community Plan”) is the guide to future development within Downtown Los Angeles. It is intended to promote an arrangement of land uses, streets and services that will encourage and contribute to the health, safety, welfare and convenience of the people who live and work in the community. The Community Plan is also intended to guide development in order to create a healthful and pleasant environment.

The Specific Plan Amendment will be consistent with the following objectives and policies of the Community Plan:

Objective 2-1. To improve Central City’s competitiveness as a location for offices, business, retail, and industry.

Objective 2-2. To retain the existing retail base in Central City.

Objective 2-3. To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Policy 2.3-1. Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa Corridor.

Objective 2-4. To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Amending the height limit to allow for the expansion of the JW Marriott Hotel would provide additional hotel rooms, conference center space, ballroom, and meeting rooms to the LASED. The Hotel and Conference Center Expansion Project would have complementary and beneficial effects in combination with the separately proposed Convention Center Expansion to the south. The amendment to allow for the JW Marriott expansion will help meet the demand for hotel rooms and conference centers for a newly expanded Convention Center. Thus, amending the Specific Plan to allow for the hotel expansion will improve Central City’s competitiveness as a location for offices, business, retail, and industry, consistent with Objective 2-1 of the Central City Community Plan. Additionally, the hotel expansion would be adjacent to the LA Live Complex which encompasses shops, restaurants, and entertainment venues. The additional hotel room capacity would bring in additional visitors which would ensure the economic viability of the businesses within the LASED and Central City. The proposed hotel, meeting room, and ballroom uses would be located in easy walking distance

of LA Live, Crypto.com arena, and the Convention Center, thereby further integrating the LASED and greater Downtown area as an integrated, pedestrian-friendly environment. The addition of 861 rooms (net 851-room increase) to the JW Marriott within the Downtown area located near the Convention Center would increase the attractiveness of the Convention Center as a site for regional, state, and national conventions and trade shows. The Specific Plan Amendment to allow increased height for the Olympic West Subarea is necessary to expand the existing JW Marriott Hotel by nearly doubling the number of rooms, making the JW Marriott at L.A. Live one of the largest hotels in the state. A hotel of this size would better position the City of Los Angeles to compete for large conventions and trade shows which stimulate the local economy. A hotel expansion of this magnitude would promote a land use mix which would continue to create an active, 24-hour downtown environment for residents and tourists alike.

The Specific Plan Amendments requested to allow for the replacement and modernization of the existing Staples Center Marquee sign would be consistent with Objectives 2-1, 2-2, 2-3, 2-4 and Policy 2.3-1 of the Central City Community Plan. The new signs would help promote the Central City area and attract residents and visitors to the LASED. The amendment to permit additional area for Electronic Message Display and Animated Signs will contribute to a dynamic and active environment for residents and tourists.

Amending the Specific Plan to allow for future alcohol service during special events within the 11th Street Pedestrian Area, should it be vacated in the future, and expanded hours of alcohol sales for hotel uses would also support the LASED and Central City as an active location for business, sports and entertainment. The extension of the Alcohol Use Approval for the Central Plaza to special events within the 11th Street Pedestrian Area is appropriate at this strategic location which is surrounded by the active entertainment, retail and sports uses within LA Live, and adjacent to the Convention Center and Crypto.com Area. The addition of alcohol service to a vacated 11th Street Pedestrian Area also would be subject to future issuance of a modification to the Alcohol Use Approval for the Central Plaza, which would impose conditions to ensure that the dispensing of alcohol is done in a safe and responsible manner that would not adversely affect the surrounding area.

Thus, the Amendments would help better promote the Central City area, attract the local and regional population to its commercial centers, and promote the LASED as a 24-7 entertainment, hotel, sports and convention destination for both current residents and tourists.

Finally, the technical amendments to the Specific Plan would be consistent with Objectives 2-1, 2-2, 2-3, 2-4 and Policy 2.3-1 of the Central City Community Plan as they would facilitate a more streamlined approach for implementing the Specific Plan. In turn, the amendments would make the Plan responsive to potential improvements and investments in the Central City Community Plan, adding to its economic competitiveness, sustainability, dynamics, and meeting the needs of residents and visitors alike.

General Plan Framework

The General Plan Framework, adopted in December 1996, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines Citywide policies for land use, housing, urban form and urban design, opens space and conservation, transportation, infrastructure and public spaces. The Specific Plan Amendment would be consistent with the goals, objectives and policies of the General Plan Framework.

The Framework's Long-Range Diagram identifies the LASED Specific Plan area and the Project Site as located within the Downtown Center, defined therein as an international center for finance and trade, the largest government center in the region, and the location for major cultural and entertainment facilities, hotels, professional offices, corporate headquarters, financial institutions, high-rise residential towers, regional transportation, and Convention Center facilities. The Downtown Center is generally characterized by floor area ratios up to 13:1 and high-rise buildings. The Project is consistent with and supports this characterization of the Downtown Center.

The LASED area and Project are also consistent with and advances the following objectives and policies of the General Plan Framework:

Objective 3.1. Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Objective 3.4. Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1. Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.11. Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.

Objective 3.15. Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.

Objective 3.16. Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

Amending the Specific Plan's height limit to allow for the expansion of the JW Marriott Hotel would provide additional hotel rooms, conference center space, ballroom, and meeting rooms to the Downtown Center. The Project also aligns with the separately proposed Convention Center Expansion project immediately to the south across Chick Hearn Court. The amendment to allow for the JW Marriott expansion will help meet the demand for hotel rooms and conference centers for a newly expanded Convention Center. Thus, amending the Specific Plan to allow for the hotel expansion will support the needs of the City's existing and future residents, businesses, and visitors, consistent with Objective 3.1 of the General Plan Framework. Additionally, the hotel expansion would be adjacent to the LA Live Complex which

encompasses shops, restaurants, and entertainment venues. The additional hotel room capacity would bring in additional visitors which would ensure the economic viability of the businesses within the Downtown Center and encourage other retail, commercial, and office development, consistent with Objective 3.4. Furthermore, consistent with Policy 3.4.1 and Objective 3.11, the amendment would allow for the Project to be constructed near major transit stops and a light rail station including 38 local and limited stop Metro bus routes within approximately 0.75 mile, as well as LADOT DASH and Commuter Express, OCTA, Torrance Transit, and Foothill Transit services. In addition, the Metro Rail Blue (A) Line and Expo (E) Line Pico Station is located approximately 0.3 miles away from the Project Site at the intersection of Flower Street and Pico Boulevard. In addition, the Project accommodates Objective 3.16 through its pedestrian-oriented design and streetscape improvements, which include wide sidewalks, street trees, and pedestrian lighting.

The Specific Plan Amendments requested to allow for the replacement of the Staples Center Marquee sign is applicable to and would be consistent with Objective 3.4, Policy 3.41, Objective 3.11, and Objective 3.16 of the General Plan Framework. The new signs would help promote the Downtown Center area and encourage more Downtown Center-focused activity in the area. Additionally, the amendment to permit additional area for Electronic Message Display and Animated Signs will contribute to a dynamic and active environment which will enhance pedestrian activity in a manner that uniquely suits and identifies the Downtown Area.

Amending the Specific Plan to expand alcohol service to allow for future alcohol service during special events within the 11th Street Pedestrian Area, should it be vacated in the future, and expanded alcohol sales, would also support the General Plan Framework's policies and objectives for the continuation of cultural, entertainment, and visitor-serving amenities to the Downtown Center, in particular in close proximity to Crypto.com Arena and the Convention Center.

Finally, the technical amendments to the Specific Plan would be consistent with Objective 3.1, Objective 3.4, Objective 3.11, and Objective 3.16 as they would facilitate a more streamlined approach for implementing the Specific Plan. In turn, the amendments would make the Plan responsive to potential improvements and investments in the Downtown Center, adding to its economic competitiveness, sustainability, dynamics, and meeting the needs of residents and visitors alike.

Transportation Element (Mobility 2035 Plan), Downtown Street Standards, and Los Angeles Sports and Entertainment District Streetscape Plan.

As an implementation tool of the Transportation Element (Mobility 2035 Plan), the Los Angeles Sports and Entertainment District Streetscape Plan provides guidelines and standards for improvements in the public right-of-way within the Los Angeles Sports and Entertainment District and along Figueroa Street from 7th Street to Venice Boulevard. The principal objective of this Streetscape Plan is to develop attractive, functional, and safe streets and pedestrian friendly sidewalks that connect to and complement the Downtown context. The Streetscape Plan contains provisions regarding street widths, sidewalk widths, sidewalk paving, street trees, street furniture, pedestrian lighting, and public signage. The proposed Hotel and Conference Center Expansion would be adjacent to portions of Georgia Street, 11th Street (Chick Hearn Court) and Cherry Street (LA Live Way) which are streets within the boundary of the LASED Streetscape Plan. Improvement conditions require that the Project provide streetscape, street tree and sidewalk improvements consistent with the Transportation Element, Downtown Street Standards, and the LASED Streetscape Plan.

Air Quality Element

The General Plan Air Quality Element includes the following relevant provision:

Objective 4.2 – Reduce vehicle trips and vehicle miles traveled associated with land use patterns.

Objective 4.2 is applicable to the Specific Plan Amendment to increase the height limit in the Olympic West Subarea of the LASED. The proposed amendment will allow for the construction of a new JW Marriott hotel tower in a location that is dense with entertainment, tourist, shopping, and restaurant facilities. As described above, the Project Site is well-served by public transit, including 38 local and limited stop Metro bus routes within approximately 0.75 mile, as well as LADOT DASH and Commuter Express, OCTA, Torrance Transit, and Foothill Transit services. In addition, the Metro Rail Blue (A) Line and Expo (E) Line Pico Station is located approximately 0.3 miles away from the Project Site at the intersection of Flower Street and Pico Boulevard. A Metro Bike Share station is located approximately 0.20 miles southeast from the Project Site, in Gilbert Lindsay Plaza. The Specific Plan Amendment will site a new hotel tower in close proximity to modes of transit other than single-occupancy vehicles as well as numerous nearby attractions that can be accessed on foot or on bicycle. Thereby, the amendment will encourage more pedestrian activity, thereby reducing the amount of vehicle trips and vehicle miles traveled. As such, the Specific Plan Amendment is consistent with Objective 4.2 of the General Plan's Air Quality Element.

2. The Specific Plan Amendment Would Serve the Public Necessity, Convenience and General Welfare (Charter Section 558).

Amending the height limit to allow for the expansion of the JW Marriott Hotel would provide additional hotel rooms, conference center space, ballroom, and meeting rooms to downtown Los Angeles. The Hotel and Conference Center Expansion Project would have complementary and beneficial effects in combination with the separately proposed Convention Center Expansion to the south. The amendment to allow for the JW Marriott expansion will help meet the demand for hotel rooms and conference centers for a newly expanded Convention Center. Thus, amending the Specific Plan to allow for the hotel expansion will improve Central City's competitiveness as a location for offices, business, retail, and industry. Additionally, the hotel expansion would be adjacent to the LA Live Complex which encompasses shops, restaurants, and entertainment venues. The additional hotel room capacity would bring in additional visitors which would ensure the economic viability of the businesses within the LASED and Central City. The proposed hotel, meeting room, and ballroom uses would be located in easy walking distance of LA Live, Crypto.com arena, and the Convention Center, thereby further integrating the LASED and greater Downtown area as an integrated, pedestrian-friendly environment. The addition of 861 rooms (net 851-room increase) to the JW Marriott within the Downtown area located near the Convention Center would increase the attractiveness of the Convention Center as a site for regional, state, and national conventions and trade shows. The Specific Plan Amendment to allow increased height for the Olympic West Subarea is necessary to expand the existing JW Marriott Hotel by nearly doubling the number of rooms, making the JW Marriott at L.A. Live one of the largest hotels in the state. A hotel of this size would better position the City of Los Angeles to compete for large conventions and trade shows which stimulate the local economy and would promote a land use mix which would continue to create an active, 24-hour downtown environment for residents and tourists alike. As such, the Specific Plan Amendment to increase the height in

the Olympic West Subarea of the LASED would serve the public necessity, convenience and general welfare.

The Specific Plan Amendment requested to allow for the replacement of the Staples Center Marquee sign would help promote the Central City area and attract residents and visitors to the LASED. The amendment to permit additional area for Electronic Message Display and Animated Signs will contribute to a dynamic and active environment for residents and tourists. In promoting the Central City area and attracting residents and visitors to the LASED, the proposed signage amendments would support the dynamism and economic competitiveness of the Convention Center and surrounding entertainment uses. Thus, the request to amend the sign regulations in the LASED Specific Plan would serve the public necessity, convenience and general welfare.

Amending the Specific Plan to allow for future alcohol service during special events within the 11th Street Pedestrian Area, should it be vacated in the future, as well as expanded alcohol service hours for hotels, would also support the LASED and Central City as an active location for business, sports and entertainment. The extension of the Alcohol Use Approval for the Central Plaza to special events within the 11th Street Pedestrian Area is appropriate at this strategic location which is surrounded by the active entertainment, retail and sports uses within LA Live, and adjacent to the Convention Center and Crypto.com Area. The addition of alcohol service to a vacated 11th Street Pedestrian Area also would be subject to future issuance of a modification to the Alcohol Use Approval for the Central Plaza, which would impose conditions to ensure that the dispensing of alcohol is done in a safe and responsible manner that would not adversely affect the surrounding area. As such, amending the Specific Plan to allow for alcohol to be served during special events within the 11th Street Pedestrian Area would serve the public necessity, convenience and general welfare.

Finally, the technical amendments to the Specific Plan would serve the public necessity, convenience and general welfare as they would facilitate a more streamlined approach for implementing the Specific Plan. In turn, the amendments would make the Plan responsive to potential improvements and investments in the Central City Community Plan, adding to its economic competitiveness, sustainability, dynamics, and meeting the needs of residents and visitors alike.

PROJECT PERMIT COMPLIANCE

1. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The JW Marriott Hotel and Conference Center Expansion Project involves the construction and operation of a 37-story hotel tower with 861 guest rooms and 9,900 square feet of ground-floor hotel-related retail and restaurant uses, and a five-story podium with a 228,200-square-foot conference center and with parking, all above three subterranean levels of parking and ancillary hotel uses on the southern 3.12-acre portion (Development Sites 1a and 1b of the LASED) of the Olympic West Subarea. The Hotel and Conference Center Expansion Project would require the partial demolition and structural alterations to the existing on-site Olympic West Parking Structure, the removal of existing freeway-facing signage, installation of new signage, and up to two new pedestrian bridges over a private drive connecting the existing conference center with the conference center expansion.

This application requests Specific Plan Project Permit Compliance to construct Convention Center Expansion Uses, including a hotel and conference, meeting and ballroom facilities and on Development Site 1a and 1b within the LASED, including a Transfer of Floor Area from Development Site 12 to Development Site 1a, an Equivalency Transfer of permitted Office floor area to Hotel uses, and Reduced Parking for the Project and all existing uses within the Olympic West and Olympic East Subareas, as well as Crypto.com Arena, associated with (i) the addition of 861 rooms in a new standalone tower within Development Sites 1a and 1b of the Olympic West Subarea (Hotel Expansion or JW Marriott West Tower); and (ii) approximately 228,200 square feet of Conference Center Expansion uses, including meeting and conference rooms, ballrooms, and exhibition uses, within Development Sites 1a and 1b of the Olympic West Subarea (Conference Center Expansion); (iii) two pedestrian bridges over a private drive connecting the existing JW Marriott Conference Center with the Conference Center Expansion; and (iv) signage that is architecturally integrated into the façades of these buildings. The Project would comply with all applicable provisions of the Los Angeles General Plan, the Central City Community Plan, and, with approval of the proposed Specific Plan Amendment, the LASED Specific Plan.

The Project complies with all applicable provisions of the Specific Plan as set forth below:

SECTION 5.B: MAXIMUM PERMITTED FLOOR AREA. Section 5.B requires that the total floor area within the Specific Plan shall not exceed 5,827,313 square feet.

The Project consists of 806,600 square feet of Hotel and Conference Center Expansion Uses. To date, the following determinations have permitted new floor area within the LASED (other determinations have not introduced a net increase in floor area beyond the entitlements listed below):

- August 15, 2005, DIR-2005-1341-SPP with 195,000 square feet;
- October 24, 2006, APCC-2006-8393-SPE-SPP with 112,000 square feet;
- February 7, 2007, DIR-2007-5865-SPP-SPPA with 127,327 square feet;
- February 20, 2007, DIR-2006-10272-SPP with 408,200 square feet;
- June 25, 2007, DIR-2007-2148-SPP with 1,478,335 square feet;
- October 15, 2011, DIR-2011-2286-SPP-SPPA with 295,750 square feet;
- November 12, 2014, DIR-2014-1795-SPP-SPPA with 870,000 square feet;
- February 2, 2015, DIR-2005-7453-SPP-SPPA-M3, DIR-2014-3673-SPPA with 1,488,101 square feet.

Thus, a total of 4,974,713 square feet of floor area has been permitted for development within the LASED area. With this addition of 806,600 square feet; the total amount of entitled floor area is increased to 5,781,313 square feet. Therefore, the total floor area within the LASED area would not exceed 5,827,313 square feet.

The LASED defines "floor area" by reference to Section 12.03 of the LAMC with the following exception: "...except that outdoor eating areas on all floors and Private Setback areas shall not count as Floor Area." Section 12.03 of the LAMC states that "floor area" does not include "parking areas with associated driveways and ramps" or "basement storage areas".

SECTION 5.C: PROJECT LAND USE. Under Section 5.C, the LASED permits the development of up to 250,000 square feet of Convention Center Expansion uses, and 1,389,106 square feet for Hotel uses. However, the LASED also provides that the amount of square footage permitted for the individual uses listed under Section 5.C may be modified,

and the locations of these land uses may be modified pursuant to Equivalency Transfers and Transfers of Floor Area, as set forth in Section 6 and Section 15 of the LASED.

As part of the LASED, Development Site 1a is authorized for the following uses and Floor Area: Convention Center Expansion Floor Area: 250,000 square feet.

As part of the proposed Specific Plan Amendment, the Specific Plan's definition of Convention Center Expansion Uses would be amended to explicitly add "Convention Center Hotel", "ballrooms" and "conference centers" within the definition, which also already includes meeting rooms, display rooms, exhibition rooms, and other related convention center uses.

The subject application requests approval of the following uses and Floor Area on Development Site 1a:

- Overall Square Footage: Floor Area: 806,600
- Hotel Expansion Floor Area: 578,400; 861 rooms
- Conference Center Expansion Floor Area: 228,200

The Project would include the development of hotel rooms and Convention Center Expansion Uses (as amended), which are specifically permitted under the LASED for Development Site 1a, as shown on Map 2 of the Specific Plan, and are permitted uses in the LASED Zone under Section 9.C.14 of the Specific Plan.

SECTION 6: LAND USE EQUIVALENCY TRANSFERS. The LASED provides a mechanism that allows for development flexibility by permitting shifts of permitted Floor Area between certain land uses over the life of the LASED, while maintaining the intent and regulatory requirements of the LASED. Shifts of permitted floor area are effectuated via the Land Use Equivalency Matrix, which allows for Floor Area reallocations between land uses, utilizing conversion factors that are based upon environmental impact equivalencies. The Land Use Equivalency Matrix indicates that in order to remain within the allowed number of peak hour trips, Office floor area may be converted to hotel rooms at a ratio of 3.675 hotel rooms for each 1,000 square feet of floor area.

The Project would include an Equivalency Transfer to convert 231,564 square feet of Office floor area permitted within Development Site 12 to 851 hotel rooms, to reallocate an additional approximately 332,136 square feet of Office floor area permitted within Development Site 12 to the Hotel Expansion, and allocate 14,700 square feet of Convention Center Expansion Use floor area to the Hotel Expansion, to achieve the approximately 578,400 square feet of Hotel floor area necessary for the Hotel Expansion. This floor area would then be transferred to Development Site 1a (Convention Center Expansion Parcel), pursuant to Section 15 (Transfers of Floor Area), as discussed further below. With completion of the Equivalency Transfer and floor area reallocation, approximately 38,100 square feet of Office floor area would remain permitted within Development Site 12. Development Site 1a is currently permitted for 250,000 square feet of Convention Center Expansion uses (with 235,300 square feet remaining available after the utilization of 14,700 square feet for the Hotel Expansion, as described earlier in this paragraph). Thus, no equivalency or land use transfer are required for the 228,200 square-foot Conference Center Expansion proposed under the Project.

The Project also would provide for the reduction of 10 hotel guest rooms in the existing Convention Center Hotel on Development Site 2, resulting in a total of 861 rooms (net increase of 851 rooms) under the Project. The 10 hotel guest rooms removed from the existing

Convention Center Hotel would be replaced by approximately 3,500 square feet of ancillary meeting room space.

Equivalency Transfers are permissible, provided that the Project complies with the following provisions:

- *The land use designated on all portions of the Development Site may be exchanged for another land use, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the Land Use Equivalency Matrix. In no event shall the maximum permitted Floor Area exceed 5,827,313 square feet.*

The Hotel use proposed by the Project would be an allowed use within the LASED area. With the Project's equivalency transfer from Office uses to Hotel uses, and its overall addition of 806,600 square feet, the total amount of entitled floor area in the LASED is increased to 5,781,313 square feet. Therefore, the total floor area within the LASED area would not exceed 5,827,313 square feet

- *There shall be no fewer than 1,200 hotel rooms (approximately 1,236,200 square feet) at build out constructed within the Specific Plan area. Up to 200 of these required hotel rooms may be provided as Condo-Hotel Units. There shall be no Condo-Hotel Units on the Significant Hotel Parcel. No Equivalency Transfer shall be permitted which would conflict with this requirement.*

A total of 1,394 hotel rooms have currently been permitted and built within the LASED Area on Development Site 2 (the Significant Hotel Parcel) and Development Site 12 (see Case Nos. DIR-2007-2148-SPP-SPPA and DIR-2011-2286-SPP-SPPA) and 183 additional hotel rooms have been permitted on Development Sites 7-9. The Project would introduce 851 net new hotel rooms to the LASED Area on Development Site 1a. This would bring the total number of built hotel rooms in the LASED Area to 2,428, which continues to exceed the minimum number of hotel rooms required by the LASED. Therefore, the proposed equivalency transfer does not conflict with this requirement.

- *Development on the Convention Center Expansion Parcel shall be limited to 250,000 square feet of development for Convention Center Expansion Uses, parking, or temporary uses (including but not limited to construction staging) and signage, unless the Director of Planning determines that such temporary uses or signage will interfere with Convention Center Expansion Uses.*

Convention Center related uses include, among other uses, meeting rooms, display rooms, and exhibition rooms. The Project would include 228,200 square feet of Conference Center Expansion Uses on the Convention Center Expansion Parcel, thereby substantially fulfilling the intent of this land use restriction. In addition, the Project also includes 861 hotel rooms on this parcel, which furthers the purposes and goals of the Specific Plan by expanding the Convention Center Hotel immediately across the street from the Los Angeles Convention Center. In addition, in connection with the subject requests, the definition of Convention Center Expansion Uses would be amended to specifically allow the Project's uses.

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

The Project does not propose any new development on the Significant Hotel Parcel (Development Site 2 in the Olympic East Subarea); however, the Hotel Expansion would add 851 net new rooms to the Convention Center Hotel immediately across the street from the Los Angeles Convention Center and immediately adjacent to 228,200 square feet of new Convention Center Expansion Uses, thereby furthering the goals of the LASED. As demonstrated by the Addendum to the Certified EIR and the Joint Analysis, the Project's Equivalency Transfer would not result in any exceedances of the environmental thresholds set forth under Appendix D. Moreover, the Project would not introduce any uses to the Convention Center Expansion Site that were not contemplated by the LASED or the EIR, as modified by subsequent Addenda.

SECTION 7: ANNUAL REPORT. The Project along with a summary of the subject Project Permit Compliance Review and status of the Project will be included in the Annual Report submitted by the Applicant in accordance with the Los Angeles Sports and Entertainment District Development Agreement.

SECTION 8: DIRECTOR REVIEW OF EXTERIOR REMODELING OF EXISTING BUILDINGS. The remodeling of existing buildings is not part of the proposed project. A such, Section 8 of the LASED is not applicable.

SECTION 9: LAND USE. The Project would be a mixed-use development with Hotel and Convention Center Expansion uses, all of which are permitted uses within the Specific Plan area pursuant to Section 9.C.14. The Project does not propose any of the prohibited uses set forth in Specific Plan section 9.D.

SECTION 10: URBAN DESIGN REGULATIONS.

Section 10.A.1: Building Height and Massing for Olympic West Subarea.

With approval of the concurrently requested Specific Plan Amendment to increase the tower height limit within the Olympic West Subarea to a maximum of 420 feet, the Project would be consistent with Section 10.A.1, Building Height and Massing, for the Olympic West Subarea. Section 10.A.1 requires a maximum permitted Podium height not to exceed 100 feet and a Tower height not to exceed 150 feet (excluding spires, rooftop mechanical equipment, and other non-occupiable architectural design features such as the proposed beacon), subject to lot coverage limitations for combined tower areas which are not permitted to exceed 20 percent lot coverage.

Excluding rooftop mechanical equipment and screening and the beacon, the height of the West Tower would be up to 420 feet, which as noted above requires approval of the requested Specific Plan Amendment to exceed the existing 150-foot height limit for the Development

Site 1a. The West Tower also would be within the permitted 20 percent lot coverage of the total land within the Olympic West Subarea. At a maximum height of 70.5 feet (88 feet including unoccupied structural and mechanical areas), the Conference Center Expansion podium would be consistent with Section 10.A.1, Building Height and Massing, for the Olympic West Subarea.

Section 10.B: Urban Design Guidelines.

The Project would comply with all the applicable Urban Design Guidelines found in LASED Appendix A as evidenced below:

Design Guideline 1: *Build a strong urban relationship between the District's buildings and public streets by maintaining a continuous building street wall with visual interest.*

Design Standard 1A: *Building podiums shall create a consistent urban street wall defining the street edge. A building street wall shall be defined as the street facing facade of a building's podium level.*

The Project is designed to build a strong urban relationship between the building and public streets by enhancing the building street edge. The Conference Center would provide a consistent 70-foot street wall along the entirety of the Chick Hearn Court frontage. Existing garage vehicular circulation would remain largely unchanged, including maintaining four existing vehicular access and egress points in similar locations. New elevators to below grade parking and escalators would be provided off Chick Hearn Court near the corner of Georgia Street. Egress stair points of discharge would be located around the building in unobtrusive locations to best integrate with the architecture. New egress stairs would be added along Chick Hearn Drive, LA Live Way and West Road. A new hotel lobby would be added along Georgia Street and a new conference center lobby would be provided at the corner of Georgia Street and Chick Hearn Court.

Design Standard 1B: *Breaks in the building street wall shall be restricted to that necessary to accommodate pedestrian paseos, public plazas, entry forecourts, permitted vehicular access driveways, and residential/hotel drop-offs (e.g., porte cochere).*

The Project would include existing breaks for vehicular access to the garage at similar numbers and locations to the existing condition. Additional access points would be provided for loading dock access along Chick Hearn Court and LA Live Way. Breaks for pedestrian egress would occur along LA Live Way for points of safe egress discharge from the building, as a number of stairs are located on the west side of the site. New infill walls in the existing garage façade would be designed to be integrated into the existing façade. Therefore, breaks in the building street wall would be restricted to those necessary for vehicle and pedestrian access, consistent with this design standard.

Design Standard 1C: *A building street wall shall be located within 15 feet of the property line along a minimum percentage of the public street frontage of each block face, as specified in Table 1 below, excluding street frontage devoted to the Central Plaza. Building features such as a sidewalk arcade and porte-cochere within the building line shall be considered a part of the building street wall.*

Table 1

| Street | LASED Min Street Wall Frontage | Project Street Wall Frontage |
|---------------------------------------|--------------------------------|------------------------------|
| Georgia St. | 70% | 100% |
| 11 th St., West of Georgia | 70% | 85% |
| LA Live Way (formerly Cherry St.) | 50% | 83% |

The street wall along Georgia Street, Chick Hearn Court and West Road conform to the street wall requirements required by the design standard, as they are typically less than six feet from the property line at the furthest distance. Along LA Live Way, the street wall conforms to the requirements, except at the corner of Chick Hearn Court where the larger building setback of the street wall is necessary to help accommodate the egress of the building at the west side of the site for an area of safe loading discharge. However, the 50% minimum requirement is nevertheless met.

Design Standard 1D: *Provide for a pedestrian connection between the Convention Center Expansion with the Convention Hotel.*

The Conference Center Expansion would be connected to both the Existing Hotel and the Hotel Expansion via public sidewalks enhanced with design features consistent with the rest of the LASED area, pursuant to the requirements of the LASED Streetscape Plan. In addition to the public sidewalks that would provide pedestrian connections in the Project area, two new pedestrian bridges are proposed to provide elevated connections from the Hotel Expansion and the Conference Center Expansion to the Existing Hotel and Existing Conference Center. There is an existing bridge over Georgia Street between the JW Marriott Hotel and the Conference Center Expansion. The two new bridges are proposed over West Road to connect the Existing Conference Center with the Conference Center Expansion.

Design Guideline 2: *Establish building setbacks that contribute to comfortable use of the sidewalk and support sidewalk activity.*

Design Standard 2A: *Building placement shall maintain minimum setback widths as specified in Table 2 below.*

Table 2

| Street | Total Width of Setback from Curb, <i>Required</i> | Total Width of Setback from Curb, <i>Proposed</i> |
|---------------------------------------|--|--|
| Georgia St. | Minimum 15 ft. wide sidewalks within the public right-of-way shall be provided on local collector streets. | Proposed sidewalk depth varies; 15 ft. min maintained. |
| 11 th St., West of Georgia | Minimum 15 ft. wide sidewalks within the public right-of-way shall be provided on local collector streets. | Proposed sidewalk depth varies; 15 ft. min maintained. |
| LA Live Way (formerly Cherry St.) | Minimum 12 ft. wide sidewalks within the public right-of-way shall be provided on local collector streets. | Proposed sidewalk depth varies; 12 ft. min maintained. |

The setback from curb along Georgia Street would exceed the 15'-0" minimum to create a comfortable street level pedestrian space. This area is further expanded at the corner of Georgia Way and Chick Hearn Court where it is proposed to adjust the curb out by 21 feet to align with the curb alignment on across the intersection, resulting in a 36-foot sidewalk at this location to support a focal point of sidewalk activity. The setbacks along 11th Street and LA Live Way would also comply with the minimum requirements. The Project's proposed sidewalk widths therefore meet or exceed the minimum requirements and would contribute to a comfortable use of the sidewalk and support sidewalk activity.

Design Standard 2B: *Towers shall be setback from the face of the podium a minimum of 20 feet along Figueroa, and 11th (between Georgia and Figueroa).*

The Project is not located within these areas and therefore this design standard is not applicable to the Project.

Design Guideline 3: *Minimize the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians.*

Design Standard 3A: *A maximum number of curb cuts for accessing parking and/or service facilities are permitted along each street as specified in Table 3 below.*

Table 3

| Street | Max Permitted Curb Cuts | Curb Cuts Proposed |
|-----------------------------------|--------------------------------|---|
| Georgia | 2 per block face | Zero |
| 11 th west of Georgia | 1 per block face | One new curb cut at the loading dock entrance of the hotel. There are three existing curb cuts that would be maintained |
| LA Live Way (formerly Cherry St.) | 4 total | One new curb cut is proposed for loading egress only |

The number of curb cuts for parking or service access would comply with LASED Table 3 as indicated above.

Design Guideline 4: *Ensure interaction with other downtown buildings through fronting buildings on the street so as to promote the sidewalk orientation and non-internalized character of the District.*

Design Standard 4A: *A building's primary entrance, defined as that entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall front on a public street.*

The main entrance for the Hotel Expansion would be via the main lobby at the Existing Hotel on Olympic Boulevard. Limited, controlled-access to the proposed secondary lobby would be located on Georgia Street and would be available for use by hotel guests and staff during normal business hours. For the Conference Center Expansion, the street level lobby

entrance would be located along Chick Hearn Court. All lobbies front on a public street and will be kept unlocked during business hours.

Design Standard 4B: *Each building street frontage shall contain at least one (1) public entrance, unlocked during business hours which may be either a building or tenant entrance, except along Cherry Street.*

The building maintains public entrances along Georgia Street and Chick Hearn Court. The other two Project frontages are along West Road, which is a private drive, and LA Live Way (formerly Cherry Street), which is not subject to this Design Standard.

Design Standard 4C: *Corner buildings shall provide a public entrance, unlocked during business hours, on both sides of buildings facing public streets.*

The corner of the building maintains public entrances at both Georgia Street and Chick Hearn Court, with access to the Conference Center Lobby, and limited access to the secondary Hotel Lobby off Georgia Street for hotel guests and staff. The other two Project frontages are along West Road, which is a private drive, and LA Live Way (formerly Cherry Street), which is not subject to this Design Standard.

Design Guideline 5: *Orient tenant spaces to the street; maximize retail storefronts and entrances along public streets and other important public spaces to sustain street level interest, and promote pedestrian traffic.*

Design Standard 5A: *Street level tenants with frontage along a public street shall provide their primary entrance along that street. These tenants may provide secondary entrances along paseos or other public spaces as appropriate.*

The Hotel Expansion and Conference Center Expansion each have primary entrances along public streets. In addition, the Hotel Expansion's lobby food and beverage space at the corner of Georgia Street and West Road has a highly visible pedestrian entrance directly from the public street. These ground-floor uses and transparent building materials would also function to maximize retail storefronts and entrances, sustain street level interest and promote pedestrian traffic

Design Standard 5B: *A street level retail or restaurant tenant's primary entrance shall front on a public street, pedestrian paseo or open space area devoted to public gatherings, except uses accessory to a hotel.*

The Hotel Expansion's lobby bar at the corner of Georgia Street and West Road has a highly visible pedestrian entrance directly from the public street.

Design Guideline 6: *Provide generous windows and openings at the street level so as to promote a high level of visual interest and transparency along public streets to promote pedestrian activity.*

Design Standard 6A: *Wall openings such as storefront windows and doors shall occupy a minimum percentage of a street level facade, as specified in the Table 4 below. However, up to 25% of this requirement may be satisfied through architectural treatment, including window boxes and displays, porte-cocheres, as well as public art elements as determined by the Cultural Affairs Commission.*

Table 4

| Street | Minimum Wall Openings | Wall Openings, Proposed |
|-----------------------------------|------------------------------|---|
| 11 th West of Georgia | 50% | Proposed openings at street level would exceed 50% min. required. |
| Georgia | 75% | 80% |
| LA Live Way (formerly Cherry St.) | None specified | None proposed |

Wall openings along Chick Hearn Court and LA Live Way would remain as existing to areas where there are no public spaces behind. At the added lobby entrances on Chick Hearn Court and Georgia Street, and the lobby bar on Georgia Street, the design and exterior materials demonstrate a high level of transparency to the space that would promote pedestrian activity.

Design Standard 6B: Dark tinted, reflective or opaque glazing is prohibited for any required wall opening. Glazing for required wall openings shall allow for a minimum 90% light transmission.

As shown in Exhibit A and as conditioned herein, the glazing within the required wall openings would not be dark tinted, reflective, or opaque and would have a minimum of 90% light transmission.

Design Guideline 7: Incorporate architectural features that enhance the transition between buildings, streets, and public open space, and regulate the opportunity for sun and shade along public streets and common open spaces.

Design Standard 7A: Architectural features such as canopies, awnings, and overhangs shall be permitted to extend up to 5 feet beyond the face of the building.

As shown in Exhibit A and as conditioned herein, architectural canopies and overhangs would not extend beyond the 5-foot limit, with the exception of the proposed pedestrian bridges, which extend over a private driveway and are intended to provide scale to the pedestrian environment as well as solar control.

Design Standard 7B: Architectural features such as canopies, awnings, and overhangs shall be integral to the architecture of the building.

As demonstrated in Exhibit A, canopies, awnings, overhangs, and bridges have been designed to enhance the overall appearance of the building composition and are integrated into the overall architectural style of the building.

Design Standard 7C: Architectural features such as canopies, awnings and overhangs may be constructed of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated, vinyl awnings shall not be permitted.

All canopies, awnings, building overhangs and proposed bridges have been designed to be compatible with the architectural design and would not be internally illuminated, vinyl awnings.

Design Standard 7C (Advisory Design Criteria): *Curb cuts along Figueroa and 11th Streets are discouraged, but are not expressly prohibited.*

The Project does not propose any new curb cuts along Figueroa Street. Although the Project does propose one new curb cut as part of the proposed sidewalk expansion along Chick Hearn Court near the intersection with Georgia Street, this access point would be for loading purposes only, is necessary to support the Project's proposed uses, and as stated in this Design Standard, new curb cuts on this frontage are discouraged but are not prohibited.

Design Standard 7C (Advisory Design Criteria): *More public entrances than the minimum specified, including building and/or tenant entrances, are encouraged along the District's streets, especially along Figueroa, Olympic and 11th (east of Georgia).*

The main street-level entry for the Conference Center Expansion lobby would be along Chick Hearn Court. The Hotel lobby and food and beverage entrances would be located along Georgia Street, consistent with this Advisory Criteria.

Design Standard 7C (Advisory Design Criteria): *Required wall openings (i.e., storefront doors and windows along a street level facade) should use clear glazing for maximum transparency, especially in conjunction with a retail use.*

The Project would include glazing in required wall openings that would maximize transparency into public spaces with low-e coatings where required due to energy performance requirements, including in conjunction with the proposed lobby and bar uses, consistent with this Advisory Criteria.

Design Standard 7C (Advisory Design Criteria): *Canopies, arcades, and/or building overhangs integral to the building architecture should be incorporated along a public street frontage. Integral shading devices are especially encouraged in conjunction with a primary building or tenant entrance, and along south facing elevations.*

Canopies, awnings, and overhangs have been designed to enhance the overall appearance of the building composition. Primary building entries have been designed to be clearly distinguishable, protected from the weather and to provide shade.

Design Guideline 8: *Establish a clear hierarchy of common open spaces distinguished by design and function to create an open, connective pedestrian realm conducive to both active and passive use. The district's common open spaces are comprised of the following open space types:*

The Project would include a hierarchy of common open spaces distinguished by design and function, transitioning from the sidewalks to entrances and lobbies, to interior public spaces, raised outdoor decks, commercial areas, and meeting areas. Specifically, the Project would provide a 36-foot wide public sidewalk at the corner of Chick Hearn Court and Georgia Street, with landscaping, street trees and lighting in accordance with the LASED Streetscape Plan. The public sidewalks at the corner and on Georgia Street then transition into ground floor lobbies for the Hotel Expansion and the Conference Center Expansion. From the Project interior, hotel guests and conference center visitors may access common open space in the form of a podium-level roofdeck that includes a pool deck, outdoor lounge, outdoor running track and gardens, as well as a Level 37 rooftop deck associated with the Hotel Expansion.

- *Streets: Streets are the most public of all open spaces within the District, and functions as links to the adjacent South Park and Downtown areas. Defined by building facades, streets communicate the highly public character of the District. They should be safe and comfortable for pedestrians, while accommodating necessary vehicular movement. Reference the LASED Streetscape Plan for applicable design standards and regulations.*

The Project would comply with the streetscape design criteria per the LASED Specific Plan and LASED Streetscape Plan, and would be consistent with the streetscape design for LA Live. This includes sidewalk design, landscape, hardscape, and lighting.

- *Sidewalks: Sidewalks, located within public right-of way, are the primary realm of pedestrians. As such, they provide the critical connections between destinations within the District and to its surroundings. Reference the LASED Streetscape Plan for applicable design standards and regulations.*

The Project would comply with the LASED Streetscape Plan, including curb borders, paving, street trees, and lighting. Furthermore, the Project would include wider sidewalks and better aligned crosswalks to improve the pedestrian experience and provide the critical connections between destinations within the LASED.

- *Building Setbacks (Sidewalk Extension): Building setbacks from the street are required along Figueroa, Olympic (between Georgia and Figueroa) and 11th (between Georgia and Figueroa). The required setback is 8 feet and is designed as an extension of the sidewalk. Setbacks are intended for commercial and sidewalk activities such as outdoor dining, window shopping, or especially heavy pedestrian traffic.*

Building Setbacks are not required along the Project's frontages, and therefore this does not apply to the Project. Notwithstanding, the Project would maintain the existing 15' sidewalk along Chick Hearn Court with an additional 21' at the intersection of Georgia Street and Chick Hearn Court to enhance the pedestrian experience at the entrance to the Conference Center Expansion. As noted above, the building would project over a portion of the existing sidewalk, which would be extended through a merger and resubdivision accomplished through the Project's VTTM to ensure the projection remains outside of the public right-of-way. As a result, the sidewalk would retain its required width, while a portion of Chick Hearn Court would be realigned to accommodate this sidewalk extension and more closely align with the roadway width immediately to the east across Georgia Street.

- *Paseos: Paseos are an important extension of the street grid. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities.*

Outdoor paseos are not proposed for the Project. Therefore this guideline does not apply to the Project.

- *Entry Forecourts: Entry forecourts announce the function and importance of primary building entrances. Their design creates a clear and comfortable transition between exterior and interior space.*

The Existing Hotel, which would provide the primary guest arrival experience, has an established and well-utilized entry forecourt accessed from Olympic Boulevard. In addition, the Hotel Expansion would include a lobby along Georgia Street providing secondary hotel access for hotel guests and staff which provides a clearly announced entrance and transition between the exterior and interior space.

- *Courtyards: Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. These spaces in particular are treated as outdoor room with a high degree of enclosure.*

Courtyards are not proposed for the Project. Therefore, this guideline does not apply to the Project.

- *Plazas: Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses.*

Plazas are not proposed for the Project. Therefore, this guideline does not apply to the Project.

- *Central Plaza: The Central Plaza is the central meeting and gathering place for the District, and is strategically located across from the Star Plaza at Crypto.com Arena. The Central Plaza is designed as a multiuse space that accommodates a variety of seasonal and celebratory events.*

The Project does not tie in directly to or abut the Central Plaza. Therefore this guideline does not apply to the Project.

- *Roofscape: Roof terraces and gardens augment District open space. Their design and location should encourage human occupation and use. These spaces are especially encouraged in conjunction with hotels or residential uses.*

The Hotel Expansion would include a rooftop pool deck over the Podium and a roof terrace over the Tower of the Hotel Expansion. These areas would augment open space in the LASED in conjunction with the Project’s proposed hotel uses.

Design Guideline 8A: *Open space types shall be sited in relation to the street in accordance with the Table 5 below.*

Table 5: Required Open Space Locations & Street Connections

| Open Space Type | Location | Connection to Street |
|------------------------|---|--|
| Streets | Reference LASED Streetscape Plan | |
| Sidewalks | Reference LASED Streetscape Plan | |
| Building Setbacks | Street level required | Design as extension of sidewalk |
| Paseos | Street level required* | Direct connection to street required |
| Entry Forecourts | Street level required* | Direct connection to street required |
| Courtyards | Street level or above grade permissible | Direct connection to street not required |

| | | |
|---------------|------------------------------------|--------------------------------------|
| Plazas | Street level required* | Direct connection to street required |
| Central Plaza | Street level required* | Direct connection to street required |
| Roof Terrace | Above grade or rooftop permissible | Direct connection to street not req. |

*permits minor deviations of up to 2 vertical feet from sidewalk level

Table 5a: Project Open Space Locations & Street Corrections

| Open Space Type | Location | Connection to Street |
|-------------------|---|---|
| Streets | Street design would be in accordance with the LASED Streetscape plan, including drop-off areas, sidewalk paving, street trees and lighting. | Georgia Street |
| Sidewalks | Sidewalk design would be in accordance with the LASED Streetscape Plan, including paving, street trees and lighting. | Georgia Street |
| Building Setbacks | Building setbacks along streets would be in accordance with the LASED and would be designed as extensions of the sidewalk. Building setback along north property line to accommodate private service drive. | Georgia Street |
| Paseos | None proposed. | N/A |
| Entry Forecourts | None proposed. | N/A |
| Courtyards | None proposed. | N/A |
| Plazas | None proposed. | N/A |
| Central Plaza | None proposed. | N/A |
| Roof Terrace | Proposed roof terraces would be located on levels 5 and 38 of the West Tower. | No direct connections to the street proposed. |

Open spaces, sidewalks, and building setbacks would be designed in accordance with Specific Plan requirements and guidelines. Podium and roof level terraces would serve as exterior space for the Hotel Expansion and would provide open space amenities for hotel and conference center guests.

Design Guideline 8B: Open space types shall permit public access in accordance with Table 6. At a minimum, public access shall be provided during normal business hours.

Table 6

| Open Space Type | Public Access Required in LASED | Public Access in Project |
|-----------------|---------------------------------|--------------------------|
|-----------------|---------------------------------|--------------------------|

| | | | |
|-------------------|----------------------------|-------|--|
| Streets | Reference Streetscape Plan | LASED | All ground level open spaces would be publicly accessible during normal business hours |
| Sidewalks | Reference Streetscape Plan | LASED | |
| Building Setbacks | Required | | |
| Paseos | Required | | |
| Entry Forecourts | Required | | |
| Courtyards | Not required | | |
| Plazas | Required | | |
| Roof Terrace | Not required | | |
| Central Plaza | Required | | N/A |

All ground level open spaces would be publicly accessible during normal business hours.

Design Guideline 9: Provide a diversity of open space throughout the District to reinforce its public character, including space devoted to public gatherings pedestrian movement, and other social and recreational functions.

The Project would provide a variety of public and private open spaces to foster pedestrian circulation and gathering, including widened public sidewalks, as well as a rooftop pool deck over the Conference Center Expansion podium, which includes a perimeter running track, and an amenity roof deck on Level 37 as part of the Hotel Expansion.

Design Standard 9A: The size and number of each open space type shall be provided in accordance with the following Table 7, in addition to any requirements identified within the Open Space/Landscape Regulations of the Specific Plan.

Table 7: Required Open Space Size and Number

| Open Space Type | Min. Number | Min. Area | Min. Dimension |
|-------------------|--|----------------|----------------|
| Streets | Reference LASED Streetscape | | |
| Sidewalks | Reference LASED Streetscape | | |
| Building Setbacks | Per setback req. | None specified | 8 feet |
| Paseos | None specified | None specified | 20 feet |
| Entry Forecourts | None specified | None specified | None specified |
| Courtyards | None specified | 400 s.f. | 15 feet |
| Plazas | 1 per Sub-area, except Olympic West | 1,000 s.f. | 25 feet |
| Central Plaza | 1 shall be located within Olympic West | 30,000 s.f. | 100 feet |
| Roof Terrace | 1 per residential project | 400 s.f. | 15 feet |

Table 7a: Project Open Space Size and Number

| Open Space Type | Compliance |
|--------------------------------------|---|
| Streets | To comply with LASED Streetscape requirements. |
| Sidewalks | 15' min sidewalk along Georgia with a portion having an additional 21' beyond the 15' min sidewalk width, which is consistent with the LASED Streetscape Plan |
| Building Setbacks | None applicable to these Project's frontages. |
| Paseos | None proposed nor required |
| Entry Forecourts | None proposed nor required. |
| Courtyards | None proposed nor required. |
| Plazas | None proposed nor required. |
| Central Plaza | None proposed nor required. |
| Hotel 5 th Floor Terrace | Although not required for a non-residential project, the Project would still provide approx. 42,925 sf of common open space on the podium rooftop, including 4,800 sf pool deck, 1,950 sf outdoor lounge, 3,500 sf hospitality terraces and 32,675 sf running track/garden. |
| Hotel 38 th Floor Terrace | Although not required for a non-residential project, the Project would still provide an approx. 930 sf amenity deck, including deck and landscaped areas. |

Design Guideline 10: *Make the District conducive to a variety of outdoor activities such as standing, sitting, strolling, conversing, window shopping, dining, etc. Incorporate amenities that support these activities. In particular, add seating for comfort and use plants for their shading, cooling, and aesthetic qualities.*

Design Standard 10A: *Each open space type shall provide amenities in the form of a minimum planted area and number of seats in accordance with Table 8 below.*

Newspaper racks on private setback, shall be provided at a rate no greater than 2 per block and be of a design consistent with that of the Streetscape.

The current proposed design does not include newspaper racks in any private setbacks. This design guideline therefore does not apply to the Project.

Table 8: Required Amenities Provided in Open Space

| Open Space Type | Min. Planted Area | Min Seating* |
|-------------------|----------------------------------|--|
| Streets | Reference LASED Streetscape Plan | |
| Sidewalks | Reference LASED Streetscape Plan | |
| Building Setbacks | Reference LASED Streetscape Plan | None specified |
| Paseos | 5% | 1 seat per 2,000 sq. ft. (13 seats required) |
| Entry Forecourts | None specified | None specified |
| Courtyards | 15% | 1 seat per 500 sq. ft. |
| Plazas | 15% | 1 seat per 500 sq. ft. (11 seats required) |
| Central Plaza | 10% | 1 seat per 250 sq. ft. |
| Roof Terrace | 15% | None specified |

*seats may be permanent or temporary, accessible during normal business hours

**benches and seat walls are to be counted at a rate of 1 seat per 2 lineal feet of bench of seat wall

Table 8a: Proposed Project Amenities Provided in Open Space

| Open Space Type | Min. Planted Area | Min Seating |
|-------------------|--------------------------------------|---|
| Streets | Complies with LASED Streetscape Plan | |
| Sidewalks | Complies with LASED Streetscape Plan | |
| Building Setbacks | N/A | |
| Paseos | None proposed. | N/A |
| Entry Forecourts | None proposed. | N/A |
| Courtyards | None proposed. | N/A |
| Plazas | None proposed. | N/A |
| Central Plaza | None proposed. | N/A |
| Roof Terrace | Will comply with LASED. | Proposed roof terraces include planters and a variety of seating. |

The Project would include seating, landscaping and minimum planted areas on streets, sidewalks and roof terraces in accordance with Specific Plan requirements and guidelines, as indicated in the table above.

Design Guideline 11: *Design open space areas so as to lend them the character of outdoor rooms contained by buildings and landscape that comfortably support human occupation and use.*

Design Standard 11A: *Open space types shall generally be contained along a minimum percentage of their perimeter by building and/or architectural features, according to Table 9 below.*

Table 9

| Open Space Type | Min. Containment | Proposed Project Containment |
|-------------------|---|---|
| Sidewalks | Reference the LASED Streetscape Plan | Complies with LASED Streetscape Plan |
| Streets | Reference the LASED Streetscape Plan | Complies with LASED Streetscape Plan |
| Building Setbacks | Reference Min. Street Wall Requirements | Complies with Min. Street Wall requirements |
| Paseos | 50% | N/A |
| Entry Forecourts | 25% | N/A |
| Courtyards | 75% | N/A |
| Plazas | 50% | N/A |
| Central Plaza | 50% | N/A. |
| Roof Terrace | 25% | The Project complies with the minimum 25% containment as the proposed roofdecks would be contained by |

| | | |
|--|--|---|
| | | perimeter building and / or architectural features |
|--|--|---|

As noted in the table above, building edges would define all public open spaces in accordance with Specific Plan requirements and guidelines.

Design Standard 11 (Advisory Design Criteria): *Plazas and courtyards may incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating should be placed with consideration to noontime sun and shade; mature deciduous trees should be planted as the most effective means of providing comfortable access to sun and shade.*

The Project does not include courtyards or plazas; however, amenities such as landscaping would be provided on above-grade terraces. Trees would be selected for their suitability for all seasons in compliance with the LASED Streetscape Plan requirements and Urban Forestry Division policies, as applicable.

Design Standard 11 (Advisory Design Criteria): *Roof terraces should incorporate trees and other plantings in permanent and temporary planters that will shade, reduce reflective glare, and add interest to the space. These spaces should also include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.*

All roof terraces propose landscaping, hardscaping, seating and other features, to address sun, shade, and reflective glare. The project proposes twelve (12) California Fan Palm trees, vine trellises, and cabanas which will provide shade, reduce glare, and provide visual interest to the terrace. Pool lounging furniture and additional seating options will be placed in coordination with trellises, trees, and umbrellas to help provide a comfortable, shaded environment for hotel guests and visitors.

Design Standard 11 (Advisory Design Criteria): *Plants and other landscape features should further contribute to the containment of open space.*

The Project would include landscape features to define and contain the space in the proposed roofdecks, contributing to the containment of the proposed open space areas.

Design Standard 11 (Advisory Design Criteria): *Landscape elements should support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.*

The Project would include landscape features in accordance with Specific Plan requirements and guidelines to support an easy transition between indoor and outdoor areas, on the proposed podium and Hotel Expansion roofdecks. Ground-floor treatments would comply with the LASED Streetscape Plan.

Design Standard 11 (Advisory Design Criteria): *Landscape elements should establish scale, reinforce continuity between indoors and outdoors space, and enhance the open connective quality of the District. Mature canopy trees should be provided within the District's open spaces, especially along streets and required setbacks.*

The Project would include landscape features in accordance with Specific Plan requirements and guidelines to provide continuity between indoor and outdoor areas and enhance the quality of the District. Ground-floor treatments and street trees would comply with the requirements of the LASED Streetscape Plan.

Design Standard 11 (Advisory Design Criteria): *Landscape elements should provide scale, texture and color throughout the District. A rich, yet coordinated palette of landscape elements that enhances the District's identity and role as a special place is encouraged.*

The Project would include landscape features in accordance with Specific Plan requirements and guidelines, to provide scale, texture and color, consistent with the District. Ground-floor treatments and street trees would comply with the requirements of the LASED Streetscape Plan.

Design Guideline 12: *Reduce the visual impact of vehicular circulation and parking so as to promote sidewalk interest and pedestrian activity.*

The Project would limit new curb cuts that serve the existing Olympic West Parking Structure to one new loading driveway along Chick Hearn Court when compared to existing conditions. As a whole, the Project would activate the project site, reducing the visual impact of vehicle circulation and promoting sidewalk interest and pedestrian activity, by providing active ground floor uses at the Chick Hearn Court and Georgia Street corner, providing a wide sidewalk extension, and adding new ground floor lobbies and retail space.

Design Standard 12A: *On-site surface parking facilities (i.e., parking lots) are prohibited within the District, except surface parking associated with a residential or hotel drop-off (porte-cochere), and existing surface parking facilities that shall be phased out by proposed development.*

The Project does not include surface parking facilities. Therefore, Design Standard 12A does not apply to the Project.

Design Standard 12B: *Any drive-through establishments shall be designed in consultation with LADOT, with adequate on-site queuing and access, in order to avoid spillover queuing within public streets.*

The Project does not include drive-through establishments. Therefore, Design Standard 12B does not apply to the Project.

Design Guideline 13: *Locate ground floor parking to minimize its visibility along street level facades.*

Design Standard 13A: *Parking facilities shall be located behind building or tenant space along street level facades, except for street frontage devoted to vehicular access, drop-off or valet parking facilities devoted to a residential or hotel drop-off (e.g., porte-cochere). In the Olympic West Sub-area, parking facilities may be located along the street frontage on Cherry Street, while other means of screening may be provided along Olympic Boulevard and 11th Street west of Georgia, including but not limited to display window boxes and public art elements as determined by the Cultural Affairs Commission.*

The Project retains the existing ground floor parking within the Olympic West parking structure. The Project would also activate the corner of Chick Hearn Court and Georgia Street, as well as the overall Georgia Street frontage, which are currently characterized by parking facilities, by instead providing active ground floor uses at the Chick Hearn Court and Georgia Street corner, providing a wide sidewalk extension, and adding new ground floor lobbies and retail space with transparent building materials for visual interest.

Design Guideline 14: *Locate access to service and loading facilities in non-obtrusive locations so that they are separated from pedestrian paseos and primary building entrances.*

The Project would include a new loading facility at the west end of the Conference Center Expansion and a new hotel loading dock towards the east end at the Hotel Expansion, along Chick Hearn Court, at street level, in a non-obtrusive location. The Conference Center Expansion loading dock is of pass-thru configuration so that departing vehicles/trucks will exit onto LA Live Way.

Design Standard 14A: *Street-level access to service and loading facilities shall be located a minimum of 50 feet from a primary building entrance, pedestrian paseo, or public outdoor gathering area. This guideline shall not apply to a residential or hotel drop-off (porte-cochere).*

Street level access to all service and loading facilities would be located over 50' from any primary building entrances or outdoor public gathering areas, as there are no paseos proposed for the Project. The loading dock on Chick Hearn Court has secondary entrances located under 20 feet from the edge of the loading dock. The primary entrance is located roughly 75 feet from the loading dock. See the loading dock on Exhibit A sheet A1.101.

Design Guideline 15: *Screen and buffer service and loading facilities so as to block unsightly views from public streets, open spaces, and other sensitive uses.*

Design Standard 15A: *Service and loading facilities shall be screened from public view by a wall integral to the building architecture and/or landscape treatment creating an opaque barrier. Walls or landscape treatment shall be screened to a minimum height of 8 feet.*

Hotel Expansion: Service and loading facilities would be screened from public view by full height walls, consistent with the design of the podium. In addition, a roll down door would also screen the loading facilities from public view.

Conference Center Expansion: The existing service and loading dock facilities are to remain, with one new egress location from LA Live Way. The loading facilities would be screened from public view when necessary.

Design Guideline 16: *Architecturally incorporate or screen equipment such as mechanical units, antennas, or satellite dishes.*

Design Standard 16A: *Mechanical equipment shall be either screened from public view or the equipment itself shall be integrated with the architectural design of the building.*

Mechanical equipment and transformers would be located away from public view. Mechanical areas would be located below grade, within the buildings, and on rooftops. Rooftop units would be architecturally screened by elements integral to the building design.

Advisory Design Criteria: *Commercial projects are encouraged that are designed in an architectural style and character that is complementary of STAPLES Center and Downtown L.A., and promotes a unique district identity. Building architecture should present a clean, modern, and bold style that reflects a one-of-a-kind regional sports and entertainment district.*

The design of the Project presents a clean and bold style, incorporating a modern appearance and permanence, complementary of the design of LA Live, reflecting the unique character of the District and contributing to the urban environment of downtown Los Angeles.

Advisory Design Criteria: *Buildings along Flower Street should create a compatible visual and functional transition to the adjacent South Park District. They should present a transitional mixed-use and residential character between the heart of the District along Figueroa Street and the adjacent south Park residential neighborhood.*

The Project is not located along Flower Street (or Figueroa Street) but nonetheless would present a mixed-use character consistent with the District.

Design Guideline 17: *Use building mass and orientation to define and place strong visual emphasis on the street and other important public open space.*

Design Standard 17A: *Buildings shall establish a "podium" that defines the street edge and contains open space at a minimum building height of 35 feet.*

The Project would be located on top of the existing West Garage podium with open space starting at over 70 feet above grade on either side of the building. In addition, the five-level podium and 37-level Hotel Expansion are generally built to the property line, and provide a strong visual emphasis and connection to the street level in massing and materials.

Design Guideline 18: *Incorporate a pedestrian-oriented scale at the street level.*

Design Standard 18A: *An identifiable break shall be established between a building podium and tower element. Such a break may consist of a setback, change in material, change in fenestration, or similar means of articulation.*

The Project includes identifiable breaks with the podium and tower elements, including setbacks and changes in plane, changes in material and above-grade open areas on the podium rooftop. The project also provides active ground floor uses, wide sidewalks that conform with or exceed LASED requirements, and transparent materials in order to create a pedestrian scale at the street level.

Advisory Design Criteria: *Building towers that create landmarks, punctuate the District, and define view corridors are encouraged. Towers should be located in accordance with established limitations that sensitively respond to view corridors and light and shadow impacts on public open space. The Figueroa Central Sub-area tower should present an especially strong iconic and memorable image at the heart of the sports and entertainment district.*

The Project's tower will conform to this design requirement and would create a new landmark that punctuates the District, including a unique architectural beacon element, that results in a strong and memorable design style.

Advisory Design Criteria: *Podium massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be employed to promote pedestrian scaled architecture along the street.*

The Project would incorporate architectural elements and materials that provide scale and quality to the pedestrian environment, including street-level entrances, setbacks, and variations in exterior façade design.

Design Guideline 19: *Articulate building façades to avoid extensive blank walls that would detract from the visual interest and appearance of an active streetscape. In particular, use building fenestration to unify a building's appearance and add to a street facade's interest, scale and three-dimensional quality.*

Design Standard 19A: *A street level facade wall shall not extend greater than 30 lineal feet without some manner of articulation. Articulation may be provided in the form of an arcade, periodic change in wall plane, building material and/or color, the introduction of building fenestration, storefront signage, or other approach that creates visual interest, and/or shadow lines.*

Building street walls would be articulated through the use of architectural canopies, wall openings and material changes, included variations in multiple types glazing and metal materials, and shifts in plane that provide visual interest, texture and depth, and unify the building's appearance.

Design Standard 19B: *A building facade above street level shall not extend greater than 100 lineal feet without some manner of articulation, such as fenestration relief, shadow line, or change in materials.*

The Project design would include building exterior façade features, such as setbacks and changes in material, to provide articulation to the design. The Georgia Street ground floor and new construction on the Chick Hearn Court ground floor provide variation and articulation through several changes of material, including patterned metal panels and streetfront glass glazing, and metal canopy overhangs oriented around pedestrian access points.

Advisory Design Criteria: *In general, glass curtain walls are discouraged.*

The Project would include unitized multi-color curtain wall systems. The Project's proposed combinations of strip spandrel and vision glazing, and beacon spandrel and vision glazing would create interlocking patterns that provide visual interest and a high-quality design throughout the proposed Hotel Tower.

Advisory Design Criteria: *Street level architecture that adds richness and variety to the pedestrian experience of the District is encouraged. Buildings should use a clear pattern of openings and create shadow lines that enhance the street wall, with special accommodations for exuberant storefront design in keeping with District character.*

The Project would provide well-marked and articulated entrances that clearly differentiate entrances through the use of scale, material, metal canopies and architectural treatment.

Advisory Design Criteria: *Provide well-marked, articulated, and differentiated building entrances as a helpful cue to access and addressing major uses. All public entrances to a building or use should be enhanced through compatible architectural or graphic treatment. Main building entrances should read differently from a retail storefront, restaurants, and commercial entrances.*

The Project would provide well-marked and articulated entrances that clearly differentiate public entrances to the Hotel and Conference Center Expansion lobbies and the proposed food and beverage use through the use of scale, material, metal canopies, and architectural treatment.

Advisory Design Criteria: *Materials and colors that are compatible with the vibrant and energetic character of the District, while exhibiting a permanence and quality appropriate to an urban setting are encouraged.*

The Project would use materials and colors that enhance the vibrant and energetic character of the District, while contributing to the permanent quality of the urban environment. Project materials include multiple complementary types of strip vision and spandrel glazing and beacon glazing with metal paneling in distinct tones to provide texture, quality and depth appropriate to the urban environment.

Advisory Design Criteria: *Materials should unify a building's appearance with accommodations for exuberant storefront and facility design in keeping with the area's character as a sports and entertainment district.*

The materials used for the Project would create an exuberant yet harmonious design that complements the LASED Area character. Transparent materials would activate ground-floor uses. Varied complementary metal and glass materials would provide a unified design consistent with the character of the area.

Design Guideline 20: *Establish separate Sign Districts that support the overall design and land use concept for the LASED. Contribute to a lively, colorful, and exciting pedestrian atmosphere with animated and illuminated signage and graphics that are compatible with sports, retail, and entertainment uses. Sign districts are identified as follows:*

Sign District A: *Sign District A includes those areas along Figueroa that directly face Crypto.com Arena. This Sign District will permit prominent and dynamic sign types, including video display, LED reader boards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art façades with expressive lighting, audio-visual effects, and dimensional signage. The amount and intensity of permitted signage shall be somewhat less than Sign District A-1, nevertheless Sign District A will be an energetic and highly activated intense area of dynamic signage.*

Sign District A-1: *Sign District A-1 includes the Central Plaza, the Convention Center Hotel, and those façades of other buildings in the Olympic East Subarea that most directly face the Central Plaza and STAPLES Center. The Central Plaza, the plaza for the Convention Center Hotel and those façades facing each in particular will be a focus of intense activity, and the signage will communicate this excitement. In addition, the Central Plaza will include Plaza Tower Signs. This Sign District will permit the most prominent and dynamic sign types, including video display, LED reader boards, and electronic billboards. Likewise, street level*

tenants will be encouraged to present dynamic, state-of-the-art façades with expressive lighting, audio-visual effects, and dimensional signage.

Sign District B: *Sign District B generally encompasses buildings and uses located along Olympic and Figueroa north of 11th Street. These streets will be active and engaging places, and signs will support the vitality and action along these streets. Signage that enhances the presence of the various uses along these streets will be encouraged, and tenants will incorporate innovative and dynamic signage. In addition, District B will include a limited amount of Freeway Edge signs. The amount of signage will be somewhat less than Sign District A, in recognition of Olympic and Figueroa's function as primary traffic movers; animated signage will be restricted up to 35 feet to minimize distractions to motorists.*

Sign District C: *Signage within Sign District C will be most restrained to respond to residential uses within and adjacent to this area. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Smaller signs, no animation, less lighting and shorter operating hours will create a proper transition between the excitement of the Central Plaza and nearby neighborhoods.*

The Project's sign program would be located within Sign District B and responds to the guidelines for Sign District B by providing signs that support the vitality and action along the Project's frontages. In addition, architectural elements give punctuation to the sign to activate the pedestrian environment. As contemplated in the Specific Plan, the Freeway Edge Signs on the west façade would be architecturally integrated into the Project as a whole, and would add visual interest to what would otherwise be a blank wall facing the freeway.

Individual Sign Character (Advisory Design Criteria)

Signs that accentuate the architecture of the District and contribute to a lively and visually stimulating experience are encouraged. Signs should be conceived as an integral part of the design so as not to appear as an afterthought application.

The location, size, and appearance of building identification signs should complement the building and overall character of the district.

Tenant identification signs should fit comfortably into the storefront architecture; at the same time, they should be bold and dynamic in image, color, materials, and design.

The location, size, and appearance of tenant identification signs should contribute to a high level of street activity, and enhance the shopping and entertainment experience that is desired for the District.

The Freeway Edge Signs have been designed to be architecturally integrated into the Project, providing visual stimulation and identification of the District to its western frontages. The Wall Signs located at the northeast corner have been designed to be architecturally integrated with the façade and materials, and provide design connectivity with LA Live and the Existing Hotel. The proposed signage fits into the overall horizontal rhythm and changes in material that is present in the rest of the building along these facades. Building signs proposed would blend into the storefront architecture as well as the upper tower design in a manner that coheres with the Project's overarching design.

The signage design would match the overall vision of the Los Angeles Sports and Entertainment District to create a landmark sense of entry and coherent and vibrant visual experience.

Design Guideline 21: The Specific Plan does not contain a Design Guideline 21.

Design Guideline 22: Locate and design signs for maximum visibility and legibility.

Design Standard 22A: Signs shall generally face the centerline of the street, except tenant blade signs, entertainment marquee signs, freeway edge signs, and temporary displays. In addition, this standard shall not apply to A-1 District signs or district identification signs.

Design Standard 22B: Tenant identification wall signs shall be located directly behind or above clear, untinted storefront glazing.

Advisory Design Criteria

A building or tenant identification wall sign should be legible to the pedestrian from the opposite sidewalk.

Signs proposed under this signage program would generally face the centerline of the street and would provide needed visibility and legibility. Tenant I.D. Signs are not a part of this application, and are anticipated under separate Planning Department signoffs, as the Project is built, and tenants move into specific storefront locations.

Design Guideline 23: Incorporate animated and illuminated signs that are in keeping with the active character of the District.

Design Standard 23A: Signs shall use appropriate means of illumination. These include: neon tubes; fiber optics, incandescent lamps, LEDs, cathode ray tubes, shielded spotlights, and wall wash fixtures.

Design Standard 23B: Illuminated signs may incorporate animation, such as flashing elements (i.e., borders, writing, pictorial representations, emblems or other figure of similar character) or a flashing sign surface that serves as a field backdrop during operation, except along Flower Street.

Design Standard 23C: Animated Signs and Electronic Message Display Signs which directly front a freeway shall be discouraged. Total Animated Sign and Electronic Message Display Sign square footage within the Olympic West Subarea shall be limited to 1500 square feet. Those approved animated signs fronting a freeway shall be limited to a refresh rate of no more than once every four seconds, with an interval between messages of not less than one second, and the intensity of illumination will not change.

Advisory Sign Criteria

Innovative Sign Technologies are encouraged.

LED and other signs would use focused light fixtures to direct light onto the surface of the sign directly from above and below the sign to greatly minimize light spill. Signs M1, M2, M3 and M4 would replace the existing Staples Center pole sign with a larger, state of the art sign that would incorporate Electronic Message Display, with a four second refresh rate for the portion facing the freeway.

Design Guideline 24: Require signs that exhibit quality and contribute to the civic character of the District.

Design Standard 24A: Except as otherwise provided in the Specific Plan, the following signs are prohibited:

- (a) Internally illuminated awnings*
- (b) Conventional plastic faced box or cabinet signs*
- (c) Formed plastic faced box or injection molded plastic signs*
- (d) Luminous vacuum formed letters*
- (e) Odor-producing signs*
- (f) Any sign covering windows, with the exception of Supergraphic Signs, which shall maintain outward views from windows*
- (g) Pole signs*
- (h) Sandwich board signs*
- (i) Off-site signs*

The Project does not propose any Prohibited Signs.

Design Guideline 25: Minimize glare upon adjacent properties, sensitive uses, and roadways.

Design Standard 25A: *A parking structure's internal light fixture luminaries shall be shielded from adjacent uses and properties.*

Design Standard 25B: *Lighting shall be directed away from adjacent properties and roadways, and shielded as necessary.*

Advisory Design Criteria

Lighting that promotes District identity is encouraged; lighting should offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.

Innovative lighting technologies are encouraged.

LED and other signs would use focused light fixtures to direct light onto the surface of the sign directly from above and below the sign.

Architectural Lighting (Advisory Design Criteria)

Architectural lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.

Architectural lighting should complement and accentuate the building architecture.

The Project's lighting would help to accentuate the building's architecture and to illuminate adjacent sidewalks, and enhance lighting levels in the area, thereby creating a safer, more welcoming pedestrian environment to ensure both public safety and a vital nightlife. Major sign elements are integrated into the architecture of the structure to accentuate the design elements.

Landscape Lighting (Advisory Design Criteria)

Landscape lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.

Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.

All landscaped areas would include special highlight illumination to promote pedestrian safety and highlight landscape features.

Design Guideline 26-27: Central Plaza

Not applicable to the Subarea. The Project is part of the Olympic West Subareas; therefore, these Regulations do not apply.

Design Guideline 28: 11th Street Pedestrian Area

Not applicable to the Subarea. The Project is part of the Olympic West Subareas; therefore, these Regulations do not apply.

Section 10.C: Central Plaza Regulations.

The Central Plaza Regulations pertain to the Olympic East Subarea. The Project is part of the Olympic West Subareas; therefore, these Regulations do not apply.

Section 10.D.1: Open Space/Landscape/Pedestrian Linkage Regulations - General Open Space Requirements.

Section 10.D, Urban Design Guidelines, sets forth open space requirements for development within the LASED area. Section 10.D.1 (a) requires a minimum of 150,000 square feet of the open space within the entire LASED area and requires that the open space be provided in the form of courtyards, plazas, pedestrian paseos, Private Setbacks, roof terraces, gardens, or other similar outdoor gathering spaces. The Project would include a total of approximately 45,130 square feet of open space, which would be provided on a series of roof decks and terraces, and thus contributes towards the fulfillment of this districtwide requirement, whereas under existing conditions, no open space is provided on the Project Site.

Section 10.D.2: Open Space/Landscape/Pedestrian Linkage Regulations – Residential Open Space Requirements.

Section 10.D, Urban Design Guidelines, sets forth open space requirements for residential development within the LASED area. This section requires that a minimum of 150 square feet of open space be provided for each residential unit.

The Project would not include residential units; therefore, the residential open space requirements do not apply.

Section 10.E: General Landscaping Requirements.

The Project would comply with Section 10.E, which sets forth landscaping requirements for projects within the LASED area. The required planted areas would be designed and installed

in compliance with LASED requirements and guidelines including street trees planted in conjunction with special pavement treatments that link the Project with the corridor.

The podium-level terraces would contain a minimum 15% planted area, consistent with these requirements. All planted areas would be irrigated with an automated system, which would incorporate low-flow technology and flow sensors, in compliance with the City's water conservation requirements. In addition, plant material with drought resistant characteristics would be incorporated in the landscaping for the Project. There are no surface parking lots included in the Project.

Section 10.F: General Pedestrian Linkage Requirements.

The Project would comply with Section 10.F, which regulates the provision of Pedestrian Linkages within the LASED area. Section 10.F.2 requires that pedestrian linkages consist of attractive hardscape, landscape, lighting improvements, and directional signs. Section 10.F also requires a public sidewalk adjacent to projects of 15 feet in width, as well as the provision of Private Setbacks along certain frontages.

All the Project's public sidewalks would be at least 15 feet in width. There are no Private Setback requirements for the Project's frontages.

The Project may include special paving or sidewalk treatment to create visual interest for the hotel entry. The Project would provide pedestrian linkages between the Project, the Convention Center, Crypto.com Arena, and other developments within the LASED area, consistent with Exhibit 5 of the Specific Plan. Attractive hardscape, landscape, and lighting improvements would be provided according to the LASED requirements and guidelines.

LASED Streetscape Plan. Sidewalks, street trees, and street lighting would be installed in compliance with the requirements and specification of the LASED Streetscape Plan and would be integrated with the existing conditions at LA Live and the Existing Hotel. Sidewalks would be at least 15 feet wide from face of curb to the property line. 24 Street trees would be provided along the edges of the street frontages within the public right-of-way. Streetlights would be the same as those approved/installed in 1999; 400W metal halide luminaries on 30-foot tall electrifiers, generally spaced 112 feet on center. Post top pedestrian lights on 12-foot octagonal poles shall be installed at the corners centered between the street lighting according to the approved pattern.

SECTION 11: ELEVENTH STREET PEDESTRIAN AREA. The LASED permits 11th Street (Chick Hearn Court), between Figueroa Street and Georgia Street to be used as a public gathering place and a place for public activities during nonpeak hours. The Project does not have a street frontage on 11th Street between Figueroa Street and Georgia Street, therefore Section 11 is not applicable. However, in connection with the Project, the Applicant has requested certain amendments to the LASED Specific Plan to update its various design and operational requirements relative to the 11th Street Pedestrian Area, in the event that 11th Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic in the future.

SECTION 12: ON-SITE ALCOHOL CONSUMPTION REGULATIONS. The Project anticipates containing on-site alcohol uses and has submitted a request to modify the existing Alcohol Use Approval of the Existing Hotel and Conference Center (ZA-2009-3289-PAB-PA1) to cover the Hotel Expansion and Conference Center Expansion, subject to the requirements

of Section 12 of the LASED as well as any additional conditions of approval imposed under Case No. ZA-2009-3289-PAB-PA1.

SECTION 13: OFF-SITE ALCOHOL CONSUMPTION REGULATIONS. The Project does not anticipate containing off-site alcohol uses. Therefore, these regulations do not apply.

SECTION 14: TRANSPORTATION AND PARKING REGULATIONS.

Section 14.A: Project Trip Generation

Section 14.A requires that the Applicant calculate the number of Trips for a Project, based on the Trip Generation Table in Appendix B of the Specific Plan, for review and approval by the General Manager.

References to the "LASED Project" refer to the entire LASED Project as defined in the Specific Plan and EIR. References to the "LASED Project Applicant" refer to the Master Developer of the overall LASED Project.

References to the "Project" refer to the specific development project that is the subject of this PPCR. References to the "Project Applicant" refer to the applicant for this specific project. Based on the Trip Generation Table (in the 2010 Specific Plan Amendment), the Project would generate the following trips according to the Trip Generation Table:

| | |
|-------------|---|
| Land Use: | Hotel – 851 net new rooms |
| Trip Rate: | 0.739 trips per room (PM Peak Hour) |
| Trips: | 851 x 0.308 = 262 trips |
| Land Use: | Convention Center Expansion – 228,200 square feet |
| Trip Rate: | 0.820 trips per 1,000 square feet (PM peak hour) |
| Trips: | 228.2 x 0.820 = 187 trips |
| Total Trips | 262 Hotel 187 Convention Center Expansion <i>449 Total PM Peak Hour Trips</i> |

Section 14.B: Required Traffic Improvements.

Section 14.B.1: Phasing Plan

Section 14.B.1 requires that prior to the approval of the first Project Permit Compliance, the LASED Applicant shall submit to DOT for approval a Traffic Mitigation Phasing Plan (TMPP) to identify improvements in connection with individual development.

The LASED Applicant has submitted the TMPP to LADOT (dated August 14, 2002), and the General Manager has approved the plan.

Section 14.B.2: Improvement Assignments

Section 14.B.2 requires that prior to issuance of a Project Plan Compliance Review approval for a Project, the General Manager, the Director of Planning and the Applicant shall assign traffic improvements to the Project.

Pursuant to Section 14.B.2, proposed traffic improvement assignments from the improvements contained in Appendix C to the Specific Plan have been developed for the

Project (see attached “Table A: LASED TMPP – “Designated Mitigations for Olympic West Block, Development Site 1a and 1b (West Parcel)”).

Section 14.B.3(a): Guarantee of Traffic Improvements

Section 14.B.3(a) requires that, prior to issuance of a building permit, the Applicant shall guarantee construction of any traffic improvements for which the Applicant is responsible.

Section 14.B.3(a) further provides that, prior to the issuance of a Certificate of Occupancy, the Applicant must provide plans for and construct the improvement. However, pursuant to Section 4(i)(d) of the approved TMPP, where the Project contribution to an improvement is less than 50% in total, the Project shall instead contribute its pro-rata fair share of the final cost of required improvements in the form of a Letter of Credit to the satisfaction of LADOT, prior to the issuance of a Certificate of Occupancy.

Where applicable, prior to the issuance of a building permit the Applicant shall guarantee construction of any traffic improvements identified in connection with this Project in Table A for which the Applicant is 100% responsible.

Where applicable, prior to the issuance of a Certificate of Occupancy, the Applicant shall provide plans and construct such improvements as identified in the above-referenced Table A for which the Applicant is 100% responsible. Where applicable, where the Project contribution to an improvement is less than 50% in total, the Project shall contribute its pro-rata fair share of the final costs of required improvements in the form of a Letter of Credit to the satisfaction of LADOT.

Section 14.B.3(b): Fair Share Traffic Improvements for Harbor Freeway 9th Street Northbound Off-Ramp

Section 14.B.3(b) requires that the LASED Project Applicant shall provide suitable guarantees for the LASED Project’s fair share of the cost of this improvement.

The requirements of this section are not applicable to the Project and have not been assigned to the Project. The LASED Applicant shall ensure the provision of guarantees for this improvement in connection with the development of other parcels within the LASED area, per the TMPP. This mitigation was assigned to the Figueroa South parcel as part of DIR-2005-5518, approved on November 1, 2005.

Section 14.B.3(c): Guarantee Provisions

The Project would comply with the requirements of Section 14.8.3.(c), Guarantee Provisions, which provide that any guarantee may be satisfied by a letter of credit, surety bond, or other suitable guarantee satisfactory to the City Engineer and the General Manager.

Section 14.B.4: Traffic Improvement Modifications

Section 14.B.4 allows that the LADOT General Manager, with the Director of Planning, may determine a transportation improvement is infeasible and substitute an alternate measure.

The Project Applicant is not seeking any modifications to the transportation improvements required of the Project.

Section 14.C: Transportation Demand Management (TDM) Regulations

Section 14.C.1: Transportation Management Organization

Section 14.C.1 requires that owners within the Specific Plan area shall establish a TMO in which all owners of property and tenants within the Specific Plan area shall participate. Further, Section 14.C.1 requires owners to establish a Transportation Demand Management Plan to be reviewed and approved by the General Manager of LADOT.

The LASED Applicant has submitted a Transportation Demand Management (TDM) Plan for the Specific Plan area dated May 12, 2003 as required by Section 14.C.1. The General Manager of LADOT has approved this Plan (See TDM Plan and LADOT's May 14, 2003 approval letter.)

In compliance with Section 14.C.1 and the LASED TDM Plan, the Project would participate in a TMO with other property owners within the Specific Plan area.

Section 4 of the LASED TDM Plan (dated May 12, 2003) requires each development project to make commitments to utilize those TDM measures listed in the LASED TDM Plan that the Project deems appropriate to ensure compliance with the Plan, and to identify those commitments in the Project Plan Compliance Application.

Pursuant to Section 14.C.1 of the Specific Plan, and Section 4 of the LASED TDM Plan, the Project proposes the following with respect to TDM measures:

Many TDM measures are not applicable to this Project because it includes hotel uses and convention center uses, for which many TDM measures are not feasible, practical, or effective. However, in this context the Project would include the following TDM measures from the LASED TDM Plan which are appropriate for the Project:

- a) *Building and Site Design Elements*
Incorporate design elements into both site and building design that facilitate employee and visitor trip reduction efforts. These may include: (1) sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building.
- b) *Provide Rideshare and Transit Information*
Provide for the distribution of materials and educational programs on rideshare and transit services for employees and visitors.
- c) *Provide Rideshare Coordination Services*
Provide resources, both staffing and informational, to assist in the coordination of rideshare activities, such as the formation of carpools and vanpools.
- d) *Bicycle Facilities*
Provide facilities to support and encourage the use of bicycles by employees and visitors. Such facilities will comprise bicycle racks for bicycle parking.
- e) *Transportation Coordinator*
Provide, or assign an employee (full or part-time), to perform the role of a Transportation Coordinator, whose function is to promote and facilitate the use of rideshare and transit by employees and customers.
- f) *Other*

The Project would identify a Project Transportation Coordinator, specifically responsible for ensuring TDM measures are implemented for the Project, and who would be responsible for the Project's participation in the LASED TMO and for coordination with the LASED District TMO Manager.

Section 14.C.2: Implementation

In compliance with the requirement of Section 14.C.2, the Project will submit an annual TDM report to the TMO. In compliance with the requirements of the TDM Plan, the initial TDM Report Form for the PPCR is attached in Table 1, Specific Plan TMPP – Annual TDM Report for Each Property – Attachment to PPCR.

Section 14.C.3: TDM Measures

Section 14.C.3 provides that the TMO may utilize TDM incentives in the TDM Plan, as listed in this section of the Specific Plan.

The LASED Applicant has included such measures in the LASED TDM Plan referred to in Section 14.C.1 and approved by LADOT.

The Project's TDM Plan would incorporate the incentives and measures set forth under Section 14.C.3.

In order to facilitate trip reduction, sidewalks along Chick Hearn Court and Georgia Street would be improved with enhanced lighting, landscaping, and paving that would provide wider and safer sidewalks to the entry doors of the Project. This would encourage alternative modes of access to the Project Site via walking, scooters, or bicycles as well as connect to the public transit to the east and north along Figueroa Street and Olympic Boulevard, respectively, and to the west along the sidewalk on Chick Hearn Court to Pico Union. Public bike racks will be provided along these sidewalks, as well as long-term bike parking for employees inside the building.

Section 14.D: Parking Requirements

Section 14.D.2: Parking Requirements

Section 14.D.2 provides the following parking requirements for the Project:

Hotel: 0.16 space/room
 Total Required = 0.16 x 851 net new rooms = 136 spaces
 (Note: Because the JW Marriott is an existing hotel, the addition of rooms to the hotel is subject to the parking requirement applicable to rooms after the first 40 rooms. (LASED Specific Plan Section 14.D.2)

Meeting Rooms: 3.65 spaces/1,000 sq. ft.
 Total Required = 91,447 x 3.65 = 334 spaces (rounded per LAMC)

Total All Uses: 136 + 334 = 470

A total of 470 spaces are required by Section 14.D.2 for Project – 136 for the hotel, and 334 for the Convention Center Expansion Use.

Parking for the Project would be provided through a combination of existing LA Live parking facilities and in off-site locations within 1,500 feet of the LASED Area through covenant, lease, license, or other arrangement acceptable to the Director of Planning, as permitted by the LASED, including within the Los Angeles Convention Center West Hall and Cherry Street Garages.

In addition, concurrent with this application, the Applicant is requesting a ten percent area-wide reduction in LASED parking requirements, as permitted under LASED Section 14.D.5, for the Olympic West and Olympic East Subareas and Staples Center. With approval of the parking reduction, a total of 122 spaces would be required for the Hotel Expansion and 301 spaces would be required for the Conference Center Expansion. With approval of the Reduced Parking, the Project would be in compliance with the requirements of the LASED.

Section 14.D.3: Location of Parking

Section 14.D.3 provides that parking for a project may be located at any location within the Specific Plan area or within 1,500 feet of the Specific Plan boundary.

Section 14.D.3 also provides that parking shall be distributed throughout the Specific Plan area, to ensure convenient access by all individual projects.

Parking would be provided through a combination of existing LA Live parking facilities and in off-site locations within 1,500 feet of the Specific Plan area, including within the Los Angeles Convention Center West Hall and Cherry Street Garages, through covenant, lease, license, or other arrangement acceptable to the Director, as permitted by the Specific Plan. Please see Project Permit Compliance below, regarding reduced parking.

Section 14.D.4: Shared Parking Requirement

Section 14.D.4 permits the use of shared parking upon a finding that adequate parking will be provided.

The Project is not requesting a Shared Parking approval.

Section 14.D.5: Reduced Parking Requirements

Section 14.D.5 permits the reduction of the minimum parking requirements, based on a finding that adequate parking will be provided. No reduction may exceed 10% of the minimum parking requirements established by the Specific Plan.

As noted above, concurrent with this application, the Applicant is requesting an area-wide ten percent reduction in LASED required parking for the Project and the Olympic East and West Subareas of the LASED, as well as for Crypto.com Arena. Please see Project Permit Compliance Finding below regarding reduced parking.

SECTION 15: TRANSFER OF FLOOR AREA. The Project proposes a Transfer of Floor Area from Development Site 12 of 563,700 square feet of Floor Area to Development Site 1a. In compliance with this section, and pursuant to amendments to memorialize the transfer between the Development Site 12 and Development 1a, the Project would comply with this provision.

SECTION 16: SIGNAGE. The Project includes a request for 20,890 square feet of signage (including 17,790 square feet of new signage and 3,100 square feet of relocated signage) for a net increase of 5,662 square feet. The Project would include signage that complies with the

provisions of the Specific Plan and the LAMC. The Applicant has included with this application the proposed signage plan, pursuant to Section 16 of the Specific Plan.

Pursuant to LASED Specific Plan Section 16.A.2(f), signs shall be reviewed for consistency with all applicable sections of the Specific Plan. Signage approval may be conditioned per applicable regulations and guidelines of the Specific Plan. Prior to approval of a Sign Application, the Director shall make the following findings:

(1). All proposed signs are appropriately scaled to the architectural character of all buildings, existing signs, and structures on the lot.

The sign program as proposed will be appropriate to and in compliance with the LASED Signage Districts. The Project would include existing development, new, ground up construction, and an addition to an existing structure. As more fully described below, the sign program has been designed to be fully integrated into the architecture and would be scaled appropriately to the architectural character of the buildings and structures that would occupy the Project Site.

The existing signage on the Development Site 1a includes the following:

- “V”-shaped Freeway Edge Signs are located on the western façade of the LA Live Lot W parking garage. (6,000 square feet, to be removed).
- A series of Wall Signs are located on the southern façade and along the southeast corner of the LA Live Lot W parking garage, as well as an electronic reader board display along the West Road private driveway (2,468 square feet, to be removed).
- The Staples Center marquee pole sign, including both static (460 square feet) and digital elements (3,100 square feet), at the southwest corner of the site. (under the Project, static display to be removed and digital element to be relocated).

Under the proposed Project, the major signage elements for the Conference Center Expansion Site would be:

- Four static display Freeway Edge Signs (Signs C1, C2, C3 and C4).
- One static display Wall Sign (Sign C5) on the east façade of the eastern pedestrian bridge.
- Two static display Wall Signs (Sign C6 and C7) on the east façade of the hotel tower fronting Georgia Street.
- Two static display Wall Signs (C8 and C9) on the south façade of the Conference Center Expansion fronting Chick Hearn Court.
- Replacement, redesign and relocation of the Staples Center marquee sign to the southwest corner of the Conference Center Expansion (animated display signs Sign M1 - M4).

Sign C5 would be 525 square feet. Sign C6 would be 1,130 square feet. Sign C7 would be 850 square feet. Sign C8 would be 990 square feet. Sign C9 would be 1,200 square feet. The relocated Staples Center marquee would have two animated sign faces – Sign M1 & M2, each of which would be 1,900 square feet (total of 3,800 square feet), and M3 and M4, each of which would be 450 square feet (total of 900) for a total of 4,700 square feet. In total, the proposed signage program results in an increase of 5,662 square feet of signage over existing conditions. Signs C1, C2, C3, C4, C5, C6, C7, C8 and C9 would be located in Sign District B, Vertical Height Levels 1 and 2 where Freeway Edge and Wall signage are permitted.

The four proposed new Freeway Edge Signs would replace the “V”-shaped Freeway Edge Signs (P8-P11) that would be removed from their locations in front of the west façade of the LA Live Lot W parking garage. The new Freeway Edge Signs and new Wall Signs would be architecturally integrated into the overall design of the Conference Center Expansion and represent an aesthetic enhancement to the signage program along this frontage and an improvement compared to existing conditions through the removal of the existing “V”-shaped Freeway Edge Signs.

Signs C1 through C4 would collectively total 6,000 square feet, which is a one-to-one replacement of existing freeway edge signage area. Further, in consideration of the improved aesthetics and architectural integration of proposed signs C1 through C4 in comparison to the existing signage, these proposed signs are appropriately scaled to the architectural character of the building and structures.

The proposed new and relocated signage would be in compliance with size and façade coverage limitations of the LASED, as more fully described below. The signage would be scaled appropriately to the architectural character of the buildings and structures that would occupy the Project Site. Overall, the Project signage where proposed would be appropriate for Sign District B. Sign District B supports “innovative and dynamic signage” per Design Guideline 20. The Project’s signage as a whole, and in particular the improved modernized design of the proposed new animated display Arena Sign at the site’s southwest corner, support this Design Guideline. Sign District B also allows for a limited amount of Freeway Edge Signs per Design Guideline 20, which is consistent with the Project’s proposal.

In addition to the major signage elements, the Project would include Building I.D. Sign on the West Tower and podium. The Project also would include Tenant I.D. Signs in Vertical Sign Zone 1. Pursuant to Section 16.A.2.1.i, Tenant I.D. Signs are subject to Planning Department Sign Off, which would take place during the building permit process.

Therefore, based on the above, all proposed signs would be appropriately scaled to the architectural character of all buildings, existing signs, and structures on the lot.

(2). All existing and proposed signs result in a complementary enhancement to the architecture and open spaces on the lot, and result in a visually uncluttered appearance.

The sign program has been designed as an integral part of the Project and the major sign elements would be articulated and integrated directly into the architecture of the structure.

The signage component would be limited generally to 100 feet in height (the height under the Specific Plan for Vertical Sign Zone 2 within Sign District B) to create a dynamic pedestrian environment and visual connectivity to LA Live and the Existing Hotel. The relocated Staples Center Marquee Sign (Signs M1, M2, M3 and M4) would be an animated LED display located on the Conference Center, with 2,350 square feet on each side, each with a refresh rate of four seconds. This display would be thoroughly integrated into the overall design of the structure and would be limited to a location where animation, activity, and emphasis are desired. Portions of signs M1 through M4 would be allowed to extend into Vertical Sign Zone 3 under the concurrently proposed Specific Plan Amendment. The proposed LED Display signs present a modernized and improved design that would complement and enhance the architecture of the Conference Center Expansion.

The Conference Center Expansion would be up to 70.5-feet in height and would be connected to the Existing Conference Center via a new pedestrian bridge. The new signage components would be limited generally to 35 feet at the low end and 100 feet at the high end in height along the LA Live Way, Georgia Street, West Road, and Chick Hearn Court façades. The new Freeway Edge Signs and new Wall Signs would be architecturally integrated into the overall design of the Conference Center Expansion and represent an aesthetic enhancement to the signage program along this frontage through the removal of the existing "V"-shaped Freeway Edge Signs which are not architecturally integrated with the LA Live Lot W parking garage.

As proposed in this application, the locations of major signage elements would be uncluttered, streamlined, and harmonious in appearance, and reflect the emphasis on the Los Angeles Sports and Entertainment District as a regional destination center for vibrant retail, restaurant, entertainment, office, hotel, and residential uses.

In addition, the total amount of proposed signage would result in substantially lower amounts of façade coverage than what is permitted by the LASED Specific Plan. The total amount of permitted sign area in District B Vertical Height Zone 2 is 13,396 square feet, and the Project's proposed area would be a total of 4,109 square feet, or approximately 30% of the permitted sign area. The total amount of permitted sign area in District B Vertical Height Zone 1 is 5,852 square feet, and the Project's total proposed area would be 1,320 square feet, or approximately 22% of the permitted sign area. The total amount of permitted sign area for Freeway Edge Signs is 6,000 square feet, which is a one-to-one replacement of existing freeway edge sign area. As stated above, the Specific Plan Amendment request includes a request to accommodate 4,700 square feet for LED Display Arena Sign (M1-M4).

(3). The proposed signs comply with all of the applicable sign regulations of this section, including sign area, total signage façade coverage, sign type, sign height, and operating hours.

A. Section 16.C.3 Prohibited Signs

The sign program does not include any of the signs prohibited by this section.

B. Section 16.C.4 Hazard Review

The Specific Plan states that signs that adhere to the regulations outlined above and in Tables 3, 4, 5, 6, and 7 of the Specific Plan are exempt from Hazard Determination review procedures, as the Department of Transportation has already pre-reviewed signage in these locations.

C. Section 16.C.6 Freeway Exposure

Specific Plan Section 16.C.6 requires that Electronic Message Display Signs located within the Olympic West Subarea shall not exceed 1,500 square feet. The only Electronic Message Display Sign proposed is the new marquee Arena Sign, which would replace the existing and outdated marquee sign and comply with the four second refresh rate requirement. The proposed Arena Sign would be 4,700 square feet in area. The Applicant is therefore requesting that the Specific Plan be amended so that the Electronic Message Display signage area on the Arena Sign not count against the cap of such signage within the Olympic West Subarea. With the requested approval of the proposed concurrent Specific Plan Amendment, the Project will be consistent with this requirement.

D. Section 16.C.7 Sign Height for Ground Mounted Signs

The sign program does not include any Ground Mounted Signs; therefore, Section 16.C.7 is not applicable.

E. Section 16.C.8 Sign Height for Freeway Edge Signs

The sign program would include Freeway Edge Signs which are permitted to be up to 65 feet in height pursuant to Section 16.C.8.

F. Section 16.C.9 Sign Height for Plaza Tower Signs

The sign program does not include Plaza Tower Signs, which are located in the Central Plaza; therefore, Section 16.C.9 is not applicable.

G. Section 16.C.10 Existing Signs

The existing signs that would remain on the Conference Center Expansion Site include the Wall Signs on the south and east façades. As required by Section 16.C.10, the existing signs have been included in the sign area calculations. None of these existing signs were authorized by Ordinance 172,465. The existing Staples Center marquee sign, which was authorized under Ordinance 172,465 and does not count towards the sign area calculations, is proposed for removal and replacement as a new, state of the art sign incorporated into the roof of the Conference Center Expansion.

H. Section 16.C.11 Illumination and Operation.

Table 5 of the Los Angeles Sports and Entertainment District Specific Plan regulates illumination and operating hours. Sign District B, Vertical Sign Zone 1 (0-35 feet high) and Zone 2 (35-100 feet high) permit Non-animated Signs to be illuminated from dawn to 2 AM. Sign District B, Vertical Sign Zone 3 (101' and above) has no restrictions on illumination for Non-animated Signs. Sign District B, Vertical Sign Zone 2 permits Animated Signs and Non-Animated Signs to operate from dawn to 2 AM. Animated Signs are not permitted in Sign District B Vertical Height Zone 1.

Signs C1-C9 would be illuminated static display signs that would be located in Sign District B, Vertical Sign Zone 1 and Vertical Sign Zone 2. Consistent with these regulations, all of these signs in Sign District B Vertical Sign Zones 1 and 2 are permitted to be illuminated from dawn to 2 AM. The Building Identification Sign for the West Tower would be located within Sign District B, Zone 3 and would not be subject to time restrictions on its illumination.

The proposed relocated and redesigned Marquee Arena Sign (Signs M1-M4) would also be located in Sign District B. The concurrent requested Specific Plan Amendment requests that there be no restrictions on this sign for Non-Animated illumination, and that Animated illumination be permitted from dawn to 2 AM. As discussed above, this sign would relocate and replace the outdated existing marquee sign, as a new, state of the art Arena Sign incorporated into the roof of the Conference Center Expansion. With the requested approval of the proposed concurrent Specific Plan Amendment, the Project will be consistent with this requirement.

I. Section 16.C.12 Building I.D. Signs

The Project includes Building Identification Signs for the West Tower and podium. The proposed hotel brand for the property is JW Marriott, which uses the full name of the brand as its signage for the purposes of Building I.D. The signs are noted on Exhibit A for size on the East, West and South Elevations of the building for a total signage area of 1,995 square feet of Building I.D. signage. As indicated on the plans, the sign presents internally consistent and internally proportionate sign copy.

J. Section 16.C.13 Inflatable Signs

The sign program does not include any Inflatable Signs; therefore, Section 16.C.13 is not applicable.

K. Section 16.C.14 Supergraphic Signs

The sign program does not include any Supergraphic Signs; therefore, Section 16.C.14 is not applicable.

L. Section 16.C.15 Freeway Edge Signs

The sign program includes four new static display Wall Signs, which are classified as Freeway Edge Signs, located within Sign District B of the Olympic West Subarea. A Freeway Edge Sign is defined in the LASED Specific Plan as follows: "A sign that may consist of a Ground Mounted, Projecting, or Wall Sign within Sign District B." Map 7, Freeway Edge Sign Locations, shows the conceptual locations for Freeway Edge Signs. Although Freeway Edge Signs are not identified on Map 7 in the precise locations proposed as part of the Project, they would be located on the same façade and in the same vicinity as the existing Freeway Edge Signs. Moreover, Map 7 is not intended to define precise locations, but rather to provide the Director guidance in its review and approval of Freeway Edge Signs. The concurrent proposed Specific Plan Amendment would update Map 7 to more closely match the freeway edge signs proposed by the Project.

The location of the new Freeway Edge Signs would be architecturally integrated into the west façade of the Conference Center Expansion. This integration on the façade of the new portion of the building would improve the visual qualities of these signs as compared to the existing V-Shaped Signs. Consistent with Table 4 and Table 6, the size of each individual Non-Animated Freeway Edge Sign would not exceed 3,000 square feet. The Project's proposed Non-Animated Freeway Edge Signs would total 6,000 square feet and would continue to comply with the maximum permitted under the Specific Plan (8,970 square feet). In addition, amendments to Table 4 and Table 6 are proposed to reflect the proposed 4,700 square foot Arena Sign, which relocates and replaces the existing out of date arena marquee sign. With the requested approval of the proposed concurrent Specific Plan Amendment, the Project will be consistent with this requirement.

M. Section 16.C.16-20. Sign Height, Sign Type, Sign Districts, Vertical Sign Zones

1. *Sign Height*

The maximum height of signage proposed in the sign program for the Hotel Expansion (other than the Building Identification signs, which are permitted at increased heights) would be 100 feet and for the Conference Center Expansion would be generally 76.5 feet, as permitted in Sign District B, Vertical Sign Zones 1 and 2, and fall within the

overall maximum height regulations of this Section. The marquee Arena Sign would be at a maximum of 149 feet in height. Therefore, the Project complies with these requirements.

2. *Sign Type*

The Electronic Message Display, Wall Signs, and Freeway Edge Signs are permitted in the proposed locations.

3. *Animation*

Sign District B permits animated signs only in Vertical Sign Zone 2 (35-100 feet high) per Los Angeles Sports and Entertainment District Specific Plan, Table 4. Signs M1, M2, M3 and M4 on the marquee Arena Sign would be located in Sign District B, Vertical Sign Zone 2 and Zone 3, would be north facing portion and south facing portion would include Electronic Message Display with a four second refresh rate, but would not include full motion animation. The remainder of the signs would not be animated. An amendment is requested to accommodate the animated portion of the marquee Arena Sign in Zone 3. With the requested approval of the proposed concurrent Specific Plan Amendment, the Project will be consistent with this requirement.

4. *JW Marriott West Tower*

The Hotel Expansion signs are located in Sign District B, Vertical Sign Zones 1 and 2 as shown on Exhibit A. The Conference Center Expansion signs are also located in Sign District B, Vertical Sign Zones 1 and 2 as shown on Exhibit A, with the exception of the Arena Sign which is also partially within Vertical Sign Zone 3.

- a. *Individual Sign Area:* The LASED permits non-animated signs in Sign District B Vertical Sign Zone 2 up to 5,000 square feet, and up to 2,000 square feet in Vertical Sign Zone 1. Freeway Edge Signs are not subject to these limitations and are permitted to be up to 3,000 square feet each. The Freeway Edge Signs would be Signs C1, C2, C3 and C4 with a total size of 6,000 square feet, which are permitted in Vertical Sign Zone 2. The Wall Signs are Signs C5, C6, C7, C8 and C9 with sizes of 525 square feet, 1,130 square feet, 850 square feet, 990 square feet, 1,200 square feet (2,973 square feet in Zone 2 and 1,242 square feet in Zone 1) respectively, in compliance with these requirements. In addition, the relocated Staples Center marquee sign (Signs M1, M2, M3 and M4) would include 4,700 square feet of animated signage, which the Applicant has proposed to be allowed under the Specific Plan through an amendment.
- b. *Total signage façade coverage:* Signs in Sign District B, Vertical Sign Zone 2 (35-100 feet high) are permitted to equal 30% of façade area and signs in Vertical Sign Zone 1 (up to 35 feet high) are permitted to equal 20% of façade area (Los Angeles Sports and Entertainment District Table 4). The total amount of permitted sign area in District B Vertical Height Zone 2 is 13,396 square feet, and the Project's proposed area would be a total of 4,109 square feet, or approximately 30% of the permitted sign area. The total amount of permitted sign area in District B Vertical Height Zone 1 is 5,852 square feet, and the Project's total proposed area would be 1,320 square feet, or approximately 22% of the permitted sign area. The proposed signage does not exceed the specified limits.

Freeway Edge Signs are not subject to the maximum façade coverage limitations, but instead are limited to a total combined area of 8,970 square feet. The total proposed area of the Freeway Edge Signs would be 6,000 square feet and complies with this provision. The relocated and modernized marquee Arena Sign is proposed to be permitted with its own size regulations, for a maximum of 4,700 square feet, pursuant to the requested concurrent Specific Plan Amendment.

- c. *Total signage area in Sign District A-1 and Sign District B:* Section 16.C.18 of the Specific Plan sets forth that in no event shall the combined total amount of square footage of signage in Sign Districts A-1 and B exceed 136,000 square feet. The proposed Project's signage complies with this requirement. Currently, the combined approved signage from sign applications in Sign District A-1 and Sign District B totals 123,709 square feet. With the addition of the Project's net new increase in signage of 5,662 square feet, the total square footage within these areas would be 129,371 square feet, which remains below 136,000 square feet and is thus in compliance with this provision.
- N. Section 16.C.21-22. Conceptual Signage Map; Large Scale Architectural Lighting.
1. *Conceptual Signage Map.* The Project's proposed signage is generally consistent with the Conceptual Signage Map.
 2. *Large-Scale Architectural Lighting.* The Project proposes Large-Scale Architectural Lighting (as defined in the LASED Specific Plan) on the south façade of the JW Marriott West Tower to light the beacon building element and create a signature design feature. As set forth in the Section 16.C.22 and as conditioned herein, the Project's Large-Scale Architectural Lighting will be in compliance with this provision, and will contain no text, logos, messages, or images of any kind, and shall serve only to highlight or accentuate vertical, horizontal, or other elements of the structure. Large Scale Architectural Lighting may be multi-hued and may gently change hues in a slow, deliberate manner with a slow, drawn-out constant intensity, and may mark special seasons, weather, or events with unique color arrangements. At no time shall Large-Scale Architectural Lighting flash, blink, scroll, move, or stream. Large-Scale Architectural Lighting shall change hue no more than once every ten minutes with no change in intensity and be considered a non-animated lighting element.

O. Section 16.D.1. Sign Classification

In compliance with this provision, the Project proposes both Animated and Non-Animated signs as defined by the Specific Plan and set forth in Specific Plan Table 3. All signs proposed by the Project would be defined as Non-Animated, with the exception of the Arena Sign. As part of the concurrently requested Specific Plan Amendment, Table 3 would be amended to specifically refer to the Arena Sign as a permitted Animated and Non-Animated Sign. With the approval of the requested concurrent Specific Plan Amendment, the Project will be consistent with this requirement.

P. Section 16.D.2. Permitted Sign Area

Pursuant to this Section, permitted sign area within the Specific Plan is a percentage of the building façade area, as set forth in Table 4. None of the Project's signs exceed the maximum permitted sign area as a percentage of building façade as set forth in Table 4.

Furthermore, pursuant to this Section, sign area of the Plaza Tower Signs and Freeway Edge Signs shall not be based upon facade area but instead shall be limited by those amounts permitted by Table 4. The Project includes 6,000 square feet of freeway edge signs, which is a one-to-one replacement of existing freeway edge sign area and is consistent with the requirements set forth in Table 4 of the Specific Plan.

Q. Section 16.D.3. Sign Hours of Operation

As part of the concurrently requested Specific Plan Amendment, Table 5 of the LASED Specific Plan would be amended to permit Animated Signs for the Arena Sign to operate from dawn to 2 AM. All other proposed signs comply with the requirements of Table 5. As such, with the approval of the requested concurrent Specific Plan Amendment, the Project's proposed signage will be consistent with Section 16.D.3 of the Specific Plan.

R. Section 16.D.3. The proposed signs comply with all applicable sign guidelines found in Appendix A of the Specific Plan.

Please see Section 10.B: Urban Design Guidelines, above, regarding the consistency of the Project's sign program with these guidelines. As described therein, the proposed signs comply with all applicable sign guidelines found in Appendix A of the Specific Plan.

2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The project was assessed in the previously certified Environmental Impact Report, No. ENV-2000-3577-EIR (SCH No. 2000091046) certified in September 2001, and pursuant to CEQA Guidelines Sections 15162 and 15164, and as supported by the Addendum and Joint Analysis dated December 2021, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project. Applicable Mitigation Measures from the Certified EIR are imposed herein as conditions of approval in the Mitigation Monitoring Program (Exhibit B). A full discussion is provided in the CEQA Finding below.

3. Project Permit Compliance Findings Pursuant to LASED Section 14.D.5: The Director of Planning, in consultation with the General Manager, may authorize the reduction of these minimum parking requirements, based upon a finding that adequate parking will be provided.

In connection with the Project Permit Compliance Review application for the Hotel and Conference Center Expansion Project, the Applicant is requesting a 10% reduction in parking requirements for the uses that occupy the Olympic West and Olympic East Subareas, as well as western portion of the Olympic North Subarea, of the LASED Specific Plan area, as well as parking required under the LASED for Crypto.com Arena (formerly Staples Center). The Specific Plan allows for such a request pursuant to LASED Section 14.D.5. The subject request is supported by documentation provided by the Applicant as *JW Marriott Hotel Expansion Project – Parking Analysis* (Parking Analysis), January 21, 2022 prepared by the Mobility Group and included with the subject case file as a component of the application. As set forth below, this finding is made based upon an inventory of existing required and provided parking supply for the above-mentioned area, new required parking supply upon implementation of the proposed Hotel and Conference Center Expansion Project, and an

analysis of the adequacy of the proposed reduced parking supply considering such factors as the surrounding uses, availability of nearby parking supplies, transit and walking usage, emergence of ride share services, Specific Plan measures to reduce demand, TDM programs and consistency with adopted plans.

As analyzed in the Parking Analysis, the existing required parking for the subject area is 5,714 spaces, and the existing parking provided is 5,829 spaces, resulting in an existing surplus of 115 parking spaces. These existing spaces are provided via a combination of on- and off-site locations including the on-site Olympic East Garage, Olympic West Garage, and Lot 4 (Olympic North-West), and the off-site West Hall Garage, Cherry Street Garage, Hope Street Garage, Luxe Hotel, and 11th and Grand Lot.

Pursuant to Section 14.D.2 of the Specific Plan, the proposed Hotel and Convention Center Expansion is required to provide parking as follows:

| <i>Use</i> | <i>Quantity</i> | <i>Rate</i> | <i>Required Spaces</i> |
|-----------------------|--------------------|-----------------------------|------------------------|
| Hotel | 851(net) rooms* | 0.16 spaces / room** | 136 |
| Convention Center Use | 91,447 net sq. ft. | 3.65 spaces / 1,000 sq. ft. | 334 |
| Total | | | 470 |

* The Hotel Expansion Project includes 861 rooms but would provide for the reduction of 10 hotel guest rooms in the existing Convention Center Hotel on Development Site 1 (DIR-2007-2148- SPP-SPPA), resulting in a net increase of 851 rooms under the Project. The 10 hotel guest rooms removed from the existing Convention Center Hotel would be replaced by approximately 3,500 square feet of ancillary meeting room space, which has no separate parking requirement.

** Because the JW Marriott is an existing hotel, the addition of rooms to the hotel is subject to the parking requirements applicable to rooms after the first 40 rooms. (LASED Specific Plan Section.D.2)

The Project also would result in the removal of 870 parking spaces from the L.A. Live West Garage to accommodate construction of the Project and the structural reinforcement of the existing Olympic West Garage, which would need to be replaced. Therefore, when adding the 470 parking spaces required for the new construction and accounting for the one-to-one removal and replacement of spaces within the Olympic West Garage, a total of 6,184 (5,714 + 470) spaces would be required. With the requested 10% reduction (618 spaces), this number would be reduced to 5,566 parking spaces serving the Olympic West and Olympic East Subareas, western portion of the Olympic North Subarea, and Crypto.com Arena.

The applicant proposes to provide a total of 5,780 spaces, exceeding the requested minimum by 214 spaces, while remaining below both the minimum that would be required without the requested 10% reduction (6,184 spaces) and also below the amount of parking that is provided under existing conditions (5,829 spaces, which exceeds current requirements). This parking would continue to be distributed across on- and off-site facilities within the LASED area and within 1,500 feet of the LASED area, as allowed by the LASED Specific Plan. Under the proposed condition, parking would be distributed among the on-site Olympic East and Olympic West Garages and Olympic North (Lot 4), as well as the off-site Cherry Street Garage, West Hall Garage, and Hope Street Garage.

With the requested 10% reduction in parking, adequate parking will still be provided based upon such factors as the surrounding uses, availability of nearby parking supplies, transit and

walking usage, emergence of ride share services, Specific Plan measures to reduce demand, TDM programs and consistency with adopted plans.

There are a variety of uses both within L.A. Live and the surrounding downtown area. The area characterized by a high intensity of development and a mix of commercial, office, retail, residential, mixed-use, entertainment and sports-related uses within a dense urban environment. The peak parking demand of the individual uses varies by time of day and day of the week which allows for the effective shared use of parking resources. The mix and density of uses also facilitates the use of public transportation and active transportation (walking and biking) among uses, thus allowing more trips to be made without relying on a single-occupant vehicle and reducing parking demand. The Hotel and Conference Center Expansion would support these active transportation options and first-last mile connections to transit by including 149 short-term stalls for bicycle parking located curbside along the Georgia Street and Chick Hearn Court frontages of the Project Site and within the parking garage ground floor, and 149 long-term stalls for bicycle parking, located in Level 1 of the parking garage, accessible from West Road.

This area of the City has access to extensive public transit services, the subject properties are within 1,500 feet of the Pico Metro Station, which is served by the Metro Blue Line, Metro Red Line, and Metro Expo Line. The 7th Street/Metro Center Station, which is served by the Metro Red Line and Metro Purple Line, is also located within walking distance. In addition, the Metro Regional Connector project (connecting the 7th Street/Metro Center Station directly to Union Station) is under construction and projected to open by 2023, which would further increase transit options in the vicinity, provide new stations in downtown and improve regional connectivity.

In addition to these public transportation options, recent years have also seen growth in the use of ride-sharing services such as Uber and Lyft, which would not require project parking and are most typically used for discretionary trips such as those to regional entertainment destinations like those offered within and around the LASED.

As established in the Parking Analysis, there is also considerable supply of publicly available parking (approximately 13,250 off-site parking spaces) in downtown within a 12-minute walk of the subject properties. The uses in the surrounding area have abundant parking with primary peak demand during the day and on weekdays; whereas the hours of operation of L.A. Live are typically from 8 a.m. to 2 a.m., with the majority of activity occurring in evenings and at weekends and the hours of operation of Crypto.com Arena are typically 7 p.m. to 11:30 p.m. on weekday evenings and noon to midnight on weekends. Therefore, the LA Live peak demand is typically in the evening and on weekends when the off-site parking supply is not in use.

In addition to the abundance of parking provided in the area, an existing Parking Management Plan will continue to be implemented by the Applicant for LA Live and Crypto.com Arena in order to effectively manage parking demand and avoid an unnecessary oversupply of parking. Components of the Parking Management Plan will continue to include coordination of parking facilities and operators, use of modern parking control equipment, comprehensive parking operations procedures, parking information programs, and transportation demand management. Details of the Parking Management Plan are provided in Appendix A of the Parking Analysis.

Therefore, in conclusion and based on the above, with the requested 10% reduction in required minimum parking, the Director finds that adequate parking will be provided.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

FINDINGS OF FACT (CEQA)

Background

Pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA) and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. (CEQA Guidelines), in September 2001, the City of Los Angeles (City), acting as lead agency, certified an Environmental Impact Report (EIR) for the Los Angeles Sports and Entertainment District (LASED) (ENV-2000-3577-EIR, State Clearinghouse No. 2000091046) (Certified EIR). The Certified EIR analyzed the development of approximately four million square feet of hotel, retail/entertainment/restaurant, office/commercial, and residential uses within the six development areas that comprise the LASED. The City found that the Certified EIR was completed in compliance with CEQA and State and City CEQA Guidelines, and adopted findings and a Mitigation Monitoring and Reporting Program.

Since certification of the EIR, the City has adopted seven addenda to the Certified EIR (Subsequent Addenda”, which evaluated modifications to the original LASED development program and amendments to the LASED Specific Plan (Specific Plan) and previously approved entitlements (as modified to date, the Approved Project).

Subsequently, the City prepared an Eighth Addendum to the Certified EIR, dated December 2021 (the Eighth Addendum to analyze the potential impacts of proposed modifications to the Approved Project (Modified Project). The Modified Project would allow for an amendment to the Specific Plan and previously approved entitlements for the development of an 861 guest-room hotel tower and a 228,200- square-foot conference center on Development Sites 1a and 1b (Hotel and Conference Center Expansion). Specifically, the proposed Specific Plan amendments and related entitlements would allow for the following:

1. Permitting hotel uses on the Development Site 1a and 1b;
2. Converting 231,564 square feet of office floor area permitted within Development
3. Site 12 to 851 hotel guest rooms in accordance with the Specific Plan;
4. Removing 10 hotel guest rooms in the existing JW Marriott Hotel on Development Site 2 and transferring those rooms to the Hotel and Conference Center Expansion;
5. Reallocating an additional 332,136 square feet of office floor area from Development Site 12 to hotel floor area in accordance with the Specific Plan and allocating 14,700 square feet of Convention Center Expansion Use floor area to the Hotel Expansion;
6. Increasing the maximum allowable tower height in the Olympic West Subarea (Development Sites 1a and 1b) from 150 feet to 420 feet above existing grade;
7. Reducing parking requirements for the Olympic West and Olympic East Subareas, as well as Crypto.com Arena (previously known as STAPLES Center);
Modifying certain signage provisions;
8. Modifying a limited number of LASED Specific Plan development standards and procedures;
9. Modifying Alcohol Use Approvals for the cinemas and existing JW Marriott Hotel; and
10. Modifying standards for a street vacation for the Eleventh Street Pedestrian Area (Chick Hearn Court).

In addition to the City’s analysis of whether the Modified Project triggered any of the circumstances set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162 requiring a subsequent or supplemental EIR, the City also prepared a joint analysis (the

Joint Analysis) to analyze the combined impacts that could result from development of the Modified Project and a separate yet related project, the expansion and modernization of the Los Angeles Convention Center (Convention Center Expansion and Modernization Project), which is across the street from the Modified Project. The Joint Analysis demonstrates that the environmental impacts of concurrent development of the Modified Project and the Convention Center Expansion and Modernization Project (as analyzed in the First Addendum to ENV-2011-585-EIR, State Clearinghouse No. 2011031049) have already been accounted for in the EIRs certified for the Approved Project and the Convention Center project.

CEQA Authority for an Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: *“The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”*

Sections 15162 and 15163 of the CEQA Guidelines respectively require preparation of a Subsequent or Supplemental EIR when an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code Section 21166 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;

2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated in the Eighth Addendum and Joint Analysis, the Modified Project's impacts would be within the envelope of impacts as already evaluated in the Certified EIR and Subsequent Addenda. All the Modified Project's environmental impacts would be the same or less than those identified for the Approved Project in the Certified EIR and Subsequent Addenda. The Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of any previously anticipated significant impacts set forth in the Certified EIR and Subsequent Addenda. No substantial changes would occur with respect to the circumstances under which the Modified Project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Additionally, the Eighth Addendum and Joint Analysis supplement the information necessary for evaluation of the Modified Project and do not present new information of substantial importance which would create one or more significant effects not previously disclosed or increase the severity of the significant events already evaluated in the Certified EIR and Subsequent Addenda. In addition, all the applicable mitigation measures included as part of the Certified EIR and Subsequent Addenda would continue to be implemented under the Modified Project, with minor modifications to the mitigation measures to reflect the Modified Project as set forth in the Addendum. Additionally, there are no known mitigation measures or Project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR.

Based on this determination, the changes proposed under the Modified Project do not meet the criteria for preparation of a Supplemental or Subsequent EIR pursuant to Sections 15162 and 15163 of the CEQA Guidelines.

CEQA Findings

Pursuant to CEQA, the City serves as the lead agency with respect to the Modified Project in connection with the subject City actions. Accordingly, the City (a) has considered the Certified EIR, Subsequent Addenda, Eighth Addendum, Joint Analysis, and other pertinent evidence in the record, including studies, reports, and other information from qualified experts (collectively the Environmental Documents) and the environmental effects of the Modified Project as set forth in the Environmental Documents, and (b) makes the following findings:

Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the L.A. Sports and Entertainment Center EIR, EIR No. ENV-2000-3577-EIR, SCH No. 2000091046, certified on September 4 2001; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum and Joint Analysis dated December 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project

Record of Proceedings

The record of proceedings for the decision includes the Record of Proceedings for the CEQA Findings for the Certified EIR, Subsequent Addenda, all items in the Eighth Addendum file, and all written and oral information submitted at the hearing on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021.

RESOLUTION

WHEREAS, the subject street, Chick Hearn Court, is located within the Central City Community Plan, updated by the City Council on January 8, 2003, as part of the Land Use Element of the General Plan; and

WHEREAS, Chick Hearn Court is also identified in the Transportation Element of the General Plan (Mobility Plan 2035), updated and adopted by the City Council on September 7, 2016, and designated as a Modified Collector Street; and

WHEREAS, the Central City Community Plan encourages the accommodation of pedestrian open spaces and an extensive, well-formed and well-maintained pedestrian network; and

WHEREAS, the Transportation Element prioritizes pedestrian safety and supports street classifications and flexibility in design based on usage and context; and

WHEREAS, Chick Hearn Court, between Figueroa Street and Georgia Street, is often temporarily closed to vehicular traffic to accommodate pedestrian traffic and events at L.A. LIVE and Crypto.com Arena; and

WHEREAS, a redesignation of the street to a Local Street classification will allow for the future vacation of Chick Hearn Court as a pedestrian plaza; and

WHEREAS, the redesignation and future street vacation will provide space for a new pedestrian area which will create a safe, pedestrian-friendly link between major cultural, tourist, sports, and entertainment venues, while still maintaining adequate traffic flow on the surrounding vehicular circulation system; and

WHEREAS, the City Planning Commission, at its meeting of February 24, 2022, recommended approval by the City Council of a City-initiated General Plan Amendment to Transportation Element of the General Plan (Mobility Plan 2035) and the Central City Community Plan to redesignate the portion of Chick Hearn Court, between Figueroa Street to Georgia Street, from a Modified Collector Street to a Local Street designation; and

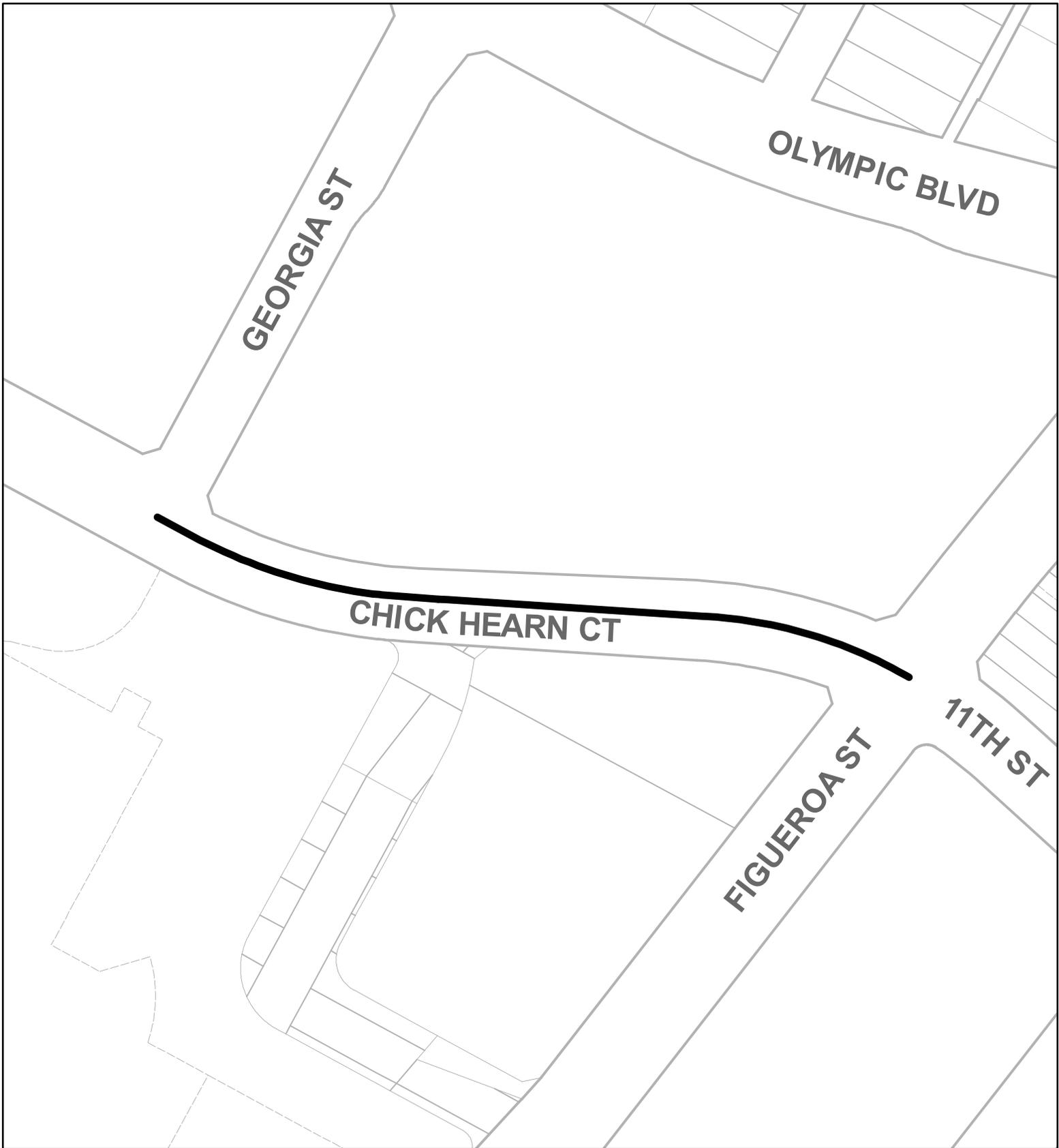
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the General Plan Framework and its associated Elements; and

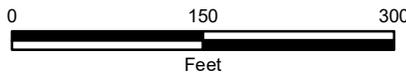
WHEREAS, the subject proposal has prepared an Addendum and Joint Analysis to Environmental Impact Report EIR No. ENV-2000-3577-EIR, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the Mobility Plan 2035 and Community Plan shall be amended as shown on the attached General Plan Amendment map; and

BE IT FURTHER RESOLVED that the City Engineer be directed to update NavigateLA and incorporate the street redesignation as shown on the attached exhibit.



— PORTION OF CHICK HEARN CT
TO BE RECLASSIFIED AS
A LOCAL STREET.



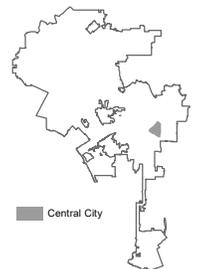
CPC-2018-6693-GPA-SP-SPP

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CENTRAL CITY

021722

City of Los Angeles



LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

Specific Plan

Ordinance No. 174,224
Effective October 21, 2001

Amended by Ordinance No. 178,134
Effective January 27, 2007

Amended by Ordinance No. 179,413
Effective November 30, 2007

Amended by Ordinance No. 181,336
Effective November 16, 2010

Amended by Ordinance No. 183,913
Effective December 2, 2015

[Amended by Ordinance No. 33](#)
Effective 3/3/2022

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LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

Specific Plan

An ordinance establishing a Specific Plan, known as the Los Angeles Sports and Entertainment District Specific Plan, for a portion of the Central City Community Plan area.

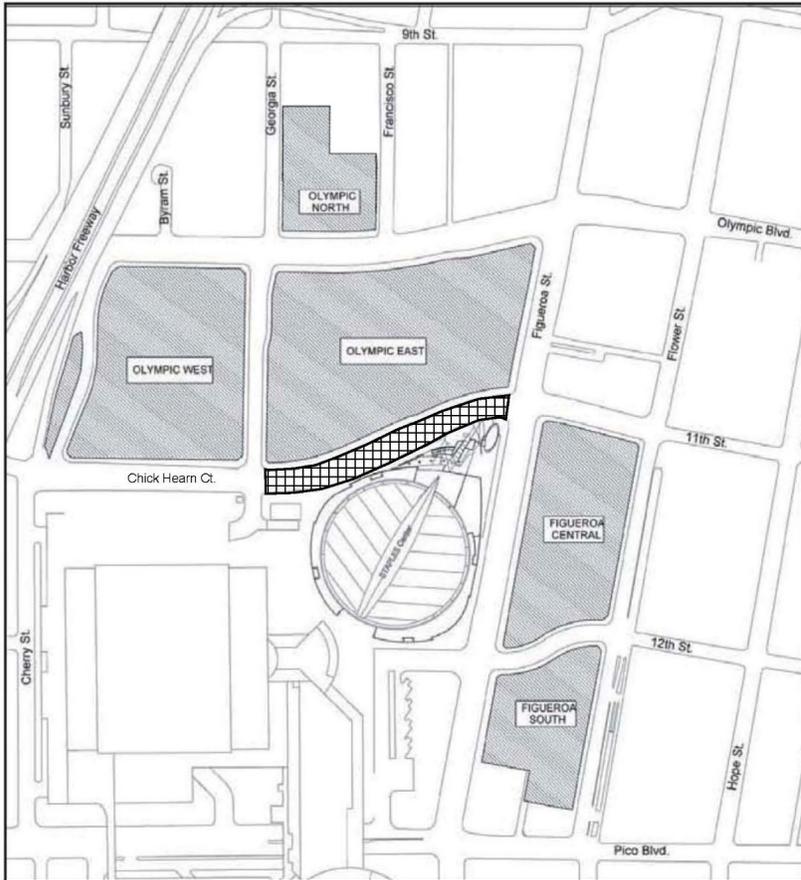
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1.

ESTABLISHMENT OF THE LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT SPECIFIC PLAN

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

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



The shaded portion of Chick Hearn Court, referred to herein as the Eleventh Street Pedestrian Area, shall be included within the boundaries of the LASED Specific Plan if vacated or otherwise permanently closed to vehicular traffic.

Commented [A1]: EXHIBIT has been updated to show Chick Hearn Court closure between Georgia and Figueroa that would apply if Chick Hearn Court is vacated or closed to traffic.

Section 2.

PURPOSES.

This Specific Plan is intended to:

- A. 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. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan area;
- C. Provide continued and expanded development of the site as a major entertainment/mixed-use development providing hotel, retail, entertainment, residential (including residential condominium units), live theaters, movie theaters, sound stages, office, medical clinic/sports medicine center, tourism, and similar or related uses within the Specific Plan area, in conformance with the goals and objectives of local and regional plans and policies;
- D. Expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region;
- E. Enhance the existing Convention Center and [Crypto.com Arena \(formerly STAPLES Center\)](#) development, by providing a convention center hotel site, public gathering places and a pedestrian friendly environment through the establishment of unique streetscape design guidelines; and
- F. Ensure adequate parking for the ~~STAPLES Center~~[Crypto.com Arena](#) and the mix of uses anticipated by this Specific Plan, through the use of shared parking, reduced parking and/or other similar measures. This Specific Plan acknowledges that the current designated parking for the [Crypto.com Arena](#) ~~STAPLES Center~~ is within the Specific Plan area and within the Convention Center parking facilities pursuant to the Parking Lease by and between the City of Los Angeles and the LA Arena Land Company, Inc., but that parking may also be provided outside the Specific Plan area within 1500 feet of the Specific Plan boundary as provided in Section 14(D)(3) of this Specific Plan.

Section 3.

RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE.

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC), Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.
- B. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space and landscape requirements), which are different from, more restrictive or more permissive than would be allowed pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.
- C. **Site Plan Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 and 12.24 U 14 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- D. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.23 A 23, and 12.24 W 27 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- E. **Developments Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A 18, 12.24 V 2 and 12.24 W 15 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- F. **Floor Area Averaging.** Approvals pursuant to LAMC Sections 12.22 A 18, 12.24 V 2 and 12.24

W 15 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.

- G. **Hotels When Located Within 500 Feet of an A or R Zone.** Approvals pursuant to LAMC Section 12.24 W 24 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.
- H. **Transfer of Floor Area.** Approvals pursuant to LAMC Article 4.5, et seq., are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that Article.
- I. **Open Space Requirements.** Approvals pursuant to LAMC Section 12.21 G are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
- J. **Sign Ordinance.** This Specific Plan shall supersede the city-wide sign regulations in the LAMC that address types of signs permitted, sign heights, maximum sign area permitted, sign face, location of signs including freeway exposure and spacing between signs, illumination of signs, permitted sign devices, projection of signs and combination of signs. The Sign regulations contained in this Specific Plan shall supersede those restrictions or prohibitions established by Interim Control Ordinance No. 173,681, and any extensions.
- K. **Guest Rooms and Dwelling Unit Densities.** This Specific Plan shall supersede any regulations in the LAMC which address the number of guest rooms or dwelling units permitted within the buildable area of a lot, for purposes of determining permitted density.
- L. **Conditional Use Permit for Alcoholic Beverages.** Approvals pursuant to LAMC Sections 12.24 W 1 and 12.24 X 2 are not required for the sale of alcohol specifically authorized in Section 12 and 13 of this Specific Plan, because the Specific Plan supersedes those sections.
- M. **Conditional Use Permit for Drive-Through Establishments.** Approvals pursuant to LAMC Section 12.24 W 17 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.
- N. **Telecommunications.** Approvals pursuant to LAMC Section 12.24 W 49 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.
- O. **Other Uses permitted by Conditional Use Permit Pursuant to LAMC Section 12.24, et seq.** These approvals shall be processed in accordance with the procedures established in Section 12.24.

P. **Redevelopment Plan Procedures.** Approvals pursuant to LAMC Section 11.5.14 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.

Section 4.

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 LAMC Sections 12.03, or 91.201-227, or Section 16 of this Specific Plan.

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

Alcohol Use Approval. A Zoning Administrator review of each proposed establishment or special event permit for the sale of alcoholic beverages, as set forth in Sections 12 and 13 of this Specific Plan.

Los Angeles Sports and Entertainment District

Applicant. Any person, as defined in LAMC Section 11.01, or entity submitting an application for a Project Permit Compliance Review.

Arena Parking. Those 2,198 parking spaces that must be provided for use by the Arena during scheduled Arena events, pursuant to the LAMC

Central Plaza. An area located within the Olympic Properties, measuring at least 30,000 square feet in size, as further described in Section 10. The location of this plaza is as set forth on Map 2.

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

Convention Center Expansion Parcel. An airspace parcel (lots ~~45-2 and 3~~ of VTTM ~~5338382421~~) on Development Site 1a in the Olympic West Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

Convention Center Expansion Uses. These uses include Convention Center related uses, including ballrooms, conference centers, meeting rooms, display rooms, exhibition rooms, offices used by employees of the Convention Center, loading, storage, concourses, food service relating to convention activities, Convention Center Hotel ~~(but not including restaurants open to the public,~~ and parking.

~~**Development Agreement.** A development agreement, authorized pursuant to California Government Code Section 65864, et seq., entered into by the City of Los Angeles, the LA Arena Land Company, Inc, and Flower Holdings, LLC, in September of 2001, as amended in December 2003, September 2005, December 2006, November 2007, and in November 2009, relating to, among other things, the Specific Plan area.~~

Development Site. An area within the Specific Plan which is proposed for that amount and type of development as set forth in Map 2.

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

Donor Site. A lot or lots within the Specific Plan area from which all or a portion of the unused Floor Area permitted on the lot or lots is transferred to another lot or lots within the Specific Plan area, pursuant to Section 15.

Eleventh Street Pedestrian Area. That area within the public right-of-way of Eleventh Street (also known as Chick Hearn Court), between Figueroa Street and Georgia Street, as shown on Map 2, and which is designated in this Specific Plan for pedestrian activity during either specified times or, should it be vacated or otherwise permanently closed to vehicular traffic, at all times. If this area is vacated or otherwise permanently closed to vehicular traffic, it shall serve as a permanent space for pedestrian activity, subject to the provisions of Section 11.

Entertainment Uses. This term includes entertainment and recreational uses which include, but are not limited to: amphitheaters, arenas, auditoriums or other similar facilities; museums; live theaters; movie theaters; live entertainment; cabarets; comedy clubs; dance clubs; billiards; bowling alleys; electronic/game arcades; family entertainment centers; ice and in-line skating rinks; and similar uses or enterprises which are oriented, marketed and intended for tourists, visitors and/or recreational consumers and permitted by the LASED Zone.

Equivalency Transfers. The ability to exchange a certain amount of square feet for one type of use (e.g., office use) to a certain amount of square feet for a different use (e.g., hotel use), based on an equivalency factor established in Section 6 of this Specific Plan.

Figueroa Central Subarea. That area bounded by Figueroa Street on the west, Flower Street on the east, Eleventh Street on the north and 12th Street on the south, as shown on Map 1.

Figueroa South Subarea. That area bounded by Figueroa Street on the west, Flower Street on the east, 12th Street on the north and almost to Pico Boulevard on the south, as shown on Map 1.

Floor Area. Floor Area shall be as defined in LAMC Section 12.03, except that outdoor eating areas on all floors and on Private Setback areas shall not count as Floor Area.

Floor Area Transfer. The conveyance of Floor Area from a Donor Site to a Receiver Site or the Unused Floor Area Pool, in accordance with the requirements of Section 15.

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

Grade (Adjacent Ground Elevation). 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. Except that, light wells, stair wells and driveways shall not be considered in determining the lowest point of elevation of the finished surface of the ground.

Height, Podium. The vertical distance above grade measured to the highest point of the podium roof. 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 the podium. In addition, roof-top equipment shall be permitted pursuant to LAMC Section 12.21.1 B 3. The podium is that portion of a building which rises from grade to a maximum height, as set forth in Section 10, and provides a base for a building tower.

Height, Tower. The vertical distance above grade measured to the highest point of the tower roof. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, spires, flagpoles, solar energy structures, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limit specified in the district where the property is located, but no penthouse or roof structure, or any other space above that height limit shall be allowed for the purpose of providing additional floor space. 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 tower. The tower is that portion of a building which rises from grade to a maximum height, as set forth in Section 10.

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

LASED. Los Angeles Sports and Entertainment District Specific Plan.

Olympic East Subarea. That area bounded by Georgia Street on the west, Figueroa Street on the east, Olympic Boulevard on the north and 11th Street on the south, as shown on Map 1.

Olympic North Subarea. That area bounded by Georgia Street on the west, Francisco Street on the east, Olympic Boulevard on the south, and extending approximately 2/3 of the length of the block to James M. Wood Boulevard on the north, as shown on Map 1.

Olympic West Subarea. That area bounded by the 110 Freeway (Harbor Freeway) on the west, Georgia Street on the east, Olympic Boulevard on the north and 11th Street on the south, as shown on Map 1.

Pass-By Trip. A Trip made as an intermediate stop on the way from an origin to a primary Trip destination.

Peak Hour. That highest single traffic volume hour, as determined by the General Manager.

Pedestrian Linkage. Those areas linking the Specific Plan to the LA Convention Center, [Crypto.com Arena](#), [STAPLES Center](#), South Park District, 7th/Flower Metro Station, Pico/Flower Metro Station and Central Business District which would provide pedestrian use, and consisting of attractive hardscape, landscape, lighting, improvements and directional signs.

Private Setback. That portion of a lot located adjacent to the public sidewalk area, which may be [Los Angeles Sports and Entertainment District](#)

used for landscaping, outdoor dining or uses which incorporate non-permanent and non-habitable structures.

Project. The construction, erection, addition to or structural alteration of any building or structure, or use of building or land or change of use of a building or land on a lot located in whole or in part within the Specific Plan area which requires the issuance of a grading permit, foundation permit, building permit, or use of land permit.

A Project shall not include the following:

1. Demolition;
2. Interior remodeling of a building, [temporary uses](#), or the change of use of a building or land or the relocation of existing uses, so long as the remodeling, change of use or relocation is consistent with the [Environmental Land Use](#) Equivalency Matrix, unless the interior remodeling, change of use or relocation:
 - a. changes the footprint of a building by more than 10% in area; or
 - b. increases the Floor Area by more than ten percent and exceeds 50,000 additional square feet of Floor Area within a lot; or
3. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the replacement value of the building or structure before the alterations or additions, as determined by the Department of Building and Safety; or
4. Notwithstanding LAMC Section [12.23 A 512.23 A-4](#), the rehabilitation or reconstruction of a conforming or nonconforming building or structure which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster.

Project Permit Compliance Review. A determination by the Director that a Project complies with the regulations of this Specific Plan, including the Appendices, and that the Project complies with all applicable environmental mitigation measures as set forth in Appendix E.

Receiver Site. A lot or lots within the Specific Plan area to which unused permitted Floor Area is transferred from one or more Donor Sites within the Specific Plan area, pursuant to Section 15.

Residential Uses. This term shall include rental apartment units and lofts, residential condominium units, assisted/elderly units, and live-work artisan/professional units.

Significant Hotel Parcel. Development Site 2 in the Olympic East Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

Specific Plan. The Los Angeles Sports and Entertainment District Specific Plan.

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

Trip. The arrival at or departure from a Project during the Peak Hour by a motor vehicle.

Unused Floor Area Pool. That Floor Area within the Specific Plan area, which has not been developed and which may be transferred from one or more Donor Sites within the Specific Plan area, pursuant to Section 15, or transferred to one or more lots outside of the Specific Plan area by separate application and approval as set forth in Section 15. The owner of all unused floor area is LA Arena Land Company, Inc., or its successor.

Section 5.

PROHIBITION.

Los Angeles Sports and Entertainment District

A. Project Permit Compliance Review.

1. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within the Specific Plan area, unless the Director has issued a Project Permit Compliance Review approval pursuant to the procedures set forth in LAMC Section 11.5.7. In issuing a Project Permit Compliance, the Director's review shall determine whether an individual Project is in compliance with those regulations, guidelines and mitigation measures which are set forth in this Specific Plan.
- ~~2. The Director shall consult with the Administrator of the Community Redevelopment Agency, prior to issuance of a Project Permit Compliance Review Approval.~~
3. Any Project which utilizes an Land Use Environmental Equivalency Transfer shall be reviewed by the Director to determine if it exceeds any of the environmental thresholds set forth in Appendix D. If the Project does not exceed any of the environmental thresholds set forth in Appendix D, the Director shall then review the Project pursuant to the Project Permit Compliance Review. If the Project does exceed any of the environmental thresholds set forth in Appendix D, additional environmental review shall be required.
4. The prohibition in Subdivision 1 shall not apply to any construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair or replace an unsafe or substandard condition.

B. Maximum Permitted Floor Area. The maximum total permitted Floor Area within the Specific Plan area shall not exceed 5,827,313 square feet.

C. Project Land Use. The Specific Plan shall be developed with the following land uses. These land uses shall be developed in those locations, as shown on Map 2, the Specific Plan Land Use Map; provided, however, that the amount of square footage permitted for the individual uses listed below may be modified, and the locations of these land uses may be modified, pursuant to Equivalency Transfers as set forth in Section 9-6 of this Specific Plan.

| Land Use Category | Square Footage |
|---------------------------------|--------------------------------|
| Hotel and Ballroom | 2,132,727 1,389,406 |
| Retail/Entertainment/Restaurant | 684,783 799,486 |
| Convention Center Expansion | 235,300 250,000 |
| Office | 283,900 847,600 |
| Residential | 2,363,276 2,423,794 |
| Cinema | 127,327 |
| Total Square Footage | 5,827,313 |

D. Land area subject to easements granted pursuant to Section 10 F2 shall be counted as buildable area for the purposes of determining maximum floor area ratio.

Section 6.

LAND USE EQUIVALENCY TRANSFERS.

A. Purpose. The Land Use Equivalency Matrix is established to provide development flexibility by permitting shifts of permitted Floor Area between certain land uses over the life of the Specific Plan, while maintaining the intent and regulatory requirements of the Plan. The Land Use Equivalency Matrix allows for Floor Area reallocations between the land uses, utilizing conversion factors that are based upon environmental impact equivalencies.

B. Limitations.

1. The land use designated on all portions of the Development Site may be exchanged for another land use, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the Land Use Equivalency Matrix. In no event shall the maximum permitted Floor Area exceed the maximum permitted Floor Area of the original use.

Area exceed 5,827,313 square feet.

2. There shall be no fewer than 500 dwelling units (approximately 543,750 square feet) at build out constructed within the Specific Plan area. No Equivalency Transfer shall be permitted which would conflict with this requirement.
3. There shall be no fewer than 1,200 hotel rooms (approximately 1,236,200 square feet) at build out constructed within the Specific Plan area. Up to 200 of these required hotel rooms may be provided as Condo-Hotel Units. There shall be no Condo-Hotel Units on the Significant Hotel Parcel. No Equivalency Transfer shall be permitted which would conflict with this requirement.
4. Notwithstanding Subdivisions 1, 2 and 3, development on the Convention Center Expansion Parcel shall be limited to 250,000 square feet of development for Convention Center Expansion Uses, parking, or temporary uses (including but not limited to construction staging) and signage, unless the Director of Planning determines that such temporary uses or signage will interfere with Convention Center Expansion Uses. In the event the development of the Convention Center Expansion does not occur by October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by this Specific Plan.
5. Notwithstanding Subdivisions 1, 2 and 3, development on the Significant Hotel Parcel shall be limited to Hotel Uses and Residential Uses, developed in conjunction with the Convention Center Hotel, surface parking or construction staging, unless the Director of Planning determines that construction staging will interfere with the development of the Significant Hotel Parcel. The hotel or hotels that comprise the Convention Center Hotel collectively shall contain a minimum of 1,000 rooms. In the event the development of the Convention Center Hotel does not occur by October 21, 2021, the Significant Hotel Parcel may be used for any other use permitted by this Specific Plan. Meeting and ballroom facilities servicing the Convention Center Hotel may be located on Development Site 1.

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

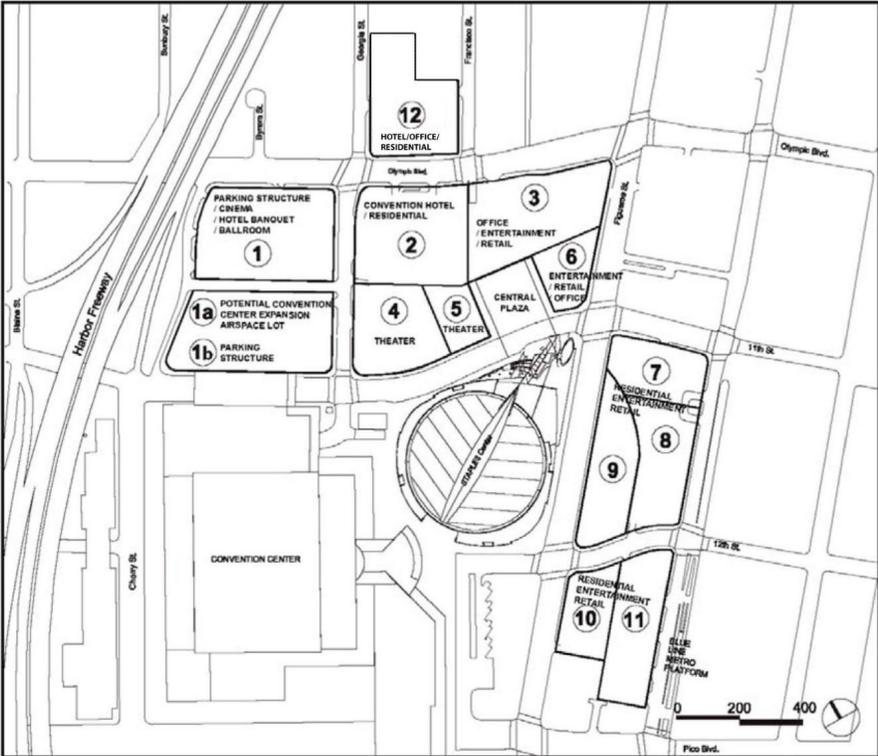
| From this land use ↓ | To this land use → | Hotel | Live Theater | Entertainment | Museum | Restaurant | Retail | General Office | Residential | Sports Broadcast Office | Cinemas | Convention Center Expansion | Production/Tech. Office/Studio |
|-------------------------------|--------------------|---------------------|----------------------|---------------------|--------|------------|--------|----------------|--------------------|-------------------------|---------|-----------------------------|--------------------------------|
| Hotel | | NA | 17.111 ¹ | 0.417 ² | 0.349 | 0.093 | 0.169 | 0.272 | 1.203 ³ | 0.800 | 4.968 | 0.376 | 0.646 |
| Live Theater | | 0.058 ⁴ | NA | 0.024 ⁵ | 0.020 | 0.005 | 0.010 | 0.016 | 0.070 ⁶ | 0.047 | 0.290 | 0.022 | 0.083 |
| Entertainment | | 2.399 ⁷ | 41.056 ⁸ | NA | 0.838 | 0.224 | 0.404 | 0.653 | 2.887 ⁹ | 1.919 | 11.919 | 0.901 | 1.549 |
| Museum | | 2.864 | 49.000 | 1.193 | NA | 0.267 | 0.483 | 0.779 | 3.445 | 2.291 | 14.226 | 1.076 | 1.849 |
| Restaurant | | 10.714 | 183.333 | 4.465 | 3.741 | NA | 1.806 | 2.915 | 12.891 | 8.571 | 53.226 | 4.024 | 6.918 |
| Retail | | 5.932 | 101.500 | 2.472 | 2.071 | 0.554 | NA | 1.614 | 7.137 | 4.745 | 29.468 | 2.228 | 3.830 |
| General Office | | 3.675 | 62.889 | 1.532 | 1.283 | 0.343 | 0.620 | NA | 4.422 | 2.941 | 18.258 | 1.381 | 2.373 |
| Residential | | 0.831 ¹⁰ | 14.222 ¹¹ | 0.346 ¹² | 0.290 | 0.078 | 0.140 | 0.226 | NA | 0.665 | 4.129 | 0.312 | 0.537 |
| Sports Broadcast Office | | 1.250 | 21.389 | 0.521 | 0.436 | 0.117 | 0.211 | 0.340 | 1.504 | NA | 6.210 | 0.470 | 0.807 |
| Cinemas | | 0.201 | 3.444 | 0.084 | 0.070 | 0.019 | 0.034 | 0.055 | 0.242 | 0.161 | NA | 0.076 | 0.130 |
| Convention Center Expansion | | 2.662 | 45.556 | 1.110 | 0.930 | 0.248 | 0.449 | 0.724 | 3.203 | 2.130 | 13.226 | NA | 1.719 |
| Production/Tech Office/Studio | | 1.549 | 26.500 | 0.646 | 0.541 | 0.145 | 0.261 | 0.421 | 1.863 | 1.239 | 7.694 | 0.582 | NA |

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

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

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

**MAP 2
SPECIFIC PLAN LAND USE MAP**



| DEVELOPMENT SITE | USE | | | | | | TOTAL (SF) |
|----------------------------|----------------------------------|----------------|--|----------------|---------------------------------------|--------------------------------------|------------------|
| | Convention Center Expansion (SF) | Cinema (SF) | Hotel and Ballroom (SF) | Office (SF) | Residential (SF) | Retail/Entertainment/Restaurant (SF) | |
| 4 | | 127,327 | 170,165 | | | | 297,492 |
| 4a | 250,000 | | | | | | 250,000 |
| 4b* | | | | | | | 0 |
| 2 | | | 805,065 (1,001 rooms) | | 603,105 (224 DU) | | 1,308,170 |
| 3 | | | | 170,500 | | 237,700 | 408,200 |
| 4 & 5 | | | | | | 195,500 | 195,500 |
| 6 | | | | 75,300 | | 37,000 | 112,300 |
| 7-9 | | | 207,376 (222 rooms) | | 1,009,439 (860 DU) | 271,286 | 1,488,104 |
| 10 & 11 | | | | | 822,000 (648 DU) | 48,000 | -870,000 |
| 12 | | | 208,500 (275 rooms) | 601,900 | 89,250 (65 DU) | | -897,550 |
| Total (SF) | 250,000 | 127,327 | 1,389,106 (1,498 rooms) | 847,600 | 2,423,794 (1,797 DU) | 789,486 | 5,827,313 |
| Total Specific Plan | | | | | | | |

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

* 52 surplus Saturday evening peak hour trips are allocated to Development Site 12 per May 2007 Addendum to the LASED EIR

| <u>Development Area/Site</u> | <u>Convention Center Expansion (sf)^b</u> | <u>Cinema (sf)</u> | <u>Hotel and Ballroom (sf)</u> | <u>Office (sf)</u> | <u>Residential (sf)</u> | <u>Retail/Entertainment/Restaurant (sf)</u> | <u>Total (sf)</u> |
|---|---|-----------------------|---|---------------------------|---|---|-------------------------|
| <u>Olympic West</u> | | | | | | | |
| <u>1</u> | | <u>127,327</u> | <u>170,165</u> | | | | <u>297,492</u> |
| <u>1a</u> | <u>235,300</u> | | <u>578,400</u> (861 rm) | | | | <u>813,700</u> |
| <u>1b</u> | | | | | | | <u>0</u> |
| <u>2</u> | | | <u>805,065</u> (991 rm) | | <u>503,105</u> (224 du) | | <u>1,308,170</u> |
| <u>3</u> | | | | <u>170,500</u> | | <u>237,700</u> | <u>408,200</u> |
| <u>4 and 5</u> | | | | | | <u>195,500</u> | <u>195,500</u> |
| <u>6</u> | | | | <u>75,300</u> | | <u>37,000</u> | <u>112,300</u> |
| <u>Figueroa Central</u> | | | | | | | |
| <u>7, 8, and 9</u> | | | <u>283,347</u> (183 rm) | | <u>1,038,171</u> (504 du) | <u>166,583</u> | <u>1,488,101</u> |
| <u>Figueroa South</u> | | | | | | | |
| <u>10 and 11</u> | | | | | <u>822,000</u> (648 du) | <u>48,000</u> | <u>870,000</u> |
| <u>Olympic North</u> | | | | | | | |
| <u>12</u> | | | <u>295,750</u> (393 rm) | <u>38,100^b</u> | | | <u>333,850</u> |
| Total | <u>235,300</u> | <u>127,327</u> | <u>2,132,727</u> <u>(2,428 rm)</u> | <u>283,900</u> | <u>2,363,276</u> <u>(1,376 du)</u> | <u>684,783</u> | <u>5,827,313</u> |
| <u>du = dwelling units</u> <u>rm = rooms</u> <u>sf = square feet</u> ^a <u>In addition, the Figueroa North development area is located within the LASED but outside of the LASED Specific Plan area. After Certification of the LASED EIR, separate CEQA documentation was prepared for the Figueroa North development area and development was approved separate from the LASED Project. Half of the Figueroa North parcel has been developed with residential and commercial uses and the remainder is entitled for educational uses and student housing.</u> ^b <u>Reflects amount remaining for future development.</u> | | | | | | | |

~~Section 7. ANNUAL REPORT. [removed]~~

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

Section 8. **DIRECTOR ADMINISTRATIVE CLEARANCE REVIEW OF EXTERIOR REMODELING OF EXISTING BUILDINGS AND IMPROVEMENTS TO THE 11TH STREET PEDESTRIAN AREA.**

A. **Director's Authority.** The Director shall review the exterior remodeling of existing buildings, for compliance with the following design guidelines set forth in Appendix A, as applicable: architectural character; articulation and fenestration; material and colors; and lighting. The Director shall have the authority to review a proposed exterior remodeling and determine if it is compliance with the Specific Plan under an Administrative Clearance review as established in LAMC Section 12.32 S 4. Improvements to the Eleventh Street Pedestrian Area implemented in connection with its vacation or otherwise permanent closure to vehicular traffic shall be reviewed by the Director under an Administrative Clearance review as established in LAMC Section 12.32 S 4.

B. **Time Limit.** The Director shall complete this review within ten days from the date a complete application is submitted by the Applicant and is deemed complete by the City Planning Department.

~~C. **Appeal.** The procedure for processing appeals of Director's determinations on exterior remodeling of existing buildings shall be the same as those set forth for Project Permit Compliance Review determinations.~~

Section 9. **LAND USE.**

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

B. **Podium Height/Tower Height Limits.** Each lot within the Specific Plan includes Podium Height/Tower Height (Height) limits as provided for in Section 10.

C. **Permitted Uses.** The use regulations of the C2 Zone, as specified in LAMC Section 12.14 and the use of that portion of the M1 Zone as specified in LAMC Section 12.17.6 A 4 (assemblies of more than 3,000 individuals) shall apply to all lots in the LASED Zone, which are located within the Specific Plan area. In addition, the following uses shall be permitted:

1. **Outdoor Eating Areas.** Notwithstanding LAMC Section 12.14 A 1(a)(10), outdoor eating areas on all floors of buildings, Private Setback areas and on public sidewalk areas, in compliance with all other applicable local, state and federal code requirements. Outdoor eating areas shall be designed in accordance with Urban Design Guidelines set forth in Appendix A.

2. **Outdoor Vendor Carts.** These uses shall be permitted within the Specific Plan area and within the Eleventh Street Pedestrian Area when Eleventh Street is not used for vehicular traffic. At no time shall there be more than 300 outdoor vendor

carts operated within the Eleventh Street Pedestrian Area.

3. **Transit Stations and Related Facilities and Uses.**
4. **Alcohol Use Approvals for the Sale and Service of Alcoholic Beverages for On-Site Consumption, Including Restaurants, Cafes, Hotels, Nightclubs, Cabarets, Comedy Clubs, Dance Clubs, Sports Bars and Similar Uses, and Within the Central Plaza.** Thirty-five Alcohol Use Approvals for on-site consumption, in addition to one establishment that may be allocated either as an on-site or off-site Alcohol Use Approval, shall be permitted and subject to the restrictions set forth in Section 12.
5. **Dancing and Live Entertainment.** While permitted by this Specific Plan, these uses must still have dancing/live entertainment permits from the Los Angeles Police Commission, if applicable or required by the LAMC.
6. **Alcohol Use Approvals for the Sale of Alcoholic Beverages for Off-Site Consumption.** Two Alcohol Use Approvals for off-site consumption shall be permitted and subject to the restrictions set forth in Section 13. A third Alcohol Use Approval may be allocated for off-site consumption subject to the restrictions set forth in Section 13, if not allocated for on-site consumption (pursuant to Section 9.C.4 above).
7. **Entertainment and Commercial Recreation Uses and Establishments Including Billiards, Bowling Alleys, Live Theaters, Museums, Cinemas, Electronic/Game Arcades, Family Entertainment Centers, In-Line and Ice Skating Rink and Similar Uses.**
8. **Special Events and Temporary Uses Including Carnivals, Circuses, Parades, Street Fairs and Festivals, Outdoor Performances, TV/Movie Stages and Sets and Other Similar Uses, So Long as the Use Is Consistent with the Provisions in Section 11 B.**
9. **Surface and Structured Parking Lots (Including Those at Grade, Above Grade and Subterranean).**
10. **Telecom Facilities, Including Transmission, Switching Stations, Uplinks and Satellite Dishes.** Telecom facilities shall be permitted within any floor of a building except the first floor, unless that first floor telecom facility pertains to movie, television, theatrical or music studio uses. Exterior satellite dishes shall be either screened from view or shall be incorporated into the architectural design and character of the building.
11. **Motion Picture, Television and Broadcast Studios, Indoor or Outdoor Stages and Sets, Video and Media Production.**
12. **Hotels Located Within 500 Feet of an R Zone, which May Also Contain Residential Condominiums.**
13. **Public Artwork.**
14. **Mixed-Use Developments, which May Include Residential, Hotel, Retail, Entertainment, Office or Other Uses Permitted**

by this Specific Plan.

15. **Klieg Lights and Laser Beams.**

16. **Conditional Uses Listed in LAMC Section 12.24 when Approved Pursuant to that Section.** This includes establishments that sell and serve alcoholic beverages for on-site and off-site consumption pursuant to LAMC Section 12.24 W.

17. **Helistops and Infrequent Helicopter Landings.** The Applicant may file for the establishment of up to two helistops for commercial use as provided for in LAMC Section 12.24 U 1. These helistops shall be located as indicated on Map 5 or as otherwise permitted by conditional use. In addition, infrequent helicopter landings and takeoffs as permitted in LAMC Section 12.22 A 6 shall be permitted. Helistops shall be designed and operated in accordance with all applicable federal and state (FAA and CALTRANS) laws and regulations.

18. **Child Care.**

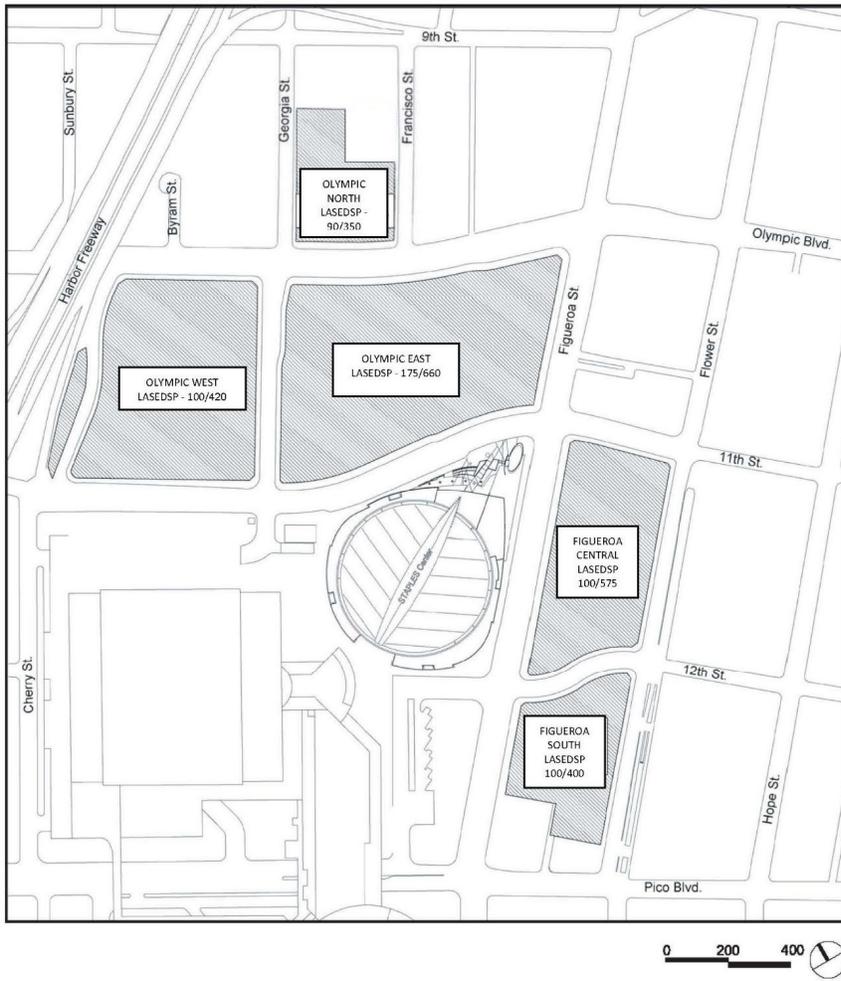
D. **Prohibited Uses.** The following uses, when located within the Specific Plan Area and within 1,500 feet of the intersection of Figueroa Street and Eleventh Street, as indicated on Map 4, shall be prohibited:

1. Adult entertainmentoriented business, as defined in the LAMC;
2. Strip tease show.

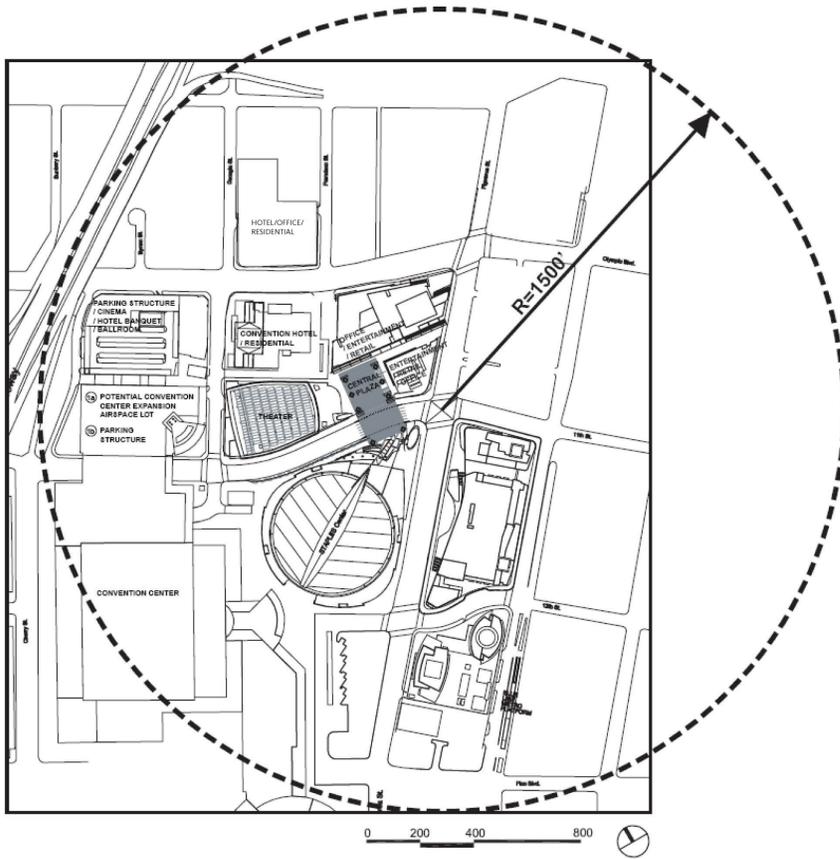
E. **Yard and Setback Regulations.** Notwithstanding the requirements set forth in the LAMC, no Project shall be required to provide front, side or rear yards or building setbacks. A Project shall be required to provide a Private Setback, as defined by this Specific Plan, and as required in Appendix A.

**MAP 3
SUB AREAS**

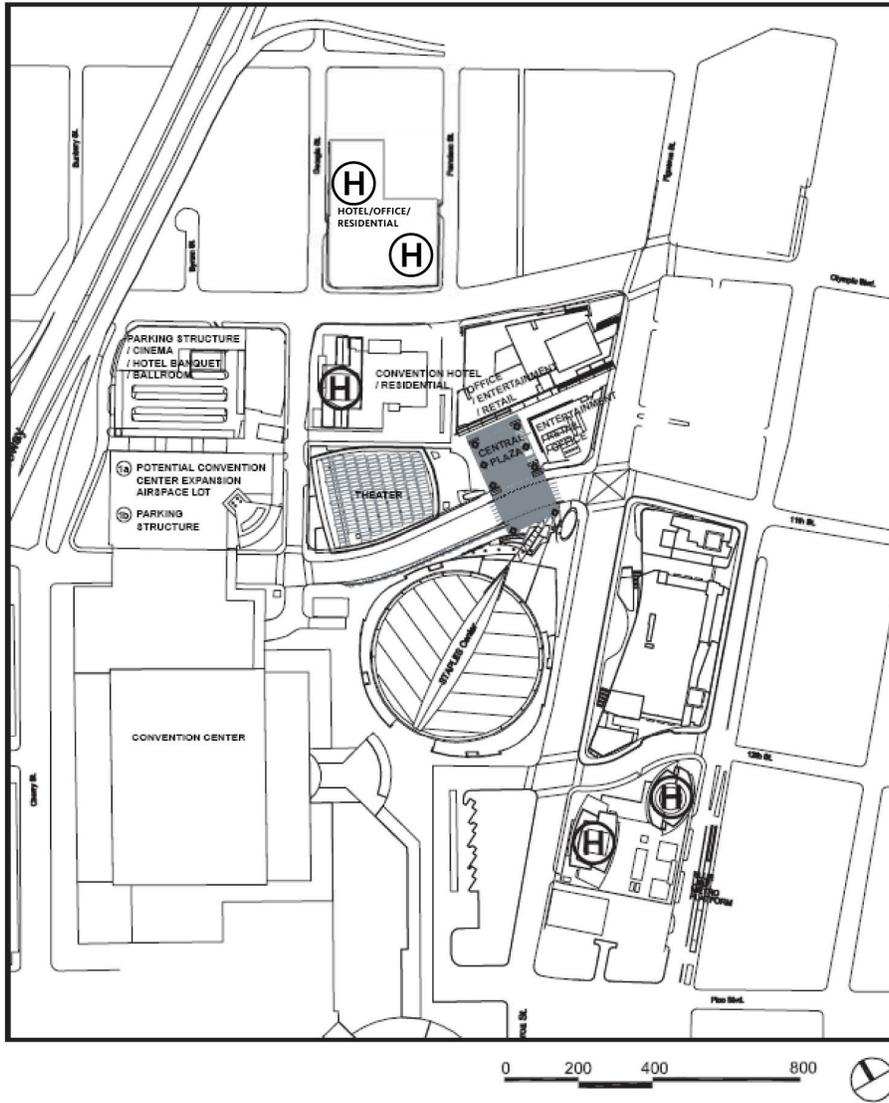
Commented [A2]: Map has been updated to reflect change in Olympic West height limit to 100/420 from 100/150.



**MAP 4
PROHIBITED USE AREA**



**MAP 5
CONCEPTUAL HELISTOP LOCATIONS**



Section 10.

URBAN DESIGN REGULATIONS.

A. Building Height and Massing.

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

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

Tower Height: Towers shall not exceed ~~450~~ 420 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 20% of total land area within this Subarea.

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

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

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

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

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

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

Tower Height: Towers shall not exceed 350 feet in height; however the footprint of all Towers in this Subarea combined shall not exceed 60% of the total land within this Subarea.

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

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

Tower Height: This part of the Subarea may be developed with a combination of tower heights, ranging from over 100 feet up to 575 feet in height, subject to the following limitations:

- (a) The combination of all Towers over 100 feet and up to 160 feet in height shall

not exceed 60% of the total land area within the Subarea; or

- (b) The combination of all Towers which are over 455 feet and up to 575 feet in height shall not exceed 10% of the total land area within the Subarea, and the combination of all Towers which are over 160 feet and up to 455 feet in height shall not exceed 20% of the total land area within the Subarea; or
- (c) Alternatively, the Applicant may request the Director of Planning to approve a combination of Tower heights, as long as the total mass (land area coverage) is not greater than the greater of alternatives (a) or (b) above.

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

- 5. **Figueroa South Subarea.** The maximum permitted height of any Project on a lot within the Figueroa South Subarea, as shown on Map 3 and [Diagram-Exhibit 4](#), shall be limited as follows:

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

Tower Height: Towers shall not exceed 400 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 34% of total land area within this Subarea.

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

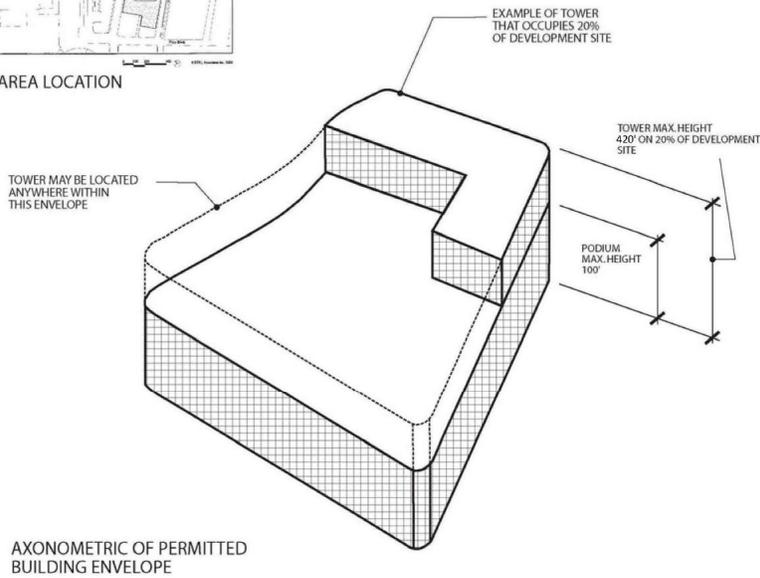
- B. **Urban Design Guidelines.** Projects shall comply with the Urban Design Guidelines specified in Appendix A. The City Planning Commission may revise the Urban Design Guidelines after notice and hearing.

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

Commented [A3]: Exhibit has been updated to reflect a proposed change in the maximum tower height from 150 ft. to 420 ft.



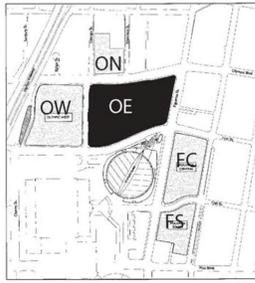
SUB-AREA LOCATION



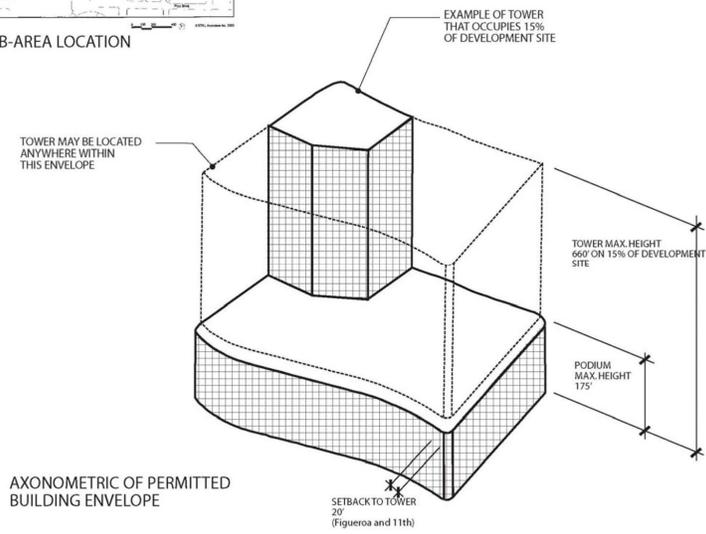
AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

EXHIBIT 2

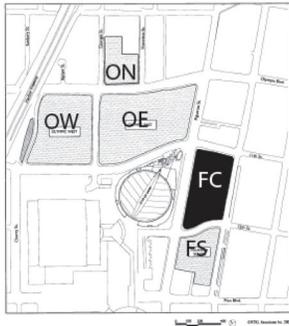
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC EAST SUB-AREA



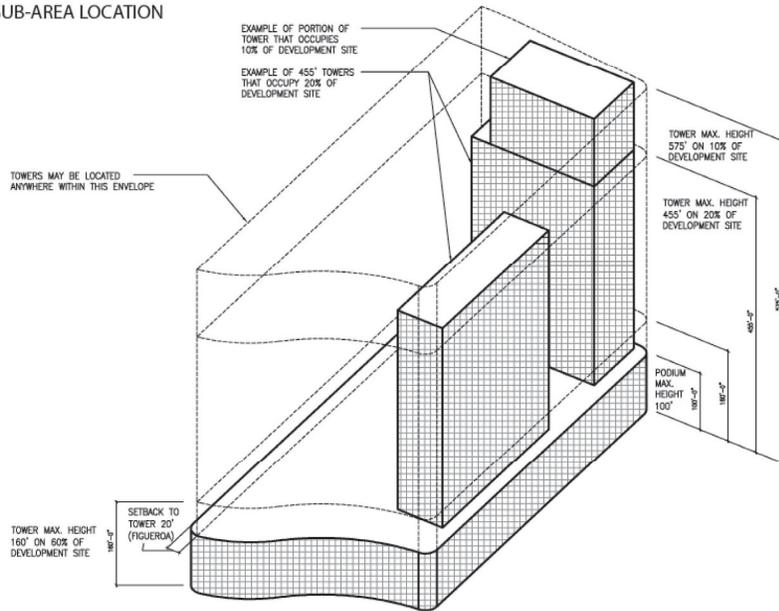
SUB-AREA LOCATION



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

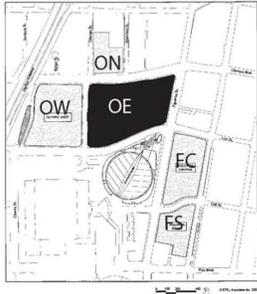


SUB-AREA LOCATION

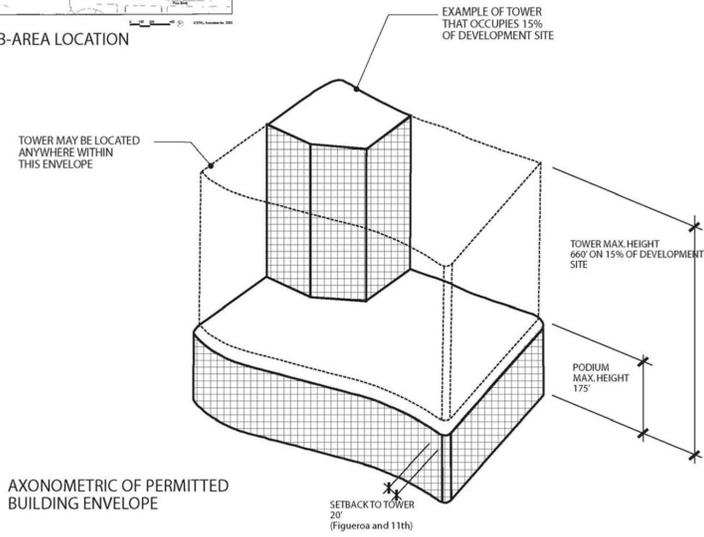


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

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



SUB-AREA LOCATION

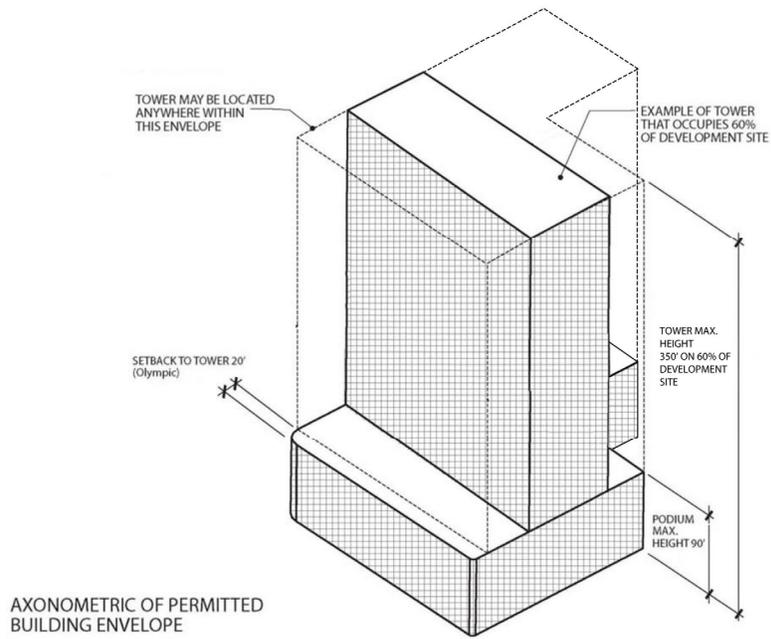


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

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



SUB-AREA LOCATION



C. **Central Plaza Regulations.** The Central Plaza area shall be located within the Olympic East Subarea, as indicated on Map 2. The Central Plaza shall be open to the public during normal business hours, except for restricted access during occasional private events. It may include retail and food kiosks and carts. Hours of operation for permitted uses within the Central Plaza shall be 8:00 a.m. to 2:00 a.m., seven days a week. The Central Plaza shall be a minimum of 30,000 square feet in size, and shall be developed in accordance with those guidelines set forth in Appendix A.

D. **Open Space/Landscape/Pedestrian Linkage Regulations.**

1. **General Open Space Requirements.**

- a. A minimum total of 150,000 square feet of open space shall be provided within the Specific Plan area.
- b. Required open space may be located at or above grade, or on rooftops. Parking areas, driveways, service access and facilities shall not qualify as open space.
- c. Required open space may be provided in the form of courtyards, plazas, including the Central Plaza, pedestrian paseos, Private Setbacks, roof terraces, gardens, or other similar outdoor gathering places. Open space may be distributed throughout the Specific Plan area as set forth in [Map 5](#) [Map 6](#).
- d. Required open space need not be dedicated to the City as publicly owned property.
- e. Open space shall be provided in accordance with the Design Guidelines set forth in Appendix A.

2. **Residential Open Space Requirements.** A minimum total of 150 square feet of residential open space area shall be provided for each residential unit, and may be provided in any combination of common or private residential open space areas.

- a. No more than 50 square feet of the Central Plaza per residential dwelling unit may be used to satisfy this requirement.
- b. Residential open space may be provided at or above grade, or on rooftops.
- c. Except for the Central Plaza and open space provided in connection with buildings that include both Residential Uses and Hotel Uses, common residential open space shall be devoted to the use of inhabitants of the Specific Plan area in order to be counted toward the minimum residential open space requirement. In addition, recreation rooms of at least 600 square feet may qualify for up to 25 percent of the total residential open space area requirements.
- d. Common residential open space areas shall be accessible to all residents and open to the sky, except for a pedestrian arcade or similar amenity. Additionally, a common open space area shall be a minimum of 400 square feet in area, with no horizontal dimension less than 15 feet, in order to be counted toward the residential open space requirement.

- e. Residential open space may be counted toward the total open space requirement for the Specific Plan area.
- f. A private residential open space area shall be contiguous to the dwelling unit and maintain a minimum eight foot clearance under any projection in order to be counted toward the open space requirement.

E. General Landscape Requirements.

- 1. All planted areas shall be designed and installed in compliance with the Design Guidelines set forth in Appendix A.
- 2. Open space areas, including plazas, courtyards and roof terraces, but excluding paseos, the Central Plaza and Pedestrian Linkages, shall contain a minimum of 15% planted area which can include trees, shrubs, and/or groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement. Common residential open space areas shall contain a minimum of 25% planted area; however, this requirement does not apply to any indoor recreation room counted toward the open space requirements, pursuant to Subsection D 2 (c) above.
- 3. The Central Plaza shall contain a minimum of ten percent planted area including, but not limited to, trees, shrubs and groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement.
- 4. Automatic Irrigation: All planted areas shall be provided with automatic irrigation systems and conform to City's water conservation requirements.
- 5. No additional landscaping shall be required for the interior of those surface parking lots that exist at the time of the adoption of this ordinance. However, perimeter landscaping of existing surface lots shall be maintained so long as the surface lot is maintained.

F. General Pedestrian Linkage Requirements.

- 1. Pedestrian Linkages shall be provided, as set forth in Exhibit 5. Pedestrian linkages shall link the Specific Plan with the following surrounding uses/districts:
 - LA Convention Center
 - [Crypto.com Arena](#) ~~STAPLES Center~~
 - South Park District
 - 7th/Flower Metro Station
 - Pico/Flower Metro Station
 - Central Business District (CBD)
- 2. Pedestrian Linkages shall consist of attractive hardscape, landscape, lighting improvements, and directional signs. Accordingly, projects shall provide a public sidewalk width and a Private Setback width, as set forth in Appendix A. In most instances, the public sidewalk shall be 15 feet in width. However, due to limited public right-of-way, should the public sidewalk be less than 15 feet in width, the Applicant shall record a non-exclusive easement in favor of the City of Los Angeles over that portion of the adjoining Private Setback area, in order to achieve a total of 15 feet in width for public sidewalk

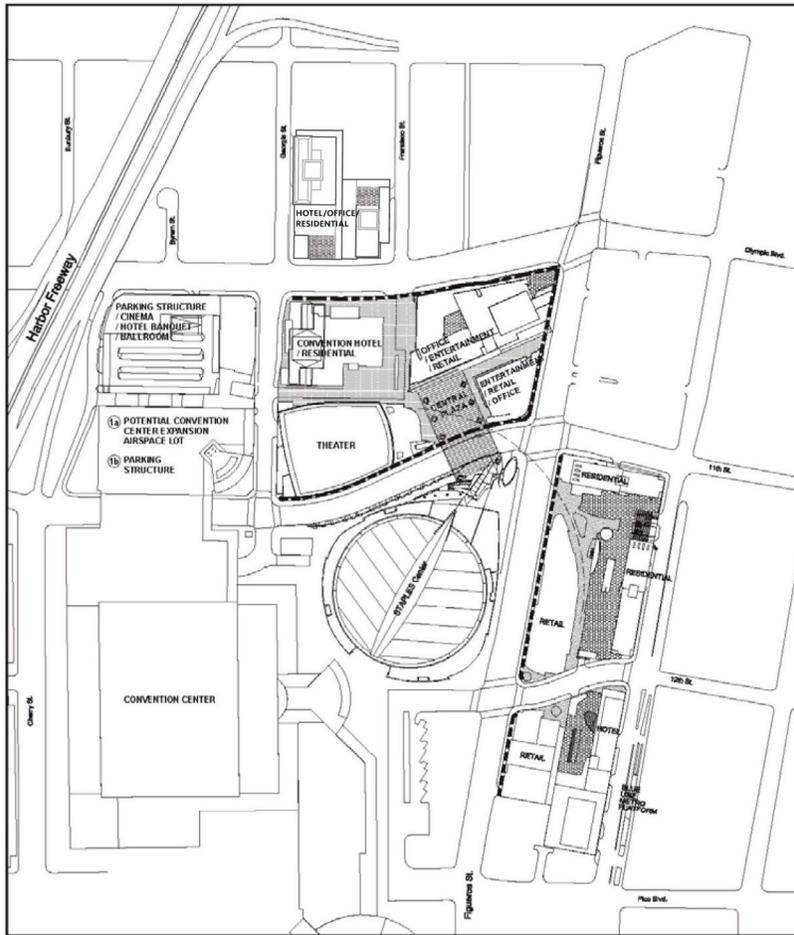
purposes. The easement shall prohibit constructions or erections of any permanent barriers, such as permanent planters, curbs or railings, but shall permit placement of temporary or movable items, such as planters, street furniture, tables, chairs or benches. The easement shall be required prior to issuance of a certificate of occupancy for the Project, and the easement shall be reviewed and approved by the City prior to recordation.

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

Notwithstanding the above, within the Olympic East subarea only, buildings may encroach into the Private Setback area, provided that such building encroachments are 30 feet or more above grade and otherwise conform to the Design Guidelines outlined in Appendix A. Building encroachments which are less than 30 feet from grade shall be permitted only pursuant to a Director's finding that such building encroachment does not impact pedestrian uses and streetscape trees and other amenities within the Private Setback area.

3. Bus stops located along Pedestrian Linkages shall provide appropriate landing areas for pedestrian boarding or disembarking.
4. LASED Streetscape Plan. All Projects shall comply with the LASED Streetscape Plan set forth in Appendix F.
5. Prior to issuance of a certificate of occupancy for any Project, the Director may require the Applicant to record a covenant guaranteeing to the City that the Project shall improve and maintain the public right-of-way in accordance with the LASED Streetscape Plan. Prior to recordation, the City Planning Department must review and approve any required covenant.

**MAP 6
GENERAL OPEN SPACE COMPONENTS**



OPEN SPACE COMPONENTS

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



**EXHIBIT 5
PEDESTRIAN LINKAGES**

Commented [A4]: Exhibit has been updated to correct previous exhibit which depicted inaccurate boundaries at the NE corner of Figueroa and Pico.



Section 11.

ELEVENTH STREET PEDESTRIAN AREA ([CHICK HEARN COURT](#)).

- A. **Purpose.** The Specific Plan permits that Eleventh Street ([Chick Hearn Court](#)), between Figueroa Street and Georgia Street, will be used as a public gathering place and a place for public activities during non-peak hour traffic periods, subject to the approval of the General Manager and pursuant to applicable State law. If the Eleventh Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic, then it will be permanently used as a public gathering place and a place for public activities, except for restricted access during occasional private events.
- B. **Limitations on Use.** During those non-peak hour traffic periods, or when Eleventh Street is not required for use as a public right-of-way for vehicular traffic, as determined by the General Manager, retail and food kiosks and carts may be permitted within the Eleventh Street Pedestrian Area. No alcoholic beverages may be sold or served within the Eleventh Street Pedestrian Area, pursuant to Section 12.A.2.
- C. **General Design Requirements.** The following requirements shall be designed and implemented subject to the approval of the General Manager.
1. The use of Eleventh Street as a Pedestrian Area shall be limited to that portion of Eleventh Street between Georgia Street and Figueroa Street.
 2. The Eleventh Street Pedestrian Area shall be developed in accordance with those guidelines set forth in Appendix A.
 3. If the Eleventh Street Pedestrian Area remains as a public right-of-way and is not vacated or otherwise permanently closed to vehicular traffic, then:
 - a. Temporary closure of the street to vehicular traffic shall be accomplished with traffic barriers, removable bollards or other devices. The Applicant shall submit a temporary closure plan to the Department of Transportation for review and approval prior to the start of any closure.
 - b. The roadway width of Eleventh Street used for vehicular traffic shall be a minimum of 65 feet and equipped with rolling curbs, removable bollards or similar devices that define the edge of the area used for vehicular traffic when operating as a through street.
 - c. Permanent street trees and planting shall be restricted to outside of vehicular space; removable planters shall be permitted within vehicular space only during those periods street closure.
 - d. Special paving treatment shall differentiate that portion of the street under temporary closure and shall complement and unify this space with the Central Plaza and Star Plaza at ~~STAPLES Center~~ [Crypto.com Arena](#) satisfactory to the General Manager and to the Bureau of Engineering.
 - e. Permanent furniture shall be restricted to outside of vehicular space; removable furniture shall be permitted

within vehicular space only during those periods of street closure.

~~f. An annual closure plan shall be submitted to the Departments of Public Works and Transportation and may be included in the Annual Report provide for in any Development Agreement involving the Specific Plan area.~~

4. If the Eleventh Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic, then:

a. The Eleventh Street Pedestrian Area shall primarily function as a pedestrian paseo between Georgia Street and Figueroa Street, and secondarily function to provide additional plaza space for events. The Pedestrian Area shall be open to the public, except for restricted access during occasional private events. It may include retail and food kiosks and carts. Hours of operation for permitted uses within the Pedestrian Area shall be 8:00 a.m. to 2:00 a.m., seven days a week.

b. Closure of the street to vehicular traffic shall be accomplished with landscaped traffic barriers, bollards or other devices.

~~a-c.~~ The width of the Eleventh Street Pedestrian Area shall be a minimum of 85 feet. A minimum 23-foot wide Pedestrian Linkage and clear pathway for pedestrians shall also be provided from Georgia Street to Figueroa Street. Public access for pedestrians and bicyclists shall be provided at all times within the Pedestrian Linkage except when closed during occasional private events pursuant to Section 11.C.4.a, in which case uninterrupted alternative pedestrian access shall be provided from Georgia Street to Figueroa Street through the Olympic East Subarea. A pedestrian detour route plan and bicycle detour route plan shall be submitted for approval by the Department of Transportation and Department of City Planning prior to the first temporary closure of the Pedestrian Linkage.

~~b-d.~~ Permanent trees and planting shall be restricted to outside the Pedestrian Linkage path.

e. Amenities, which could include by way of example special landscaping, paving treatment or art elements, shall be provided to complement and unify this space with the Central Plaza and Star Plaza at Crypto.com Arena satisfactory to the Director of City Planning.

f. No new permanent signage shall be permitted within the Pedestrian Area, except for Wayfinding Signs and pedestrian-scale signs, as may be permitted by the Director, pursuant to Section 16.A.2.B.

Section 12.

ON-SITE ALCOHOL CONSUMPTION REGULATIONS.

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

A. **LASED Alcohol Use Approvals for Alcoholic Beverage Sales for On-Site Consumption.** Except as set forth below, Alcohol Use Approvals shall be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption and processed pursuant to the procedures in LAMC Section 12.24 M:

1. **Establishments.** A maximum total of 38 Alcohol Use Approvals (including on-site and off-site) shall be permitted. A maximum of 35 on-site establishments, which include but are not limited to, hotels, restaurants, night clubs, theaters, cinemas, or bars, in addition to one establishment that may be allocated either as an on-site or off-site Alcohol Use Approval are permitted. An Alcohol Use Approval seeking both off-site and on-site sales (such as a wine bar) shall be allocated for purposes of this Specific Plan as an off-site use, and shall be subject to the applicable conditions of both on-site sales and off-site sales as outlined in this Specific Plan. Each hotel shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages: (i) as part of its banquet, lobby, meeting room, pool area and room services; (ii) within mini-bars located in each guest room; and (iii) within other establishments that are physically located within the hotel. The Convention Center Hotel shall be considered a single establishment, even if it is comprised of more than one hotel on the Significant Hotel Parcel. One performing arts center shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages. Of the 35 on-site Alcohol Use Approvals, the five on-site Alcohol Use Approvals added by Ordinance 183,913 shall be reserved for use within the Olympic East, Olympic West and Olympic North Subareas, including one for a cinema [for the sale of beer and wine only](#) on Development Site 1.
2. **Special events.** One Alcohol Use Approval shall be allocated to the Central Plaza area for special event purposes, [which may be expanded to include the Eleventh Street Pedestrian Area](#). However, in no event may alcoholic beverages be sold or served within the Eleventh Street Pedestrian Area of the Central Plaza Area [unless it is vacated or otherwise permanently closed to vehicular traffic. If the Eleventh Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic, alcohol beverages may be sold and served within it, subject to issuance of a modification to the Alcohol Use Approval for the Central Plaza \(ZA-2007-5555-PAB\), pursuant to LAMC Section 12.24.M](#). The Applicant shall provide, or cause to be provided, notice to the Alcohol Advisory Group, of any event in the Central Plaza [and Eleventh Street Pedestrian Area](#) in which alcohol will be sold. Notice shall be provided to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Applicant.
3. **Requirements regarding purchase of existing alcoholic beverage licenses.** Of the 35 on-site Alcohol Use Approvals and the two off-site Alcohol Use Approvals, and the one Alcohol Use Approval that may be allocated for either on-

site or off-site consumption, allowed by this Specific Plan, nine shall be purchased from existing State ABC licensed establishments located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Under the Alcohol Use approval process, the Director or Zoning Administrator may act to further enlarge this repurchase area to include the entire five-mile radius from the intersection of 11th and Figueroa Streets (with the exception of the Hollywood Community Plan Area), upon a demonstrated good faith effort by the Applicant and submission of the following documentation to the Director, Zoning Administrator and the Alcohol Advisory Group:

- (1) evidence of contacting the owners of all Type 20, 21, 47 and 48 licenses within the repurchase area in writing,
- (2) evidence that site visits have been conducted to all license locations within the repurchase area to determine which are active,
- (3) evidence of following up on all licenses within the repurchase area that are not operable for possible purchase,
- (4) evidence of following up on all referrals within the repurchase area of nuisance operations, and
- (5) demonstrated readiness to purchase State ABC licenses as they become available.

For every five Alcohol Use Approvals issued, at least one shall be from among the nine State ABC licenses required to be purchased from existing licensed establishments, as referenced above. In addition to these nine State ABC licenses which are required to be purchased, a good-faith effort shall be made, to the satisfaction of the Zoning Administrator, to purchase an additional three State ABC licenses from existing licensed establishments which are located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Further, of the nine State ABC licenses which are required to be purchased, there shall be a priority to acquire these licenses from establishments that have created problems in the community, as determined by the State ABC.

- B. **Conditions.** Conditions for on-site alcohol consumption, ~~consistent with the volunteered conditions identified in the Development Agreement~~ are listed in Table 1. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with Table 1.

Applicants for Alcohol Use Approval shall also provide the following information, as applicable: number of seats; square footage and floor plan; signage; security measures to be provided; the proposed menu, if applicable; number of employees at any given time; minimum age requirements for patrons and enforcement measures.

- C. **Public Hearings by a Zoning Administrator.** The Zoning Administrator shall conduct public hearings on at least nine of the 38 Alcohol Use Approval applications, with particular attention to nightclubs and Sports Bars. The Zoning Administrator shall conduct a public hearing on any Alcohol Use Approval involving a wine store seeking on-site and off-site consumption. If problems arise in connection with any of the 38 Alcohol Use Approvals, the Zoning Administrator shall conduct a public hearing on that approval in consultation with the Los Angeles Police Department (LAPD).
- D. **Discontinuance of Use.** Notwithstanding LAMC Section 12.24 Q to the contrary, the 38 Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.
- E. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.
- F. **Notice of Actions to Alcohol Advisory Group.** The Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, of any application filed pursuant to LAMC Section 11.5.7 G to amend this section, or of any hearing or action under this Specific Plan related to alcohol to the Alcohol Advisory Group. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.
- G. **Additional Restrictions for the Figueroa Central Subarea.** There shall be a maximum of one nightclub/bar and a maximum of one Sports bar permitted within the Figueroa Central Subarea. A maximum of one alcohol use within the Figueroa Central Subarea shall be permitted to sell distilled spirits by the bottle for on-site consumption. The sale of distilled spirits by the bottle for on-site consumption shall be limited to a hotel establishment within the subarea.

Section 13.

OFF-SITE ALCOHOL CONSUMPTION REGULATIONS.

The sale and service of alcoholic beverages for off-site consumption shall be permitted. Establishments that sell alcoholic beverages for off-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the ABC.

- A. **LASED Alcohol Use Approvals for Alcoholic Beverages for Off-Site Consumption.** Two Alcohol Use Approvals shall be allowed for the sale of a full line of alcoholic beverages for off-site consumption, and a third Alcohol Use Approval may be allocated for off-site consumption, if not allocated for on-site consumption, as

follows:

1. **Establishments.** A maximum total of 38 Alcohol Use Approvals (including on-site and off-site) shall be permitted. A maximum of three off-site permits shall be permitted. An Alcohol Use Approval seeking both off-site and on-site sales (such as a wine bar) shall be allocated for purposes of this Specific Plan as an off-site use, and shall be subject to the applicable conditions of both on-site sales and off-site sales as outlined in this Specific Plan.
2. **Requirements regarding purchase of existing alcoholic beverage licenses.** Of the 35 on-site Alcohol Use Approvals and the two off-site Alcohol Use Approvals allowed by this Specific Plan, and the one Alcohol Use Approval, which may be allocated for either on-site or off-site consumption, nine shall be purchased from existing State ABC licensed establishments located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Under the Alcohol Use approval process, the Director or Zoning Administrator may act to further enlarge this repurchase area to include the entire five-mile radius from the intersection of 11th and Figueroa Streets (with the exception of the Hollywood Community Plan Area), upon a demonstrated good faith effort by the applicant and submission of the following documentation to the Director, Zoning Administrator and the Alcohol Advisory Group:
 - (1) evidence of contacting the owners of all Type 20, 21, 47 and 48 licenses within the repurchase area in writing,
 - (2) evidence that site visits have been conducted to all license locations within the repurchase area to determine which are active,
 - (3) evidence of following up on all licenses within the repurchase area that are not operable for possible purchase,
 - (4) evidence of following up on all referrals within the repurchase area of nuisance operations, and
 - (5) demonstrated readiness to purchase State ABC licenses as they become available.

For every five Alcohol Use Approvals issued, at least one shall be from among the nine State ABC licenses required to be purchased from existing licensed establishments, as referenced above. In addition to these nine State ABC licenses which are required to be purchased, a good-faith effort shall be made, to the satisfaction of the Zoning Administrator, to purchase an additional three State ABC licenses from existing licensed establishments which are located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile

radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets.. Further, of the nine State ABC licenses which are required to be purchased, there shall be a priority to acquire these licenses from establishments that have created problems in the community, as determined by the State ABC.

- B. **Conditions.** Conditions for off-site alcohol consumption, ~~consistent with the volunteered conditions identified in the Development Agreement~~ are listed in Table 2. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with Table 2.

Applicants for Alcohol Use Approvals shall also provide the following information, as applicable: square footage and floor plan; amount of shelf space anticipated for display and sale of alcoholic beverages; signage; security measures to be provided; the number of employees at any given time.

- C. **Public Hearings by a Zoning Administrator.** The Zoning Administrator shall conduct public hearings on at least nine of the 38 Alcohol Use Approvals applications, with particular attention to nightclubs and Sports Bars, but may conduct public hearings on any of the 38 Alcohol Use Approvals. The Zoning Administrator shall conduct a public hearing on any Alcohol Use Approval involving a wine store seeking on-site and off-site consumption.
- D. **Discontinuance of Use.** Notwithstanding LAMC Section 12.24 Q to the contrary, the 38 Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.
- E. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.
- F. **Notice of Actions to Alcohol Advisory Group.** The Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, of any application filed pursuant to LAMC Section 11.5.7 G to amend this section, or of any hearing or action under this Specific Plan related to alcohol to the Alcohol Advisory Group. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.

TABLE 1

**CONDITIONS VOLUNTEERED IN THE DEVELOPMENT AGREEMENT
FOR ON-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. The sale of distilled spirits by the bottle, for on-site consumption, is permitted at four establishments within the Specific Plan area, to be operated by experienced, high quality, licensed operators, with proven track records, in accordance with State ABC licenses and the below conditions:
 - (a) Only servers employed by the establishment may serve distilled spirits from the bottle. Patrons are prohibited from serving themselves.
 - (b) The sale of distilled spirits by the bottle shall not be permitted when minors are on the premises.
 - (c) Distilled spirits shall not be sold in bottles exceeding 750 ml.
 - (d) Patrons shall be prohibited from removing bottles of distilled spirits from the establishment.
 - (e) The sale of distilled spirits by the bottle shall not be permitted before 8:00 p.m. Patrons may not commence purchase of bottles of distilled spirits after midnight.
 - (f) At a minimum, food service shall be available from 8:00 p.m. to midnight.
 - (g) Each table where sale of distilled spirits by the bottle is permitted shall be tended to by at least one server to ensure that the requirements of these conditions are being monitored.
 - (h) The sale of distilled spirits by the bottle shall be made only to parties of two or more patrons. No more than three 750 ml bottles of spirits shall be at a table at any given time.
 - (i) For parties of two patrons, only one bottle of distilled spirits may be served at a time.
 - (j) No server may serve distilled spirits by the bottle prior to completing a training program provided by the Applicant regarding the requirements of these conditions and State ABC requirements.
 - (k) The sale of distilled spirits by the bottle shall not be permitted until the Applicant submits to the Director a copy of the training plan used to train servers regarding the requirements of these conditions.
 - (l) Within one year from the date each Alcohol Use Approval is issued for an establishment that permits the sale of distilled spirits by the bottle for on-site consumption, the Applicant shall file an application, along with a compliance report, with the Zoning Administrator's Office for a review of compliance with the above conditions. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with the above conditions. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. The Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12 C and 13 C of the Specific Plan. Notice of the hearing shall be provided in accordance with the City's Early Notification System

to members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Zoning Administrator.

3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. 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 Director for review and approval prior to the opening of any facility offering alcoholic beverages.
6. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owner(s) or operator(s) of the establishment, shall be provided. In determining the sufficient number of security personnel, the Zoning Administrator shall take into account such factors as square footage, use, capacity, location, operating hours and permitted occupancy of the establishment, site layout, and other security design features that are provided. The respective property owner(s) or 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 Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The establishment operator shall notify the LAPD of special events as far in advance as feasible.
7. The Zoning Administrator shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator 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.
8. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
9. 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.
10. 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.
11. Establishments may serve alcohol 10:00 a.m. - 2:00 a.m., 7 days per week, except that up to eight establishments, including each hotel, may serve alcohol from ~~7:00~~ 8:00 a.m. - 2:00 a.m., 7 days a week. Mini-bars located within hotel guest rooms shall not be limited in the hours of alcohol service.
12. 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.
13. A copy of this Table 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 Director or the LAPD.

14. 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 Specific Plan and 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 Zoning Administrator.
15. The Applicant shall ensure that no alcoholic beverages, which are purchased within the Applicant's establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
16. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
17. 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.
18. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
19. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:
 - a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment. There shall be no requirement to purchase a minimum number of drinks.
 - b. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
 - c. Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
 - d. For six establishments, gross annual sales of alcoholic beverages shall not exceed 50% of the total gross annual restaurant sales. For each of the remaining establishments, gross annual sales of alcoholic beverages shall not exceed 40% of the total gross annual restaurant sales.
 - e. Entertainment activities, such as live or recorded music, may be permitted so long as no less than 70% of the restaurant floor area is dedicated to food preparation, food service, eating areas, and entertainment and other areas where alcoholic beverages are not sold, such as dance floors, bowling alleys, stages and other performance areas and associated back of house areas, performance viewing areas, restrooms and storage areas.
 - f. No more than two pool tables are permitted for each restaurant.
 - g. There shall be a full-service kitchen and a full menu.
 - h. A minimum of ten of the permitted on-site consumption permits within the Specific Plan shall be for Restaurant/Cafes.
20. Sports Bar. The following conditions shall apply to Sports Bars:
 - a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.
 - b. Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of

alcoholic beverages from drive-up or walk-up windows is prohibited.

- c. Persons under 21 years of age shall not be admitted into those areas dedicated exclusively for pool tables, a bar or a cocktail lounge after the sale of food items have been discontinued.
- d. Within one year from the date an Alcohol Use Approval is issued for a Sports Bar establishment, the Applicant shall file an application with the Zoning Administrator's office for a review of the operations of the establishment. In addition, the Applicant shall file an application with the Zoning Administrator's Office for a review of the operations of the establishment every two years thereafter, unless the Zoning Administrator determines that the two-year reviews are no longer necessary. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with all conditions of approval. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. If the Zoning Administrator deems it necessary or if there has not been compliance with the conditions imposed on the operation of the establishment, the Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12 C and 13 C.
- e. Each Sports Bar may include other entertainment activities, such as live or recorded music, dancing, pool tables or other coin-operated/non-coin-operated games of skill.

21. **Nightclubs/Bars.** The following conditions shall apply to nightclubs and bars:

- a. Persons under 21 years of age shall not be permitted within any Nightclub or bar when alcohol is being served. Signage shall be prominently posted on the exterior of the establishment, stating this age restriction.
- b. Within one year from the date an Alcohol Use Approval is issued for a Nightclub establishment, the Applicant shall file an application with the Zoning Administration's office for a review of the operations of the establishment. In addition, the Applicant shall file an application with the Zoning Administrator's Office for a review of the operations of the establishment every two years thereafter, unless the Zoning Administrator determines that the two-year reviews are no longer necessary. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with all conditions of approval. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. If the Zoning Administrator deems it necessary or if there has not been compliance with the conditions imposed on the operation of the establishment, the Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12 C and 13 C.

22. **Cinemas.** The following conditions shall apply to cinemas:

- a. Sales of alcoholic beverages shall be only made from behind a counter, including a concession stand, portable stand or bar, or fixed bar, or by patrons making an order to a server to the occupant of the seating area. Sales or service of alcoholic beverages by individual ambulatory vendors, commonly known as "hawkers," is prohibited, and no server may carry a supply of unordered alcoholic beverages.
- b. Sales of alcoholic beverages for consumption off the premises is prohibited.
- c. Gross annual sales of alcoholic beverages shall not exceed 50% of the total gross annual food and beverage sales.
- d. No more than two (2) alcoholic beverages shall be sold or served to any one (1) person during any purchase transaction.
- e. Alcoholic beverages shall be served in non-glass containers that differ significantly in appearance from non-glass containers used for non-alcoholic beverages.
- f. At all times when the Applicant is serving alcoholic beverages, an employee shall enter and monitor activity within each Cinema auditorium no less than every 30 minutes, and lighting within auditoria shall remain at a sufficient level to allow employees to monitor alcoholic beverage

consumption.

- g. Applicant shall post signs that state "No Alcoholic Beverages Beyond This Point" at all Cinema exits.
- h. No employee under 18 years of age may serve or sell alcoholic beverages.

23. Sales of alcohol for off-site consumption shall be prohibited.

TABLE 2

**CONDITIONS VOLUNTEERED IN THE DEVELOPMENT AGREEMENT
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. Of the two Alcohol Use Approvals for off-site consumption, which are permitted by this section, and one Alcohol Use Approval that may be allocated to off-site consumption if not allocated to on-site consumption, one shall be located and operated in conjunction with the residential components of the Specific Plan, such as a grocery store, drug store, or similar uses that are intended to primarily serve the residential uses in the Specific Plan area.
3. No employee, while working, shall solicit or accept any alcoholic beverage from any customer while on the premises.
4. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The LAPD shall be notified of special events as far in advance as feasible.
5. The Zoning Administrator, or his/her designee, shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator 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.
6. 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.
7. 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.
8. A copy of this Table 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 Director or the LAPD.
9. 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, conditions established in this Specific Plan and shall record the agreement in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted 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 Zoning Administrator.

10. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
11. The Applicant shall ensure that no alcoholic beverages which are purchased within the Applicant's establishment are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
12. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.
13. 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.
14. 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.
15. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
16. Drug Stores/Grocery Stores. The following conditions shall apply to Drug Stores and Grocery Stores:
 - a. The sales of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m., seven days a week.
 - b. No wine shall be sold with an alcoholic content of greater than 15% by volume, except for "dinner wines" which have been aged two years or more and which are maintained in corked bottles.
 - c. The sale of beer or malt beverages in individual containers of one quart, 22 ounces or 32 ounces is prohibited. No beer or malt beverages may be sold in quantities of less than six containers per sale.
 - d. Beer, malt beverages and wine coolers in individual containers of 16 ounces or less is prohibited. These individual containers that are 16 ounces or less must be sold in manufacturer's pre-packaged, multi-unit quantities.
 - e. Wine and distilled spirits shall not be sold in bottles or containers smaller than 750 milliliters. Beer coolers, wine coolers or pre-mixed distilled spirit cocktails must be sold in manufacturer's pre-packaged, multi-unit quantities.
17. On-site consumption of alcoholic beverages may be permitted when provided in conjunction with a gourmet wine store. The gourmet wine store may serve alcohol for on-site consumption from 10:00 a.m. to 2:00 a.m., seven days per week. The following additional conditions shall apply to wine tasting:
 - a. The owner or operator shall maintain a record of wines used for wine tastings. Records of wines consumed at wine tastings on-site or of those furnished by the establishment to any organization for wine tasting off-site shall include the date of the tasting, name and address of licensee, name of the organization if applicable, the address of the tasting if not conducted on the applicant's premises, and the brand, type, and quantity of each wine used. Wine tasting records shall be retained for a period of three years, and provided to the Zoning Administrator when requested.
 - b. Dump buckets shall be provided in conjunction with wine tasting.
 - c. Non-alcoholic beverages, in addition to water, shall be served.

- d. No person under the legal age of 21 or any person who appears to be intoxicated shall be served an alcoholic beverage.
- e. Food or snacks shall be provided in conjunction with wine tasting.

Section 14.

TRANSPORTATION AND PARKING REGULATIONS.

A. **Project Trip Generation.** In conjunction with each Project Permit Compliance Review application, the Applicant shall calculate the number of Trips for a Project and submit the calculation to the General Manager for review and approval. The calculation of Trips for each Project shall be based on the Trip Generation Table in Appendix B. The City Planning Commission, after notice and hearing, may for good cause, revise the Trip Generation Table based upon the recommendations of the Director and the General Manager.

Trips for a Project having more than one use shall be calculated by adding together the Trips generated by the proportion of Floor Area of the Project devoted to each use unless the General Manager, based on reasonable methods, determines otherwise.

The General Manager shall use reasonable methods to determine the appropriate number of Trips for Projects which include a use not listed in the Trip Generation Table or a recognized data source, such as the Institute of Transportation Engineers (ITE) Trip Generation tables.

The General Manager's determination shall reflect the anticipated effect of the Pass-By Trips, use of transit, trips remaining internal to the Project, Trips generated by existing uses on the Project site, trips related jointly to ~~STAPLES Center~~[Crypto.com Arena](#) and Los Angeles Convention Center, and implementation of other transportation demand management measures.

The Applicant may appeal the General Manager's calculation of Trips to the Area Planning Commission within 15 days from the date of mailing of the General Manager's written determination. Upon appeal, the Commission shall, for good cause, sustain, reverse or modify the General Manager's calculation within 30 days of the filing of the appeal. If the Commission fails to act within this specified time, the calculation by the General Manager shall be the final determination.

B. Required Traffic Improvements.

1. **Phasing Plan.** Prior to the issuance of the first Project Permit Compliance, the Applicant shall submit a Traffic Mitigation Phasing Plan (TMPP) to the General Manager for approval. The Plan shall identify which improvements must be constructed in connection with individual development sites. The General Manager, in consultation with the Director and the Applicant, may modify the approved TMPP, if he or she determines the TMPP to be infeasible.

2. **Improvement Assignments.** Prior to the issuance of a Project Permit Compliance Review approval for a Project, the General Manager, in consultation with the Director of Planning and the applicant, shall assign traffic improvements to the Project, from the list in Appendix C. Applicants may seek assignment of Project traffic improvements for individual trips, or for entire phases of development.

3. **Guarantee of Traffic Improvements.**

a. **Traffic Improvements.** Prior to issuance of a building permit for a Project, the Applicant shall guarantee to the satisfaction of the General Manager, the construction of any

traffic improvements for which the Project Applicant is responsible. Prior to the issuance of a certificate of occupancy, the Project Applicant shall provide improvement design plans satisfactory to the General Manager, and shall construct, the assigned traffic improvement. If the General Manager determines that construction of the assigned traffic improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the improvement to the satisfaction of the General Manager.

- b. **Fair Share Traffic Improvements for Harbor Freeway 9th Street Northbound Off-Ramp.** The Project Applicant shall provide suitable guarantees for the Project's fair share of the costs of improvements (including the cost of preparing the Project Study Report) to the northbound 9th street off-ramp from the Harbor Freeway, to the satisfaction of the General Manager. The Project Study Report shall meet the requirements set by the State Department of Transportation (CALTRANS) for this improvement.
 - c. **Guarantee Provisions.** Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer and the General Manager.
4. **Traffic Improvement Modifications.** The General Manager, at the request of the Applicant, may determine the implementation of any transportation improvement listed in Appendix C is infeasible and should be substituted with a comparable transportation improvement of equivalent cost or effectiveness. In that situation, the General Manager, in consultation with the Director, may modify or substitute the traffic improvement, provided the General Manager meets with the Applicant and determines what alternate and/or additional mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection.

C. Transportation Demand Management (TDM) Regulations.

1. **Transportation Management Organization (TMO).** The owners of property within the Specific Plan area shall establish a TDM Plan approved by the General Manager. In order to implement this TDM Plan, the owners of property within the Specific Plan area shall establish a TMO, in which owners or property and tenants within the Specific Plan area shall participate. Participation in the TMO shall be required as a term of the tenant's lease with the owners of property within the Specific Plan area or with the management firm.
2. **Implementation.** Owners of property within the Specific Plan area shall submit an annual TDM report to the TMO, which shall submit one consolidated annual report to the General Manager. The General Manager shall review the annual report, to verify that development in the Specific Plan area has not exceeded environmental thresholds related to traffic and parking, based on Appendix B and the Parking Requirements Table, set forth in this Specific Plan.
3. **TDM Measures.** The TMO may utilize those incentives or other measures it determines appropriate within its TDM Plan. These measures may include, but are not limited to the following:

- Building and site design elements that facilitate employee/visitor Trip reduction efforts.
- Conveniently located loading and unloading areas for high-occupancy vehicles (HOVs).
- Bicycle facilities.
- Preferential parking for HOVs.
- Conveniently located public transit stops.
- Educational programs or materials on ridesharing/transit services for employees or visitors of the Specific Plan area.
- Sale of transit passes.
- Provision of ridesharing coordination services.

D. Parking Regulations.

1. **Supersedes LAMC requirements.** Where this Specific Plan contains language or standards that require more parking or permit less parking than LAMC Section 12.21, this Specific Plan shall supersede the LAMC.
2. **Parking Requirements.** The following minimum parking ratios shall apply to uses within the Specific Plan area:

Parking Requirements Table

| Land Use | Parking Requirements |
|----------------------------------|--|
| Arena CenterCrypto.com arena. | 2,198 spaces for the STAPLES |
| Entertainment | |
| Theater | 1 space/10 seats |
| Night Club/Sports Bar | 1 space/100 sf |
| Museum | 1 space/100 sf |
| Convention Center Use | 3.65 space/1,000 sf* |
| Health Club | 1 space/1,000 sf |
| Hotel** | |
| Banquet Room | 1 space/100 sf |
| Guest Rooms | .5 space/room for first 20 rooms .25 space/room for next 20 rooms .16 space/room for remaining rooms |
| Medical Office | 1 space/1,000 sf |
| Office | 1 space/1,000 sf (maximum) |
| Residential | 1.25 space/dwelling unit |
| Assisted/Elderly units | .5 space/room for first 20 rooms .25 space/room for next 20 rooms .16 space/room for remaining rooms |
| Restaurant | 1 space/1,000 sf |
| Retail | 1 space/1,000 sf |
| Telecom facility | 1 space/10,000 sf |

* Uses ancillary to the operation of a hotel shall not be subject to a separate parking requirement.

However, the parking rate for office use within the existing Traffic Impact Zone (north of Olympic Blvd.) shall be 0.6 sp/1,000 square feet. When the downtown parking requirements are modified by the Community Plan Update, ~~as recommended by City Planning Commission action dated November 12, 1998,~~ those modified parking requirements ~~shall apply~~ may be utilized within this Specific Plan.

3. **Location of Parking.** Parking required by this Specific Plan for an individual Project may be located at any location within the Specific Plan area or within 1500 feet of the Specific Plan boundary by covenant, lease, license or other arrangement to the satisfaction of the Director. Parking shall be distributed throughout the Specific Plan area, to ensure convenient access by all individual Projects.
4. **Shared parking requirements.** The Director of Planning, in consultation with the General Manager, may authorize shared use parking, based upon a finding that adequate parking will be provided. The Applicant shall prepare a shared parking analysis for approval by the Director and the General Manager.
5. **Reduced parking requirements.** The Director of Planning, in consultation with the General Manager, may authorize the reduction of these minimum parking requirements, based upon a finding that adequate parking will be provided. No reduction may exceed 10% of the minimum parking requirements established by this Specific Plan. The Applicant shall prepare a reduced parking analysis for approval by the Director and the General Manager.

Section 15.

TRANSFER OF FLOOR AREA.

Except as provided in Section 6 of this Specific Plan, Owners of a lot located within the Specific Plan area may transfer unused permitted Floor Area to another lot within the Specific Plan area, or may transfer unused permitted Floor Area into the Unused Floor Area Pool, pursuant to the procedures of this Section. In addition, owners of a lot located within the Specific Plan area may transfer unused permitted Floor Area to another lot outside of the Specific Plan area pursuant to Article 4.5 of the LAMC, LAMC Section 12.24 W 19 and the procedures set forth below in Subdivision 2 (b), (c) and (d).

- A. **Limitation.** Any Project constructed with transferred Floor Area shall comply with all regulations set forth in this Specific Plan.
- B. **Procedures.** The Director shall approve the transfer of unused permitted Floor Area if it meets the following procedures:
 - 1. An applicant shall submit to the Director, a request for the Transfer. The request shall indicate the Donor Site, the Receiver Site and the amount of Floor Area to be transferred. If the request is to transfer Floor Area from a Donor Site to the Unused Floor Area Pool, then the request shall so indicate, and shall state the amount of Floor Area to be transferred. If the request is to transfer Floor Area from the Unused Floor Area Pool to a Receiver Site, then the request shall so indicate, and shall state the amount of Floor Area to be transferred.
 - 2. The Director shall establish and maintain a record of all transfers pursuant to this Specific Plan. The Director shall include this record as part of the LASED Annual Report to the Area Planning Commission. The Transfer record shall be available for public inspection.
 - 3. The Director shall verify that the Donor Site contains adequate unused Floor Area to be transferred to the Receiver Site or to the Unused Floor Area Pool.
 - 4. Any transfer approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by an executed and recorded covenant approved by the Director. Where the Floor Area is being transferred to a Receiver Site, it shall be executed and recorded against both the Donor Site and Receiver Site. Where the Floor Area is being transferred to the Unused Floor Area Pool, the covenant shall be executed and recorded against the Donor Site. The covenant shall specify the total Floor Area being transferred from, and any remaining Floor Area at, the Donor Site and shall restrict further development on the Donor Site to that amount of Floor Area, if any, remaining, unless additional Floor Area is subsequently transferred to the Donor Site. After recordation, a copy bearing the Recorder's number and date shall be furnished to the Director and the General Manager for their records.

Section 16.

SIGNAGE.

A. Specific Plan Compliance Requirements.

1. **Prohibition.** The Department of Building and Safety (LADBS) shall not issue a permit for a sign unless the sign complies with the requirements of this Section, as determined by the Director of Planning. Unless otherwise specified in this Specific Plan to the contrary, all signs shall comply with the provisions of LAMC [Chapter 1, Article 4.4, Section 14.4.1, et seq.](#); Chapter II, Article 8, Section 28.00, et seq.; Chapter VI, Article 7, Section 67.00, et seq.; and Chapter IX, Article 1, Division 62.

2. **Review Procedure.**

a. **Review Processes.** The Applicant shall submit ~~three copies of the sign plans~~ drawn to scale, indicating the sign area, sign type, sign height, placement, lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall also identify the Sign District location, as shown graphically on Map 8, the proposed location of the sign, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section.

1) **Planning Department Sign Off Required.** A permit may be issued by LADBS for the following type of signs with only a Planning Department sign off on the permit application:

- a. Aerial View Sign
- b. Architectural Ledge Sign
- c. Awning Sign
- d. Banner Sign
- e. Channel Letter Sign
- f. Inflatable Signs
- g. Ground Mounted Sign
- h. Temporary Sign in Sign District A-1
- i. Tenant ID Sign
- j. Wall Sign up to 1,500 square feet in area
- k. Wayfinding Sign

Upon review and approval that the sign complies with the requirements of this Section, the Director shall stamp, sign, and date the permit application plans which shall be given to LADBS prior to the issuance of any permit to ensure consistency in the permitting process.

2) **Sign Application Required.** No permit shall be issued by LADBS for the following types of signs unless the

Director has issued a Sign Application Compliance approval, or ~~unless the Area Planning Commission has issued a Comprehensive Sign Plan Review approval, pursuant to the~~ procedures set forth in ~~this section~~ LAMC 11.5.7 C and findings identified in subsection (e) below:

- a. Animated Sign
- b. Building I.D. Sign
- c. Electronic Message Display Sign
- d. Freeway Edge Sign
- e. Plaza Tower Sign
- f. Projected Image Sign
- g. Projecting Sign
- h. Roof Sign
- i. Supergraphic Sign
- j. Temporary Signs in Sign District A, B, C
- k. Wall Sign greater than 1,500 square feet in area
- l. any other signs which are permitted by the LAMC and are not prohibited by this Specific Plan

Applicants may apply for sign approvals for individual signs or for projects which have been granted a Project Permit Compliance Review, through approval of a sign application by the Director. The Applicant may submit a sign application following the Project Permit Compliance Review or simultaneously with the Project Permit Compliance Review. Applicants may apply for sign approvals for multiple block areas through approval of a ~~c~~ Comprehensive Sign program Plan Review by the Area Planning Commission. The Director shall make a determination of whether the sign(s) complies with the requirements of this Specific Plan within 30 days from the date the application is deemed complete, unless the time limit is extended by mutual consent of the Applicant and the Director.

- b. **Sign Application Compliance.** Prior to issuance of any permit for a sign or sign support structure not eligible for sign off pursuant to Paragraph (a)(1) of this subdivision, the Applicant shall submit a sign application for review by the Director. The Applicant shall submit ~~three copies of~~ the sign plan drawn to scale, indicating the sign area, sign type, sign height, placement, lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall also identify the Sign District location, as shown graphically on Map 8, the proposed location of the sign, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this

section. Approval of a Sign Plan Application shall be based on traffic safety, conformance with the sign regulations of this Specific Plan, and a determination that the design of a proposed sign(s) is in keeping with the ~~character of this the architectural and landscape character of the surrounding development and the~~ Specific Plan as provided for in the Design Guidelines for Signs (Appendix A). Prior to the issuance of any permit, the Director shall stamp, sign, and date an approved sign plan to be given to LADBS to ensure consistency in the permitting process.

~~c. **Comprehensive Sign Plan Review.** An applicant may submit a Comprehensive Sign Plan Application for consideration by the Area Planning Commission.~~

~~(1) **Area Planning Commission Review.** The Director shall prepare a recommendation to the Area Planning Commission regarding each Comprehensive Sign Plan Application. The Area Planning Commission may approve, approve with modification, or disapprove a Comprehensive Sign Plan. Actions of the Area Planning Commission with regard to Comprehensive Sign Plans shall be based on consideration of the design intent of the design Guidelines for Signs, Appendix A Design Guideline 20, traffic safety, and the compatibility of the proposed sign with the architectural and landscape character of the surrounding development.~~

~~(2) **Comprehensive Sign Plan Application.** Applicants seeking a Comprehensive Sign Plan Review by the Area Planning Commission shall submit a Comprehensive Sign Plan application to the Department of City Planning. The Applicant shall submit three copies of the Comprehensive Sign Plan drawn to scale, indicating the sign area, sign height, placement, lettering styles, materials, colors, lighting methods for the proposed signs, and elevations showing sign placement on structures and adjacent development. There can be only one Comprehensive Sign Plan for each Project located in the Specific Plan area. The application shall also identify the Sign District location(s), as shown graphically on Map 8, where the signs are proposed, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section.~~

~~cd. **Fee.** A Sign Application Compliance submittal shall be accompanied by a fee equal to the fee required for sign reviews pursuant to LAMC Section 19.01 CQ. A Comprehensive Sign Plan application submittal shall be accompanied by a fee equal to the fee required for All Other Reviews Standard Cases for Specific Plan Design Review Project Permit Compliance Approval in LAMC Section 19.01 CQ.~~

~~e. **Time Limit.** The Director shall approve, disapprove, or approve with conditions a sign application within 30 days from the date the application is deemed complete, unless the time limit is extended by mutual consent of the Applicant and the Director. The Area Planning Commission shall approve, disapprove, or approve with conditions a proposed Comprehensive Sign Plan within 75 days from the date the application is deemed complete, unless the time limit is extended by mutual consent of the Applicant and the Director.~~

ef. Findings Required for Sign Application Compliance.

~~Signs within this Specific Plan area shall not be subject to the Project Permit Compliance Review procedure.~~ Signs shall be reviewed for consistency with all applicable sections of the Specific Plan. ~~A Sign Application Compliance~~ **Signage** approval may be conditioned per applicable regulations and guidelines of the Specific Plan. Prior to approval of a Sign Application, the Director shall make the following findings:

- 1) All proposed signs are appropriately scaled to the architectural character of all buildings, existing signs, and structures on the lot;
- 2) All existing and proposed signs result in a complementary enhancement to the architecture and open spaces on the lot, and result in a visually uncluttered appearance;
- 3) The proposed signs comply with all of the applicable sign regulations of this section, including sign area, total signage facade coverage, sign type, sign height, and operating hours; and
- 4) The proposed signs comply with all applicable sign guidelines found in Appendix A of the Specific Plan.

~~g. **Appeal Process.** The Director's determination shall be mailed to adjacent property owners. An Applicant or any other person aggrieved by the Director's determination regarding a sign application may appeal the Director's determination to the Area Planning Commission. An Applicant or any other person aggrieved by the Area Planning Commission's determination regarding a Comprehensive Sign Plan Application may appeal to the City Council. The appeal shall be filed within 15 days of the date of the determination on forms provided by the Department. The appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was an error by the Director in acting on a sign application or the Area Planning Commission acting on a Comprehensive Sign Plan Application.~~

B. Definitions. The following terms whenever used in this Section are defined below or cross-referenced to definitions used in the LAMC. To the extent that other terms used in this section are not listed below but are defined in the LAMC, those definitions shall apply. Sign Districts shall be as shown on Map 8. The definitions set forth in this section are intended to encompass future technologies and materials which may be utilized in the construction or implementation of the signs permitted.

Aerial View Sign: A sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky. An Aerial View Sign shall not be visible from any adjacent public right-of-way.

Animated Sign: A sign that contains images, parts or illumination which flash, change, move, stream, scroll, blink or otherwise incorporate motion.

Architectural Ledge Sign: A sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

[Arena Sign:](#) A sign that includes, but is not limited to, the logo and or name of the sports and entertainment complex at the southwest corner of the intersection of Figueroa Street and 11th Street.

Awning Sign: A sign located anywhere on the surface of an awning.

Banner Sign: A sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole or building and is fixed in place.

Building I.D. Sign: A sign that is limited to a company logo, name of building, business, or destination.

Channel Letters Sign: Multi-dimensional, individually cut letters, numbers or figures which are affixed to a building or structure.

Electronic Message Display Sign: A sign that displays still images, scrolling images or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Freeway Edge Sign: A sign that may consist of a Ground Mounted, Projecting, or Wall Sign within Sign District B [which faces the I-110 Freeway.](#)

Ground Mounted Sign: A sign that is free-standing, mounted to the ground and does not use columns, poles or uprights as its primary, visual structural support.

Inflatable Sign: An object that is inflated with cold air, hot air, helium or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord, rope, cable or similar method.

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

Non-animated Sign: Any sign other than an Animated Sign. For purposes of this Specific Plan, a sign which has images, parts or illumination that change less than once every hour shall be considered a Non-animated Sign.

Off-site Sign: Any sign other than an On-site Sign.

On-site Sign: A sign which identifies or promotes a facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person, institution, or sponsor of any of the foregoing, which is conducted, sold, manufactured, produced, exhibited, displayed, promoted, presented, broadcast, televised, offered or occurring within this Specific Plan area, Staples Arena, or the Convention Center,

including any incidental facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person or institution.

Plaza Tower Sign: A sign that consists of a free-standing multi-sided structure, located only within the Central Plaza. A Plaza Tower Sign may consist of, but shall not be limited to, an Electronic Message Display Sign, a Projected Image Sign, or a Supergraphic Sign and located only within Sign District A-1. A Plaza Tower Sign shall not be considered to be a Pole Sign, as defined by LAMC Sec. [14.4.291-6293](#), or a Ground Mounted Sign.

Projected Image: An image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall. A Projected Image shall count as sign area.

Projecting Sign: A sign, other than a Wall Sign, that is attached to a building or structure and projects outward and/or upward from the wall of a building or structure and contains one or more sign faces.

Roof Sign: A sign erected upon a roof of a building. For purposes of this ordinance, a Roof Sign shall be limited to freestanding letters or characters which are not applied or attached to any background structure, building or material, except as necessary to support. Except for Building I.D. signs [and the Arena Sign](#), Roof ~~signs~~ Signs shall be framed by a higher building wall, so that the display does not break the skyline when viewed at a distance of 500 feet from any public street.

Sign: Any display board, wall, screen, projected image, object, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public.

Sign Height: Shall be measured from the adjacent finished grade to the top of the sign.

Supergraphic Sign: A sign which consists of an image, with or without written text, which is applied to and made integral with a wall, projected onto a wall, illuminated by LED or other pixilated lighting where permitted, or printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.

Temporary Sign: Any sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single building facade, and which is not permanently affixed to the ground, a building or structure. Temporary Signs include Inflatable Signs. Temporary Signs shall count as sign area, except as provided for in Subsection C 5 a of this section.

Tenant I.D. Sign: A sign that is limited to a company logo or the name of a business.

Wall Mural: A painted or digitally produced image generally large in scale, which is incorporated onto the facade of a building. Wall Murals shall count as sign area.

Wall Sign: A sign attached to, painted on or erected against the wall and/or parapet of a building or structure, with the exposed face of the sign on a plane approximately parallel to the plane of the

wall.

Wayfinding Sign: A pedestrian or auto oriented sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a non- advertising character.

Window Sign: A sign placed directly behind a building window and intended to be visible from the exterior of the building. A Window Sign does not include a Supergraphic Sign or Wall Mural Sign.

C. General Requirements:

1. **General Requirements of LAMC.** The intent of this Specific Plan is to create a vibrant and animated entertainment district, with dynamic and creative signage, including many signs that are not otherwise permitted by the LAMC. Except as otherwise provided, and pursuant to Section 3J of this Specific Plan, LAMC Sections [91.6201 et seq.](#), [14.00 et seq.](#), and ~~91.6205.6.1, 91.6205.6.2, 91.6205.11.2, 91.6205.11.4, 91.6205.11.7, 91.6205.11.8, 91.6205.12, 91.6205.13, 91.6207-91.6215, 91.6216.2, 91.6216.3, 91.6217-91.6219, 28.10, 28.11, 67.02(a) and 67.29~~ shall be superseded by this Specific Plan.
2. **Permitted Signs.** Except as otherwise provided in Subdivision 3, below, all signs defined in subsection B above and signs which are otherwise permitted by the LAMC shall be permitted, as set forth in this Specific Plan.
3. **Prohibited Signs.** Except as otherwise provided, the following signs shall be prohibited:
 - a. Internally Illuminated Awnings.
 - b. Conventional plastic faced box, canister, or cabinet signs.
 - c. Formed plastic faced box or injection molded plastic signs.
 - d. Luminous vacuum formed letters.
 - e. Odor-producing signs.
 - f. Any sign covering windows, with the exception of Supergraphic Signs which shall maintain outward views from windows.
 - g. Pole Signs.
 - h. Sandwich board signs.
 - i. Off-site signs
4. **Hazard Review.** Signs that adhere to the regulations outlined in Tables 3,4,5,6, and 7 of this Specific Plan shall be exempted from the Hazard Determination review procedures in LAMC Section [91.6205.514.4.5](#). Electronic Message Display Signs shall be subject to review under the process established by Subsection A of this Section. As part of this process, the Director of Planning shall consult with the General Manager on the design and operational elements of any Electronic Message Display sign. All applicable signs shall continue to be

subject to Caltrans approval.

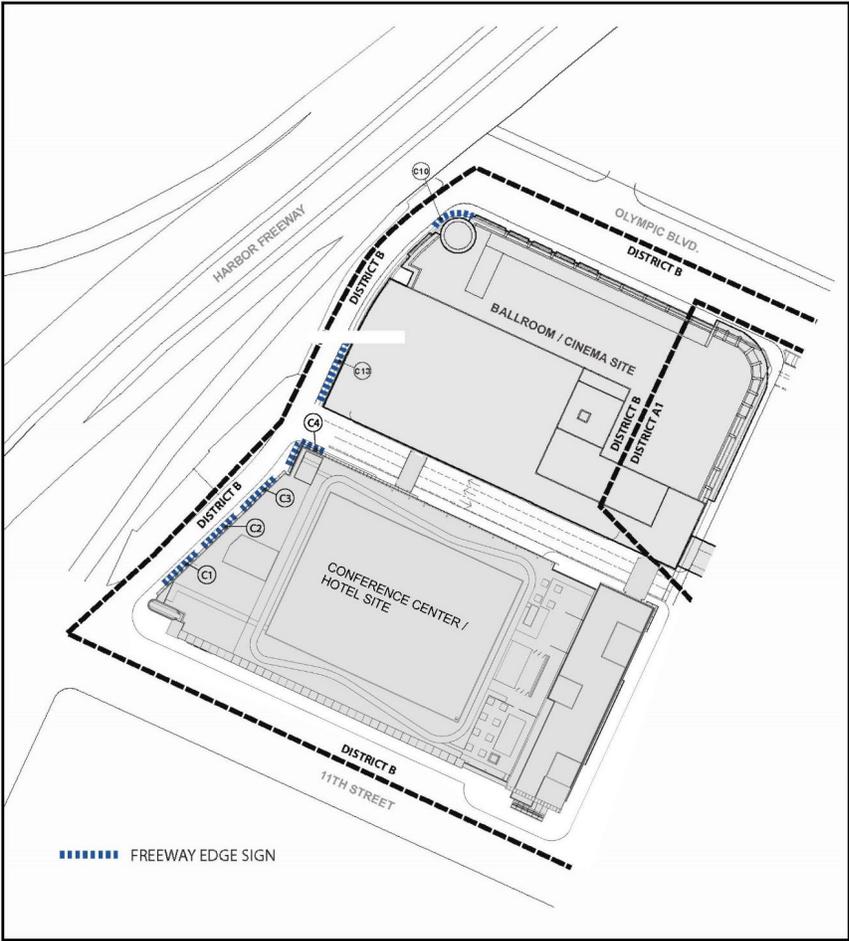
5. **Sign Area Calculation.** Sign area shall be calculated in accordance with [the definition of Sign Areas, as described in LAMC Section 91.620314.4.2](#), except as follows:
 - a. Temporary Signs in Sign District A-1 (See Map 8) shall be excluded from computation of sign area, up to a total of 10,000 square feet.
 - b. Wayfinding signs shall be excluded from computation of sign area.
 - c. Aerial View signs shall be excluded from computation of sign area.
6. **Freeway Exposure.** Notwithstanding provisions of LAMC ~~91.6205.614.4.6~~ to the contrary, all Signs permitted by this Specific Plan are determined to be exempt from LAMC ~~91.6205.6.114.4.6 A~~. The total square footage of all Animated Signs and Electronic Message Display Signs located on the Olympic West Subarea, [excluding the Arena Sign](#), shall not exceed 1,500 square feet. The Director shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign within the Olympic West Subarea 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.
7. **Sign Height for Ground Mounted Signs.** Ground Mounted Signs shall be limited to 35 feet. Ground Mounted Signs may exceed 35 feet for a height of up to 50 feet only if they do not break the roofline of the podium level of the adjacent building wall. Sign height shall be measured as the vertical distance from the adjacent finished Grade to the top of the sign.
8. **Sign Height for Freeway Edge Signs.** Freeway Edge Signs shall be limited to 65 feet in height.
9. **Sign Height for Plaza Tower Signs.** Plaza Tower signs shall be limited to 100 feet in height.
10. **Existing Signs.** Existing signs and/or sign support structures that legally exist prior to October 21, 2001 and signs authorized by Ordinance No. 172465 shall be permitted to continue pursuant to LAMC Section 91.62106. The sign area of preexisting signs shall count toward sign area allowed by this Specific Plan, with the exception of signs authorized by Ordinance 172465, which shall be excluded from computation of sign area.)
11. **Illumination.** All signs within the Specific Plan may be illuminated. Signs may be illuminated by either internal or external means. Methods of signage illumination may include, but not be limited to: electric lamps, such as neon tubes; fiber optic; incandescent lamps; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures. All Illuminated Signs shall be designed, located or screened so as to limit direct light sources onto any residential units that are located outside of the Specific Plan area. [The Arena Sign shall have a nighttime brightness no greater than 300 candelas per square meter and a daytime brightness no greater than 5,000 candelas per square meter.](#)

12. **Building I.D. Signs.** Any signage that includes corporate sponsors as part of the building identification, shall be designed so as to present internally consistent and internally proportionate sign copy. Signs that include corporate sponsors shall utilize lettering size and styles which are generally uniform, in order that all words or names within the sign are not of a significantly different scale than the rest of the sign copy. Building I.D. Signs are permitted to break the plane of the roof. Any portion of a Building I.D. Sign above the plane of the roof shall consist of free-standing letters or characters which are not applied or attached to any background structure, building, or material, except as necessary for support.
13. **Inflatable Signs.** An Inflatable Sign shall only be permitted in Sign District A-1. An Inflatable Sign is a temporary sign. An Inflatable Sign shall be equipped with a rapid deflation device acceptable to LADBS. Inflatable Signs may be attached to a building, but may not cover doors, vents, rescue windows, or other openings that serve occupants of the building. Inflatable signs may not exceed the height limits of the building envelope permitted in each Subarea pursuant to Section 10 of this Specific Plan. An Inflatable Sign shall not contain any text message except for the name of the business or event for which it is displayed.
14. **Supergraphic Signs.** Locations for all Supergraphic Signs, with the exception of temporary Supergraphic Signs, shall be identified at the time of building design plan development and shall be integrated into the architecture of the building to the satisfaction of the Director. In no event shall a Supergraphic Sign be permitted above 150 feet in height, with the exception of Sign District A-1, where sign heights of up to 225 feet shall be permitted. A Supergraphic Sign that is comprised of vinyl or other material may be attached to a wall with an adhesive approved by the Fire Department or by mechanical means approved by LADBS. A Supergraphic Sign shall not cover doors, vents, rescue windows, or other openings that serve occupants of the building. Supergraphic Signs comprised of mylar or other film-like transparent material, such as perforated vinyl, may be applied directly to windows.
15. **Freeway Edge Signs.** ~~A Freeway Edge Signs~~ may be located as indicated on Map 7. The size of a Freeway Edge Sign shall comply with Tables 4 and 6. ~~The Director shall refer to the Conceptual Signage Map of the Olympic West Subarea, dated October 16, 2006, and located in the City file, to provide guidance in approving Freeway Edge Signs.~~
16. **Sign Types and Heights.** Except for Temporary Signs, signage types located at heights above 150 feet shall be limited to Building I.D. Signs, Tenant I.D. Signs, and, where permitted, Supergraphic Signs.
17. **Sign Districts.** For sign regulation purposes, the Specific Plan area is divided into four Sign Districts, as shown on Map 8.
18. **Additional Limitation for Signage in Sign District A-1 and Sign District B.** In no event shall the combined total amount of square footage of signage in Sign District A-1 and B exceed 136,000 square feet, exclusive of up to 10,000 square feet of temporary signage.

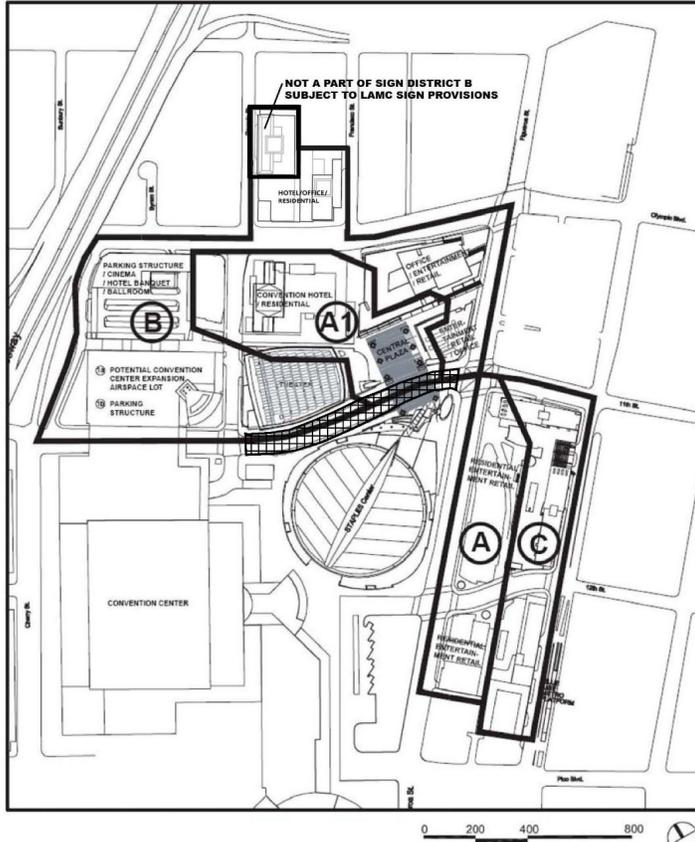
19. **Vertical Sign Zones.** For sign regulation purposes, Sign Districts are divided into Vertical Sign Zones, as shown on Exhibits 6-A and 6-B.
20. **Signs Within More Than One Sign District or Vertical Sign Zone.** In those instances where a single sign is proposed to cross more than one Sign District or more than one Vertical Sign Zone, the sign shall be permitted and the sign area shall be calculated based upon each applicable district and level within which the sign is located. In no event shall the sign area of an individual sign exceed that permitted in the most permissive Sign District or Vertical Sign Zone area in which the sign is located. Adjustments to facade coverage requirements for Building I.D. signs primarily located within one Vertical Sign Zone, and protruding into a second, more restrictive Vertical Sign Zone less than 10 linear feet, may be processed as a Specific Plan Adjustment pursuant to LAMC Section 11.5.7.E. Where portions of a sign are subject to differing animation, hours of operation or other regulations, each portion of the sign shall be subject to the applicable regulations for that portion of the sign. No sign separations shall be required for a single sign which is located in more than one Sign District or Vertical Sign Zone.
21. **Conceptual Signage Map for Olympic East, West and North Subareas.** The Director shall refer to the Conceptual Signage Map for the Olympic East, West and North Subareas, dated October 16, 2006 and located in the City file, to provide guidance in approving permitted signage ([other than Freeway Edge Signs](#)) within the Specific Plan area as it relates to Sign Districts A-1 and B, as set forth in Tables 4 and 6. The Conceptual Signage Map may be modified and updated, in accordance with this Specific Plan and as approved by the Director.
22. **Large-Scale Architectural lighting.** Large-scale architectural lighting may be approved at the time of building design development by a Director's determination, and shall be exempt from sign area for purposes of this Specific Plan. Large-Scale Architectural Lighting shall contain no text, logos, messages, or images of any kind, and shall serve only to highlight or accentuate vertical, horizontal, or other elements of the structure. Large-Scale Architectural Lighting that acts to extend a sign image background over a larger architectural area shall be included in the calculation of sign area. Large-Scale Architectural Lighting may be multi-hued and may gently change hues in a slow, deliberate manner with a slow, draw-out constant intensity, and may mark special seasons, weather, or events with unique color arrangements. At no time shall Large-Scale Architectural Lighting flash, blink, scroll, move, or stream. For purposes of this Specific Plan, Large-Scale Architectural Lighting shall change hue no more than once every ten minutes with no change in intensity and be considered a non-animated lighting element. The Director of Planning shall place limits on illumination intensity and retain the right to impose additional conditions.

MAP 7
FREEWAY EDGE SIGN LOCATIONS

Commented [A5]: Map has been updated to depict the Conference Center/Hotel Site which was previously labeled as "Olympic West Parking Structure Site".



**MAP 8
SIGN DISTRICTS**



 The shaded portion of Chick Hearn Court, referred to herein as the Eleventh Street Pedestrian Area, shall be included within the boundaries of the LASED Specific Plan if vacated or otherwise permanently closed to vehicular traffic.

* Section 16, Signage, shall not apply to the four parcels described as Lots 20, 21, 22 and 23 as shown on F.J. Nettleton's Subdivision of the Ellis Tract. Thus, all applicable signage-related provisions of the Los Angeles Municipal Code shall apply to those four parcels, including but not limited to, Chapter I, Article 4.4; Chapter II, Article 8, Section 28.00, et seq.; Chapter VI, Article 7, Section 67.00, et seq.; and Chapter IX, Article 1, Division 62.

Commented [A6]: Map has been updated to show portion of Chick Hearn Court that shall be included within the boundaries of the LASED Specific Plan if vacated or closed to traffic.

D. **Vertical Sign Zones.** For sign regulation purposes, the Specific Plan area is also divided into five Vertical Sign Zones, as shown in Exhibit 6-A and 6-B. The purpose is to address different sign viewing distances, including pedestrian views from street level, pedestrian views from a distance, and views from vehicles.

Sign Districts A, B, C:

Level 1: This zone is applicable to all signs located at street level, defined as 0 foot – 35 feet above grade.

Level 2: This zone is applicable to all signs located at the mid-level of multi-story buildings, defined as 35 feet – 100 feet above grade

Level 3: This zone is applicable to all signs located at the upper levels of mid-to high-rise buildings, defined as 100 feet or more above grade.

Sign District A-1:

Level 1: This zone is applicable to all signs located at street level, defined as 0 -100 feet above grade

Level 2: This zone is applicable to all signs located at the upper levels of mid-to high-rise buildings or structures, defined as 100 feet or more above grade.

1. **Sign Classification.** All signs shall be classified as either Animated or Non-animated, as defined by this ordinance and as set forth in Table 3.
2. **Permitted Sign Area.** Permitted sign area within the Specific Plan is a percentage of the building façade area, which is the general outer surface of any exterior wall of a building or structure, not including cornices, bay windows, projections, indentations or other architectural features or articulation of the exterior surface as set forth in Table 4. The sign area of [the Arena Sign](#), Plaza Tower Signs and Freeway Edge Signs shall not be based upon facade area, but shall be limited by Table 4. Signs within the Specific Plan shall not exceed those amounts permitted by Table 4.
3. **Sign Hours of Operation.** Signs which are illuminated or are animated shall be limited in their hours of operation as set forth in Table 54, to the extent applicable.
4. **Design Guidelines.** Signs shall comply with the Urban Design Guidelines specified in Appendix A

EXHIBIT 6-A
VERTICAL SIGN ZONES
(Applies to Sign Districts A, B, and C)

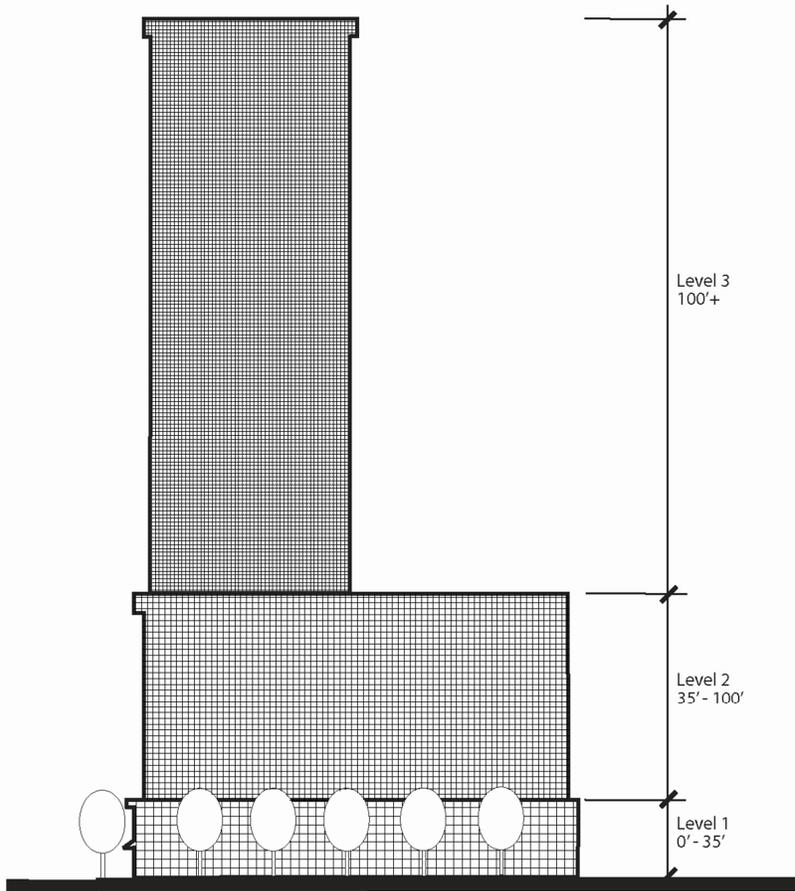
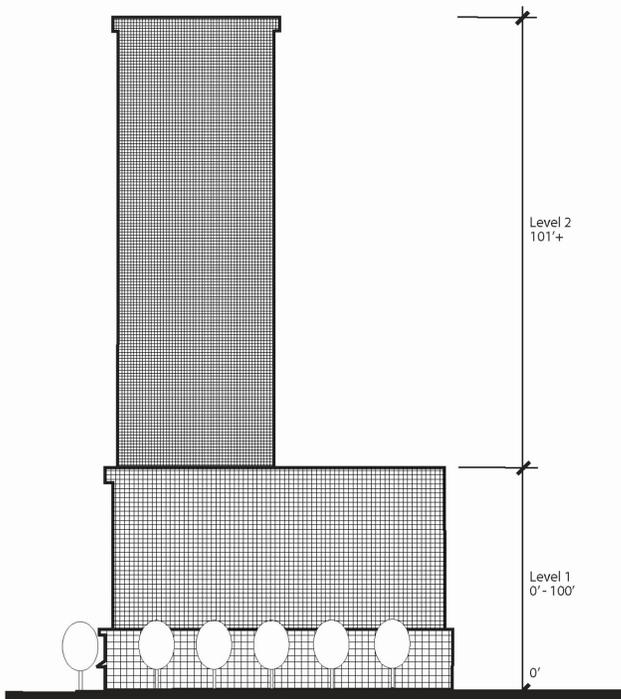


EXHIBIT 6-B
VERTICAL SIGN ZONES
(Applies to Sign District A-1)



**TABLE 3
SIGN CLASSIFICATION
FOR PERMITTED SIGN DETERMINATION**

| | <i>NON-ANIMATED SIGNS</i> | <i>ANIMATED SIGNS</i> |
|---------------------------------|----------------------------------|------------------------------|
| Aerial View Sign | Yes | No |
| Architectural Ledge Sign | Yes | No |
| Arena Sign | Yes | Yes |
| Awning Sign | Yes | No |
| Banner Sign | Yes | No |
| Building ID Sign | Yes | No |
| Channel Letters Sign | Yes | No |
| Electronic Message Display Sign | Yes | Yes |
| Freeway Edge Sign | Yes | No |
| Ground Mounted Sign | Yes | Yes |
| Inflatable Sign | Yes | No |
| Plaza Tower Sign | Yes | Yes |
| Projected Image | Yes | Yes |
| Projecting Sign | Yes | Yes |
| Roof Sign | Yes | Yes |
| Supergraphic Sign | Yes | Yes |
| Temporary Sign | Yes | Yes |
| Tenant ID Sign | Yes | Yes |
| Wall Mural | Yes | No |
| Wall Sign | Yes | Yes |
| Wayfinding Sign | Yes | No |
| Window Sign | Yes | No |

**TABLE 4
PERMITTED SIGNS & MAXIMUM PERMITTED SIGN AREA**

| District A | NON-ANIMATED SIGNS | ANIMATED SIGNS | MAXIMUM PERMITTED SIGN AREA (as a % of facade area) |
|-------------------|---------------------------|-----------------------|---|
| Level 1 | Permitted | Not Permitted | 20% |
| Level 2 | Permitted | Permitted | 60% |
| Level 3 | Permitted | Not Permitted | 5% |

District A-1

| | | | |
|---------|-----------|-----------|-----|
| Level 1 | Permitted | Permitted | 40% |
| Level 2 | Permitted | Permitted | 15% |

District B

| | | | |
|---------|-----------|----------------|-----------------|
| Level 1 | Permitted | Not Permitted* | 20% |
| Level 2 | Permitted | Permitted | 30% |
| Level 3 | Permitted | Not Permitted | 5% ¹ |

District C

| | | | |
|---------|-----------|---------------|-----|
| Level 1 | Permitted | Not Permitted | 10% |
| Level 2 | Permitted | Not Permitted | 15% |
| Level 3 | Permitted | Not Permitted | 5% |

District A-1 (Plaza Tower Signs)

| | | | |
|-------------|-----------|-----------|--------------------------------------|
| Tower Signs | Permitted | Permitted | 6 Tower Signs/1480 sf sign area each |
|-------------|-----------|-----------|--------------------------------------|

District B (Freeway Edge Signs)

| | | | |
|--------------------|-----------|---------------|--|
| Freeway Edge Signs | Permitted | Not Permitted | 4 Freeway Edge Signs/maximum total of 8970 sf sign area ² |
|--------------------|-----------|---------------|--|

District B (Arena Sign)

| | | | |
|----------------------------|---------------------------|---------------------------|------------------------------------|
| Arena Sign | Permitted | Permitted | 4,700 sf sign area |
|----------------------------|---------------------------|---------------------------|------------------------------------|

*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11th Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12th Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11th Street and 12th Street

shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. [An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.](#)

¹ The 5% of façade area may be exceeded to permit signage on the eastern façade of the building located at the corner of Figueroa Street and 11th Street, within Level 3, for a maximum of 150 sf of sign area.

² See Map 7 for conceptual Freeway Edge Signs location.

**TABLE 5
PERMITTED OPERATING HOURS**

| District A | NON-ANIMATED SIGNS | ANIMATED SIGNS |
|-------------------|---------------------------|-----------------------|
| Level 1 | dawn to 2 AM | not permitted |
| Level 2 | no restriction | no restriction |
| Level 3 | no restriction | not permitted |

District A-1

| | | |
|---------|----------------|----------------|
| Level 1 | no restriction | no restriction |
| Level 2 | no restriction | dawn to 2 AM |

District B

| | | |
|---------|----------------|---------------|
| Level 1 | dawn to 2 AM | not permitted |
| Level 2 | dawn to 2 AM | dawn to 2 AM |
| Level 3 | no restriction | not permitted |

District C

| | | |
|---------|---------------------|---------------|
| Level 1 | Dawn to 12 midnight | not permitted |
| Level 2 | Dawn to 12 midnight | not permitted |
| Level 3 | no restriction | not permitted |

District A-1 (Plaza Tower Signs)

| | | |
|-------------|----------------|----------------|
| Tower Signs | No restriction | No restriction |
|-------------|----------------|----------------|

District B (Freeway Edge Signs)

| | | |
|--------------------|----------------|---------------|
| Freeway Edge Signs | No restriction | not permitted |
|--------------------|----------------|---------------|

District B (Arena Sign)

| | | |
|----------------------------|--------------------------------|------------------------------|
| Arena Sign | No restriction | dawn to 2 AM |
|----------------------------|--------------------------------|------------------------------|

*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11th Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12th Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11th Street and 12th Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West

Los Angeles Sports and Entertainment District

subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.

**TABLE 6
MAXIMUM PERMITTED INDIVIDUAL SIGN AREA**

| District A | NON-ANIMATED SIGNS | ANIMATED SIGNS |
|-------------------|---------------------------|-----------------------|
| Level 1 | 2,000 sf | not permitted |
| Level 2 | 8000 sf | 8,000 sf |
| Level 3 | 2,000 sf | not permitted |

District A-1

| | | |
|---------|----------|----------|
| Level 1 | 8000 sf | 8,000 sf |
| Level 2 | 8,000 sf | 8,000 sf |

District B

| | | |
|---------|----------|---------------|
| Level 1 | 2,000 sf | not permitted |
| Level 2 | 5,000 sf | 4,000 sf |
| Level 3 | 2,000 sf | not permitted |

District C

| | | |
|---------|----------|---------------|
| Level 1 | 250 sf | not permitted |
| Level 2 | 1,000 sf | not permitted |
| Level 3 | 2,000 sf | not permitted |

District A-1 (Plaza Tower Signs)

| | | |
|-------------|---------|---------|
| Tower Signs | 1480 sf | 1480 sf |
|-------------|---------|---------|

District B (Freeway Edge Signs)

| | | |
|--------------------|---------|---------------|
| Freeway Edge Signs | 3000 sf | not permitted |
|--------------------|---------|---------------|

District B (Arena Sign)

| | | |
|----------------------------|--------------------------|--------------------------|
| Arena Sign | 4,700 sf | 4,700 sf |
|----------------------------|--------------------------|--------------------------|

*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11th Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12th Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11th Street and 12th Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. [An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.](#)

**TABLE 7
MINIMUM SEPARATION BETWEEN INDIVIDUAL SIGNS**

| District A | NON-ANIMATED SIGNS | ANIMATED SIGNS |
|-------------------|---------------------------|-----------------------|
| Level 1 | 1 ft | not permitted |
| Level 2 | 2 ft | 4 ft |
| Level 3 | 5 ft | not permitted |

District A-1

| | | |
|---------|---|---|
| Level 1 | 0 | 0 |
| Level 2 | 0 | 0 |

District B

| | | |
|---------|------|---------------|
| Level 1 | 1 ft | not permitted |
| Level 2 | 2 ft | 4 ft |
| Level 3 | 5 ft | not permitted |

District C

| | | |
|---------|-------|---------------|
| Level 1 | 2 ft | not permitted |
| Level 2 | 8 ft | not permitted |
| Level 3 | 20 ft | not permitted |

District A-1 (Plaza Tower Signs)

| | | |
|-------------|------|------|
| Tower Signs | 0 ft | 0 ft |
|-------------|------|------|

District B (Freeway Edge Signs)

| | | |
|--------------------|------|---------------|
| Freeway Edge Signs | 0 ft | not permitted |
|--------------------|------|---------------|

*Adjacent signage located on perpendicular facades shall not require any separation. [An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning.](#)

Section 17.

USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN.

Any legally existing uses, buildings or structures which are made non-conforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Legal, nonconforming uses may not be expanded.

Section 18.

INTERPRETATION.

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

Section 19.

AMENDMENTS TO APPENDICES AND A AND F – DESIGN GUIDELINES AND STREETScape PLAN.

Any amendments to the Design Guidelines, as set forth in Appendix A to this Specific Plan, or to the Streetscape Plan, as set forth in Appendix F to this Specific Plan, may be approved by adoption of a resolution by the City Planning Commission, and shall not require the approval of the City Council.

Section 20.

SEVERABILITY.

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

APPENDIX A

LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT DESIGN GUIDELINES

1. Site Planning

A. Building-Street Relationship

Design Guideline 1: Build a strong urban relationship between the District's buildings and public streets by maintaining a continuous building street wall with visual interest. (For guidelines on articulation, fenestration, and/or other means of providing visual interest; see Section 4.2 Architecture)

- Design Standard 1A: Building podiums shall create a consistent urban street wall defining the street edge. A building street wall shall be defined as the street facing façade of a building's podium level.
- Design Standard 1B: Breaks in the building street wall shall be restricted to that necessary to accommodate pedestrian paseos, public plazas, entry forecourts, permitted vehicular access driveways, and residential/hotel drop-offs (e.g. porte-cochere).
- Design Standard 1C: A building street wall shall be located within 15 feet of the property line along a minimum percentage of the public street frontage of each block face, as specified in Table 1 below, excluding street frontage devoted to the Central Plaza. Building features such as a sidewalk arcade and porte-cochere within the building line shall be considered a part of the building street wall.
- Design Standard 1D: Provide for a pedestrian connection between the Convention Center (Expansion) with the Convention Center Hotel.

Table 1

| Street | Minimum Street Wall Frontage |
|---|-------------------------------------|
| <i>Figueroa</i> | 80% |
| <i>Olympic (between Georgia and Flower)</i> | 80% |
| <i>Olympic (west of Georgia)</i> | 75% |
| <i>11th (between Georgia and Figueroa)</i> | 85%* |
| <i>11th (west of Georgia and east of Figueroa)</i> | 70% |
| <i>Flower</i> | 80% |
| <i>12th</i> | 70% |
| <i>Georgia</i> | 70% |
| <i>Cherry</i> | 50% |

* excluding frontage devoted to Central Plaza

Design Guideline 2: Establish building setbacks that contribute to comfortable use of the sidewalk and support sidewalk activity.

- Design Standard 2A: Building placement shall maintain minimum setback widths as specified in Table 2 below.

Table 2

| Street | Public Sidewalk Width | Private Setback Width | Total Width of Setback from |
|---|-----------------------|-----------------------|-----------------------------|
| Figueroa | 15' | 8' | 23' |
| Olympic (between Georgia and Figueroa) | 15' | 8' | 23' |
| Olympic (west of Georgia) | 15' | 0' | 15' |
| 11 th (between Georgia and Figueroa) | 15' | 8' | 23' |
| 11 th (west of Georgia and east of Figueroa) | 15' | 0' | 15' |
| Flower | 15' | 0' | 15' |
| 12 th | 15' | 0' | 15' |
| Georgia | 15' | 0' | 15' |
| Cherry | 12' | 0' | 12' |

- Design Standard 2B: Towers shall be setback from the face of the podium a minimum of 20 feet along Figueroa, and 11th (between Georgia and Figueroa).

Design Guideline 3: Minimize the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians.

- Design Standard 3A: A maximum number of curb cuts for accessing parking and/or service facilities are permitted along each street as specified in Table 3 below.

Table 3

| Street | Max. Permitted Curb cuts |
|---|--------------------------|
| Figueroa | 1 per block face |
| Olympic (between Georgia and Figueroa) | 3 per block face |
| Olympic (west of Georgia) | 1 per block face |
| 11 th (between Georgia and Figueroa) | 1 per block face |
| 11 th (west of Georgia and east of Figueroa) | 1 per block face |
| Flower | 3 per block face |
| 12 th | 2 per block face |
| Georgia | 2 per block face |
| Cherry | 4 total |

Design Guideline 4: Ensure interaction with other downtown buildings through fronting buildings on the street so as to promote the sidewalk orientation and non-internalized character of the District.

- Design Standard 4A: A building's primary entrance, defined as that entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall front on a public street.
- Design Standard 4B: Each building street frontage shall contain at least one (1) public entrance, unlocked during business hours which may be either a building or tenant entrance, except along Cherry Street.
- Design Standard 4C: Corner buildings shall provide a public entrance, unlocked during business hours, on both sides of buildings facing public streets

Design Guideline 5: Orient tenant spaces to the street; maximize retail storefronts and entrances along public streets and other important public spaces to sustain street level interest, and promote pedestrian traffic.

- Design Standard 5A: Street level tenants with frontage along a public street shall provide their primary entrance along that street. These tenants may provide secondary entrances along paseos or other public spaces as appropriate.
- Design Standard 5B: A street level retail or restaurant tenant's primary entrance shall front on a public street, pedestrian paseo or open space area devoted to public gatherings, except uses accessory to a hotel.

Design Guideline 6: Provide generous windows and openings at the street level so as to promote a high level of visual interest and transparency along public streets to promote pedestrian activity.

- Design Standard 6A: Wall openings such as storefront windows and doors shall occupy a minimum percentage of a street level facade, as specified in the Table 4 below. However, up to 25% of this requirement may be satisfied through architectural treatment, including window boxes and displays porte-cocheres, as well as public art elements as determined by the Cultural Affairs Commission.

Table 4

| Street | Min. Wall Openings |
|---|--------------------|
| Figueroa | 75% |
| Olympic (between Georgia and Flower) | 75% |
| Olympic (west of Georgia) | 50% |
| 11 th (between Georgia and Figueroa) | 75% |
| 11 th (west of Georgia and east of Figueroa) | 50% |
| Flower | 75% |
| 12 th | 75% |
| Georgia | 75% |
| Cherry | none specified |

- Design Standard 6B: Dark tinted, reflective or opaque glazing is prohibited for any required wall opening. Glazing for required wall openings shall allow for a minimum 90% light transmission.

Design Guideline 7: Incorporate architectural features that enhance the transition between buildings, streets, and public open space, and regulate the opportunity for sun and shade along public streets and common open spaces.

- Design Standard 7A: Architectural features such as canopies, awnings, and overhangs shall be permitted to extend up to 5 feet beyond the face of the building, and extend up to 8 feet beyond the face of the building within the Private Setback area, not impeding any streetscape trees or other streetscape elements.
- Design Standard 7B: Architectural features such as canopies, awnings, and overhangs shall be integral to the architecture of the building.

- Design Standard 7C: Architectural features such as canopies, awnings and overhangs may be constructed of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated, vinyl awnings shall not be permitted.

Advisory Design Criteria:

- **Advisory Criteria:** Curb cuts along Figueroa and 11th are discouraged, but are not expressly prohibited.
- **Advisory Criteria:** More public entrances than the minimum specified, including building and/or tenant entrances, are encouraged along the District's streets, especially along Figueroa, Olympic and 11th (east of Georgia).
- **Advisory Criteria:** Required wall openings (i.e. storefront doors and windows along a street level facade) should use clear glazing for maximum transparency, especially in conjunction with a retail use.
- **Advisory Criteria:** Canopies, arcades, and/or building overhangs integral to the building architecture should be incorporated along a public street frontage. Integral shading devices are especially encouraged in conjunction with a primary building or tenant entrance, and along south facing elevations.

B. Open Space

Design Guideline 8: Establish a clear hierarchy of common open spaces distinguished by design and function to create an open, connective pedestrian realm conducive to both active and passive use. The district's common open spaces are comprised of the following open space types:

1. **Streets:** Streets are the most public of all open spaces within the District, and functions as links to the adjacent South Park and Downtown areas. Defined by building facades, streets communicate the highly public character of the District. They should be safe and comfortable for pedestrians, while accommodating necessary vehicular movement. Reference the LASED Streetscape Plan for applicable design standards and regulations.
2. **Sidewalks:** Sidewalks, located within public right-of-way, are the primary realm of pedestrians. As such, they provide the critical connections between destinations within the District and to its surroundings. Reference the LASED Streetscape Plan for applicable design standards and regulations.
3. **Building Setbacks (Sidewalk Extension):** Building setbacks from the street are required along Figueroa, Olympic (between Georgia and Figueroa) and 11th (between Georgia and Figueroa). The required setback is 8 feet and is designed as an extension of the sidewalk. Setbacks are intended for commercial and sidewalk activities such as outdoor dining, window shopping, or especially heavy pedestrian traffic.

4. **Paseos:** Paseos are an important extension of the street grid. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities.
 5. **Entry Forecourts:** Entry forecourts announce the function and importance of primary building entrances. Their design creates a clear and comfortable transition between exterior and interior space.
 6. **Courtyards:** Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. These spaces in particular are treated as outdoor room with a high degree of enclosure.
 7. **Plazas:** Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses.
 8. **Central Plaza:** The Central Plaza is the central meeting and gathering place for the District, and is strategically located across from the Star Plaza at [STAPLES Center Crypto.com Arena](#). The Central Plaza is designed as a multi-use space that accommodates a variety of seasonal and celebratory events.
 9. **Roofscape:** Roof terraces and gardens augment District open space. Their design and location should encourage human occupation and use. These spaces are especially encouraged in conjunction with hotels or residential uses.
- Design Standard 8A: Open space types shall be sited in relation to the street in accordance with the Table 5 below.

Table 5

| Open Space Type | Location | Connection to Street |
|------------------|---|--|
| Streets | reference LASED Streetscape Plan | |
| Sidewalk | reference LASED Streetscape Plan | |
| Building Setback | street level required | design as extension of sidewalk |
| Paseos | street level required* | direct connection to street required |
| Entry Forecourts | street level required* | direct connection to street required |
| Courtyards | street level or above grade permissible | direct connection to street not required |
| Plazas | street level required* | direct connection to street required |
| Central Plaza | street level required* | direct connection to Eleventh Street Pedestrian Area |
| Roof Terrace | above grade or rooftop permissible | to street required direct connection to street not required |

* permits minor deviations of up to 2 vertical feet from sidewalk level

- Design Standard 8B: Open space types shall permit public access in accordance with Table 6. At a minimum, public access shall be provided during normal business hours.

Table 6

| Open Space Type | Public Access |
|-----------------|----------------------------------|
| Streets | reference LASED Streetscape Plan |
| Sidewalks | reference LASED Streetscape Plan |

| | |
|------------------|--------------|
| Building Setback | required |
| Paseos | required |
| Entry Forecourts | required |
| Courtyards | not required |
| Plazas | required |
| Central Plaza | required |
| Roof Terrace | not required |

Design Guideline 9: Provide a diversity of open space throughout the District to reinforce its public character, including space devoted to public gatherings, pedestrian movement, and other social and recreational functions.

- Design Standard 9A: The size and number of each open space type shall be provided in accordance with the following Table 7, in addition to any requirements identified within the Open Space/Landscape Regulations of the Specific Plan.

Table 7

| Open Space Type | Min. Number | Min. Area | Min. Dimension |
|------------------|--|----------------|----------------|
| Streets | reference LASED Streetscape Plan | | |
| Sidewalks | reference LASED Streetscape Plan | | |
| Building Setback | per setback requirements | none specified | 8' |
| Paseos | none specified | none specified | 20' |
| Entry Forecourts | none specified | none specified | none specified |
| Courtyards | none specified | 400 SF | 15' |
| Plazas | 1 per Sub-area, except Olympic West | 1,000 SF | 25' |
| Central Plaza | 1 shall be located within Olympic East | 30,000 SF | 100' |
| Roof Terrace | 1 per residential project | 400 SF | 15' |

Design Guideline 10: Make the District conducive to a variety of outdoor activities such as standing, sitting, strolling, conversing, window shopping, dining, etc. Incorporate amenities that support these activities. In particular, add seating for comfort and use plants for their shading, cooling, and aesthetic qualities.

- Design Standard 10A: Each open space type shall provide amenities in the form of a minimum planted area and number of seats in accordance with Table 8 below.
- Newspaper racks on private setback, shall be provided at a rate no greater than 2 per block and be of a design consistent with that of the Streetscape.

Table 8

| Open Space Type | Min. Planted Area | Min. Seating* |
|------------------|----------------------------------|--|
| Streets | reference LASED Streetscape Plan | |
| Sidewalks | reference LASED Streetscape Plan | |
| Setbacks | reference LASED Streetscape Plan | |
| Paseos | 5% | none specified 1 seat per 2000 SF** |
| Entry Forecourts | none specified | none specified |
| Courtyards | 15% | 1 seat per 500 SF** |
| Plazas | 15% | 1 seat per 500 SF** |
| Central Plaza | 10% | 1 seat per 250 SF** |
| Roof Terrace | 15% | none specified |

* seats may be permanent or temporary, accessible during normal business hours

** benches and seat walls are to be counted at a rate of 1 seat per 2 lineal feet of bench or seat wall

Design Guideline 11: Design open space areas so as to lend them the character of outdoor rooms contained by buildings and landscape that comfortably support human occupation and use.

- Design Standard 11A: Open space types shall generally be contained along a minimum percentage of their perimeter by building and/or architectural features, according to Table 9 below.

Table 9

| Open Space Type | Min. Containment |
|------------------------|----------------------------------|
| Streets | reference LASED Streetscape Plan |
| Sidewalks | reference LASED Streetscape Plan |
| Building Setback | reference min. street wall reqs. |
| Paseos | 50% |
| Entry Forecourts | 25% |
| Courtyards | 75% |
| Plazas | 50% |
| Central Plaza | 50% |
| Roof Terrace | 25% |

Advisory Design Criteria

- **Advisory Criteria:** Plazas and courtyards may incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating should be placed with consideration to noontime sun and shade; mature deciduous trees should be planted as the most effective means of providing comfortable access to sun and shade.
- **Advisory Criteria:** Roof terraces should incorporate trees and other plantings in permanent and temporary planters that will shade, reduce reflective glare, and add interest to the space. These spaces should also include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- **Advisory Criteria:** Plants and other landscape features should further contribute to the containment of open space.
- **Advisory Criteria:** Landscape elements should support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.
- **Advisory Criteria:** Landscape elements should establish scale, reinforce continuity between indoors and outdoors space, and enhance the open connective quality of the District. Mature canopy trees should be provided within the District's open spaces, especially along streets and required setbacks.
- **Advisory Criteria:** Landscape elements should provide scale, texture and color throughout the District. A rich, yet coordinated palette of landscape elements that enhances

the District's identity and role as a special place is encouraged.

C. Circulation, Access and Parking Facilities

Design Guideline 12: Reduce the visual impact of vehicular circulation and parking so as to promote sidewalk interest and pedestrian activity.

- Design Standard 12A: On-site surface parking facilities (i.e. parking lots) are prohibited within the District, except surface parking associated with a residential or hotel drop-off (porte-cochere), and existing surface parking facilities that shall be phased out by proposed development.
- Design Standard 12B: Any drive-through establishments shall be designed in consultation with LADOT, with adequate on-site queuing and access, in order to avoid spillover queuing within public streets.

Design Guideline 13: Locate ground floor parking to minimize its visibility along street level facades.

- Design Standard 13A: Parking facilities shall be located behind building or tenant space along street level facades, except for street frontage devoted to vehicular access, drop-off or valet parking facilities devoted to a residential or hotel drop-off (e.g. porte-cochere). In the Olympic West Sub-area, parking facilities may be located along the street frontage on Cherry Street, while other means of screening may be provided along Olympic Boulevard and 11th Street west of Georgia, including but not limited to display window boxes and public art elements as determined by the Cultural Affairs Commission.

D. Service & Loading Facilities and Mechanical Equipment

Design Guideline 14: Locate access to service and loading facilities in non-obtrusive locations so that they are separated from pedestrian paseos and primary building entrances.

- Design Standard 14A: Street-level access to service and loading facilities shall be located a minimum of 50 feet from a primary building entrance, pedestrian paseo, or public outdoor gathering area. This guideline shall not apply to a residential or hotel drop-off (porte-cochere).

Design Guideline 15: Screen and buffer service and loading facilities so as to block unsightly views from public streets, open spaces, and other sensitive uses.

- Design Standard 15A: Service and loading facilities shall be screened from public view by a wall integral to the building architecture and/or landscape treatment creating an opaque barrier. Walls or landscape treatment shall be screened to a minimum height of 8 feet.

Design Guideline 16: Architecturally incorporate or screen equipment such as mechanical units, antennas, or satellite dishes.

- Design Standard 16A: Mechanical equipment shall be either screened from public view or the equipment itself shall be integrated with the architectural design of the building.

2. ARCHITECTURE

A. Architectural Character

Advisory Design Criteria

- **Advisory Criteria:** Commercial projects are encouraged that are designed in an architectural style and character that is complementary of [STAPLES-CenterCrypto.com Arena](#) and Downtown L.A., and promotes a unique district identity. Building architecture should present a clean, modern, and bold style that reflects a one-of-a-kind regional sports and entertainment district.
- **Advisory Criteria:** Buildings along Flower Street should create a compatible visual and functional transition to the adjacent South Park District. They should present a transitional mixed-use and residential character between the heart of the District along Figueroa Street and the adjacent South Park residential neighborhood.

B. Massing and Scale

Design Guideline 17: Use building mass and orientation to define and place strong visual emphasis on the street and other important public open spaces.

- Design Standard 17A: Buildings shall establish a “podium” that defines the street edge and contains open space at a minimum building height of 35 feet.

Design Guideline 18: Incorporate a pedestrian-oriented scale at the street level.

- Design Standard 18A: An identifiable break shall be established between a building podium and tower element. Such a break may consist of a setback, change in material, change in fenestration, or similar means of articulation.

Advisory Design Criteria

- **Advisory Criteria:** Building towers that create landmarks, punctuate the District, and define view corridors are encouraged. Towers should be located in accordance with established limitations that sensitively respond to view corridors and light and shadow impacts on public open space. The Olympic East Sub-area tower should present an especially strong iconic and memorable image at the heart of the sports and entertainment district.
- **Advisory Criteria:** Podium massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be employed to promote pedestrian scaled architecture along the street.

C. Articulation and Fenestration

Design Guideline 19: Articulate building facades to avoid extensive blank walls that would detract from the visual interest and appearance of an active streetscape. In particular, use building fenestration to unify a building's appearance and add to a street facade's interest, scale and three-dimensional quality.

- Design Standard 19A: A street level façade wall shall not extend greater than 30 lineal feet without some manner of articulation. Articulation may be provided in the form of an arcade, periodic change in wall plane, building material and/or color, the introduction of building fenestration, storefront signage, or other approach that creates visual interest, and/or shadow lines.
- Design Standard 19B: A building facade above street level shall not extend greater than 100 lineal feet without some manner of articulation, such as fenestration relief, shadow line, or change in materials.

Advisory Design Criteria

- **Advisory Criteria:** In general, glass curtain walls are discouraged.
- **Advisory Criteria:** Street level architecture that adds richness and variety to the pedestrian experience of the District is encouraged. Buildings should use a clear pattern of openings and create shadow lines that enhance the street wall, with special accommodations for exuberant storefront design in keeping with District character.
- **Advisory Criteria:** Provide well-marked, articulated, and differentiated building entrances as a helpful cue to access and addressing major uses. All public entrances to a building or use should be enhanced through compatible architectural or graphic treatment. Main building entrances should read differently from a retail storefront, restaurants, and commercial entrances.

D. Material and Colors

Advisory Design Criteria:

- **Advisory Criteria:** Materials and colors that are compatible with the vibrant and energetic character of the District, while exhibiting a permanence and quality appropriate to an urban setting are encouraged.
- **Advisory Criteria:** Materials should unify a building's appearance with accommodations for exuberant storefront and facility design in keeping with the area's character and a sports and entertainment district.

3. Signage and Lighting

A. District Sign Character

Design Guideline 20: Establish separate Sign Districts that support the

Los Angeles Sports and Entertainment District Design Guidelines

overall design and land use concept for the LASED. Contribute to a lively, colorful, and exciting pedestrian atmosphere with animated and illuminated signage and graphics that are compatible with sports, retail, and entertainment uses. Sign districts are identified as follows:

- **Sign District A:** Sign District A includes those areas along Figueroa that directly face [STAPLES CenterCrypto.com Arena](#). This Sign District will permit prominent and dynamic sign types, including video display, LED readerboards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art facades with expressive lighting, audio-visual effects, and dimensional signage. The amount and intensity of permitted signage shall be somewhat less than Sign District A-1, nevertheless Sign District A will be an energetic and highly activated intense area of dynamic signage.
- **Sign District A-1:** Sign District A-1 includes the Central Plaza, the Convention Center Hotel, and those facades of other buildings in the Olympic East Subarea that most directly face the Central Plaza and [STAPLES CenterCrypto.com Arena](#). The Central Plaza, the plaza for the Convention Center Hotel and those facades facing each in particular will be a focus of intense activity, and the signage will communicate this excitement. In addition, the Central Plaza will include Plaza Tower Signs. This Sign District will permit the most prominent and dynamic sign types, including video display, LED reader boards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art facades with expressive lighting, audio-visual effects, and dimensional signage.
- **Sign District B:** Sign District B generally encompasses buildings and uses located along Olympic and Figueroa north of 11th Street. These streets will be active and engaging places, and signs will support the vitality and action along these streets. Signage that enhances the presence of the various uses along these streets will be encouraged, and tenants will incorporate innovative and dynamic signage. In addition, District B will include a limited amount of Freeway Edge Signs. The amount of signage will be somewhat less than Sign District A, in recognition of Olympic and Figueroa's function as primary traffic movers; animated signage will be restricted up to 35 feet to minimize distractions to motorists.
- **Sign District C:** Signage within Sign District C will be most restrained to respond to residential uses within and adjacent to this area. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Smaller signs, no animation, less lighting and shorter operating hours will create a proper transition between the excitement of the Central Plaza and nearby neighborhoods.

B. Individual Sign Character

Advisory Design Criteria:

- **Advisory Criteria:** Signs that accentuate the architecture of the District and contribute to a lively and visually stimulating experience are encouraged. Signs should be conceived as an integral part of the design so as not to appear as an afterthought application.
- **Advisory Criteria:** The location, size, and appearance of building identification signs should complement the building and overall character of the district.
- **Advisory Criteria:** Tenant identification signs should fit comfortably into the storefront architecture; at the same time, they should be bold and dynamic in image, color, materials, and design.
- **Advisory Criteria:** The location, size, and appearance of tenant identification signs should contribute to a high level of street activity, and enhance the shopping and entertainment experience that is desired for the District.

C. Sign Visibility & Legibility

Design Guideline 22: Locate and design signs for maximum visibility and legibility.

- Design Standard 22A: Signs shall generally face the centerline of the street, except tenant blade signs, entertainment marquee signs, freeway edge signs, and temporary displays. In addition, this standard shall not apply to A-1 District signs or district identification signs.
- Design Standard 22B: Tenant identification wall signs shall be located directly behind or above clear, untinted storefront glazing.

Advisory Design Criteria

- **Advisory Criteria:** A building or tenant identification wall sign should be legible to the pedestrian from the opposite sidewalk.

D. Sign Illumination & Animation

Design Guideline 23: Incorporate animated and illuminated signs that are in keeping with the active character of the District.

- Design Standard 23A: Signs shall use appropriate means of illumination. These include: neon tubes; fiber optics, incandescent lamps, LEDs, cathode ray tubes, shielded spotlights and wall wash fixtures.
- Design Standard 23B: Illuminated signs may incorporate animation, such as flashing elements (i.e. borders, writing, pictorial representations, emblems or other figure of similar character) or a flashing sign surface that serves as a field backdrop during operation, except along Flower Street.
- Design Standard 23C: Animated Signs and Electronic

Message Display Signs which directly front a freeway shall be discouraged. Total Animated Sign and Electronic Message Display Sign square footage within the Olympic West Subarea, [excluding the Arena Sign](#), shall be limited to 1500 square feet. Those approved animated signs fronting a freeway shall be limited to a refresh rate of no more than once every four seconds, with an interval between messages of not less than one second, and the intensity of illumination will not change.

Advisory Sign Criteria

- **Advisory Criteria:** Innovative sign technologies are encouraged.

E. Prohibited Signs

Design Guideline 24: Require signs that exhibit quality and contribute to the civic character of the District.

- Design Standard 24A: Except as otherwise provided in the Specific Plan, the following signs are prohibited:
 - (a) Internally illuminated awnings
 - (b) Conventional plastic faced box or cabinet signs
 - (c) Formed plastic faced box or injection molded plastic signs
 - (d) Luminous vacuum formed letters
 - (e) Odor-producing signs
 - (f) Any sign covering windows, with the exception of Supergraphic Signs, which shall maintain outward views from windows
 - (g) pole signs
 - (h) sandwich board signs
 - (i) off-site signs

F. General Lighting Character

Design Guideline 25: Minimize glare upon adjacent properties, sensitive uses, and roadways.

- Design Standard 25A: A parking structure's internal light fixture luminaires shall be shielded from adjacent uses and properties.
- Design Standard 25B: Lighting shall be directed away from adjacent properties and roadways, and shielded as necessary.

Advisory Design Criteria

- **Advisory Criteria:** Lighting that promotes District identity is encouraged; lighting should offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.
- **Advisory Criteria:** Innovative lighting technologies are encouraged.

G. Architectural Lighting

Advisory Design Criteria

- **Advisory Criteria:** Architectural lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.
- **Advisory Criteria:** Architectural lighting should complement and accentuate the building architecture.

H. Landscape Lighting

Advisory Design Criteria

- **Advisory Criteria:** Landscape lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.
- **Advisory Criteria:** Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.

4. SPECIAL FEATURES

A. Central Plaza

Design Guideline 26: Locate the Central Plaza within the Olympic East Sub-area, as a forecourt to the retail entertainment center, and as the central meeting and public gathering place for the District. Design the Central Plaza to create a unique identity for the District

- Design Standard 26A: The Central Plaza shall establish a strong visual connection with Figueroa Street.

Design Guideline 27: Provide maximum flexibility in the use of the space, with a minimum of obstructions sited interior to the plaza; the use of plants, street furniture, and other design elements should be as follows:

- Design Standard 27A: Shade trees and planters of a permanent kind shall be limited to the Plaza's periphery; temporary planters may be introduced within the interior of the Plaza.
- Design Standard 27B: Outdoor furniture such as tables, seats, and benches shall be of a temporary kind, except permanent fixtures may be incorporated along the Plaza's periphery.
- Design Standard 27C: Special paving shall identify the Central Plaza as a focal point for the District, and support its ability to accommodate a variety of public activities and events.
- Design Standard 27D: The Plaza may accommodate a number of temporary outdoor uses, such as newsstands, kiosks, vending carts, etc.

Advisory Design Criteria

- **Advisory Criteria:** Lighting that contributes to the security and comfort of the Central Plaza and its surrounding, as well lighting with a lively and colorful character that lends a special identity of the District, is encouraged.
- **Advisory Criteria:** Lighting techniques should present a contemporary, state-of-the-art display, offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.
- Design Criteria: Pedestrian scale fixtures should be introduced where they are most likely to promote safety and comfort, and least likely to inhibit flexible use of the space.
- Design Criteria: Special event lighting should be directed away from adjacent properties and roadways, and shielded as necessary.

B. 11th Street ([Chick Hearn Court](#)) Pedestrian Area

Design Guideline 28: Articulate the design of the 11th Street Pedestrian Area to differentiate it from the standard street. Unify the design and treatment of the 11th Street Pedestrian Area with the Central Plaza and Star Plaza at [STAPLES Center](#) [Crypto.com Arena](#).

- Design Standard 28A: Paving shall be coordinated with the adjacent plazas to complement these spaces and support the easy flow of pedestrian traffic across these spaces during off-peak closure to vehicular traffic.
- Design Standard 28B: The design of the 11th Street Pedestrian Area shall feature special paving, ~~flat or rolled curbs, fixed bollards with removable chains along the curb line,~~ and other improvement required by LADOT. [If the area is vacated or otherwise permanently closed off to vehicular traffic, the area should be designed to create a level plaza, with minimum or no curbs.](#)

**APPENDIX B
TRIP GENERATION TABLE**

| Land Use Type | Units | Inbound | Outbound | Total ¹ |
|------------------------------------|--------------|----------------|-----------------|---------------------------|
| Hotel | Rooms | 0.163 | 0.145 | 0.308 |
| Live Theater | Seats | 0.009 | 0.009 | 0.018 |
| Entertainment | GSF | 0.482 | 0.257 | 0.739 |
| Museum | GSF | 0.294 | 0.588 | 0.882 |
| Restaurants | GSF | 2.209 | 1.091 | 3.300 |
| Retail | LSF | 0.877 | 0.949 | 1.827 |
| General Office | GSF | 0.194 | 0.938 | 1.132 |
| Residential | DU | 0.156 | 0.100 | 0.256 |
| Sports Broadcast Office | GSF | 0.239 | 0.146 | 0.385 |
| Cinemas | Seats | 0.022 | 0.039 | 0.062 |
| Convention Center Expansion | GSF | 0.124 | 0.696 | 0.820 |
| Production/Technical Office/Studio | GSF | 0.142 | 0.355 | 0.477 |

1. Based on Weekday PM Peak Hour

APPENDIX C
TRAFFIC IMPROVEMENTS

1. Blaine Street/11th Street/SR-110 SB on-ramp. Ramp to be widened to two lanes.
2. Cherry Street to Pico Boulevard. Widen the northbound approach on Cherry Street and re-stripe to provide two exclusive left turn lanes, two through lanes, and an exclusive right turn lane.
3. Georgia Street at Olympic Boulevard. Add a westbound protected left turn phase on Olympic Boulevard, and widen the northbound approach on Georgia Street to provide one exclusive left turn lane, one through lane, and one exclusive right turn lane.
4. Francisco Street & Olympic Boulevard. Install a new traffic signal. Widen Olympic Boulevard on the south side and re-stripe the westbound approach to provide a dual left turn lane (into the Project driveway). Provide a four-lane Project driveway, configured for two inbound lanes and two outbound lanes to the underground parking garage. Outbound lanes to be striped for a shared left/through/right turn lane and an exclusive right turn lane. To the west of the Project driveway, provide a one lane southbound entry to the on-site surface driveway into the site. Re-stripe the southbound approach on Francisco Street to provide one exclusive left turn lane and a shared through/right lane.
5. Figueroa Street & Olympic Boulevard. Widen and re-stripe the eastbound approach on Olympic Boulevard, to provide two exclusive left turn lanes, three through lanes, and an exclusive right turn lane. Widen the westbound approach on Olympic Boulevard and re-stripe the approach, to provide an exclusive left turn lane, three through lanes, and an exclusive right turn lane. Lengthen the existing northbound left turn on Figueroa Street.
6. 11th Street at Grand avenue. Re-stripe the westbound approach on 11th Street to provide one exclusive left turn lane, and two through lanes.
7. Neighborhood Traffic Management Plan. Fund up to \$100,000 for studies, evaluations, and implementation of a Neighborhood Traffic Management Plan, under the direction of LADOT. The Plan could include both traffic management measures and permit parking programs. This amount may be guaranteed with a bond. After a period of three years from opening the Project, the bond would be terminated and/or any unused monies returned to the Applicant.
8. Enhance connections and linkages to transit. This including physical linkages to the Metro Blue Line Station at Flower Street/Pico Boulevard, as well as directional signage to bus and rail lines, and the provision of landscaped bus stops with passenger amenities such as benches, shaded areas, and electronic real-time transit transformation.
9. Bus Shelters. Install six new bus shelters throughout the project area, at locations to be agreed between the Applicant, LADOT, and LACMTA. These will be City standard bus shelters at a minimum, although the Applicant may modify the design to fit in with the overall urban design/streetscape of the Project with the approval of the City.
10. Transit information kiosks. Provide up to two transit information kiosks on-site (one on the Olympic properties and on the Figueroa properties) for the purpose of providing information about the available transit in the area, and of dispensing tickets/passes, if feasible.
11. Crosswalks. Install 30-foot wide crosswalks at Figueroa Street/Olympic Boulevard, Figueroa Street/Pico Boulevard, 12th Street/Flower Street, and Pico Boulevard/Flower Street, where and as feasible.
12. Transportation Demand Management. Initiate and maintain a transportation demand management program that will actively promote the use of transit and rideshare, including providing Project employees and visitors with transit and rideshare information.
13. Off-site employer parking. Provide off-site parking for employees (to the north, east, and south of the Project) along with the shuttle bus service from parking locations to the Project.

14. Directional signage on access/egress corridors. Provide fixed signage on access/egress corridors to the Project to help direct inbound traffic to parking facilities, and outbound traffic to arterial and freeway ramps, up to a total of \$25,000.
15. Changeable message signs on surface streets. Participate in providing up to three additional changeable message signs (CMS), if necessary, on the surface street system in the Project area, that will be linked into the existing Traffic Operations Center (TOC), that will help direct traffic and ensure smooth traffic flows during Convention Center and ~~STAPLES Center~~ [Crypto.com Arena](#) events.
16. Changeable message sign on freeway. Participate with Caltrans to provide one additional changeable message sign (CMS) on the freeway mainline system, if Caltrans determines it to be necessary or desirable.
17. Coordinate with Caltrans and LADOT to develop fixed and changeable signage programs to direct traffic to utilize the various different freeway off-ramps in the Project area, where necessary.
18. Participate in the existing South Park Event Parking & Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordinating Committee.
19. 11th Street closure improvements. Develop a Traffic Control Plan, requiring LADOT approval, prior to completion and public use of the plaza to the north of 11th Street. Among the potential measures that could be included in the plan are the following (subject to the approval of LADOT):
 - Implement temporary traffic barriers or pop-up bollards on 11th Street west of Figueroa Street and east of Georgia Street to prevent traffic entering 11th Street between Georgia and Figueroa Streets during closure periods.
 - Add electronic signs to signal poles and signal mast arms at the intersections of 11th Street/Figueroa Street and 11th Street/Georgia Street, to indicate "No Entry", "Turn Left", and "Turn right" during street closures.
 - Add changeable message signs at locations to be determined by LADOT, advising motorists of alternate routes to 11th Street during street closures. Such signs would be located in the immediate vicinity of the block of 11th Street to be closed at the following intersections:
 - 11th Street & Figueroa Street
 - Olympic Boulevard & Figueroa Street
 - Olympic Boulevard & Georgia Street
 - 11th Street & Georgia Street
 - Add signs on the street approaches to the block of 11th Street to be closed to give motorists advance warning and information of alternate routes, such as at the following locations:
 - 11th Street, east of Flower Street
 - 11th Street, east of Olive Street
 - Cherry Street, south of 12th Street
 - If necessary, provide additional temporary measures, such as coning temporary traffic lanes, at the following locations:

- Olympic Boulevard & Figueroa Street
 - Olympic boulevard & Georgia Street
 - 11th Street & Georgia Street
 - 11th Street & Figueroa Street
20. 9th Street/SR-110 SB off-ramp/Georgia Street. (Voluntary measure) Cul-de-sac James Wood Boulevard immediately west of the 110 Freeway. Re-stripe James Wood Boulevard east of the 110 Freeway to allow right turn at Georgia Street. (Subject to City processing the cul-de-sac).
 21. Figueroa Street conversion to two-way between 9th Street & Olympic Boulevard. (Voluntary measure) Widen west side of Figueroa Street by 6 feet and re-stripe street to add one 20-foot southbound lane. (Contingent on City obtaining right-of-way).
 22. Provide fair share of costs for improvement of the NB SR 110 9th Street off-ramp.
 23. Re-align 12th Street to provide connections west of Figueroa and east of Flower Street.

APPENDIX D

ENVIRONMENTAL IMPACT THRESHOLDS¹

The following table indicates the areas of environmental impact which were quantified by the Specific Plan's EIR. Impacts which cannot be quantified are not listed. For thresholds related to traffic, please refer to the Environmental Equivalency Matrix within Section 6.

| IMPACT AREA | CUMULATIVE THRESHOLD | | |
|-----------------------------|---|------------------|-------------------|
| Air Quality | Peak emissions for <u>construction</u> activities: | | |
| | | Daily | Quarterly |
| | <u>Pollutant</u> | <u>(lbs/day)</u> | <u>(tons/qtr)</u> |
| | CO | 1,343 | 34.5 |
| | ROC | 550 | 44.0 |
| | NO _x | 1,497 | 4.1 |
| | SO _x | 90 | 18.5 |
| | PM ₁₀ | 168 | 2.7 |
| | Peak emissions for <u>operational</u> activities: | | |
| | | Daily | |
| | <u>Pollutant</u> | <u>(lbs/day)</u> | |
| | CO | 2,546 | |
| | ROC | 674 | |
| | NO _x | 337 | |
| SO _x | 880 | | |
| PM ₁₀ | 18 | | |
| Grading | Maximum of 28,839 cubic yards per day of earth to be excavated. | | |
| Surface Water Runoff | All developable areas may be covered with impervious surfaces. | | |
| Water Usage | Maximum increase of 1,660,140 gallons/day. | | |
| Sanitary Sewers | Maximum increase of 1,383,450 gallons/day. | | |
| Solid Waste | Maximum increase of 31,170 lbs/day. | | |
| Housing | Maximum of 800 dwelling units. | | |

¹ So long as a Project does not cause the Specific Plan to exceed any of the thresholds listed in this table, no further environmental review is required for individual Projects. If a Project exceeds any of these thresholds or creates an impact in an area not indicated in this table, then additional environmental review is required. Projects which comply with all other regulations established by this Specific Plan are determined to not exceed the environmental thresholds of the EIR. (As an example, building height regulations of the Specific Plan are within the shade/shadow analysis of the EIR.) The same standards and methodologies which were utilized in the EIR to establish the Specific Plan's environmental impacts shall be used in calculating whether a Project conforms to the thresholds listed in this table.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment