

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The South Los Angeles Community Plan, adopted by the City Council on March 22, 2000, designates the site and nearly all of Exposition Park for Open Space (OS), except for the southernmost portion of the project site that is designated Community Commercial and High Medium Residential, with corresponding zones of OS and A1. The Plan identifies Exposition Park as a “Major Opportunity Site.” The OS designation permits parks, community centers and public serving facilities under the ownership or operation of a public agency. In addition, the corresponding zones for Community Commercial and High Medium Residential allow the Project’s proposed uses in those land use designations. The project site is located within the Coliseum District Specific Plan and the South Los Angeles Alcohol Sales Specific Plan.

2. General Plan Text

a. Land Use Element - South Los Angeles Community Plan.

In identifying Exposition Park as a “Major Opportunity Site” the Exposition Master Plan provides the following guiding principles in the development of Exposition Park and the facilities it holds:

- The need for community empowerment regarding future development.
- The opportunity for a variety of jobs and job training for community residents.
- Development reflective of community needs.
- The need for appropriate development plans to prevent incongruent, incremental development.

The initiated General Plan Amendment to redesignate a portion of 39th Street, in conjunction with the vacation of the street, would allow for the museum’s design concept to be fully implemented which includes a linkage between the two portions of the museum building that arch over 39th Street. In addition, the vacation of 39th Street would allow for additional gathering space and would be an integral part of the museum’s loading and other supportive functions. The vacation would allow the applicant to construct subterranean parking under the Street, thereby satisfying parking requirements.

The initiated Specific Plan Amendment to the Coliseum District Specific Plan would allow for the development of a project that would redevelop an underutilized site with a use that is consistent with the existing development and programming in Exposition Park. The project’s ancillary uses would provide additional amenities to support both museum operations and the surrounding community, including a café, restaurant, theatres, educational programs, and special events that would result in new permanent jobs and amenities for local residents and visitors. In addition, the project would result in 11 acres of publicly accessible open space in an area of the city that is park deficient. The project would reinforce Exposition Park as an important cultural, sports, entertainment, and activity hub for area residents and for the community at-large. The Specific Plan Amendment contains regulations that require the project to be compatible with the prevailing scale, neighborhood character, and land uses within Exposition Park and with the surrounding neighborhoods and districts.

The General Plan and Specific Plan Amendments make the development of the new museum would be possible and would result in a new amenity in South Los Angeles that has an identity necessary to attract new customers, businesses, and visitors, along with generating an active environment that will reinvigorate the surrounding community, thereby contributing in the continued revitalization of Exposition Park.

Recreational and Park Facilities

Goal 4: Adequate recreation and park facilities which meet the needs of the residents in the plan area

The General Plan Amendment to redesignate a portion of 39th Street from a Collector Street to a Local Street to facilitate pedestrian and support functions relating to the operation of the museum and the Specific Plan Amendment to the Coliseum District Specific Plan, the museum is consistent with the South Los Angeles Community Plan Recreational and Park Facilities goal.

The Specific Plan Amendment allows for the development of the museum that will provide 11 acres of privately-funded, publicly accessible open space. The museum and open space would replace two large un-landscaped surface parking lots that are normally not fully occupied except for weekends and when football games are played at the Coliseum. The applicant will private fund improvements to the Jesse Brewer Jr. Park and to the abutting portion of Exposition Park that will result in new pedestrian pathways, upgraded playground equipment, and drought tolerant landscaping.

The proposed design of the museum would improve the appearance of the Project Site, provide additional publicly accessible park space and landscaping, and will preserve the character, scale, and architectural diversity of Exposition Park and the surrounding area, consistent with the Recreational and Park Facilities goals of the Community Plan.

Open Space

The South Los Angeles Community Plan broadly defines Open Space as land which is essentially free of structures and buildings and/or is natural in character and which functions in one or more of the following ways:

1. ***Recreational and educational opportunities.***
2. ***Scenic, cultural, and historic values.***
3. ***Public health and safety.***
4. ***Preservation and creation of community identity.***
5. ***Rights-of-way for utilities and transportation facilities.***
6. ***Preservation of natural resources or ecologically important areas.***
7. ***Preservation of physical resources.***

The General Plan Amendment will allow for the vacation of a portion of 39th Street that will result in additional pedestrian activity on the site. In addition, the vacation would allow the applicant to construct subterranean parking under the Street, thereby satisfying parking requirements.

The Specific Plan Amendment will allow for the development of the Museum and the 11 acres of open space. In addition to the indoor programming of the Museum, the open space has been designed to include active and passive areas, such as a network of proximal open spaces with public open space at the ground level comprised of contoured landscaped areas connected by a series of meandering pedestrian walkways that would

share visual and functional connections with the Natural History Museum to the northeast, Exposition Park to the east, the Los Angeles Memorial Coliseum to the east, and Jesse Brewer Jr. park to the north, promoting physical activity and exploration. The project would result in privately funded amenities that will result in publicly accessible cultural, educational, and open space resources.

While the project site is not located on a site known for natural resources or ecologically importance, the 11 acres of open space would be landscaped with drought-tolerant plantings that would serve to educate visitors on the importance of preserving natural resources. In addition, the project harvest and use gray/rainwater/condensate recycled water for irrigation and use in the water features within the new park areas.

The project supports the goal for “maximum feasible environmental quality” by among things, achieving LEED Gold equivalency, installing water conserving plumbing fixtures and fittings that reduce indoor water use, installing photovoltaic panels on the building roof area, and providing electric vehicle charging stations. These design standards will help to reduce the project’s operational environmental impacts thereby preserving natural resources overall. The museum would be a focal point and civic gathering space for Exposition Park, providing public programs for the community and interactive landscape elements.

Based on the above, the project meets Goal 5 and Objective 5-1 of the Community Plan’s Open Space section in providing the community with sufficient open space in balance with new development to serve the recreational, environmental, health and safety needs.

Public Transportation and Land Use Transportation

The project area is well-integrated with existing infrastructure and provides convenient pedestrian access to public transportation including the Expo Park/USC Station, Jefferson/USC Station, and Expo/Vermont Station stops of the Expo Light Rail Line. The site is also serviced by seven Metro and LADOT bus lines within a quarter mile of the Specific Plan area, making the project site and Specific Plan area accessible from many locales in the greater Los Angeles area.

The Museum will result in the removal of surface parking lots and the development of new subterranean parking lots; approximately 11 acres of landscaped open space; retail and restaurant opportunities within the museum; and upgrades to existing park and recreational facilities in Exposition Park.

The project would be consistent with the public transportation and land use transportation policies as follows:

- Objective 12-2: To increase the work trips and non-work trips made on public transit.*
- Policy 12-2.2: Support the expansion of Community based transit service improvement.*
- Objective 13-1: To reflect the objectives and guiding principles of the City Council adopted Land Use- Transportation policy.*
- Policy 13-1.1: Encourage growth, as appropriate, around transit stations when these become operational.*

Objective 13-2: To increase the work and non-work trips made on public transit.

Policy 13-2.1: Encourage the provision safe, attractive and clearly identifiable transit stops with user friendly design amenities.

The City has initiated a General Plan Amendment to Mobility Plan 2035 to change the street designation of a portion of 39th Street from a Collector Street to a Local Street for the purposes of vacating that portion of the street. On April 11, 2017, the Advisory Agency approved the request to vacate 39th Street under concurrent Case No. VTT-74715. Following vacation, 39th Street would continue to provide public access between Vermont Avenue and Bill Robertson Lane during major events at Exposition Park, but would generally be closed to public traffic. In addition, the vacation would allow the applicant to construct subterranean parking under the Street, thereby satisfying required parking regulations. The vacation of 39th Street would be consistent with the Objectives and Policies of the Community Plan, Public Transportation and Land Use Transportation sections in that pedestrians will be the primary users of the vacated street thereby increasing pedestrian activity to the site and within Exposition Park.

The City also initiated a Specific Plan Amendment to amend the plan to include specific regulations for the Museum thereby allowing for the development of a new museum and approximately 11 acres of landscaped open space that will enhance the character of Exposition Park.

The General Plan and Specific Plan Amendments are necessary to facilitate the redevelopment of the underutilized site into a new approximately 300,000 square-foot museum building having 11 acres of open space to support the economic viability of Exposition Park. The Museum will attract visitors to Exposition Park and will create new job opportunities. Construction is estimated to create approximately 3,660 direct construction jobs and generate up to approximately \$43.1 million in state and local taxes over three years, and project operation is estimated to create 300 full-time and 100 full-time equivalent long term jobs and generate up to approximately \$8.7 million in state and local taxes annually for operation.

The redevelopment of the project site with a new museum would encourage growth around existing transit stations, reduce vehicle miles travelled, and support the expansion of Community-based transit services consistent with the objectives and policies of the South Los Angeles Community Plan.

Cultural Amenities

The South Los Angeles Community Plan text includes the following relevant land use Objective and Policies related to Cultural Amenities:

Objective 20-1: To enhance and capitalize on the contribution of existing cultural and historic resources in the community.

Policy 20-1.1: Support the places and features identified within the Community as cultural resources for the City of Los Angeles.

Policy 20-1.2: Support the development and growth of the Cultural Centers in the Community for the provision of performing arts auditoriums, classrooms, workshops, library, children's art center and a museum of culture and art, as appropriate.

The General Plan and Specific Plan Amendments will allow for the development of a project that would create a new, one-of-a-kind museum that will enhance and reinforce Exposition Park as a cultural center. Exposition Park currently includes the California Science Center, the California African American Museum, the Los Angeles County Natural History Museum, the Exposition Park Rose Garden, the Wallis Annenberg Building, the Expo Center, which includes a swim stadium, recreation center, senior citizen center, amphitheater, and pre-school, and the future Banc of California stadium.

The project supports the development and growth of the arts by providing special tours, talks, workshops and screenings tailored to serve the curriculum of students from grammar school to college age. Collection and Education Programming at the museum would include collection presentations, temporary exhibitions, daily film screenings, film premieres, public lectures, hands-on workshops, school tours and programs, classes for all ages, internships, and campus-wide festivals, consistent with the objectives and policies within the Cultural Amenities section of the Community Plan.

- b. **South Los Angeles Alcohol Sales Specific Plan.** The project site is located within the boundaries of the South Los Angeles Alcohol Sales Specific Plan, which seeks to regulate off-site consumption alcohol sales within the plan area. Since the proposed project will include the sale of a full line of alcoholic beverage for on-site consumption only, in conjunction with the operation of the proposed museum, the provisions of the South Los Angeles Alcohol Sales Specific Plan are not applicable to the project.
- c. **Coliseum District Specific Plan.**

The Specific Plan Amendment will ensure that the Museum will be compatible with the prevailing scale, neighborhood character, and land uses within Exposition Park and its surrounding neighborhoods and districts, as reflected in the draft amendments to the Specific Plan.

The proposed museum is compatible in scale to the existing development in Exposition Park and it will operate within the existing network of streets, pedestrian areas, parking areas and other existing Exposition Park amenities. Further, owing to its co-location with an established network of pedestrian and public transit options, the project would facilitate the use of modes of transportation other than private vehicles to and from the project site. The ancillary museum facilities would include a museum store, cafe, restaurant, office uses, two theatres that would complement the existing facilities in Exposition Park by providing additional amenities, eating establishments and activities within close walking distance of other Exposition Park museums and facilities, which would be complimentary and consistent with the Coliseum District Specific Plan.

- d. **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives, and policies relevant to the museum project:

LAND USE CHAPTER. Within the Land Use Chapter of the Framework Element, the following goals, objectives and policies relevant to the South Los Angeles Area are applicable to the amended Specific Plan and with the General Plan:

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

The project would replace underutilized surface parking lots with a world class museum that will include a museum store, cafe, restaurant, office uses, two theatres, education spaces, and would provide a new public gathering open space to support the needs of the City's existing and future residents, businesses, and visitors.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

The project site is located in a developed area of the City, which is supported by existing urban infrastructure. Figueroa Street, along the eastern boundary of the Specific Plan is generally developed with surface parking, a USC school-related use, multi-family residential uses, fast food restaurants, and a retail center. Along the southern boundary is Martin Luther King, Jr. Boulevard which is generally developed with commercial and multifamily residential uses, surface parking, and retail shops. The University of Southern California (USC) is located directly north of Exposition Park, across Exposition Boulevard, another Mobility Element-designated Avenue I. To the west of Exposition Park and adjacent to the project site is Vermont Avenue which is generally developed with commercial office and retail uses. The museum is located in an area developed and planned for similar cultural and recreational uses that is served by transit, pedestrians, and cyclists, and will be located in an area. As such, the project will promote an improved quality of life in terms of reducing vehicular trips, miles traveled, and in turn, the project will reduce air pollution.

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

Both the General Plan and Specific Plan Amendments will facilitate the development of a project that is compatible with the prevailing scale, neighborhood character, and land uses within Exposition Park and its surrounding neighborhoods and districts. The museum would result in streetscape amenities that enhance pedestrian activity around the Museum and within Exposition Park. In addition, the project would include pedestrian improvements to the Jesse Brewer Jr. Park and to the abutting portion of Exposition Park by providing new pedestrian pathways. The museum project operations would be accommodated within the existing network of streets, pedestrian areas, parking areas and other existing Exposition Park facilities. As such, the museum will enhance pedestrian activity around the site and within Exposition Park.

URBAN FORM AND NEIGHBORHOOD DESIGN

Within the Urban Form and Neighborhood Design Chapter of the Framework Element, the following policies will be applicable to the General Plan and Specific Plan Amendments:

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built

form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime (see Chapter 3: Land Use). Additionally, develop these areas so that they are compatible with surrounding neighborhoods, as defined generally by the following building characteristics.

Through the General Plan and Specific Plan Amendments, the Lucas Museum of Narrative Art will be developed in an area serviced by a robust public transit system. Transit lines and stops in the vicinity of the Specific Plan area and project site include the Expo Park/USC Station, Jefferson/USC Station, and Expo/Vermont Station stops of the Expo Light Rail Line, as well as seven nearby Metro and LADOT bus lines within a quarter mile of the project site. These transit lines allow access to the Specific Plan area and project site from a wide range of areas. The museum project and improvements to Jessie Brewer Jr. Park would provide convenient pedestrian access to this substantial existing infrastructure.

The Specific Plan Amendment will result in regulations that govern the development and operation of the new museum which serves the objective of the City's Urban Form and Neighborhood Design plan to co-locate new development in community centers that encourage the use of transit. The museum project would add another landmark feature to the already expansive list of cultural facilities that make Exposition Park a regional cultural center for the City. The museum will also include evening programming in the form of gallery openings, screenings, a sit-down restaurant, and other special events that will promote nighttime activity in the area, consistent with the aforementioned Objectives and Policies of the Land Use Chapter of the Framework Element.

OPEN SPACE AND CONSERVATION

Within the Open Space and Conservation Chapter of the Framework Element, the following Objectives and Policies are applicable to the project:

- Objective 6.4:* *Ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass.*
- Policy 6.4.2:* *Encourage increases in parks and other open space lands where deficiencies exist, such as South East and South Central Los Angeles and neighborhoods developed prior to the adoption of the State Quimby Act in 1965 (As amended in 1972).*
- Policy 6.4.4:* *Consider open space as an integral ingredient of neighborhood character, especially in targeted growth areas, in order that open space resources contribute positively to the City's neighborhoods and urban centers as highly desirable places to live.*
- Policy 6.4.8:* *Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.*
- Policy 6.4.10:* *Provide for the joint use of open space with existing and future public facilities, where feasible.*

The initiated General Plan and Specific Plan Amendments will allow for the redevelopment of an underutilized site, for the construction of a privately-funded new museum and publicly accessible open space that will preserve the character, scale, and architectural diversity of Exposition Park and the surrounding area. Implementation of the project would also preserve and enhance existing recreational facilities and park space within Exposition Park, consistent with the Objectives and Policies of the Open Space and Conservation Section of the Framework Element.

ECONOMIC DEVELOPMENT

The following policies in the Economic Development Chapter of the Framework Element would be applicable to the amended Specific Plan:

Objective 7.2: Establish a balance of land uses that provides for commercial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

The General Plan and Specific Plan Amendments will allow for the development of the Lucas Museum of Narrative Art which would provide new employment opportunities and strengthen the economic base of the area consistent with Objective 7.2. The museum project represents a privately funded, approximately \$1.5 billion investment in Exposition Park projected to attract an estimate one million to 1.2 million visitors annually. Project construction is estimated to create approximately 3,660 direct construction jobs and generate up to approximately \$43.1 million in state and local taxes over three years, and project operation is estimated to create 300 full-time and 100 full-time equivalent long term jobs and generate up to approximately \$8.7 million in state and local taxes annually for operation, thereby meeting the needs of local residents while creating a LEED standard building within proximity to an abundance of public transit options, consistent with Policy 7.2.3.

Policy 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.

The General Plan and Specific Plan Amendments will allow for the development of a new museum that will enhance commercial activity within the project area without displacing nearby existing commercial activities. The museum is expected to attract new visitors to Exposition Park and has included design features that enhance pedestrian connectivity within and surrounding Exposition Park, thereby making walking to and from the museum more desirable.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

The General Plan and Specific Plan Amendments will allow for the development of a new museum that would replace an underutilized site with a privately-funded, publicly accessible museum that is expected to enhance the economic vitality of the region by providing temporary job opportunities associated with the construction of the museum and permanent jobs opportunities during project operations. Many employment openings are anticipated to be filled by area residents. In addition, the museum will provide increased

educational opportunities in filmmaking and arts, as required by Conditions No. 14 and 15 of this grant. The Specific Plan area, including the project site, are in close proximity to existing transit infrastructure including the Expo Light Rail Line and many local and regional bus lines. Therefore, the General Plan and Specific Plan Amendments will result in a project that supports policy 7.10.2 to provide residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

- e. **Health and Wellness Element.** Adopted in March 2015, the Plan for a Healthy Los Angeles, the Health and Wellness Element of the General Plan, calls for the promotion of a healthy built environment in a manner that enhances opportunities for improved health and well-being, and which promotes healthy living and working conditions. The proposed project complies with the following policies of Section 3 – Bountiful Parks and Open Space:

Policy 3.2.: *Improve Angelenos' mental and physical health by striving to equitably increasing their access to parks, increasing both their number and type throughout the City; prioritize implementation in most park-poor areas of the City.*

Policy 3.6: *Engage communities and public, private, and nonprofit partners in park stewardship by working collectively to develop, program, and maintain parks and open spaces: target communities with the lowest combination of park access and park standard criteria.*

Policies 3.8 *Support public, private, and nonprofit partners in the ongoing development of new and innovative active spaces and strategies to increase the number of Angelenos who engage in physical activity across all ages and level of abilities.*

According to the Parks and Public Health in Los Angeles County, A Cities and Communities Report, prepared by the County of Los Angeles Public Health Department in May 2016, Council District 9 had 0.4 acres of parkland per 1,000 people with high numbers of people dying from cardiovascular disease, diabetes, and obesity. This means that the area surrounding the proposed museum site ranks in the 4th quartile for access to parks.

The project will locate cultural, recreational, educational, and commercial uses along within walking distance to several Metro Local, Rapid, and Express bus stops and several Metro Expo Line stops near Exposition Park. In addition, the project will connect with and improve the existing pedestrian pathways to Jesse Brewer Jr. Park and Exposition Park. Lastly, the 11 acres of new open space will be privately funded and will offer a new public amenity in the form of passive and active open space areas to an area that is lacking park space, consistent with the policies of the Health and Wellness Element.

Mobility Element. The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. Martin Luther King Jr. Boulevard, adjoining the property to the south, has an Avenue I classification and is dedicated to a width of 100 feet and roadway width of 70 feet. Bill Robertson Lane, adjoining the property to the east, has a Local street classification and is dedicated to a width of 60 feet and roadway width of 36 feet. Vermont Avenue, adjoining the property to the west, has an Avenue I classification and is dedicated to a width of 100 feet and roadway width of 70 feet. The project will result in the vacation of a portion of 39th Street abutting the project site. The Department of Transportation and Bureau of Engineering

have reviewed the requested vacation and have made recommendations that have been included in concurrent Case No. VTT-74715.

The project site is well-served by public transit; including several Metro Local, Rapid, and Express bus stops and several Metro Expo Line stops near Exposition Park are within walking distance of the subject property. In addition, the project provides pedestrian walkways, bicycle parking, and loading areas consistent with the policies of Mobility Plan 2035, consistent with the Mobility Element policies listed below:

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 2.10: *Facilitate the provision of adequate on and off-street loading areas.*

Policy 3.3: *Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

The General Plan Amendment will allow for the vacation of 39th Street thereby creating a space for the museum's drop-off and loading activities to take place which will remove the burden on surrounding public streets.

The Specific Plan Amendment will allow for the development of a new museum and open space within proximity to public transportation, bike lanes, educational uses, cultural uses, residential and commercial uses, and jobs thereby increase bicycling, walking, and transit to the site which will result in fewer vehicle trips to the site.

In light of the aforementioned review, the General Plan and Specific Plan Amendments are in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element, Community Plan, and Specific Plan.

3. **Charter Compliance - City Charter Sections 555, 556, and 558.** The initiated General Plan and Specific Plan Amendments comply with the procedures as specified in Sections 555, 556, and 558 of the Charter, as follows:

- a. **City Charter Section 555 – Procedures for Adoption**

Amendment in Whole or in Part. Both the General Plan and Specific Plan Amendments before the City Planning Commission represent a change to the social, physical and economic identity of project site, which is currently designated for Open Space, Community Commercial, and High Medium Residential land uses and is zoned OS-1XL, RD1.5-1, and R4-1. However, the project site is developed with mainly surface parking lots and a soccer field that will be relocated to a site that is currently developed with another surface parking lot.

The General Plan Amendment to amend Mobility Plan 2035 to change the street designation of a portion of 39th Street from a Collector Street to a Local Street is consistent with the Open Space, Community Commercial, and High Medium Residential land use designations of the site in that it will result in the construction of a new publicly accessible museum and open space within Exposition Park, an area planned for and developed with similar cultural and recreational uses. In addition, the Specific Plan Amendment to modify the language of the Coliseum District Specific

Plan, in conjunction with the development of a new museum, is consistent with the aforementioned land use designations.

The Specific Plan Amendment will result in the development of an approximately 300,000 square-foot museum and 11 contiguous acres of publicly accessibly open space in an area currently developed with State-owned surface parking lots. The project by the Amendment will activate the western edge of Exposition Park, currently a field of asphalt, with the Museum of Narrative Art which will complement the nearby Los Angeles Natural History Museum and other uses in Exposition Park. The museum and open space will provide will create a contiguous landscaped park space for the entire Vermont Avenue frontage of the park. By placing the existing State-owned parking lots underground, the area will maintain needed parking for both the nearby Coliseum and the other uses of the park.

Initiations of Amendments. In compliance with this sub-section, the amendments to the General Plan, South Los Angeles Community Plan (General Plan Land Use Element), and Coliseum District Specific Plan were initiated by the Department of City Planning, via signature by the Director of Planning's designee, on October 13, 2016.

Commission and Mayoral Recommendations. The noticing and hearing requirements of the General Plan Amendment were satisfied, pursuant to LAMC Section 12.32-C,3. The hearing was scheduled, duly noticed, and held in Los Angeles City Hall on April 5, 2017. The City Planning Commission shall make its recommendation to the Mayor upon a recommendation of approval, or to the City Council and the Mayor upon a recommendation of disapproval.

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

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 in accordance with subsection (c) above. 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.

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 the 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.

- b. **City Charter Sections 556 and 558 – General Plan Consistency.** Section 556 of the City Charter requires that the City Planning Commission make findings that determine whether the requested General Plan and Specific Plan Amendments

are either in substantial conformance or are not in substantial conformance with the purposes, intent, and provisions of the General Plan.

Section 558 of the City Charter establishes the procedures for the adoption, amendment, or repeal of ordinances, orders or resolutions proposed by the City Council, City Planning Commission, or Director of Planning or by application of the owner of the affected property if authorized by ordinance. Based on the findings delineated, the City Planning Commission finds that the initiated General Plan and Specific Plan Amendments are in substantial conformance with the purposes, intent, and provisions of the General Plan.

The Project proposes an amendment to Mobility Plan 2035, an element of the General Plan, to change the street designation of a the portion of 39th Street from a Collector Street to a Local Street. 39th Street from Vermont Avenue provides connection to Bill Robertson Lane, designated a Local Street and Exposition Park Drive, a private street traveling through Exposition Park. The Mobility Plan states that Collector Streets are generally located in residential neighborhoods and provide access to and from arterial streets for local traffic and are not intended for cut-through traffic. The portion of 39th Street does not currently function as a Collector Street as it is not located in a residential neighborhood and provided access primarily to Exposition Park Drive and the various museums and facilities in Exposition Park.

Upon designation to a Local Street, a portion of 39th between Vermont and Bill Robertson would be vacated thereby facilitating the museum's design and subterranean parking beneath the street. The vacated portion of 39th Street would transform primarily into pedestrian plaza that would provide access to the museum entrances and connect to the publicly accessible open spaces and landscape integrated into the museum design. 39th Street would be open for public vehicular access during Exposition Park events with attendance of 25,000 or more persons, such as football games at the Coliseum. Vacating the portion of the 39th Street would also reduce cut-through traffic to the residential neighborhoods west of the museum and direct traffic to the major arterial streets such as Exposition and Martin Luther King Jr. Boulevards. As such, the proposed General Plan Amendment to redesignate 39th Street, in conjunction with the museum project, is in compliance with the purposes, intent and provisions of the General Plan.

The Specific Plan Amendment will modify the language of Section 8 of the Coliseum District Specific Plan, adding subheading "G", in addition to updating existing sections to be consistent with the addition of the museum to the Specific Plan Area. The instant request provides the City an opportunity to benefit from the privately funded development of a new museum and public open space in a manner consistent with the goals, objectives and policies of the General Plan and the Coliseum District Specific Plan. The amended language to the Coliseum District Specific Plan is as follows:

Section 8.G: **Museum, Replacement Parking Structure, and Replacement Soccer Field Plans.** The Museum and its associated ancillary facilities, the Replacement Parking Structure, and the Replacement Soccer Field shall be developed in substantial conformance with Map 2-C of this Specific Plan and the approved plans in City Planning Department case file No. CPC-2016-4121-GPA-SP-SPP. The Museum and its associated ancillary facilities, the Replacement Parking Structure, and the Replacement Soccer

Field shall be developed within the Museum Zone shown on Map 1 of this Specific Plan. The Museum and shall not exceed 300,000 square feet of Floor Area.

The Specific Plan Amendment will allow the applicant to construct a new museum and open space that satisfies the needs of local, city, and regional residents and visitors to have access to publicly accessible open space and cultural resources. Furthermore, the Amendment will allow for an increase in the public safety, health and wellness, sense of community, and private and public partnerships, which would highly benefit the existing and future residents in the surrounding neighborhoods. The Amendment would enable the development of a project that encourages the complete streets concept by providing design and programming within proximity to transit, bicycle ways, and pedestrian pathways within Exposition Park.

Framework Element

The Land Use Chapter of the Framework Element provides primary objectives to support the viability of the City's residential neighborhoods and commercial and industrial districts and to encourage sustainable growth in appropriate locations. The Land Use Chapter establishes land use categories which are broadly described by ranges of intensity/density, heights, and lists of typical uses. The Land Use Chapter indicates portions of Martin Luther King Jr. Boulevard and Vermont Avenue, near the project site, are designated as a Mixed Use Boulevard. Mixed Use Boulevards are described as connections between the City's neighborhood districts and community, regional, and Downtown centers. Mixed-use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. The museum would implement the intent of the Framework Element by maintaining and enhancing pedestrian connections, reinvigorating the community experience within Exposition Park by providing a new cultural facility and improvements to Jesse Brewer Jr. Park, and by providing uses that would be compatible in scale with the Coliseum and other nearby uses. In addition, the scale, mass, and height of the proposed museum would be compatible with surrounding uses within and adjacent to Exposition Park.

Community Plan

In identifying Exposition Park as a "Major Opportunity Site" the Exposition Master Plan, the South Los Angeles Community Plan text provides the following guiding principles in the development of Exposition Park and the facilities it holds:

- The need for community empowerment regarding future development.
- The opportunity for a variety of jobs and job training for community residents.
- Development reflective of community needs.
- The need for appropriate development plans to prevent incongruent, incremental development.

The initiated General Plan Amendment to redesignate a portion of 39th Street, in conjunction with the vacation of the street, would allow for the museum's design concept to be fully implemented which includes a linkage between the two museum buildings that arches over 39th Street. The vacation of 39th Street would allow for additional gathering space and would be an integral part of the museum's loading

and other supportive functions. In addition, the vacation would allow the applicant to construct subterranean parking under the Street, thereby satisfying parking requirements.

The initiated Specific Plan Amendment to the Coliseum District Specific Plan would allow for the redevelopment of an underutilized site with a use that is consistent with the existing development and programming in Exposition Park. The project's ancillary uses would provide additional amenities to support both museum operations and the surrounding community, including a café, restaurant, theatres, educational programs, and special events that would result in new permanent jobs and amenities for local residents and visitors. In addition, the project would result in 11 acres of publicly accessible open space in an area of the city that is park deficient. The project would reinforce Exposition Park as an important cultural, sports, entertainment, and activity hub for area residents and for the community at-large. The newly amended Specific Plan contains regulations that would maintain the prevailing scale, neighborhood character, and land uses within Exposition Park and its surrounding neighborhoods and districts.

Through the General Plan and Specific Plan Amendments, the new museum would be possible and will provide this area of South Los Angeles with an identity necessary to attract new customers, businesses, and visitors, along with generating an active environment that will reinvigorate the surrounding community, thereby contributing in the continued revitalization of Exposition Park, consistent with the South Los Angeles Community Plan.

Redevelopment Plan (CRA – Exposition/University Park Redevelopment Area)

Enacted on June 29, 2011, Assembly Bill 1x-26 (AB 26) revised provisions of the Community Redevelopment Law of the State of California, to dissolve all redevelopment agencies and community development agencies in existence and designate successor agencies, as defined, as successor entities. Among the revisions, the amendments to the law withdrew all authority to transact business or authorize powers previously granted under the Community Redevelopment Law (Section 34172.a.2), and vested successor agencies with all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies (Section 34172.b). To that end, the CRA/LA, a Designated Local Authority, the successor agency to the CRA, approved a Resolution, dated September 20, 2012, affecting the Adelante Eastside, Beach Street, Broadway Manchester, Bunker Hill, Central Business District, Council District 9 Corridors, Central Industrial, Chinatown, City Center, Crenshaw, Crenshaw/Slauson, Normandie, Exposition University Park (Hoover), Hollywood, LA Harbor/Wilmington, Little Tokyo, Pacific Corridors, Pico Union 1, Pico Union 2, Vermont/Manchester, Watts, Watts Corridors, Western/Slauson, Westlake, and Wilshire/Koreatown Redevelopment Project Areas, and which granted authority to the Chief Executive Officer or Designee to review and approve discretionary land use actions and variations to the Redevelopment Plans.

The project site is located within the boundaries of the Exposition/University Park Redevelopment Project Area. As the project site is owned or controlled by the State of California, the project is not subject to the requirements and policies of the Redevelopment Plan. Nonetheless, the applicant has consulted with the CRA/LA, and has preliminarily reported that the project does not conflict with the Exposition/University Park Redevelopment Plan.

The General Plan Amendment to redesignate a portion of 39th Street, in conjunction with the vacation of that street, would allow for a bridge to connect the two buildings, while providing museum drop zones, museum entrance plazas, and would permit periodic special events in the vacated area that require closure of the thoroughway. In addition, the vacation would allow the applicant to construct subterranean parking under the Street, thereby satisfying parking requirements. The Specific Plan Amendment will allow for the development of a public resource and would be compatible with the existing and future development within the CRA-Exposition/University Park Redevelopment Area.

The initiated General Plan and Specific Plan Amendments are necessary given that based on the above facts, the subject property is part of the significant social, physical, and economic identity expressed by the development, uses, and land designations within Exposition Park and in the immediate area.

4. **Pursuant to Section 12.32 of the Los Angeles Municipal Code, and based on these findings, the recommended action to amend both the General Plan and Coliseum District Specific Plan is deemed consistent with public necessity, convenience, general welfare, and good zoning practices.**

As found above, the initiated General Plan and Specific Plan Amendments are consistent with the General Plan Framework, Land Use Element (South Los Angeles Community Plan), Health and Wellness Element, Coliseum District Specific Plan, and Mobility Element. With approval of the General Plan and Specific Plan Amendments, the project will be consistent with public necessity, convenience, general welfare, and good zoning practices, as described below.

The Specific Plan Amendment allows for the development of the museum that will provide 11 acres of privately-funded, publicly accessible open space. The museum and open space would replace two large un-landscaped surface parking lots that are normally not fully occupied except for weekends and when football games are played at the Coliseum. The applicant will private fund improvements to the Jesse Brewer Jr. Park and to the abutting portion of Exposition Park that will result in new pedestrian pathways, upgraded playground equipment, and drought tolerant landscaping.

The Specific Plan Amendment to the Coliseum District Specific Plan will allow for the privately funded development of a publicly accessible cultural resource in the shape of a new approximately 300,000 square-foot museum and 11 acres of open space. The initiated Specific Plan is a necessary procedure in order to add regulations to the Coliseum District Specific Plan that are specific to the new museum use.

The project will result in a cultural and educational resource and much-needed open space in an area that lacks open space. The museum will serve to address an educational and open space necessity that currently exists in the neighborhood surrounding Exposition Park. The project will provide educational rooms, an internship program, workshops, and supporting arts programs for all ages.

There is no detriment to the general welfare of the City, the surrounding community or the future guests of the museum because the museum's functions and open space have been designed to be compatible with the existing development in Exposition Park and with surrounding properties. The general welfare is served by the development of a high-quality, aesthetically appealing museum that will provide recreational, educational, and physical activity resources to the community and City at-large without displacing any existing businesses or housing units. In turn, the City will enjoy the benefits of additional

educational and job opportunities, new open space, and an increase in tourism to the Exposition Park area which will in turn support the existing museums and local businesses in the area.

In summary, the General Plan and Specific Plan Amendments will serve the public necessity, convenience, and general welfare of the City of Los Angeles by permitting use of the amended Specific Plan as a tool to more comprehensively control development of the project site and Specific Plan area. The amended Specific Plan would promote the fundamental concepts of the Community Plan for this area of South Los Angeles, such as economic development, job creation, enhanced use of existing public infrastructure, shared facilities, mix of uses, and pedestrian orientation. As demonstrated above, the General Plan and Specific Plan Amendments will provide for development that would address the needs of both the adjacent and regional community as well as visitors who come to Exposition Park for recreational, cultural and commercial purposes; revitalize open spaces; maximize benefits to South Los Angeles businesses by supporting the development and linkage of public infrastructure investments; and encourage new commercial, restaurant, retail and entertainment development in proximity to rail and bus transit corridors and stations reducing vehicle trips and vehicle miles traveled in the City. Therefore, the General Plan and Specific Plan Amendments would serve the public necessity, convenience, and general welfare of the City of Los Angeles.

Project Permit Compliance Findings

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

The following is a delineation of the findings and application of relevant facts as related to the request to allow for the construction, use, and maintenance of a new approximately 300,000 square-foot museum and associated open spaces, with on-site parking. These findings are based on the assumption that the initiated Specific Plan Amendment will be adopted.

a. SECTION 2-E PURPOSES [MODIFIED]

Provide for the development of a new museum and ancillary uses, replacement parking, and a replacement soccer field located in the westerly portion of the Specific Plan Area, in conformance with the goals and objectives of local and regional plans and policies.

The proposed project will result in the replacement of underutilized parking lots with a world class museum that would enhance the economic vitality of the region by providing temporary job opportunities associated with the construction of the museum and permanent jobs opportunities during project operations. Many employment openings are anticipated to be filled by area residents. In addition, the museum will provide increased educational opportunities in filmmaking and arts, which is not currently covered by existing museums in Los Angeles. Furthermore, as described at length above, the Specific Plan area including the project site is in close proximity to existing transit infrastructure including the Expo Light Rail Line and many local and regional bus lines. The proposed project is consistent with a number of goals and objectives of the general and specific plan, as previously discussed.

b. SECTION 7-A LAND USE [MODIFIED]

The Los Angeles Memorial Coliseum stadium and additions, alterations and modifications to the Coliseum shall be located in the Primary Stadium Zone, the Soccer Stadium, including future additions, alterations and modifications, shall be located in the Soccer

Stadium Zone, and the Museum, the Replacement Parking Structure, and the Replacement Soccer Field, including future additions, alterations and modifications to each of them, shall be located in the Museum Zone as provided for by this Specific Plan. All facilities, ancillary facilities, uses and activities, which are associated with either the Coliseum, Soccer Stadium, Museum, Replacement Parking Structure, or Replacement Soccer Field uses, shall also be permitted. The Coliseum, Soccer Stadium, Museum, and any permanent or temporary ancillary facilities and areas located in any Zone in the Specific Plan area may be used for:

- *other uses as customary and usual in connection with the operation of a museum, including exhibition and archival spaces, offices, library, educational spaces, lecture halls, theatres, museum store, and café and restaurants.*

The proposed museum will be divided into two wings with two theatres and an entrance lobby located to the north of the vacated 39th Street along with a café and museum shop at the ground level. The ground floor of the south wing would include archive space, and offices with educational space and classrooms will be located on the second floor. The third level features a library. The two wings connect at the fourth level that would contain the museum's main exhibition spaces. The fifth level would feature additional exhibition space and a sit-down restaurant surrounded by a continuous public roof garden along the museum's perimeter with trees, seating areas, and terraces.

c. SECTION 7-D ENVIRONMENTAL MITIGATION MEASURES

All Projects associated with the Coliseum Renovation Project shall comply with all applicable environmental mitigation measures listed in Appendix A of this Specific Plan. All Projects associated with the Soccer Stadium shall comply with all applicable environmental mitigation measures in the adopted Mitigation Monitoring Program for the Addendum to the Los Angeles Memorial Sports Arena Redevelopment Project Environmental Impact Report (SCH #2010041059). All Projects associated with the Museum, the Replacement Parking Structure, or the Replacement Soccer Field shall comply with all applicable environmental mitigation measures in the adopted Mitigation Monitoring Program for the Fourth Addendum to the Coliseum Renovation Project Environmental Impact Report (SCH #1990011065).

The project has been designed and conditioned to comply with the requirements of Section 7-D of the Specific Plan.

d. SECTION 7-E ADDITIONAL PROJECT CONDITIONS

All Projects associated with the Coliseum Renovation Project shall comply with all applicable Project Conditions listed in Appendix B-1 of this Specific Plan. All Projects associated with the Soccer Stadium shall comply with all applicable Project Conditions listed in Appendix B-2 of this Specific Plan. All Projects associated with the Museum, the Replacement Parking Structure, or the Replacement Soccer Field shall comply with all applicable Project Conditions listed in Appendix B-3 of this Specific Plan.

The project has been designed and conditioned to comply with the above.

e. SECTION 8-G MUSEUM, REPLACEMENT PARKING STRUCTURE, AND REPLACEMENT SOCCER FIELD [ADDED]

The Museum and its associated ancillary facilities, the Replacement Parking Structure, and the Replacement Soccer Field shall be developed in substantial conformance with

Map 2-C of this Specific Plan and the approved plans in City Planning Department case file No. CPC-2016-4121-GPA-SP-SPP stamped Exhibit "A". The Museum and its associated ancillary facilities, the Replacement Parking Structure, and the Replacement Soccer Field shall be developed within the Museum Zone shown on Map 1 of this Specific Plan. The Museum shall not exceed a maximum of 300,000 square feet of Floor Area.

The project has been designed to comply with the Section 8-G of the Specific Plan as shown in the project plans labeled Exhibit "A" of Case No. CPC-2016-4121-GPA-SP-SPP.

f. SECTION 8-H MUSEUM HEIGHT [ADDED]

The maximum height of the Museum shall not exceed 115 feet above street level at the exterior of the Museum.

The museum will include two buildings that are a maximum of five-levels above grade rising to a maximum height of 115 feet. As such, the museum complies with the height requirements of Section 8-H the Specific Plan.

g. SECTION 9-A ALCOHOL CONSUMPTION REGULATIONS [MODIFIED]

The sale and service of a full line of alcoholic beverages for on-site consumption, via one or more operators and caterers, shall be allowed in the Primary Stadium Zone, the Soccer Stadium Zone, and the Museum Zone, as indicated on Map 1, including without limitation: restaurants; bars; cafes; outdoor eating and event areas; private Coliseum and Soccer Stadium club facilities; private suites; general assembly seating areas; premium seating areas; general assembly concession establishments; premium seating concession establishments; portable concession stands; sponsorship areas; Coliseum field area; Soccer Stadium field area; Soccer Stadium museum and conference facilities; and in designated sponsorship and/or hospitality areas located within the Secondary Stadium Zone and South Parking Lot Zone. The sale of alcohol for off-site consumption shall be subject to the Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan (Ordinance No. 171,681) (also known as the South Central Alcohol Sales Specific Plan) and the LAMC.

Section 9 – Alcohol Consumption Regulations sets forth conditions for projects serving alcoholic beverages within the specific plan. The proposed museum will have a café, sit-down restaurant and other spaces that may serve a full line of alcoholic beverages for on-site consumption. As such, the project will be required to comply with the conditions, including: age requirements for serving alcohol, hours that alcohol may be served, graffiti abatement, and application requirements, as listed within the Specific Plan.

h. SECTION 10-A PARKING REQUIREMENTS (VEHICLE AND BICYCLE) – SPECIFIC PLAN PARKING [MODIFIED]

A minimum of 850 parking spaces shall be provided within the Specific Plan area for the Coliseum, associated uses, and Soccer Stadium permitted by this Specific Plan.

A minimum of 1 parking space per 500 square feet of floor including shall be provided for the Museum, including ancillary uses, within the Museum Zone. A minimum of 1,323 replacement parking spaces shall be provided in the Replacement Parking Structure. There shall be no required parking for the Replacement Soccer Field.

The project would include the construction of a two-level parking structure, located beneath the museum, and a separate three-level subterranean parking structure, to the

south of the museum that will include replacement of the parking currently on the site. Up to 2,425 vehicle parking spaces would be provided to serve the museum and to replace the existing surface parking, consistent with the requirements of the Coliseum District Specific Plan. In addition, the project would provide the required bicycle parking and associated facilities. As such, the project is in compliance with Section 10-A of the Specific Plan.

i. Section 10-E MUSEUM BICYCLE PARKING [ADDED]

The number of Bicycle Parking Spaces required for the Museum, including ancillary uses, in compliance with Table 12.21.A.16(a)(2), Institutional Uses. Notwithstanding LAMC Section 12.21.A.16(e), the location of short and long term bicycle spaces shall be provided in substantial conformance with the project plans approved in CPC-2016-4121-GPA-SP-SPP and marked Exhibit "A".

The project has been designed to comply with the bicycle requirements of Section 10-E, as reflected in Exhibit "A" of Case No. CPC-2016-4121-GPA-SP-SPP.

6. FINDINGS OF FACT (CEQA)

Pursuant to CEQA, the City Council serves as the lead agency with respect to the Modified Project in connection with the subject City actions. Accordingly, the City Council (a) has considered the Certified EIR, First Addendum, Second Addendum, Third Addendum, and Fourth Addendum, 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, as well as the Advisory Agency's approval of the Fourth Addendum and related CEQA findings pursuant to CEQA Guidelines Section 15091, and (b) makes the following findings

- A) Based on substantial evidence in the Environmental Documents and elsewhere in the record, including but not limited to oral and written testimony provided at the public hearings on the matter, there have been no changes to the Modified Project, changes in circumstances under which the Modified Project is being undertaken or significant new information since the Advisory actions action and (a) no Subsequent or Supplemental EIR is required pursuant to CEQA Guidelines Sections 15162 or 15163 for the Modified Project, and (b) the Fourth Addendum remains adequate under CEQA for approval of the subject approvals for the Modified Project. The Fourth Addendum were prepared under the authority of CEQA Guidelines Section 15164(a), which requires a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 and 15163 calling for preparation of a Subsequent or Supplemental EIR have occurred;
- B) Changes and alterations have been required and incorporated into the Modified Project that avoid or substantially lessen the significant environmental effects as identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15091(a)(1);
- C) As more fully set forth below, certain economic, legal, social, technological or other benefits of the Modified Project outweigh the unavoidable adverse environmental effects, all of which are identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15093; and

- D) There are no feasible alternatives or feasible mitigation measures (other than those measures already imposed on the Modified Project and identified in the Environmental Documents) that would substantially lessen or avoid any significant environmental effect of the Modified Project as indicated by the Environmental Documents, pursuant to CEQA Guidelines Section 15091.

STATEMENT OF OVERRIDING CONSIDERATIONS

As described in the Certified EIR and Fourth Addendum, development of the Modified Project would have significant adverse impacts on the environment that cannot be reduced to less than significant levels through implementation of feasible mitigation measures. Section 15093(b) of the State CEQA Guidelines provides that when a project is approved which will result in the occurrence of significant effects that cannot be avoided or substantially lessened, the lead or decision-making agency shall state in writing the reasons to support its action based on the Final EIR and/or other information in the record.

The following impacts are not mitigated to a less than significant level for the Modified Project: Construction Air Quality (NO_x). Accordingly, the City Council adopts the following Statement of Overriding Considerations:

The City Council recognizes that significant and unavoidable impacts will result from the implementation of the Modified Project. Having: (i) adopted all feasible mitigation measures, (ii) rejected alternatives to the proposed project, (iii) recognized all significant unavoidable impacts, and (iv) balanced the benefits of the Modified Project against the Modified Project's significant and unavoidable impacts, the City Council hereby finds that the benefits of the Modified Project outweigh and override the significant unavoidable impacts for the reasons stated below.

The following stated reasons summarize the benefits, goals, and objectives of the Modified Project and provide the rationale for the benefits of the Modified Project. These overriding considerations of economic, social, aesthetic, and environmental benefits of the Modified Project justify approval of the Modified Project. Each of these overriding considerations individually would outweigh the adverse environmental impacts of the Modified Project.

- Consistent with the objective of the Exposition Park Master Plan, the Modified Project will develop the LMNA, a one-of-a-kind museum where the community will experience fine art and popular works, including paintings, illustrations, photography, film, animation, and digital art. Through the many exhibitions and programs in its permanent collection galleries, temporary exhibitions, and two state-of-the art theaters, visitors will be able to learn about and experience the evolution of narrative art. This new addition to Exposition Park will be a unique cultural experience and will create synergy with the existing museums in Exposition Park.
- The LMNA building, with its unique, iconic design by a world class architect, will improve the visual character of the Modified Project site on what is now an unsightly asphalt parking lot.
- The Modified Project will initiate, support, and carry out a wide range of robust education programs for all ages. These programs will include, but are not limited to, exhibition and museum tours, gallery talks, workshops and classes tailored to serve the curriculum of K-12 students, public lectures, hands-on workshops, and daily film screenings.

- Consistent with the recreation policies of the South Los Angeles Community Plan, the Modified Project will create approximately 471,755 square feet of new public green park space, upgrade the existing soccer field with a technologically advanced turf and new amenities, and add landscaping and circulation improvements to Jesse Brewer Jr. Park and Exposition Park.
- The Modified Project will represent a privately funded, approximately \$1.5 billion investment in Exposition Park. Project construction is estimated to generate up to approximately \$43.1 million in state and local taxes over three years, and project operation is estimated to generate up to approximately \$8.7 million in state and local taxes annually.
- The Modified Project will create approximately 3,660 direct construction jobs, including a significant number of good paying union jobs pursuant to a Project Labor Agreement, as well as 300 full-time and 100 full-time equivalent long term jobs during project operation.
- The Modified Project will further the City's sustainability goals by achieving LEED Gold equivalency, installing water conserving plumbing fixtures and fittings that reduce indoor water use by at least 20 percent, and installing photovoltaic panels on a minimum of 15 percent of the roof area of the LNMA building.
- The Modified Project will also reduce vehicle miles travelled and associated pollutants and greenhouse gas emissions as an infill development at a location well served by public transit, with two nearby stops on the Expo Line.

MITIGATION MONITORING AND REPORTING PROGRAM

Consistent with Public Resources Code Section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program attached as Exhibit "A", which is incorporated herein by this reference, to mitigate or avoid significant effects of the Modified Project on the environment and to ensure compliance during project implementation.

CUSTODIAN OF RECORDS

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.