ORDINANCE NO.

An ordinance amending and restating in its entirety a Specific Plan, known as the Coliseum District Specific Plan, for a portion of the South Los Angeles Community Plan area.

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

Section 1 **ESTABLISHMENT OF THE COLISEUM DISTRICT SPECIFIC PLAN**.

A. Authority and Scope. The City Council establishes the Coliseum District Specific Plan (Specific Plan) for the area bounded by Exposition Boulevard on the north, Figueroa Street on the east, Martin Luther King Junior Boulevard on the south and Vermont Avenue on the west, plus the Existing Major Site Sign located easterly of the 110 (Harbor) Freeway, all as shown upon the following Map 1 within the heavy dashed lines. As shown on Map 1, the Specific Plan area does not include the EXPO Center, which includes the LA84 Foundation / John C. Argue Swim Stadium, and those portions of Exposition Park north of the Coliseum and Christmas Tree Lane north of Exposition Park Drive containing the Natural History Museum of Los Angeles County; the California Science Center; the California African American Museum; and Jesse Brewer, Jr., Park.

B. Specific Plan Zones. The Specific Plan area is subdivided into five Zones as shown on Map 1. The purpose of the Zones is to address the relationship between the intensity of uses within the Zones and uses outside of the Specific Plan area.

Sec. 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 the area necessitates;

B. Assure orderly development by establishing general procedures for development within the Specific Plan area;

C. Provide for the preservation and upgrade of the historic Los Angeles Memorial Coliseum stadium and associated development and enhancements to the site, in conformance with the goals and objectives of local and regional plans and policies;

D. Provide for the redevelopment of the approximately 15-acre Los Angeles Memorial Sports Arena site in the southeastern portion of the Specific Plan area with a state-of-the-art professional soccer stadium and ancillary uses, in conformance with the

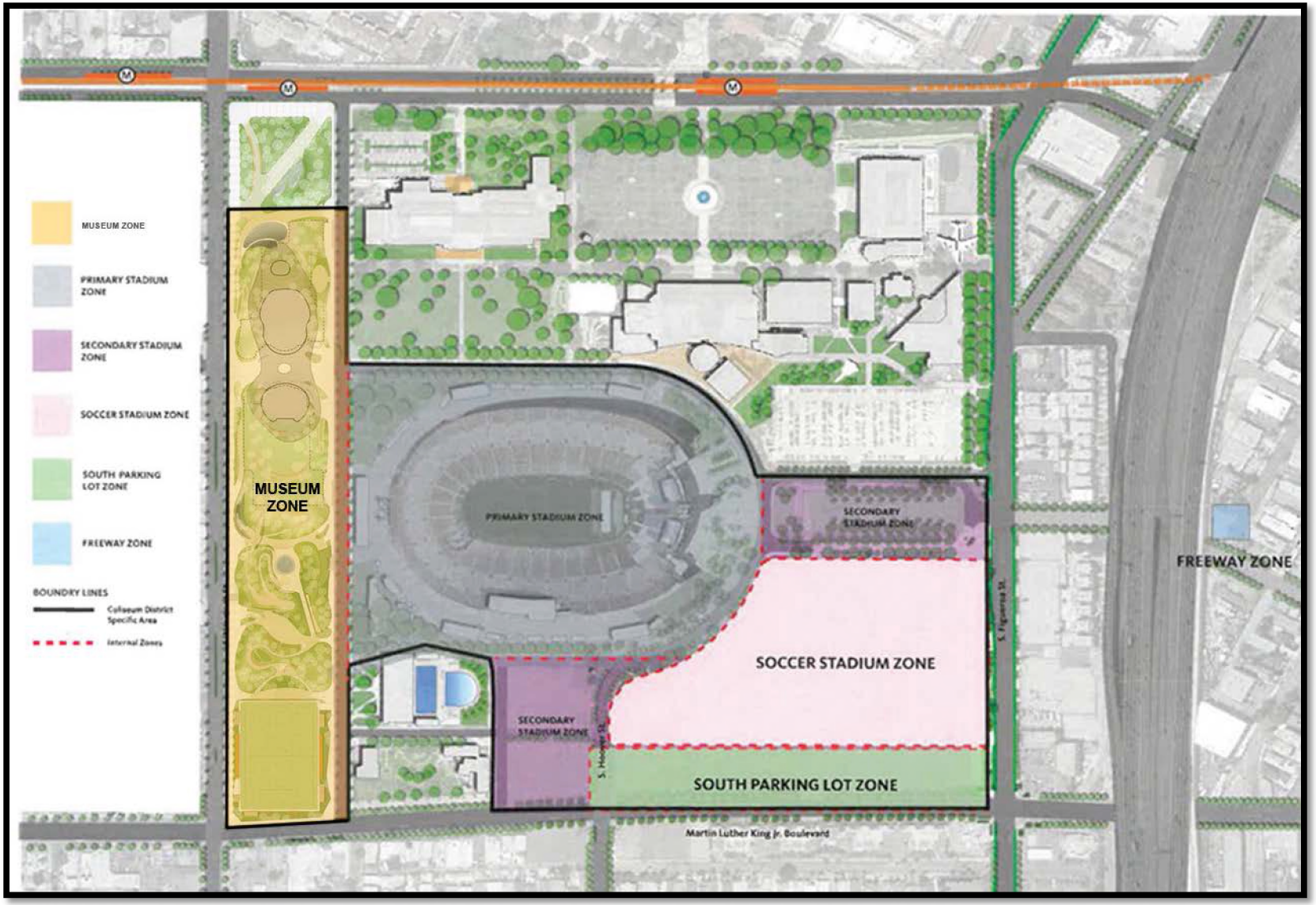
goals and objectives of local and regional plans and policies; and

E. 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.

MAP 1

Specific Plan Boundaries

[Map 1 with Zones follows this page.]


MUSEUM ZONE
PRIMARY STADIUM ZONE
SECONDARY STADIUM ZONE
SOCCER STADIUM ZONE
SOUTH PARKING LOT ZONE
FREEWAY ZONE
BOUNDRY LINES
Coliseum District Specific Area
Internal Zones
MUSEUM ZONE
PRIMARY STADIUM ZONE
SECONDARY STADIUM ZONE
SECONDARY STADIUM ZONE
SOCCER STADIUM ZONE
SOUTH PARKING LOT ZONE
FREEWAY ZONE
S. Figueroa St.
S. Hoover St.
Martin Luther King jr. Boulevard

Sec. 3. **RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE.**

A. The regulations of this Specific Plan are in addition to those set forth in the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances, 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. Whenever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as signage, the sale and service of alcoholic beverages, permitted uses, building height and density limits, and parking), 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. Sign Ordinance. Notwithstanding LAMC Section 13.11 B, a Supplemental Use "SN" Sign District may be established in the OS zone encompassing the Specific Plan area and may include up to four non-contiguous parcels located in any zone, including the parcel located easterly of the 110 (Harbor) Freeway containing the Existing Major Site Sign, and additional non-contiguous parcels that may contain new Stadium Freeway Signs as may be allowed by the Outdoor Advertising Act, codified in California Business & Professions Code Section 5272, et seq.

D. Site Plan Review Ordinance and Conditional Use Permit. Approvals pursuant to LAMC Sections 16.05, 12.24 U 2, 12.24 U 14, and 12.24 U 19 are not required for Projects within the Specific Plan area, because this Specific Plan supersedes those sections.

E. Commercial Corner and Mini-Shopping Centers Ordinance. Approvals pursuant to LAMC Sections 12.22 A 23 and 12.24 W 27 are not required for Projects within the Specific Plan area, because the Specific Plan supersedes those sections.

F. 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 and service of alcoholic beverages when specifically authorized in Section 9 of this Specific Plan, because this Specific Plan supersedes relevant sections of the LAMC.

G. Director's Review. Approvals pursuant to LAMC Section 11.5.7 are not required for Projects within the Specific Plan area, because this Specific Plan supersedes that section.

H. Plan Approvals for Deemed to be Approved Uses. Approvals pursuant to LAMC Section 12.24 M are not required for Projects within the Specific Plan area, because the Specific Plan supersedes those sections, and the Los Angeles Memorial Coliseum, the Soccer Stadium, the Museum, the Replacement Parking Structure, the

Replacement Soccer Field, and the uses set forth herein shall be permitted uses.

I. Shared Parking. Approvals pursuant to LAMC Section 12.24 X 20 are not required for Projects within the Specific Plan area, because the Specific Plan supersedes that section.

J. Landscaping. Approvals pursuant to LAMC Sections 12.40, 12.41 and 12.42 are not required for Projects within the Specific Plan area, because the Specific Plan supersedes those sections.

K. Other Review. Signs permitted by this Specific Plan or a Supplemental Use "SN" Sign District that includes the Specific Plan area shall not be required to comply with LAMC Section 14.4.6 (Freeway Exposure). The Existing Major Site Sign located east of the 110 Harbor Freeway is deemed to have complied with the requirements of 14.4.5.C (DOT Hazard Review).

L. Existing Signs. Existing signs and/or sign support structures, as identified by this Specific Plan in Appendix C-1 and C-2 or a new Sign District, that legally exist prior to the effective date of this Specific Plan shall be permitted to continue pursuant to LAMC Section 91.6216.

Sec. 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 the LAMC. Definitions related to signs shall be construed as defined in the Supplemental Use "SN" District applicable to the Specific Plan area.

Ancillary. Any use or activity allowed by Section 7.A of this Specific Plan that is related to or supports the operation of either the Coliseum, the Soccer Stadium, or the Museum and is located within the Specific Plan area.

Coliseum. The Los Angeles Memorial Coliseum, as indicated on Map 2-A of this Specific Plan.

Coliseum Main Concourse. The existing adjacent grade to the Coliseum, as measured at the Peristyle Plaza.

Coliseum Renovation Project. The project that contemplated the renovation of the Coliseum as studied in the Environmental Impact Report and Addendum (SCH #1990011065) in Council File Nos. 06-0873 and 06-0873-S1 for City Planning Commission Case Nos. CPC-2006-3082-SP-DA and CPC-2006-6333-PAD-M1.

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

Existing Major Site Sign. The sign that is currently located easterly of the 110 Harbor Freeway in the Freeway Zone as shown on Map 1.

Historic Fabric Retention Plan. The plan for the preservation and upgrade of the Coliseum as approved by the Cultural Heritage Commission or its designee.

Project. The demolition, construction, addition to or alteration of the Coliseum structure, Soccer Stadium, Museum, Replacement Parking Structure, Replacement Soccer Field, or any other buildings or structures associated with the Coliseum or Soccer Stadium, Museum, Replacement Parking Structure, or Replacement uses, which are located in whole or in part within the Specific Plan area and which require the issuance of a demolition permit, grading permit, foundation permit, building permit, sign permit or use of land permit.

A Project shall not include those buildings, structures or uses that are associated with facilities other than the Coliseum, Soccer Stadium, Museum, Replacement Parking Structure, Replacement Soccer Field within the Specific Plan area. Those buildings, structures or uses, which are not Projects, are not within the Specific Plan area, and are not regulated by this Specific Plan, include, but are not limited to: Natural History Museum, California Science Center and Exposition Park Intergenerational Community Complex Swim Stadium.

Museum. A new museum with ancillary uses, including but not limited to a sit-down restaurant, state-of-the-art cinematic theaters, museum store, casual café, lecture halls of various sizes, digital classrooms, video conferencing for guest lectures and workshops, a drop-in library, spaces available for event rental, production quality editing classrooms, and a subterranean parking structure beneath the Museum, to be located within the Museum Zone, as indicated on the conceptual site plan included as Map 2-C of this Specific Plan.

Museum Open Space. The publicly accessible open space to be maintained by the Museum and located within the Museum Zone, as indicated on the conceptual site plan included as Map 2-C of this Specific Plan.

Replacement Parking Structure. A new subterranean parking structure to replace the existing surface parking spaces in the Museum Zone, as indicated on the conceptual site plan included as Map 2-C of this Specific Plan.

Replacement Soccer Field. A new soccer field to replace the existing soccer field in the Museum Zone, as indicated on the conceptual site plan included as Map 2-C of this Specific Plan.

Sign District. The associated Supplemental Use "SN" Sign District for the regulation of signs within the Sign District that includes the Specific Plan area.

Soccer Stadium. A new professional soccer stadium and ancillary facilities to be located within the Soccer Stadium Zone, as indicated on the conceptual site plan included as Map 2-B of this Specific Plan.

Specific Plan. This Coliseum District Specific Plan.

Stadium Freeway Sign. A sign, as described in the Outdoor Advertising Act, Cal. Business & Professions Code Section 5272, intended to be viewed primarily from a freeway on a parcel non-contiguous with the Specific Plan area.

Sec. 5. **APPLICABILITY.**

The provisions established by this Specific Plan shall be utilized only by the owner, lessee or operator of the Los Angeles Memorial Coliseum and its related uses and activities, the owner, lessees or operator of the Soccer Stadium and its related ancillary uses and activities, the owner, lessees or operator of the Museum and its related ancillary uses and activities, the owner, lessees or operator of the Replacement Parking Structure, or the owner, lessees or operator Replacement Soccer Field. All other entities, located within the Specific Plan area and which are not associated with the Los Angeles Memorial Coliseum, and its related uses and activities or the Soccer Stadium and its related ancillary uses and activities, the Museum and its related ancillary uses and activities, the Replacement Parking Structure, or the Replacement Soccer Field shall be subject to the provisions of the LAMC and any other relevant ordinances.

Sec. 6. **PROCEDURAL REQUIREMENTS.**

A. Director's Review.

1. Director's Administrative Clearance. No demolition, grading, foundation, building, sign 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 verified the Project complies with the requirements of this Specific Plan.

(a) Within 15 days of the date a completed permit application is received, the Director shall sign off on the permit application or shall indicate in writing how the application is not in compliance with this Specific Plan. This 15-day period may be extended as mutually agreed upon in writing by the Applicant and the Director.

(b) If the Director determines the application is in compliance with this Specific Plan, the Director shall approve the application, the

determination shall be final and effective, and not subject to appeal.

2. Project Permit Compliance.

(a) If there is a question regarding the compliance of the Project with this Specific Plan, the Applicant may instead request a Project Permit Compliance review pursuant to LAMC Section 11.5.7, except that the South Los Angeles Area Planning Commission, or the City Planning Commission for a Project associated with the Museum, Replacement Parking Structure, and Replacement Soccer Field shall have the initial decision authority on the Project Permit instead of the Director.

(b) Decision - Public Hearing and Notice. The public hearing and notice procedures shall be the same as those provided in LAMC Section 11.5.7 C(6), except that the City Council shall be the appeal body.

3. Modification, Adjustment, Exception, Amendment, or Interpretation.

(a) The procedures for a Modification of a Project Permit, Project Permit Adjustment, Exception for relief from the regulations of this Specific Plan, Amendment, or Interpretation of this Specific Plan shall be pursuant to LAMC Section 11.5.7.

4. The prohibition in Subdivision 1, above, 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.

Sec. 7. **LAND USE.**

A. Permitted Uses. Notwithstanding LAMC Sections 12.04.05, 12.09.1, 12.11, 12.14 or any other provision of the LAMC or other relevant ordinances to the contrary, in addition to those uses permitted by the zoning, the following uses shall be permitted in the Specific Plan area:

1. 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:

(a) the operation of a sports, entertainment and public gathering facility, including but not limited to sporting events (professional, collegiate, interscholastic, amateur, Olympic), pageants, concerts, broadcasts of any events at the Coliseum or Soccer Stadium, live entertainment, religious gatherings, exhibitions, conventions, conferences, meetings, banquets, civic events, patriotic celebrations and other similar events;

(b) the sale of confections, soft drinks, food and other items for consumption on-site or off-site and the sale of alcoholic beverages for consumption on-site;

(c) the sale of merchandise, souvenirs and novelties;

(d) retail uses, including, but not limited to, the sale or rental of other products or services;

(e) offices, athletic training, practice and medical facilities, related to the Coliseum or Soccer Stadium, sports, athletic teams, entertainment and other permitted uses;

(f) other uses as are customary and usual in connection with the operation of sports, athletic teams, entertainment, public gathering facilities and other permitted uses;

(g) 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.

(**h)** restaurants, bars, cafes and outdoor eating areas, fast-food restaurants and catering services for activities within the Specific Plan area;

(i) kiosks and vendor carts;

(j) sponsor and hospitality tents, pavilions and exhibits;

(k) special events and temporary uses, including carnivals, circuses, parades, street fairs, festivals, performances;

(l) temporary filming activities;

(m) museums, exhibitions, cultural facilities, hall of fame, memorabilia facilities and facilities supporting tours of the Coliseum or the Soccer Stadium

(n) surface parking areas, multi-level parking structures (above or below grade), shared parking facilities, bicycle parking facilities, including temporary or permanent bicycle valet services, parking entry facilities, including, but not limited to, parking payment structures, public plazas and transit facilities; and

(o) other similar uses consistent with the intent of this Specific Plan as may be approved by the Director.

2. Telecom facilities, including, but not limited to, transmission, transmitter, repeater, switching stations, uplinks, downlinks, microwave facilities, satellite dishes and other facilities related to the transmission of media, including, but not limited to, the broadcast of events. Permanent satellite dishes shall either be screened from view, to the extent feasible, or shall be incorporated into the architectural design and character of the building or space. Portable satellite dishes shall not be required to be screened.

3. Facilities and studios for motion picture, television and radio broadcasting, film or tape reproductions, closed circuit, cable or pay television or radio satellite transmission, pay-per-view, wireless networks, Internet, worldwide web (including video streaming) and similar rights by whatever means or process, now existing or later developed, for preserving, transmitting, disseminating or reproducing data, images, audio and other information for hearing or viewing events at the Coliseum or Soccer Stadium, including, but not limited to, pre-event, half-time, post-event features and events, and associated activities.

4. Temporary and mobile broadcast and video facilities and equipment, and video displays in outdoor areas, including, but not limited to, parking areas.

5. Sale and service of alcoholic beverages for on-site consumption that is in compliance with the provisions of Section 9 of this Specific Plan.

6. Signs that are in compliance with Section 11 of this Specific Plan and the associated Sign District.

B. Yard and Setback Regulations. Notwithstanding any requirement set forth in the LAMC or any other relevant ordinances to the contrary, no Project shall be required to provide front, side or rear yards, or building setbacks.

C. Building Height and Density Regulations. Notwithstanding any requirement set forth in the LAMC or any other relevant ordinances to the contrary, no Project shall be

required to comply with any building height or building density (Floor Area) requirements other than those provided in this Specific Plan.

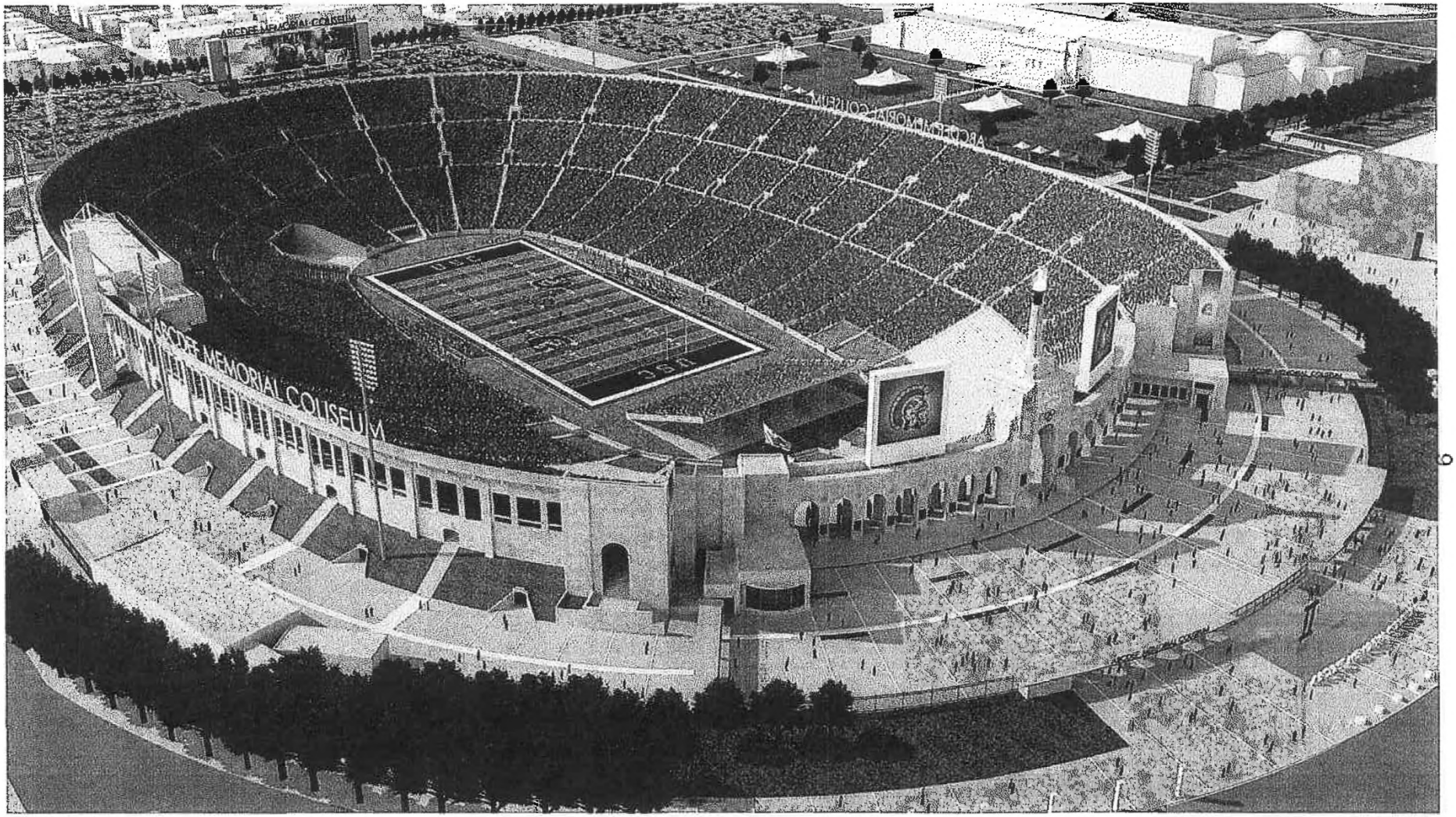
D. Environmental Mitigation Measures. All Projects associated with the Coliseum Renovation Project shall comply with all applicable environmental mitigation measures listed in Appendix A of this Specific Plan. All Projects associated with the Soccer Stadium shall comply with all applicable environmental 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).

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.

MAP 2-A

Coliseum Site Plan

[Map 2-A follows this page.]

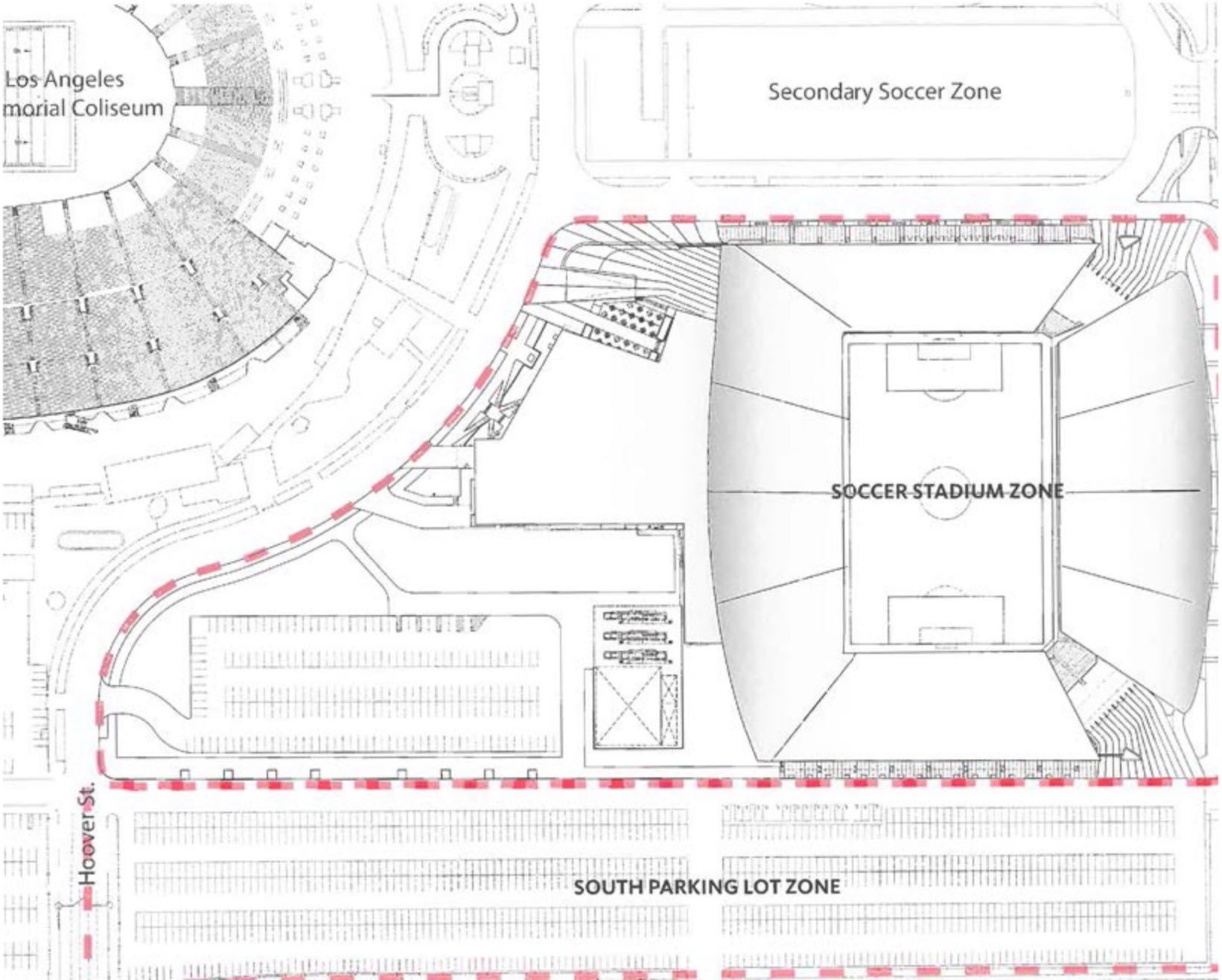


MAP 2-A
COLISEUM SITE PLAN

MAP 2-B

Soccer Stadium Site Plan

[Map 2-B follows this page]


Los Angeles
morial Coliseum
Secondary Soccer Zone
SOCCER STADIUM ZONE
Hoover St.
SOUTH PARKING LOT ZONE

MAP 2-C
Museum Site Plan

[Map 2-C follows this page.]

Map 2-C: Museum Zone Conceptual Site Plan

Sec. 8 **COLISEUM, SOCCER STADIUM, MUSEUM, REPLACEMENT PARKING STRUCTURE, AND REPLACEMENT SOCCER FIELD DESIGN REGULATIONS.**

A. Coliseum Plans. The Coliseum shall be developed in substantial conformity with Map 2-A of this Specific Plan. The Director is authorized to clarify and interpret the conditions of this approval, pursuant to Section 13 of this Specific Plan.

B. Coliseum Seating Capacity. The maximum combined stadium seating capacity shall not exceed 93,607 seats, including general seating, premium seating, temporary and moveable seats. There may be up to 200 luxury suites and club levels containing no more than 20,000 premium seats.

C. Coliseum Historic Fabric Retention. The Coliseum Renovation Project shall conform to the **Secretary** of interior's Standards for Rehabilitation, to the satisfaction of the Cultural Heritage Commission or its designee.

D. Soccer Stadium Plans. The Soccer Stadium and associated ancillary facilities shall be developed in substantial conformance with Map 2-B of this Specific Plan and the plans in City Planning Department case file No. DIR-2015-2496. The Soccer Stadium and **associated** ancillary facilities shall be developed within the Soccer Stadium Zone shown on Map 1 of this Specific Plan and shall not exceed 641,000 gross square feet including a maximum of approximately 119,000 gross square feet (approximately 105,900 square feet of Floor Area, referenced here as Floor Area Ratio (FAR) square feet) of ancillary facilities for uses permitted pursuant to Section 7A of this Specific Plan. The ancillary facilities shall be limited to the following Floor Areas and other limitations:

1. Up to 30,250 FAR square feet of office and conference facility space, including no more than 21,250 FAR square feet of office space;

2. Up to 36,000 FAR square feet of museum space;

3. Up to 27,750 FAR square feet of team store or other retail space, including no more than 2,700 FAR square feet of the other retail space located along the Figueroa Street frontage;

4. Up to 11,900 FAR square feet of restaurant uses, including no more than 4,250 FAR square feet of high-turnover sit-down restaurants and no more than 2,550 FAR square feet of fast food restaurants, located along the Figueroa Street frontage (with the terms "high-turnover sit-down restaurant" and "fast food restaurant," as defined by the Institute of Transportation Engineers);

5. The Floor Areas of the above ancillary facilities may be adjusted and

transferred between ancillary uses permitted pursuant to Section 7A of this Specific Plan without amending this Specific Plan provided:

(a) The total FAR Floor Area for ancillary facilities does not exceed a maximum of 105,900 FAR square feet (a maximum of approximately 119,000 gross square feet); and

(b) The Director or South Los Angeles Area Planning Commission, as applicable pursuant to Section 6 of this Specific Plan, determines that no new significant impact would result.

6. The Floor Area for all structures within the Soccer Stadium Zone shall not exceed one times the area of the Soccer Stadium Zone, i.e., 1:1 FAR.

The Director is authorized to clarify and interpret the conditions of this approval, pursuant to Section 13 of this Specific Plan.

E. Soccer Stadium Seating Capacity. The maximum combined Soccer Stadium seating capacity shall not exceed 22,000 seats, including general seating, premium seating, club seating, temporary and moveable seats.

F. Soccer Stadium and Ancillary Facilities Height. The maximum height of the Soccer Stadium shall not exceed 115 feet above street level at the exterior of the stadium and the maximum height of associated ancillary facilities shall not exceed 75 feet above grade. Roof structures such as mechanical equipment, elevators, fire stairs, lighting rods, FAA lighting beacons, etc., shall not count toward the building height.

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-2016-4382-SP 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.

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

Sec. 9. **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. **Establishments/Uses**. 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.

B. **Conditions**. All establishments or uses that sell and serve alcoholic beverages pursuant to this Specific Plan shall comply with the following conditions:

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 within 30 days of the opening of any establishment subject to this section. This training shall be scheduled for new employees within 30 days after the start of employment. This training shall be renewed every 24 months 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 produced upon request of the Director.

2. No employee, while working, shall solicit or accept any alcoholic or non alcoholic beverage from any customer while on the premises.

3. Security personnel shall be provided and shall patrol areas where establishments selling alcohol for on-site consumption are located in the Primary Stadium Zone and Soccer Stadium Zone. Each such security officer shall complete a training program, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol are located. Security personnel shall be on duty during the hours of operation of the establishments. For events involving general admission use of the Coliseum or Soccer Stadium, security personnel shall also be on duty one hour prior to opening of the Coliseum or Soccer Stadium and one hour after closing of the Coliseum or Soccer Stadium, and shall patrol parking areas serving the Coliseum or Soccer Stadium during general admission events to prevent any unusual disturbances within the

Coliseum or Soccer Stadium and to assist and report, as necessary, to proper authorities any loitering, trespassing or other criminal activities within the boundaries of the Specific Plan area. The LAPD shall be notified of special events as far in advance as feasible. The provisions of this Section shall not apply to the Museum Zone.

4. Establishments may serve alcohol 10:00 a.m. - 2:00 a.m., 7 days per week.

5. 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.

6. Sales of alcoholic beverages for consumption off the premises is prohibited.

7. Persons under 21 years of age shall not be admitted into those areas dedicated exclusively as a bar or a cocktail lounge after the sale of food items has been discontinued.

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

C. Alcohol Use Approvals.

1. Application. An application for permanent establishments proposing alcohol sales and service within the Specific Plan area shall provide the following information regarding the physical development and operation of the establishment proposing alcohol sales and service:

(a) The location of the permanent establishment within the Specific Plan area. Provide a site map.

(b) The total square footage of the space that the permanent establishment will occupy. Provide floor plan(s).

(c) The total occupancy load of the space as determined by the Fire Department.

(d) The total number of seats that will be provided indoors and outdoors.

(e) Whether food service will be provided.

(f) The hours of operation and the days of the week that the establishment will be open generally and the days that the establishment will be open for events at the Coliseum or Soccer Stadium.

2. Approval Authority.

(a) Each establishment subject to this Section 9 shall apply to the Director for an Alcohol Use Approval. The Director or his/her designee shall be authorized to issue an Alcohol Use Approval for those establishments and/or uses that are determined to be in compliance with this Specific Plan.

(b) Temporary sponsorship and/or hospitality uses not exceeding 15 days, including without limitation tents, vendor carts or kiosks, shall not require an Alcohol Use Approval required by this Section 9, but shall be subject to applicable ABC regulations.

3. Decision.

(a) Within 15 days of the date a completed permit application is received, the Director or his/her designee shall sign off on the permit or shall indicate in writing how the application is not in compliance with this Specific Plan. This 15-day period may be extended by mutual consent of the Applicant and the Director.

(b) If the Director or his/her designee determines the application is in compliance with this Specific Plan, the Director shall approve the application, the determination shall be final and effective, and not subject to appeal.

4. Appeals.

(a) If the Director or his or her designee denies the Alcohol Use Approval application, then the Applicant may appeal the denial determination pursuant to LAMC Section 12.24 I, except as modified herein.

(b) The appeal shall be filed within 15 days of the date of mailing of the Director's denial determination on a form provided by the Department.

(c) The appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the Applicant claims there was an error or abuse by the Director and why the request is consistent with the Specific Plan.

(d) The Area Planning Commission shall be the appellate body for the Alcohol Use Approval and shall limit its decision on whether the Director erred or abuse his or her discretion, and whether the Alcohol Use Approval application is consistent with the Specific Plan.

(e) The findings required by LAMC Section 12.24 E, 12.24 W.1

and 12.24 X 2 shall not apply to an Alcohol Use Approval.

D. Further Restrictions. If the conditions of this Section have not been complied with, the City may give notice to the property owner and 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 subject to further restrictions.

Sec. 10. **PARKING REQUIREMENTS (VEHICLE AND BICYCLE).**

A. Specific Plan Parking. 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.

B. Parking for Ancillary Uses. Parking spaces for ancillary uses located within the Soccer Stadium Zone shall be provided pursuant to the requirements of LAMC Section 12.21 A.4, except that the number of parking spaces required may be reduced pursuant to a shared parking analysis approved by the Director, or other applicable provisions of the LAMC.

C. Location of Parking Spaces. Parking spaces for ancillary uses within the Soccer Stadium Zone may be located anywhere within the Specific Plan area, within 1,000 feet outside of the Specific Plan area, or as otherwise allowed by the LAMC.

D. Soccer Stadium Bicycle Parking. Notwithstanding LAMC Section 12.21.A.16 or any other provision of the LAMC or other relevant ordinances to the contrary, required bicycle parking in the Soccer Stadium Zone for the Soccer Stadium and associated ancillary facilities shall be as follows:

1. For all ancillary uses to the Soccer Stadium permitted pursuant to Section 7A of this Specific Plan, parking spaces for bicycles and facilities for employee showers and parking shall be provided consistent with the requirements of LAMC Section 12.21.A.16.

2. For the Soccer Stadium, the number of parking spaces for bicycles shall be 2 percent of the Soccer Stadium's seating capacity. The number of physical parking spaces for bicycles required under Subsection 1, above, shall count toward the satisfaction of this requirement, and any remaining parking spaces for bicycles may be provided by a bicycle valet service located on or adjacent to the Soccer Stadium Zone.

3. The bicycle parking space requirements above shall only apply to the Soccer Stadium Zone.

E. Museum Bicycle Parking. The number of Bicycle Parking Spaces required for the Museum, including ancillary uses, shall be 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-2016-4382-SP and marked Exhibit "A".

Sec 11. **SIGNAGE.**

Signs within the Specific Plan area shall be regulated by a Sign District with boundaries that encompass the Specific Plan area. The Sign District may also include the Existing Major Site Sign and Stadium Freeway Signs, as permitted by the Outdoor Advertising Act, as codified at California Business & Professions Code Section 5272, et seq., which may be located on separate parcels that are non-contiguous with the Specific Plan area.

Sec. 12. **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 non conforming uses and may continue to exist without termination. Nonconforming uses may not be expanded.

Sec. 13. **INTERPRETATION.**

This Specific Plan shall be construed to carry out the purposes of the Coliseum, Soccer Stadium, Museum, Replacement Parking Structure, and Replacement Soccer Stadium, and related permitted uses. 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 the owner, operator or lessee of the Coliseum, Soccer Stadium, Museum, Replacement Parking Structure, or Replacement Soccer and accompanied by the applicable fee as determined by the Director, issue written interpretations on the requirements of this Specific Plan consistent with the purpose and intent of this Specific Plan.

Sec. 14. **SEVERABILITY.**

If any provision of this Specific Plan or the application of a provision to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect other provisions, clauses or applications of this Specific Plan, 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.

Sec. 15. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles at its meeting of

INSERT NAME, City Clerk

DECLARATION OF POSTING ORDINANCE

I, INSERT NAME, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. INSERT NO. - Amending and restating in its entirety a Specific Plan, known as the Coliseum District Specific Plan, for a portion of the South Los Angeles Community Plan area - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **DATE,** and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. INSERT NUMBER, on **DATE,** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **DATE** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct. Signed this **DAY** day of **MONTH AND YEAR** at Los Angeles, California.

Ordinance Effective Date: DATE **Council File No. INSERT NO.**

APPENDIX A

MITIGATION MONITORING PROGRAM FOR COLISEUM RENOVATION PROJECT

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Los Angeles Memorial Coliseum Commission ("Coliseum Commission") is the Lead Agency for the Los Angeles Memorial Coliseum Project ("Coliseum Renovation Project"). As such, the Coliseum Commission is the responsible public agency for ensuring the mitigation measures identified herein are enforced and implemented for the Coliseum Renovation Project. As appropriate, other governmental agencies may be identified as the responsible agency for ensuring measures relative to their jurisdictional function are implemented through the appropriate level of agency review and/or permitting processes.

This Mitigation Monitoring Program (MMP) is designed to monitor implementation of all mitigation measures which have been adopted for the proposed Coliseum Renovation Project. As detailed on the following pages, each required mitigation measure for the proposed Coliseum Renovation Project is listed and categorized by impact area, with accompanying discussion of:

- Implementation Phase, the phase of the project during which the mitigation measure shall be applied either during Pre-Construction (including the design phase), Construction, or Occupancy (Post-construction).
- The Monitoring Phase, the phase of the project during which the measure shall be overseen.
- The Enforcement Agency, the agency with the power to enforce the mitigation measure in terms of compliance, implementation and development.

The MMP for the Los Angeles Memorial Coliseum will be in place throughout all phases of the Coliseum Renovation Project. The Commission's existing land management processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to the Commission shall be at the discretion of the Commission. Generally, compliance reports shall be submitted to the Commission in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The Commission in conjunction with the project applicant shall assure that project construction occurs in accordance with the MMP. The South Coast Air

Quality Management District (SCAQMD) shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation.

Departments listed below are all departments of the City of Los Angeles, unless otherwise noted.

1. AESTHETICS

Visual Impacts

No mitigation measures are required.

Light and Glare

No mitigation measures are required.

2. AIR QUALITY

Required Construction Phase Mitigation

The following measures are recommended to reduce short-term impacts related to construction activities. Mitigation measures shall be included in all contracts between the applicant and project contractors to assure compliance with the following:

1. Haul trucks shall be staged on-site in the vacant parking areas within Exposition Park. Haul truck staging plan shall be subject to review by the City of Los Angeles Department of Building and Safety and the Department of Transportation. Trucks shall be called to the site by radio dispatch.

   Implementation Phase: Construction
   Monitoring Phase: Construction
   Enforcement Agency: SCAQMD, LADOT

2. Diesel-powered equipment shall be located as far away as possible from sensitive land uses and areas. Specifically, diesel compressors, pumps and other stationary machinery shall be located to the extent feasible on the south side of the Coliseum or within the interior of the Coliseum to avoid air pollution impacts on passive recreational spaces in Exposition Park (such as the area north of the Coliseum and south of the museum complex).

   Implementation Phase: Construction
   Monitoring Phase: Construction
   Enforcement Agency: SCAQMD, Coliseum Commission

3. Grading activities shall be restricted on exceedingly windy days (winds in excess of 25 mph) when fugitive dust emissions are likely to be carried off site. All truck loads of export debris shall be covered or shall provide at least

2 feet of freeboard.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: SCAQMD

4. Ground wetting shall be required in accordance with SCAQMD Rule 403 for dust control during grading and construction.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: SCAQMD, Coliseum Commission

5. Contractors shall cover any stockpiles of soil, sand and similar materials.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: SCAQMD, Coliseum Commission

6. Equipment engines shall be maintained in proper tune.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: SCAQMD, Coliseum Commission

7. Construction equipment shall be shut off to reduce idling when not in direct use for extended periods of time.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: SCAQMD, Coliseum Commission

8. Contractors shall discontinue construction activities during second-stage smog alerts.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: SCAQMD, Coliseum Commission

a. Operational Phase Mitigation

i. To reduce the traffic-related air quality impact on the affected intersections, the Proposed Project shall implement the required traffic management measures described in Section IV.C.6 of this report, Traffic, Parking, and Access.

Implementation Phase: Operation

Monitoring Phase: Operation
Enforcement Agency: LADOT, Coliseum Commission

ii. The Proposed Project applicant shall comply with all requirements of the South Coast Air Quality Management District's Regulation 15, which attempts to reduce employee vehicle trips through the implementation of various transportation management strategies.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: SCAQMD, Coliseum Commission

3. CULTURAL RESOURCES

The following mitigation measures are recommended to reduce the Proposed Project's impact upon historic resources. Mitigation measures shall be included in all contracts between the applicant and Project contractors to assure compliance with the following:

1. Recordation. Demolition of any historic fabric shall be documented in a report consistent with Historic American Buildings Survey (HABS) standards. The report shall document the significance and physical condition of the historic resources proposed for demolition, both historic and current, photographs, written data, and text. The documentation shall include:

   a. A brief written historic and descriptive report shall be completed in narrative format, including an architectural data form.

   b. A site plan on 8" x 11" paper showing the location of the buildings should be included. This site plan shall include a photo-key.

   c. A sketch floor plan on 8" x 11" paper shall accompany each architectural data form.

   d. Large format (4" x 5" or larger negative size) photographs in accordance with HABS guidelines. Views shall include several contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces.

   e. Field photographs (35mm) based on HABS guidelines. Views as detailed in large format photographs.

   f. The report shall include copies or prints of any available original plans and historic photographs.

g. Archivally stable reproductions of any available significant historic construction drawings and photographs.

h. Archival copies of the documentation shall be submitted to the Los Angeles Memorial Coliseum Commission.

Implementation Phase: Pre-Construction
Monitoring Phase: Pre-Construction
Enforcement Agency: Coliseum Commission

2. In accordance with Standard 7 of the Secretary of the *Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,* the surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning materials that will damage the historic building materials shall not be undertaken.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Coliseum Commission

3. The Proposed Project shall be constructed in substantial compliance with the Conceptual Historic Fabric Retention Plan, as depicted in Figure 111-3 of this Addendum.

Implementation Phase: Pre-Construction, Construction
Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Coliseum Commission

4. GEOLOGY/SEISMIC HAZARDS

The following mitigation measures are required in order to effect a reduction in the severity of potential on-site impacts resulting from seismic events occurring on Southern California faults:

1. All structures to be constructed or renovated as part of the Proposed Project shall be designed as required by either the Uniform Building Code for structures within Seismic Zone 4, or other pertinent State and/or City building codes (such as Division 23, Section 91.2305 of the City of Los Angeles Building Code), to withstand the expected ground motions.

Implementation Phase: Pre-Construction, Construction
Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Bureau of Engineering, Dept, of Building and Safety

2. A comprehensive geotechnical investigation shall be prepared to the

satisfaction of the responsible State and/or City reviewing agencies. The investigation shall verify the soil conditions under the proposed structures and derive the pile capacities.

Implementation Phase: Pre-Construction, Construction
Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Bureau of Engineering, Dept. of Building and Safety

3. All grading activities shall be in compliance with specific recommendations and requirements provided in the geotechnical report prepared for the Proposed Project, subject to review and approval by the appropriate State and/or City responsible agencies.

Implementation Phase: Pre-Construction, Construction
Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Bureau of Engineering, Dept. of Building and Safety

4. A copy of the foundation report and/or supplements and approval letter shall be attached to the State and/or City office and filed sets of plans, with one copy of the foundation report and/or supplements submitted to the State and/or City plan checker prior to the issuance of the permit.

Implementation Phase: Pre-Construction
Monitoring Phase: Pre-Construction
Enforcement Agency: Bureau of Engineering, Dept. of Building and Safety

5. During construction, all grading shall be carefully observed, mapped, and tested by the project engineer. All grading shall be performed under the supervision of a certified engineering geologist and/or soils engineer in accordance with the applicable provisions of the State and/or City Building Codes to the satisfaction of the State and/or City building and safety authorities. The responsible engineer shall review and approve the foundation plan and/or the excavation/shoring plan prior to the issuance of any permits.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Bureau of Engineering

6. Artificial fills in the existing 35-foot earth berm shall not be considered suitable for the support of foundations unless excavated, recompacted, and tested to be in compliance with the applicable State and/or City Grading Codes.

Implementation Phase: Pre-Construction, Construction
Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Bureau of Engineering, Dept. of Building and Safety

7. The geologist or the soils engineer shall inspect and approve all fill and subdrain placement areas prior to placing fill.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Bureau of Engineering

8. Haul route approval for the transport of graded and excavated earth materials and removed building materials to receptor sites and/or local landfills shall be obtained from the City of Los Angeles Department of Building and Safety and/or other responsible City agencies. Haul routes for the transport of such materials shall be established, where possible, through non-residential areas so as to minimize the effects of noise, and shall maximize, where possible, the distance traveled on major arterials.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LADOT

9. Discarded building and/or earth materials containing any hazardous materials, primarily asbestos, shall be disposed of in accordance with all applicable local, state, and federal regulations.

Implementation Phase: Pre-Construction, Construction
Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Bureau of Engineering, Dept, of Building and Safety

10. To the maximum extent feasible, uncontaminated graded materials shall be transported off-site to a receptor site needing imported fill material. Landfills shall only be considered as a last resort disposal option for materials from the site.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Coliseum Commission

11. Prior to the issuance of building permits, if the soils and/or perched groundwater beneath the site are found to be contaminated, the City of Los Angeles Fire Department shall be notified and provided with a summary of all local, state, county, and federally required remediation activities and

submit evidence of compliance.

Implementation Phase: Pre-Construction,Construction
Monitoring Phase: Pre-Construction,Construction
Enforcement Agency: Coliseum Commission, Dept, of Building and Safety, LAFD

12. Where encountered on the site, perched groundwater or saturated soils should be removed to the extent feasible or necessary

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency**:** Coliseum Commission, Dept, of Building and Safety, LAFD

13. During the construction plan and haul route approval process, the project contractor shall consult with the LAUSD Transportation Branch (tel: (323) 342-1400), to address potential impacts upon existing pedestrian and school bus routes. Contractors must guarantee that safe and convenient pedestrian routes to school are maintained. The project contractor shall install appropriate traffic controls (signs and signals) as needed to ensure pedestrian and vehicular safety. The project contractor shall fund crossing guards for safety of students, as needed, during construction activities at impacted crossings.

Implementation Phase: Pre-Construction
Monitoring Phase: Construction
Enforcement Agency: Coliseum Commission, Dept, of Building an Safety

5. LAND USE

No mitigation measures are required.

6. NOISE

1. The Applicant shall comply with the construction hours as specified by the City LAMC Noise Ordinance, Chapter IV, Section 41.40., which prohibits construction before 7:00 a.m. or after 6:00 p.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday or any national holiday, and at anytime on Sunday.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Coliseum Commission

2. The Applicant shall prepare a construction-related traffic plan detailing

proposed haul routes and staging areas for the transportation of materials and equipment, with consideration for sensitive uses in the neighborhood. A traffic and parking plan for the construction phase will be submitted for approval by LADOT and the Department of Building and Safety prior to the issuance of any permits.

Implementation Phase:	Pre-Construction
Monitoring Phase:	Pre-Construction
Enforcement Agency:	Coliseum Commission, LADOT

3. Adjacent museums and residents shall be given regular notification of major construction activities and their durations. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number where residents can inquire about the construction process and register complaints.

Implementation:	Pre-Construction
Monitoring Phase:	Pre-Construction
Enforcement Agency:	Coliseum Commission, LADOT

4. During construction, the Project contractors shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.

Implementation Phase:	Construction
Monitoring Phase:	Construction
Enforcement Agency:	Coliseum Commission

5. The perimeter of the Project Site (including the ancillary outbuildings proposed to be demolished) shall be enclosed with a temporary barrier wall for security and noise protection purposes. This barrier wall shall consist of a solid, heavy vinyl material or %-inch plywood positioned to block direct line of sight from the active construction areas and other open space areas and sensitive uses within Exposition Park.

Implementation Phase:	Construction
Monitoring Phase:	Construction
Enforcement Agency:	Coliseum Commission, LADOT

7. PUBLIC SERVICES

Fire

No mitigation measures are required.

Police

The following mitigation measures are recommended to ensure that an adequate level of police protection continues to be provided on the Project Site during Coliseum events:

1. Plot plans for the proposed renovation shall be submitted to the Los Angeles Police Department's Crime Prevention Section for review and comment. Security features subsequently recommended by the LAPD shall be implemented to the extent feasible.

   Implementation Phase: Pre-Construction
   Monitoring Phase: Pre-Construction
   Enforcement Agency: Coliseum Commission, LAPD

2. Building plans shall be filed with the LAPD Southwest Area Commanding Officer. Plans shall include access routes, floor plans, evacuation routes, and any additional information that might facilitate prompt and efficient police response.

   Implementation Phase: Pre-Construction, Construction, Operation
   Monitoring Phase: Pre-Construction, Construction, Operation
   Enforcement Agency: Dept, of Building and Safety, LAPD

3. Security features shall be provided on the construction site(s), such as guards, fencing, and locked entrances.

   Implementation Phase: Construction
   Monitoring Phase: Construction
   Enforcement Agency: Coliseum Commission, LAPD

4. Landscaping shall not be planted in a way that could provide cover for persons tampering with doors or windows of commercial facilities, or for persons lying in wait for pedestrians or parking lot users.

   Implementation Phase: Pre-Construction, Construction, Operation
   Monitoring Phase: Pre-Construction, Construction, Operation
   Enforcement Agency: Coliseum Commission, LAPD

5. Additional lighting shall be installed where appropriate as determined in consultation with the LAPD.

   Implementation Phase: Pre-Construction, Construction, Operation
   Monitoring Phase: Pre-Construction, Construction, Operation
   Enforcement Agency: Coliseum Commission, LAPD

6. Safety features shall be incorporated into Proposed Project to assure pedestrian safety, assist in controlling pedestrian traffic flows, and avoid pedestrian / vehicular conflicts on-site. Safety measures may include

provision of security and traffic control personnel; clearly designated, well-lighted pedestrian walkways on-site; special street and pedestrian-level lighting; physical barriers (e.g., low walls, landscaping), particularly around the perimeter of the Coliseum, to direct pedestrians to specific exit locations that correspond to designated crosswalk locations on adjacent streets.

Implementation Phase: Pre-Construction, Construction, Operation
Monitoring Phase: Pre-Construction, Construction, Operation
Enforcement Agency: Coliseum Commission, Dept, of Building and Safety

7. A Security Plan shall be developed and implemented by the Applicant, in consultation with the LAPD, outlining the security services and features to be provided in conjunction with the Proposed Project. Security features may include but are not limited to the provision of a private on-site security force, implementation of a surveillance system, installation of locks and alarms on entryways where appropriate, security and parking lot lighting, "spotters" to survey parking lots, and maximum accessibility for emergency service personnel. The plan shall be reviewed by the LAPD, and any provisions pertaining to access shall be subject to review by the LADOT. A copy of the Plan shall be provided to the LAPD Southwest Area Commanding Officer.

Implementation Phase: Pre-Construction, Construction, Operation
Monitoring Phase: Pre-Construction, Construction, Operation
Enforcement Agency: Coliseum Commission, Dept, of Building and Safety, LAPD, LADOT

8. An Emergency Procedures Plan shall be established and implemented by the Applicant outlining guidelines and procedures in the event of civil disturbance, evacuation, and other types of emergencies. The plan shall be subject to review by the LAPD, and any provisions pertaining to access shall be subject to review by the LADOT. A copy of the Plan shall be provided to the LAPD Southwest Area Commanding Officer.

Implementation Phase: Pre-Construction, Construction, Operation
Monitoring Phase: Pre-Construction, Construction, Operation
Enforcement Agency: Coliseum Commission, Dept, of Building and Safety, LAPD, LAFD

9. Traffic control personnel may be provided on adjacent roadways and in parking areas during Coliseum events and immediately preceding and following events to help prevent vehicles and pedestrians from obstructing emergency access.

Implementation Phase: Operation
Monitoring Phase: Operation

Enforcement Agency: Coliseum Commission, LAPD, LADOT

In addition to the foregoing recommendations and requirements, measures recommended and/or required under Section V.I, Traffic, Access, and Parking shall be implemented as appropriate.

8. PUBLIC UTILITIES

Energy Conservation

No significant impacts upon electricity or natural gas resources or infrastructure systems have been identified, thus no mitigation measures are required. Nevertheless, the LADWP recommends the following measures be incorporated into the final design as feasible, to reduce the Project's demands for energy resources.

1. During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Efficiency Solutions Business Group, regarding possible energy efficiency measures. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations.

   Implementation Phase: Pre-Construction, Construction, Operation
   Monitoring Phase: Pre-Construction, Construction, Operation
   Enforcement Agency: Coliseum Commission

Water Conservation

To reduce impacts to less than significant levels, the following mitigation measures are required:

1. The Project Applicant shall be required to comply with any improvements necessary to meet Los Angeles Fire Department fire-flow requirements for the Proposed Project.

   Implementation Phase: Pre-Construction, Construction, Operation
   Monitoring Phase: Pre-Construction, Construction, Operation
   Enforcement Agency: Coliseum Commission, LAFD

2. The Proposed Project shall incorporate water saving techniques as required by the City of Los Angeles' mandatory water conservation program (Ordinance Nos. 166,080 and 163,532). Water conservation measures described in the ordinance include, but are not limited to, the following:

   a. As necessary, the Project Site shall be landscaped with drought-tolerant/indigenous species (xeriscape).

b. Low flow flush valves and shower head water-conservation devices shall be installed in all restroom and/or locker room facilities.

Implementation Phase:	Construction, Operation
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Coliseum Commission

In addition, the City of Los Angeles Department of Water and Power recommends the following water conservation measures:

3. Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

Implementation Phase:	Construction, Operation
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Coliseum Commission

4. Reclaimed water should be investigated as a source to irrigate large landscaped areas, including the grass playing field.

Implementation Phase:	Construction, Operation
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Coliseum Commission

5. On-site recycling of drainage from water used for playing field irrigation should be investigated.

Implementation Phase:	Construction, Operation
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Department of Water and Power

6. Recirculating hot water systems which can reduce water waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet should be investigated.

Implementation Phase:	Construction, Operation
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Coliseum Commission

7. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Coliseum Commission

Sanitary Sewers

No mitigation measures are required.

Solid Waste

No mitigation measures are required.

9. TRAFFIC, ACCESS, AND PARKING

In order to mitigate the traffic and access impacts created by the Proposed Project, the Project Applicant will collaborate with LADOT, LAPD, California Department of Transportation, and California Highway Patrol on implementation of a traffic management plan. The following are mitigation measures that shall be implemented in order to reduce potentially significant impacts to less than significant levels:

1. To facilitate movement of vehicles, the LAPD and LADOT staff shall have the authority to implement turn restrictions, parking prohibitions, lane closures, barriers/cones, and flexible signage. There shall be a temporary command post available on the site to control and monitor traffic conditions. The area shall be split up into zones, with an engineer assigned to each zone. These engineers would have the authority to react to situations and change restrictions if necessary.

   Implementation Phase: Operation
   Monitoring Phase: Operation
   Enforcement Agency: Coliseum Commission, LADOT, LAPD

2. Electronic ticketing shall replace parking guards at problem area lots and traffic signs on adjacent Coliseum streets to minimize parking lot back-up. In addition, season and regular ticket holders could be issued speed passes and assigned parking at specific lots.

   Implementation Phase: Operation
   Monitoring Phase: Operation
   Enforcement Agency: Coliseum Commission

3. Real time radio alerts and broadcasts via Highway Advisory Radio (HAR) shall be located where LADOT deems appropriate.

   Implementation Phase: Operation
   Monitoring Phase: Operation

Enforcement Agency: Coliseum Commission, LADOT

4. In conjunction with the aforementioned measures, Changeable Message Signs (CMS) shall be used to direct vehicles from the freeways and surface streets to the Coliseum/USC parking lots. At least eight or more signs would be needed for results to be noticeable and coordinated.

   Implementation Phase: Operation
   Monitoring Phase: Operation
   Enforcement Agency: Coliseum Commission, LADOT

5. Project implementation shall include the development of a carpool incentive system to reduce the number of overall vehicle trips.

   Implementation Phase: Operation
   Monitoring Phase: Operation
   Enforcement Agency: Coliseum Commission, LADOT

6. Alternate parking sites located away from the Coliseum shall be made available, as well as transportation to and from these parking areas and the Coliseum.

   Implementation Phase: Operation
   Monitoring Phase: Operation
   Enforcement Agency: Coliseum Commission, LADOT

7. Existing turn prohibitions, as illustrated in Figure V.I.1-13 of the Draft EIR, shall remain in place on game days.

   Implementation Phase: Operation
   Monitoring Phase: Operation
   Enforcement Agency: Coliseum Commission, LADOT

APPENDIX B-1

Additional Project Conditions for Coliseum Renovation Project

1. **Parking and Access.** The applicant shall encourage carpools, public transit use and shuttle transportation for access to all Coliseum events. Special event sponsors along with the primary tenants at the Coliseum, the professional and USC Trojan football teams, shall be encouraged to disseminate updated information to their patrons (via websites, printed brochures, ticketing services and other communications media) about the location of public parking lots/structures within Exposition Park and the project vicinity, as well as information about available public transit services and shuttle transportation from remote parking areas.

2. **Second Year Traffic Review.** In order to refine the implementation of the traffic mitigation program as provided for in the Coliseum Renovation Project EIR, after completion of the second and prior to the commencement of the third full regular football season that a professional team schedules and plays at the renovated Coliseum, the applicant shall file an updated Level of Service (LOS) traffic analysis to the City's Department of Transportation (LADOT) and the Director of Planning for the 26 study intersections identified in the Coliseum Renovation Project EIR. The study shall be prepared by a professional traffic engineer, duly registered by the State of California, Department of Consumer Affairs.

    a. The study shall compare the results of predicted project-related traffic impacts occurring during the weekend pre-event peak hour, weekend post event peak hour and weeknight pre-event peak hour (scenarios analyzed in the EIR) with actual project-related effects for those scenarios during the first two-year cycle of events at the renovated Coliseum (i.e., from a representative sample of various professional and college football events along with other Coliseum events conducted during this period). The study shall evaluate the effectiveness of project traffic mitigation measures and whether any refinements or modifications to the mitigation measures as provided for in the Project EIR should be considered for implementation.

    b. LADOT shall submit a written report with conclusions and recommendations based on the traffic study to the Director within 90 days of receipt thereof.

    c. The Director, based on the conclusions and recommendations from LADOT, shall determine whether refinements or modifications to the traffic mitigation measures are warranted or necessary.

    d. Refined or modified traffic mitigation measures that may be determined warranted or necessary by the Director, after consultation with LADOT, shall be consistent with the type of traffic mitigation measures implemented by the project as provided by the Project EIR. The costs of implementing the

refinements to the traffic mitigation measures shall be borne by the applicant at no expense to the City of Los Angeles.

e. The applicant and any future owners, successors, heirs or assigns shall reimburse LADOT and the Planning Department for their actual costs, reasonably and necessarily incurred, necessary to accomplish this second-year review.

f. Continuation of use of the Coliseum will not be restricted at any time during the preparation of additional traffic analysis, review by LADOT and the Planning Department of the traffic study and during implementation of any additional traffic measures.

3. **Fire.** The requirements of the Fire Department relative to fire safety shall be incorporated into the project plans, which includes the submittal of a plot plan for approval by the Fire Department prior to the issuance of any building permit.

Emergency Evacuation Plan. The applicant shall submit an emergency response plan for approval by the Fire Department. The emergency response plan shall include but not be limited to the following: (a) mapping of emergency exits; (b) evacuation routes for vehicles and pedestrians; and (c) location of nearest hospitals and fire stations.

4 **Construction Parking.** Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owners base of operations.

5. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Departments of Transportation and City Planning.

6. **Graffiti.** Every building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings, structures, walls and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.

7. **Maintenance.** The subject property including associated parking facilities, sidewalks, and landscaped planters adjacent to the exterior walls along the all

property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

8. **Solid Waste.** The applicant shall institute a recycling program to the satisfaction of the Bureau of Sanitation and Planning Department to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper" metal, glass, and other recyclable material. These bins shall be picked up as a part of the project's regular trash pick-up program.

9. **Complaint Response (Construction Phase).**

   a. Monitoring of Complaints. The applicant shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning construction activities associated with the subject facility.

   b. Complaint Monitoring. A 24-hour "hot line" phone number for the receipt of complaints from the community regarding the subject facility shall be:

      i. Posted at the public entrance(s) to the facility.

      ii. Provided to the immediate neighbors, local neighborhood association(s) (if any) and certified neighborhood council.

      iii. Log. The property owner shall keep a log of complaints received, the date and time received and the disposition of the response. The Log shall be retained for a minimum of one year and shall be made available on request to the Planning Department for review.

   c. The applicant shall designate a community liaison. The liaison shall meet with representatives of the neighbors and/or neighborhood association, at their request, to resolve neighborhood complaints during construction of the subject project.

10. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein and also identified in the Mitigation Monitoring Program (MMP), which is included in the Coliseum Renovation Project's EIR Addendum and attached to the subject case file.

    a. The applicant shall demonstrate compliance with each mitigation measure identified in the MMP by submission of a written report to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance

with post-construction / maintenance conditions.

b. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.

c. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.

APPENDIX B-2

Additional Project Conditions for Soccer Stadium

1. **Parking and Access.** The applicant shall encourage carpools, public transit use and shuttle transportation for access to all Soccer Stadium events. Special event sponsors along with the primary tenants at the Soccer Stadium, the professional soccer team, shall be encouraged to disseminate updated information to their patrons (via websites, printed brochures, ticketing services and other communications media) about the location of public parking lots/structures within Exposition Park and the project vicinity, as well as information about available public transit services and shuttle transportation from remote parking areas.

2. **Fire.** The requirements of the Fire Department relative to fire safety shall be incorporated into the project plans, which includes the submittal of a plot plan for approval by the Fire Department prior to the issuance of any building permit.

   Emergency Evacuation Plan. The applicant shall submit an emergency response plan for approval by the Fire Department. The emergency response plan shall include but not be limited to the following: (a) mapping of emergency exits; (b) evacuation routes for vehicles and pedestrians; and (c) location of nearest hospitals and fire stations.

3. **Construction Parking.** Off-street parking shall be provided for all construction-related employees working on the Soccer Stadium project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owners base of operations.

4. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Departments of Transportation and City Planning.

5. **Graffiti.** Every building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings, structures, walls and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.

6. **Maintenance.** The subject property including associated parking facilities,

sidewalks, and landscaped planters adjacent to the exterior walls along all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

7. **Solid Waste.** The applicant shall institute a recycling program to the satisfaction of the Bureau of Sanitation and Planning Department to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be picked up as a part of the project's regular trash pick-up program.

8. **Complaint Response (Construction Phase).**

   a. Monitoring of Complaints. The applicant shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning construction activities associated with the subject facility.

   b. Complaint Monitoring. A 24-hour "hot line" phone number for the receipt of complaints from the community regarding the subject facility shall be:

      i. Posted at the public entrance(s) to the facility.

      ii. Provided to the immediate neighbors, local neighborhood association(s) (if any) and certified neighborhood council.

      iii. Log. The property owner shall keep a log of complaints received, the date and time received and the disposition of the response. The Log shall be retained for a minimum of one year and shall be made available on request to the Planning Department for review.

   c. The applicant shall designate a community liaison. The liaison shall meet with representatives of the neighbors and/or neighborhood association, at their request, to resolve neighborhood complaints during construction of the subject project.

9. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the environmental mitigation measures in the adopted Mitigation Monitoring Program (MMP) for the Addendum to the Los Angeles Memorial Sports Arena Redevelopment Project Environmental Impact Report (SCH #2010041059) and attached to the subject case file.

   a. The applicant shall demonstrate compliance with each mitigation measure

identified in the MMP by submission of a written report to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.

b. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.

c. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.

10. **Event Scheduling.** In the event that the applicant holds an event in the Soccer Stadium at the same time an event is being held in the Coliseum, the total attendance in the two stadiums shall be limited to a maximum of 93,000 people, inclusive of both event ticket holders and event staff. The applicant shall not host major events in the Soccer Stadium at the same time as USC home football games in the Coliseum, except for the Olympics or similar international games.

11. **Bike Valet.** A bike valet service shall be provided whenever an event occurs in the Soccer Stadium.

12. **Parking Lot Design.** The parking lot in the Soccer Stadium Zone shall have the following design features:

a. A minimum of twenty percent (20%) of the parking spaces shall be constructed to accommodate the future placement of facilities for the recharging of electric vehicles.

b. A minimum of five percent (5%) of the parking spaces shall be equipped with electrical vehicle charging stations with each station having two charging plugs. These spaces shall count toward the twenty percent (20%) requirement in Condition 12(a) above.

c. Landscape strips shall be provided around all trees located within the parking lot in a manner that is substantially consistent with the plan provided as Attachment 1 to this Appendix.

13. **Women's Sports.** The applicant shall make all good faith efforts to encourage use of the Soccer Stadium by women's sports teams.

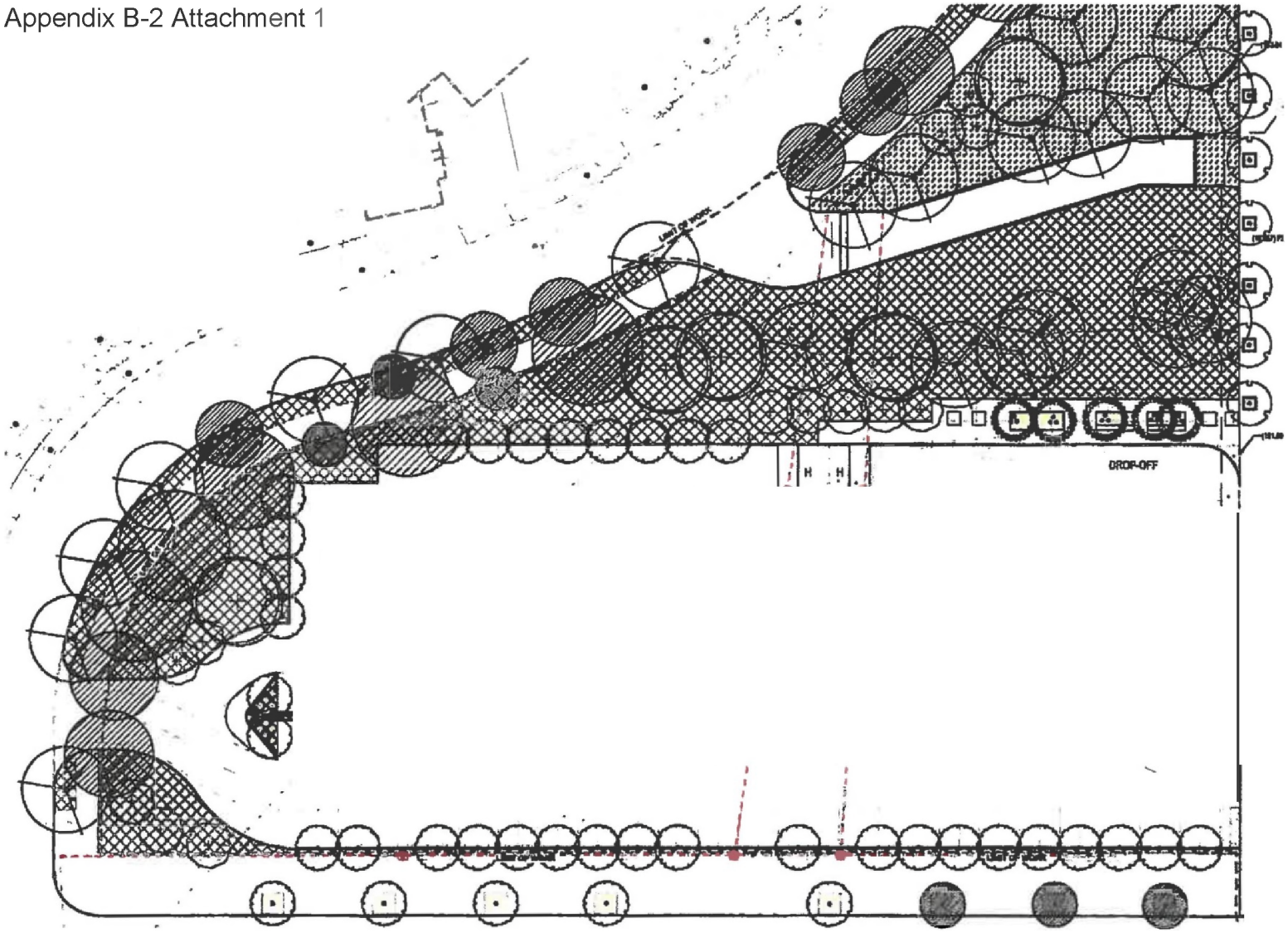
14. **Public Restrooms.** The applicant shall prepare an Event Hospitality

Management Plan in coordination with the Office of Exposition Park Management to address operating procedures for making restrooms available during special events in Exposition Park, including requirements for special event organizers related to staffing, security, insurance and similar issues, to the satisfaction of the Director.

15. **Additional Tree(s).** The applicant shall install one tree for every 50 linear feet along the southern edge of the Soccer Stadium Zone parking lot so that there is a continuous row of trees between that parking lot and the State's Parking Lot 6 in the South Parking Lot Zone.

16. **Ongoing Community Involvement.** The applicant shall participate in the existing Figueroa Corridor Special Events Advisory Committee, which convenes to discuss and address traffic issues related to the Figueroa Corridor, including traffic from events in Exposition Park. The applicant shall also coordinate the development of a Community Outreach Committee that will meet no less than twice a year following the commencement of Soccer Stadium operations. The Community Outreach Committee shall consist of one representative from the applicant, one representative from Council District 9, one representative from the North Area Neighborhood Council, one representative from the Voices Neighborhood Council, and one representative from the Figueroa Corridor Business Improvement District. At Community Outreach Committee meetings, the applicant shall present the upcoming calendar of events in the Soccer Stadium and any updates on Soccer Stadium operations, and Outreach Committee members may raise operational questions or concerns to the applicant that the community has identified, including issues such as traffic, parking, signage and noise.

Appendix B-2 Attachment 1



APPENDIX B-2

Additional Project Conditions for the Museum, Replacement Parking Structure, and Replacement Soccer Field

1. **Fire.** The requirements of the Fire Department relative to fire safety shall be incorporated into the project plans, which includes the submittal of a plot plan for approval by the Fire Department prior to the issuance of any building permit.

   Emergency Evacuation Plan. The applicant shall submit an emergency response plan for approval by the Fire Department. The emergency response plan shall include but not be limited to the following: (a) mapping of emergency exits; (b) evacuation routes for vehicles and pedestrians; and (c) location of nearest hospitals and fire stations.

3. **Construction Parking.** Off-street parking shall be provided for all construction-related employees working on the Museum, Replacement Parking Structure and Replacement Soccer Field projects. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owner's base of operations.

4. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Departments of Transportation and City Planning.

5. **Graffiti.** Every building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings, structures, walls and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.

6. **Maintenance.** The subject property including associated parking facilities, sidewalks, and landscaped planters adjacent to the exterior walls along all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

7. **Solid Waste.** The applicant shall institute a recycling program to the satisfaction

of the Bureau of Sanitation and Planning Department to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be picked up as a part of the project's regular trash pick-up program.

8. **Complaint Response (Construction Phase).**

   a. Monitoring of Complaints. The applicant shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning construction activities associated with the subject facility.

   b. Complaint Monitoring. A 24-hour "hot line" phone number for the receipt of complaints from the community regarding the subject facility shall be:

      i. Posted at the public entrance(s) to the facility.

      ii. Provided to the immediate neighbors, local neighborhood association(s) (if any) and certified neighborhood council.

      iii. Log. The property owner shall keep a log of complaints received, the date and time received and the disposition of the response. The Log shall be retained for a minimum of one year and shall be made available on request to the Planning Department for review.

   c. The applicant shall designate a community liaison. The liaison shall meet with representatives of the neighbors and/or neighborhood association, at their request, to resolve neighborhood complaints during construction of the subject project.

9. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the environmental mitigation measures in the adopted Mitigation Monitoring Program (MMP) for the Fourth Addendum to the Los Angeles Memorial Sports Arena Redevelopment Project Environmental Impact Report (SCH #2010041059) and attached to the subject case file.

   a. The applicant shall demonstrate compliance with each mitigation measure identified in the MMP by submission of a written report to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.

b. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.

c. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.

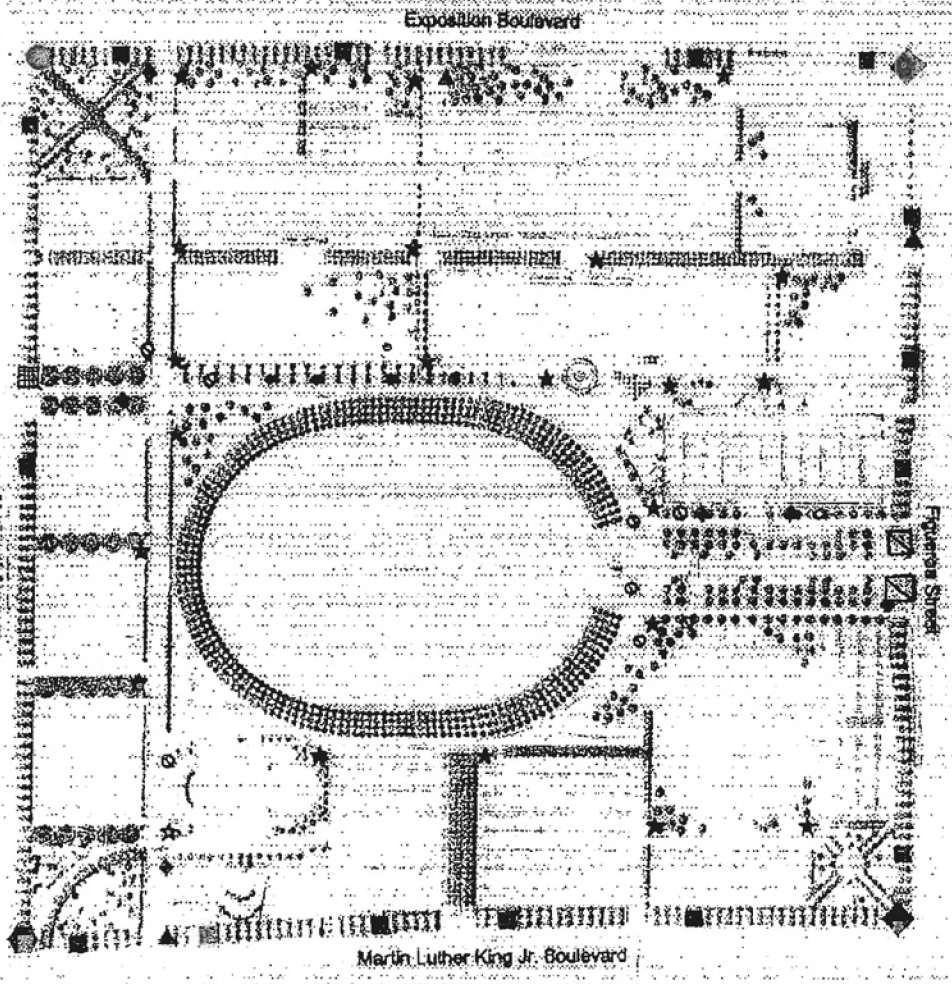
EXISTING SPECIFIC PLAN AREA EXPOSITION PARK SIGNS

Appendix C-1

[Appendix C-1 follows this page.]

EXISTING EXPOSITION PARK SIGNS

Appendix C-1



EXISTING EXPOSITION PARK SIGNS

Appendix C-2

[Appendix C-2 follows this page.]

EXISTING EXPOSITION PARK SIGNS

Appendix C-2

Legend - Revised Master Plan

Original Sign No.	New Sign No.		Sign Description
A2	S10		Primary Gateway-Figueroa
A1	S20		Primary Gateway-Vermont
B	S30		Promenade Gateway
-	S31		Corner Park Gateway
-	S35		Gateway with Message Board (proposed)
-	S40		Secondary Gateway
-	S50		Perimeter Directional
-	S55		Parking Information
C	S60		Destination Directory
D	S65		Primary Vehicular Signs
E	S70		Secondary Vehicular Signs
F	S80		Pedestrian Directional