PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-4121-GPA-SP-SPP	Los Angeles Memorial Coliseum Renovation Project EIR, First Addendum, Second Addendum, Third and Fourth Addendum (SCH No. 1990011065)	9 - Price
PROJECT ADDRESS:		
3800 South Vermont Avenue		
APPLICANT	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Angelo Avila Garcia, Lucas Museum of Narrative Art 555 W. 5th Street Los Angeles, CA 90013 ☐ **New/Changed**		
APPLICANT'S REPRESENTATIVE	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Laurie Stone, University of Southern California 3335 S. Figueroa Street Los Angeles, CA 90007	213-821-3070	laurie.stone@usc.edu
APPLICANT'S REPRESENTATIVE	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Dale Goldsmith Armbruster, Goldsmith 12100 Wilshire Blvd. # 1600 Los Angeles, CA 90049 **NEW**	310-209-8800	dale@agd-landuse.com
APPELLANT'S REPRESENTATIVE	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
N/A		
PLANNER CONTACT INFORMATION:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Heather Bleemers	(213) 978-0092	heather.bleemers@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment Specific Plan Amendment		

FINAL ENTITLEMENTS NOT ADVANCING:

Project Permit Compliance

ITEMS APPEALED:

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
☑ Letter of Determination	☐	☐ Categorical Exemption	☐
☑ Findings of Fact	☐	☐ Negative Declaration	☐
☑ Staff Recommendation Report	☐	☐ Mitigated Negative Declaration	☐
☑ Conditions of Approval	☐	☑ Environmental Impact Report	☐
☑ Ordinance	☐	☐ Mitigation Monitoring Program	☐
☑ Zone Change Map	☐	☐ Other _____	☐
☑ GPA Resolution	☐		
☑ Land Use Map	☐		
☐ Exhibit A - Site Plan	☐		
☑ Mailing List	☐		
☐ Land Use	☐		
☐ Other _____	☐		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

☑ Yes ☐ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- ☑ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission
- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 11, 2017	8 - 0
LAST DAY TO APPEAL:	**APPEALED:**
June 2, 2017	N/A
TRANSMITTED BY:	**TRANSMITTAL DATE:**
James K. Williams	May 23, 2017

LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAY 18 2017

Case No.: CPC-2016-4121-GPA-SP-SPP Council District: 9 – Price
CEQA: Los Angeles Memorial Coliseum Renovation Project EIR;
First Addendum, Second Addendum, Third and Fourth Addendum;
SCH No. 1990011065
Plan Area: South Los Angeles

Project Site: 3800 South Vermont Avenue

Applicant: Angelo Avila Garcia, Lucas Museum of Narrative Art
Representatives: Laurie Stone, University of Southern California;

At its meeting of **May 11, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The demolition of existing surface parking lots and the construction, use, and maintenance of a new museum consisting of up to 300,000 square feet of floor area, within five stories, with a maximum height of 115 feet. The museum will include a café and restaurant, theaters, office space, lecture halls, a library, classrooms, exhibition space, and landscaped open space. The project includes the construction of a two-level parking structure located beneath the museum along with a separate three-level subterranean parking structure located adjacent to the south of the museum with a combined total of up to 2,425 parking spaces. The existing soccer field located on the project site would be relocated immediately south of the project site at the corner of Vermont Avenue and Martin Luther King, Jr. Boulevard.

1. **Found**, pursuant to CEQA Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report, First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, Findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065);and no subsequent EIR, negative declaration, or further addendum or other CEQA analysis is required for approval of the project;
2. **Approved** and **recommended** that the City Council and the Mayor **approve** a General Plan Amendment to Mobility Plan 2035 to change the street designation of the portion of 39th Street located between Vermont Avenue and Bill Robertson Lane within the Coliseum District Specific Plan, as shown on the Citywide General Plan Circulation System Maps and the South Los Angeles Community Plan Circulation Map, from a Collector Street to a Local Street;
3. **Approved** and **recommended** that the City Council **approve** the Specific Plan Amendment to the Coliseum District Specific Plan;
4. **Approved** the Project Permit Compliance Review for a project within the Coliseum District Specific Plan;

5. **Adopted** the attached Conditions of Approval as modified by the Commission and as shown in Exhibit A; and
6. **Adopted** and **recommended** that the City Council **adopt** the Project Permit Compliance Findings and the attached amended Findings.

The vote proceeded as follows:

Moved:	Ambroz
Second:	Mack
Ayes	Choe, Katz, Millman, Mitchell, Padilla-Campos, Dake Wilson
Absent:	Perlman

Vote: **8 - 0**

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

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

Effective Date/Appeals: *The decision of the Los Angeles City Planning Commission is final and not appealable as it relates to the General Plan Amendment and the Specific Plan Amendment.* The decision of the Los Angeles City Planning Commission regarding Project Permit Compliance Review is further appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 N. Figueroa Street, Fourth Floor; or at 6262 Van Nuys Boulevard, Suite 251; or at 1828 Sawtelle, West Los Angeles.

FINAL APPEAL DATE: JUN 02 2017

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

Attachments: Specific Plan Amendment, Modified Conditions, Findings, Ordinance, Resolution, Map, Exhibit A

c: Charlie Rausch Jr. Chief Zoning Administrator
Faisal Roble, Principal City Planner
Nicholas Hendricks, Senior City Planner
Heather Bleemers, City Planner

CONDITIONS OF APPROVAL

Pursuant to Section 11.5.7 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. **Use.** All other use, height and area regulations of the Municipal Code, the Coliseum District Specific Plan, and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. **Development.** The use and development of the property shall be in substantial conformance with the application and with Exhibit "A", except as may be revised as a result of this action. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject authorization.

3. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

Project Permit Compliance

5. **Site Development**. Except as modified herein, the project shall be in substantial conformance with the conceptual architectural and landscape plans, renderings, and materials submitted by the Applicant, stamped Exhibit “A”. No change to the plans shall be made without prior review by the Department of City Planning and written approval of the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, or the project conditions.

6. **Modifications.** Modifications which increases the square footage of building(s) or structure(s) shall be required to comply with the requirements and obtain the necessary approvals pursuant to the Coliseum District Specific Plan.

7. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

8. **On-Site Signs.** The project shall submit plans to the Expedited Processing Section that clearly show the size, shape, color, and dimensions of all proposed for review and approval.

9. **Trash and Recycling.**

   a. All trash collection and storage areas shall be located on-site and shall be screened from visibility from the public right-of-way.

   b. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof, at all times.

   c. Trash/recycling containers shall be locked when not in use.

10. **Mechanical and Rooftop Equipment Screening.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way. All screening shall be setback at least five feet from the edge of the building.

11. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Of the twenty percent EV Ready parking, five percent of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

12. **Solar Panels.** The project shall dedicate a minimum of 15 percent of the museum's roof for the installation of a photovoltaic system.

13. **Open Space**. The project shall include landscaped open space in substantial conformance approved plans in City Planning Department case file No. CPC-2016-4121-GPA-SP-SPP stamped Exhibit "A". The landscaped open space shall be generally accessible to the public and Museum and park guests, visitors, invitees and employees, subject to reasonable rules, regulations and security measures, including hours of use, as determined by the Museum in consultation with the Council office for the district in which the museum is located, as well as the General Manager for Exposition Park. The Museum may exclude individuals who do not comply with such rules and regulations from the landscaped open space. The Museum may use portions of the landscaped open space for displays and programs associated with the Museum, Museum collection, Museum activities and Museum sponsors. The Museum shall be responsible for all costs associated with maintaining and operating the landscaped open space, including security. The landscaped open space shall be maintained in good order and repair. The landscaped open space (and portions thereof) may be closed periodically by the Museum for special Museum events, including programs, openings, exhibitions, fundraisers, civic gatherings, exhibit installations, and periodic maintenance. The landscaped open space areas may include gardens, landscaping, hardscaping, pedestrian paths, walkways, walls, fences, fountains, gazebos, pergolas, lighting, and benches and other seating, and tables, whether or not shown on Exhibit A. The landscaped open space may include outdoor dining areas associated with restaurants that are part of the Museum. The Museum shall have the right to locate portions of the Museum building and associated structures over portions of the landscaped open space shown in Exhibit A, and the Museum shall have the right to modify the design of the landscaped open space, subject to the review of the Director of Planning as set forth in Section 6.A.1.a of the Coliseum Specific Plan.

14. **Soccer Field**. In connection with the development of the Museum, the Museum shall relocate and rebuild the existing soccer field on the Project site to the corner of Martin Luther King Boulevard and Vermont Street in substantial conformance with be the preliminary dimensioned plans for the soccer field set forth in approved plans in City Planning Department case file No. CPC-2016-4121-GPA-SP-SPP, included in Exhibit "A" and shall be subject to the following:

a. The field shall be constructed using an all-weather turf field and sub-base drainage.
b. Continuous foundation grade curbing shall be installed around the entire perimeter of the field.
c. The field shall include the appropriate soccer field markings.
d. The field shall include appropriate lighting.
e. The new filed shall include electrical to support the field lighting and shall include electrical outlets within the restrooms and storage units.
f. The field shall include any necessary irrigation for the all-weather turf and landscape planted areas.
g. Construction of the field shall also include a concrete path around soccer field.
h. The perimeter of the field shall include landscaped planting.
i. The newly constructed restroom and storage facilities shall not to exceed the square footages of the existing facilities.
j. The new field shall include a drinking fountain.
k. Fencing shall be installed around the field, consistent with City regulations.
l. The field area shall include a vehicle gate and a pedestrian gate.
m. Movable bleachers shall be installed with a capacity not to exceed that of the existing bleachers. The existing bleachers may be relocated if feasible.

The Museum shall secure from the State of California such rights as are necessary to complete the relocating and rebuilding of the soccer field. The Museum shall be responsible for all costs associated with relocating and rebuilding the soccer field. Upon completion of the rebuilding of the soccer field and the determination of the State of California that the soccer field has been relocated and rebuilt in substantial conformance with the requirements of Exhibit A, the Museum's obligations with respect to the soccer field shall be completed, and the Museum shall have no further obligations with respect to the soccer field.

15. **Museum of Narrative Art Local Access and Education Program.** The Museum shall establish a Local Access and Education Program (LEAP) to inspire and educate neighborhood students and residents generally located within a three-mile radius of the Museum. The LEAP will engage with area residents and students through innovative programs to explore the many narrative art forms represented in the Museum's collection and exhibitions. Participants may engage with artists, educators, and staff, and be afforded opportunities for creative expression through the many forms of narrative art. LEAP elements will include collaborations with area schools, cultural institutions, and organizations, faith institutions and civic organizations designed to offer diverse opportunities for arts participation and to enhance the creative capacity of the community. The LEAP will be flexible, evolving and developing in order to meet the changing needs and desires of local students and residents. The LEAP will coordinate with area school districts, community colleges, universities and the Department of Cultural Affairs to supplement and augment existing programs in the primary outreach area for the Museum and to expand the reach of the Museum to other areas of the City.

16. **Engaging Local Artists**. The Museum will establish a Local Artists Program to engage local and community artists who live and/or work within a three-mile radius of the Museum in a broad spectrum of programs within the Museum. In connection with the Local Artist Program, artists in a range of media and technologies may provide instruction in Museum education programs, demonstrations in public events, or mentoring roles in apprenticeship programs onsite or at other locations. Local artists' works will be considered for curated temporary exhibition projects, and for the permanent collection, as appropriate through the Museum's professionally curated review process and acquisitions procedure. The Local Artists Program will coordinate with area school districts, community colleges, universities, and the Department of Cultural Affairs to supplement and augment existing

programs in the primary outreach area for the Museum and to expand the reach of the Museum to other areas of the City.

17. **On-site Infiltration**. The first flush runoff from the plaza will be directed to a vertical drywell along Vermont Street. The project will seek to incorporate additional infiltration and/or reuse of runoff within the areas between the western perimeter of the garages and Vermont Street and between the two garage, and will also explore other opportunities for infiltration on the project site. Such infiltration may occur on the surface or below the surface via perforated infiltration pipes, drywells, or other measures.

18. **Recreation and Parks - Lease Agreement.** The Department of Recreation and Parks shall modify the Ground Lease – Athletic Field Agreement with the State of California to release Lots 101 and 102, owned by the Department of Recreation and Parks, from the lease agreement. The Department of Recreation and Parks shall transfer Lots 101 and 102 to the State. The lease agreement is necessary to facilitate control of the property to the State as part of the project.

Environmental Conditions

19. **Air Quality and Greenhouse Gas Emissions**

a. Construction Phase

i. 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.
ii. Diesel-powered equipment shall be located as far away as possible from sensitive land uses and areas.
iii. 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 truckloads of export debris shall be covered or shall provide at least 2 feet of freeboard.
iv. Ground wetting shall be required in accordance with SCAQMD Rule 403 for dust control during grading and construction.
v. Contractors shall cover any stockpiles of soil, sand and similar materials.
vi. Equipment engines shall be maintained in proper tune.
vii. Construction equipment shall be shut off to reduce idling when not in direct use for extended periods of time.
viii. Contractors shall discontinue construction activities during second-stage smog alerts.
ix. Off-road diesel-powered equipment used on-site for an aggregate of 40 or more hours during any portion of the construction activities shall meet Tier 4 standards.

b. 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 the EIR (Traffic, Parking, and Access) the Traffic Study.
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.

20. **Archaeological and Paleontological Resources**

a. 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:

iii. A brief written historic and descriptive report shall be completed in narrative format, including an architectural data form.
iv. 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.
v. A sketch floor plan on 8" x 11" paper shall accompany each architectural data form.
vi. 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.
vii. Field photographs (35 mm) based on HABS guidelines. Views as detailed in large format photographs.
viii. The report shall include copies or prints of any available original plans and historic photographs.
ix. Archivally stable reproductions of any available significant historic construction drawings and photographs.

b. A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities of the Project Site where excavations into any older Quaternary Alluvium may occur. The services of a qualified paleontologist shall be secured by contacting the Natural History Museum of Los Angeles County. The frequency of inspections shall be based on consultation with the consulting paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains.

If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected should be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

21. **Geology/Seismic Hazards**

a. 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.

b. 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.

c. 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.

d. A copy of the foundation report and/or supplements and approval letter shall be attached to the State and/or City office and field 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.

e. 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.

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

g. 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 nonresidential areas so as to minimize the effects of noise, and shall maximize, where possible, the distance traveled on major arterials.

h. 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.

i. 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.

j. 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.

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

l. During the construction plan and haul route approval process, the project contractor shall consult with the LAUSD Transportation Branch 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.

22. **Noise**

a. 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 9:00 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.

b. 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. Haul trucks shall not be permitted to travel along local residential streets.

c. 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.

d. 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.

e. 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 0.75-inch plywood positioned to block direct line of sight from the active construction. The noise barrier shall provide a minimum 5 dBA reduction at Receptor Locations R5 and R7, a minimum 8-dBA reduction at Receptor Location R1, a minimum 9-dBA reduction at Receptor Location R6, a minimum 11-dBA reduction at Receptor R2, and a minimum 13-dBA reduction at Receptor Location R3, as shown in the Fourth Addendum.

f. The outdoor amplified sound systems shall be designed so as not to exceed a maximum noise level of 80 dBA Leq-1hr at a distance of 25 feet from the amplified sound systems within the fifth level outdoor space and 88 dBA Leq-1hr at a distance of 25 feet for the amplified sound system associated with special events at the ground level.

23. **Public Services**

a. 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.

b. 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.

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

d. 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.

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

f. 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.

g. 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.

h. 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.

i. 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.

24. **Public Utilities**

a. 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.

b. 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.

c. 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:

   i. As necessary, the Project Site shall be landscaped with drought-tolerant/ indigenous species (xeriscape).
   ii. Low flow flush valves and shower head water-conservation devices shall be installed in all restroom and/or locker room facilities.
   iii. 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.
   iv. Reclaimed water should be investigated as a source to irrigate large landscaped areas, including the grass playing field.
   v. On-site recycling of drainage from water used for playing field irrigation should be investigated.
   vi. 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.
   Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

25. **Transportation/Traffic.**

a. 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.

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

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

d. Turn prohibitions shall remain in place on game days. Such prohibitions are changed both within and between game days based on the most current traffic conditions and to reflect current best practices based on the City's extensive experience implementing traffic control for Coliseum events.

e. Prior to the start of construction, a Construction Management Plan shall be prepared and submitted to the City for review and approval. The Construction Management Plan will formalize how construction would be carried out and identify specific actions that

would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include, but not be limited to, the following elements, as appropriate:

- Provision of on-site parking for all construction workers.
- Staging of all construction vehicles, equipment, and materials on the Project Site.
- Scheduling of construction activities (worker schedules, haul truck traffic, and deliveries) to reduce the effect on traffic flow on surrounding arterial streets.
- Scheduling of construction-related deliveries, haul trips, etc. so as to occur outside the commuter peak hours to the extent feasible.
- Coordinate construction activities with LAFC construction to minimize traffic and other cumulative impacts.

Administrative Conditions of Approval

26. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

27. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

28. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

29. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

30. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.

31. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

32. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.

33. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.**

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

2. **General Plan Text**

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

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

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

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

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

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

Recreational and Park Facilities

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

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

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

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

Open Space

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

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

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

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

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

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

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

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

Public Transportation and Land Use Transportation

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

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

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

Objective 12-2: *To increase the work trips and non-work trips made on public transit.*

Policy 12-2.2: *Support the expansion of Community based transit service improvement.*

Objective 13-1: *To reflect the objectives and guiding principles of the City Council adopted Land Use- Transportation policy.*

Policy 13-1.1: *Encourage growth, as appropriate, around transit stations when these become operational.*

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

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

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

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

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

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

Cultural Amenities

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

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

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

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

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

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

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

c. **Coliseum District Specific Plan**.

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

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

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

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

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

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

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

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

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

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

URBAN FORM AND NEIGHBORHOOD DESIGN

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

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

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

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

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

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

OPEN SPACE AND CONSERVATION

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

Objective 6.4: *Ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass.*

Policy 6.4.2: *Encourage increases in parks and other open space lands where deficiencies exist, such as South East and South Central Los Angeles and neighborhoods developed prior to the adoption of the State Quimby Act in 1965 (As amended in 1972).*

Policy 6.4.4: *Consider open space as an integral ingredient of neighborhood character, especially in targeted growth areas, in order that open space resources contribute positively to the City's neighborhoods and urban centers as highly desirable places to live.*

Policy 6.4.8: *Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.*

Policy 6.4.10: *Provide for the joint use of open space with existing and future public facilities, where feasible.*

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Council Action. The Council shall conduct a public hearing before taking action on a proposed amendment to the General Plan. If the Council proposes any modification to the amendment approved by the City Planning Commission, that proposed modification shall be referred to the City Planning Commission and the Mayor for their recommendations. The City Planning Commission and the Mayor shall review any modification made by the Council and shall make their recommendation on the modification to the Council in accordance with subsection (c) above. If no modifications are proposed by the Council, or after receipt of the Mayor's and City Planning Commission's recommendations on any proposed modification, or the expiration of their time to act, the Council shall adopt or reject the proposed amendment by resolution within the time specified by ordinance.

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

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

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

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

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

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

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

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

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

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

Framework Element

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

Community Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project Permit Compliance Findings

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

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

a. SECTION 2-E PURPOSES [MODIFIED]

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

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

b. SECTION 7-A LAND USE [MODIFIED]

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

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

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

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

c. SECTION 7-D ENVIRONMENTAL MITIGATION MEASURES

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

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

d. SECTION 7-E ADDITIONAL PROJECT CONDITIONS

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

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

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

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

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

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

f. SECTION 8-H MUSEUM HEIGHT [ADDED]

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

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

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

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

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

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

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

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

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

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

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

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

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

6. **FINDINGS OF FACT (CEQA)**

Pursuant to CEQA, the City Council serves as the lead agency with respect to the Modified Project in connection with the subject City actions. Accordingly, the City Council (a) has considered the Certified EIR, First Addendum, Second Addendum, Third Addendum, and Fourth Addendum, and other pertinent evidence in the record, including studies, reports, and other information from qualified experts (collectively the "Environmental Documents") and the environmental effects of the Modified Project as set forth in the Environmental Documents, as well as the Advisory Agency's approval of the Fourth Addendum and related CEQA findings pursuant to CEQA Guidelines Section 15091, and (b) makes the following findings

A) Based on substantial evidence in the Environmental Documents and elsewhere in the record, including but not to limited to oral and written testimony provided at the public hearings on the matter, there have been no changes to the Modified Project, changes in circumstances under which the Modified Project is being undertaken or significant new information since the Advisory actions action and (a) no Subsequent or Supplemental EIR is required pursuant to CEQA Guidelines Sections 15162 or 15163 for the Modified Project, and (b) the Fourth Addendum remains adequate under CEQA for approval of the subject approvals for the Modified Project. The Fourth Addendum were prepared under the authority of CEQA Guidelines Section 15164(a), which requires a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 and 15163 calling for preparation of a Subsequent or Supplemental EIR have occurred;

B) Changes and alterations have been required and incorporated into the Modified Project that avoid or substantially lessen the significant environmental effects as identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15091(a)(1);

C) As more fully set forth below, certain economic, legal, social, technological or other benefits of the Modified Project outweigh the unavoidable adverse environmental effects, all of which are identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15093; and

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

STATEMENT OF OVERRIDING CONSIDERATIONS

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

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

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

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

- Consistent with the objective of the Exposition Park Master Plan, the Modified Project will develop the LMNA, a one-of-a-kind museum where the community will experience fine art and popular works, including paintings, illustrations, photography, film, animation, and digital art. Through the many exhibitions and programs in its permanent collection galleries, temporary exhibitions, and two state-of-the art theaters, visitors will be able to learn about and experience the evolution of narrative art. This new addition to Exposition Park will be a unique cultural experience and will create synergy with the existing museums in Exposition Park.

- The LMNA building, with its unique, iconic design by a world class architect, will improve the visual character of the Modified Project site on what is now an unsightly asphalt parking lot.

- The Modified Project will initiate, support, and carry out a wide range of robust education programs for all ages. These programs will include, but are not limited to, exhibition and museum tours, gallery talks, workshops and classes tailored to serve the curriculum of K-12 students, public lectures, hands-on workshops, and daily film screenings.

- Consistent with the recreation policies of the South Los Angeles Community Plan, the Modified Project will create approximately 471,755 square feet of new public green park space, upgrade the existing soccer field with a technologically advanced turf and new amenities, and add landscaping and circulation improvements to Jesse Brewer Jr. Park and Exposition Park.

- The Modified Project will represent a privately funded, approximately $1.5 billion investment in Exposition Park. Project construction is estimated to generate up to approximately $43.1 million in state and local taxes over three years, and project operation is estimated to generate up to approximately $8.7 million in state and local taxes annually.

- The Modified Project will create approximately 3,660 direct construction jobs, including a significant number of good paying union jobs pursuant to a Project Labor Agreement, as well as 300 full-time and 100 full-time equivalent long term jobs during project operation.

- The Modified Project will further the City's sustainability goals by achieving LEED Gold equivalency, installing water conserving plumbing fixtures and fittings that reduce indoor water use by at least 20 percent, and installing photovoltaic panels on a minimum of 15 percent of the roof area of the LNMA building.

- The Modified Project will also reduce vehicle miles travelled and associated pollutants and greenhouse gas emissions as an infill development at a location well served by public transit, with two nearby stops on the Expo Line.

MITIGATION MONITORING AND REPORTING PROGRAM

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

CUSTODIAN OF RECORDS

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

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

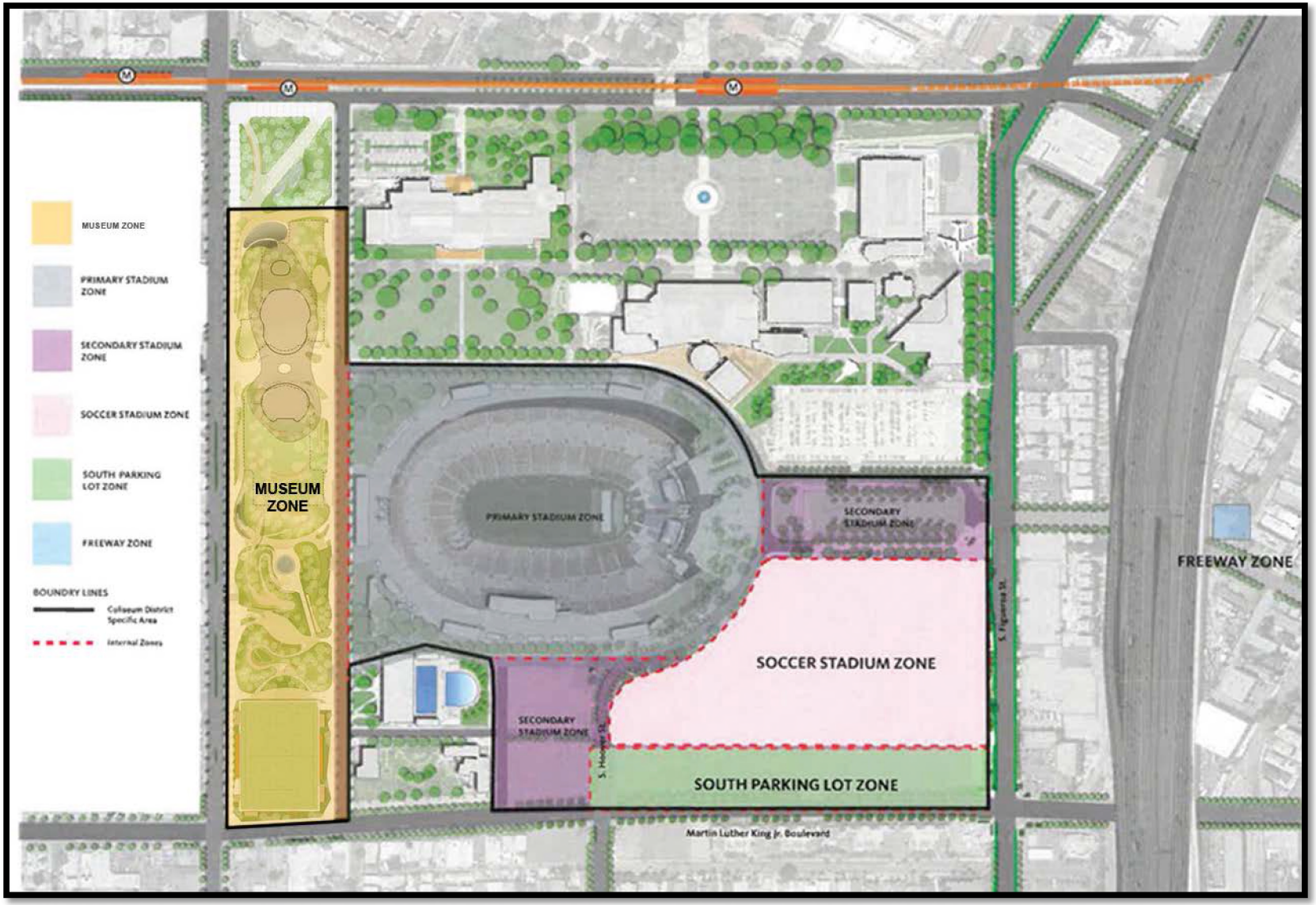
goals and objectives of local and regional plans and policies; and

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. Hoover St.
S. Figueroa 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.

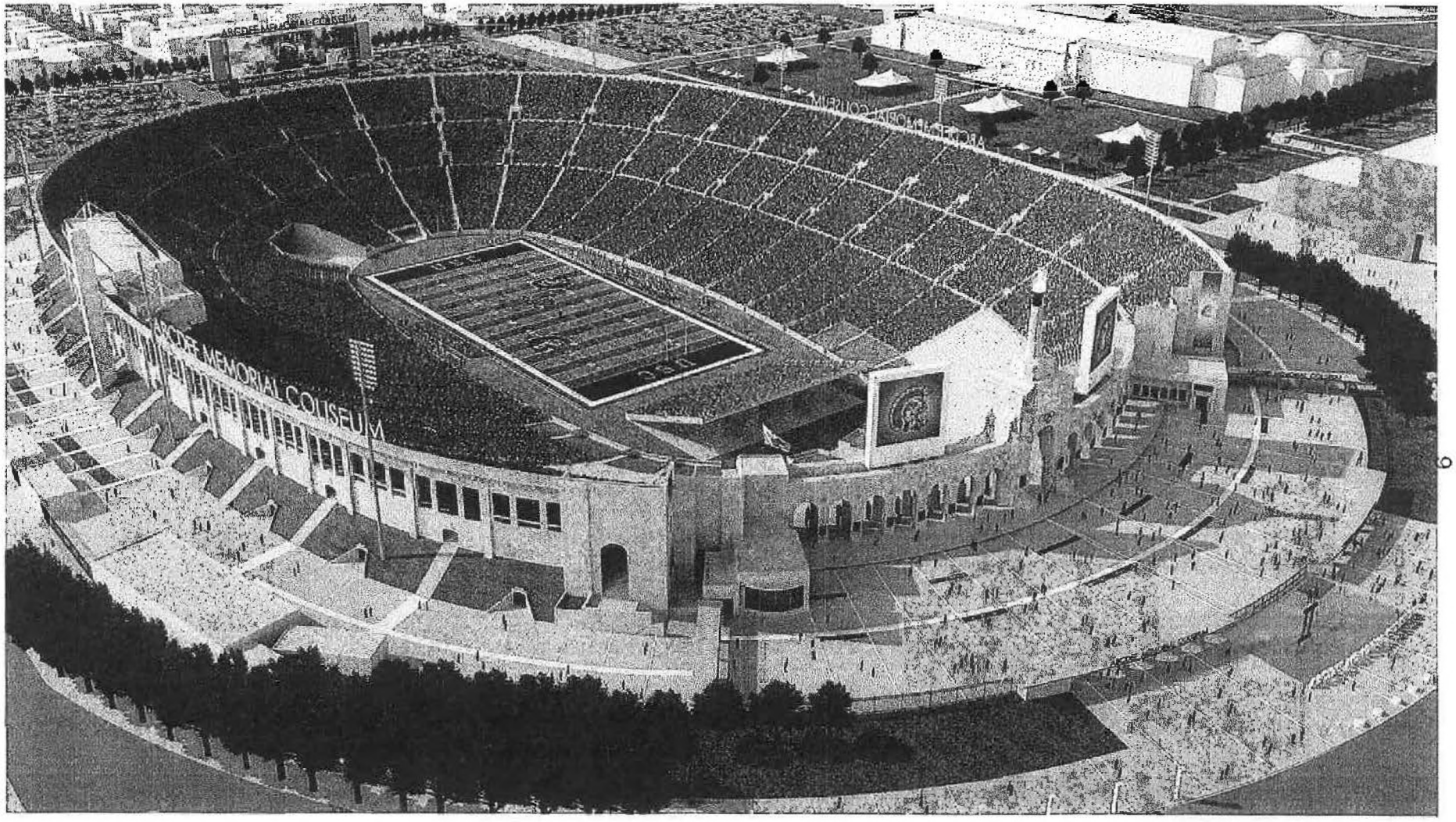
D. Environmental Mitigation Measures. All Projects associated with the Coliseum Renovation Project shall comply with all applicable environmental mitigation measures listed in Appendix A of this Specific Plan. All Projects associated with the Soccer Stadium shall comply with all applicable environmental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

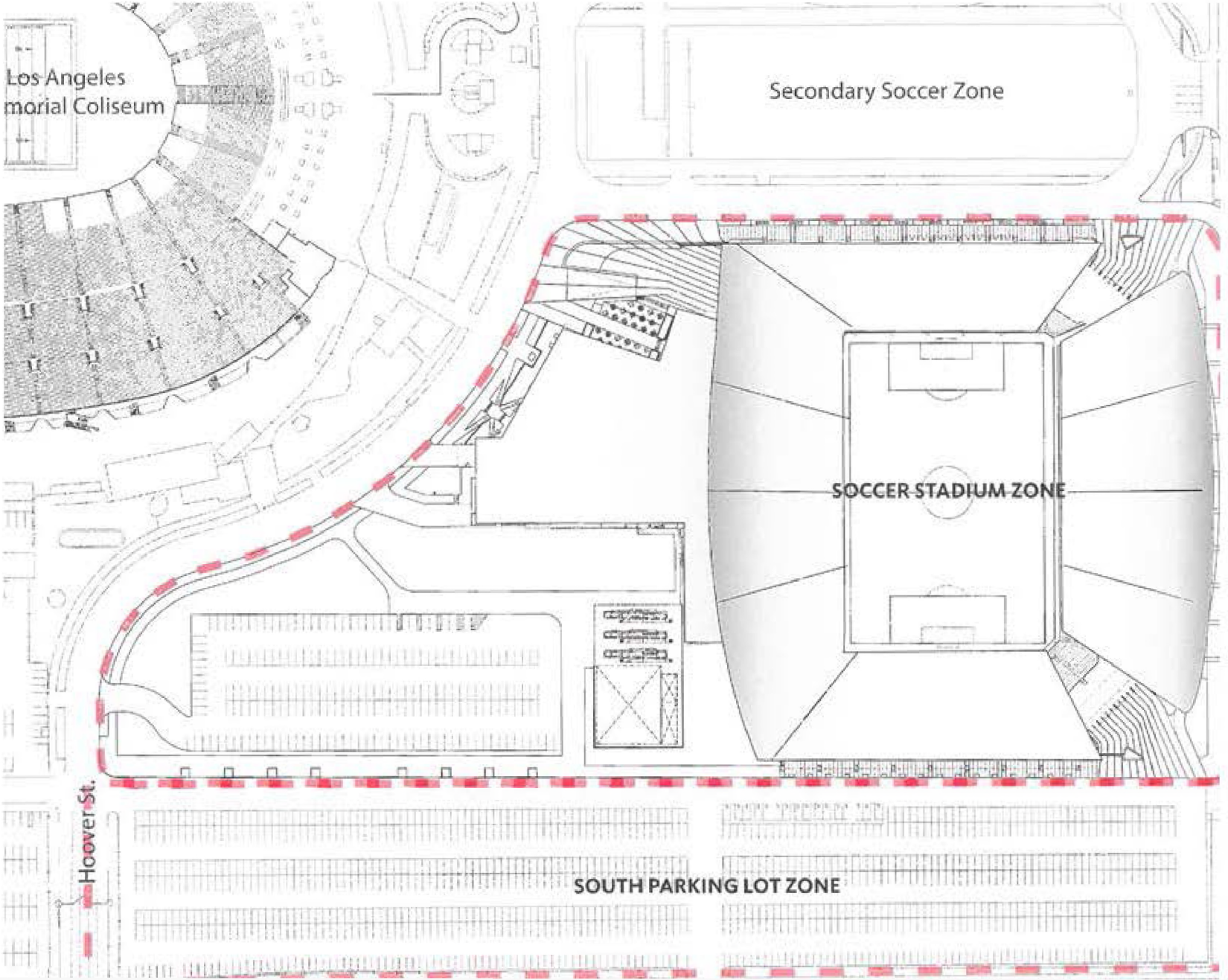


MAP 2-A
COLISEUM SITE PLAN

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.

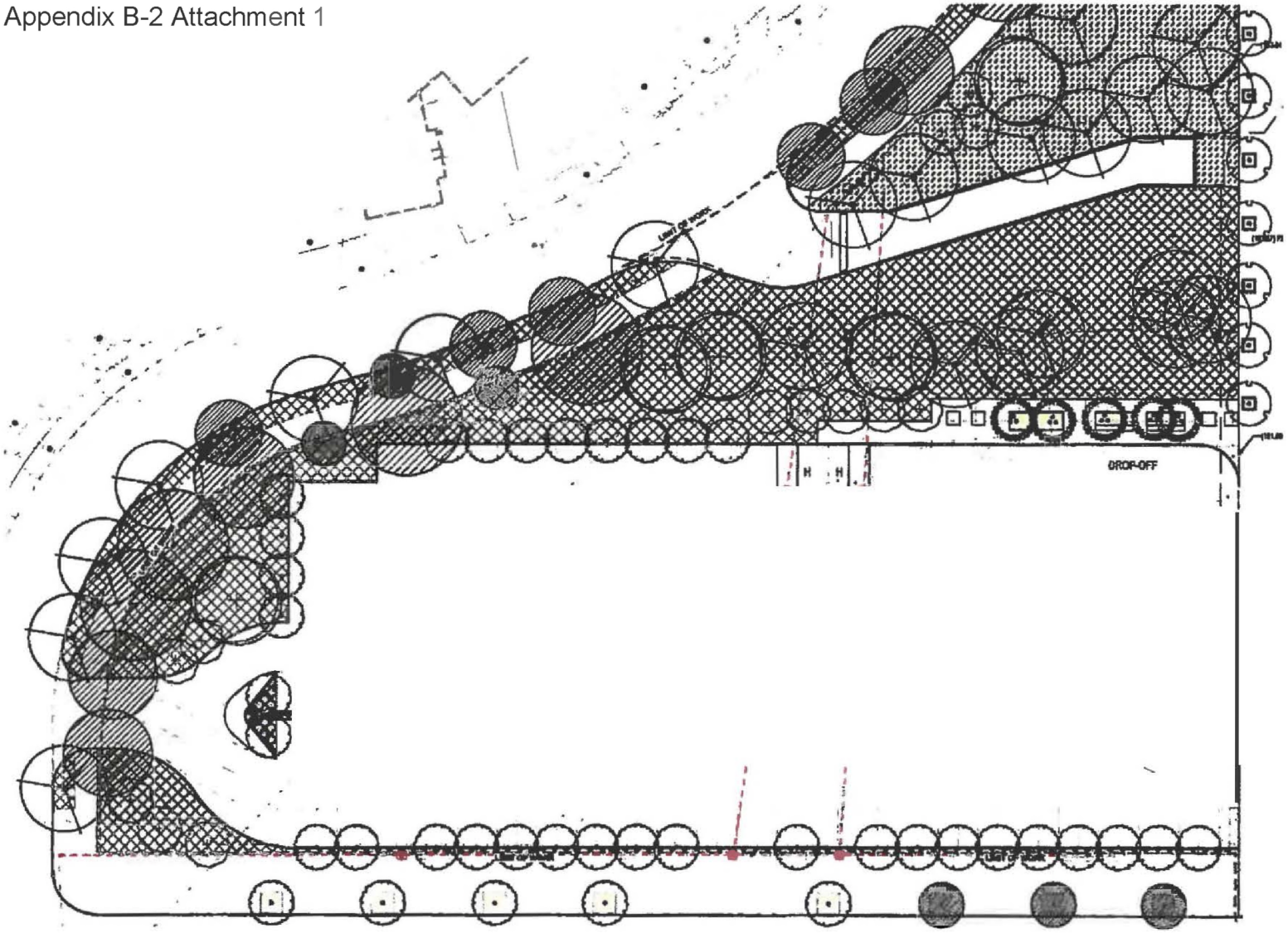
14. Public Restrooms. The applicant shall prepare an Event Hospitality

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.

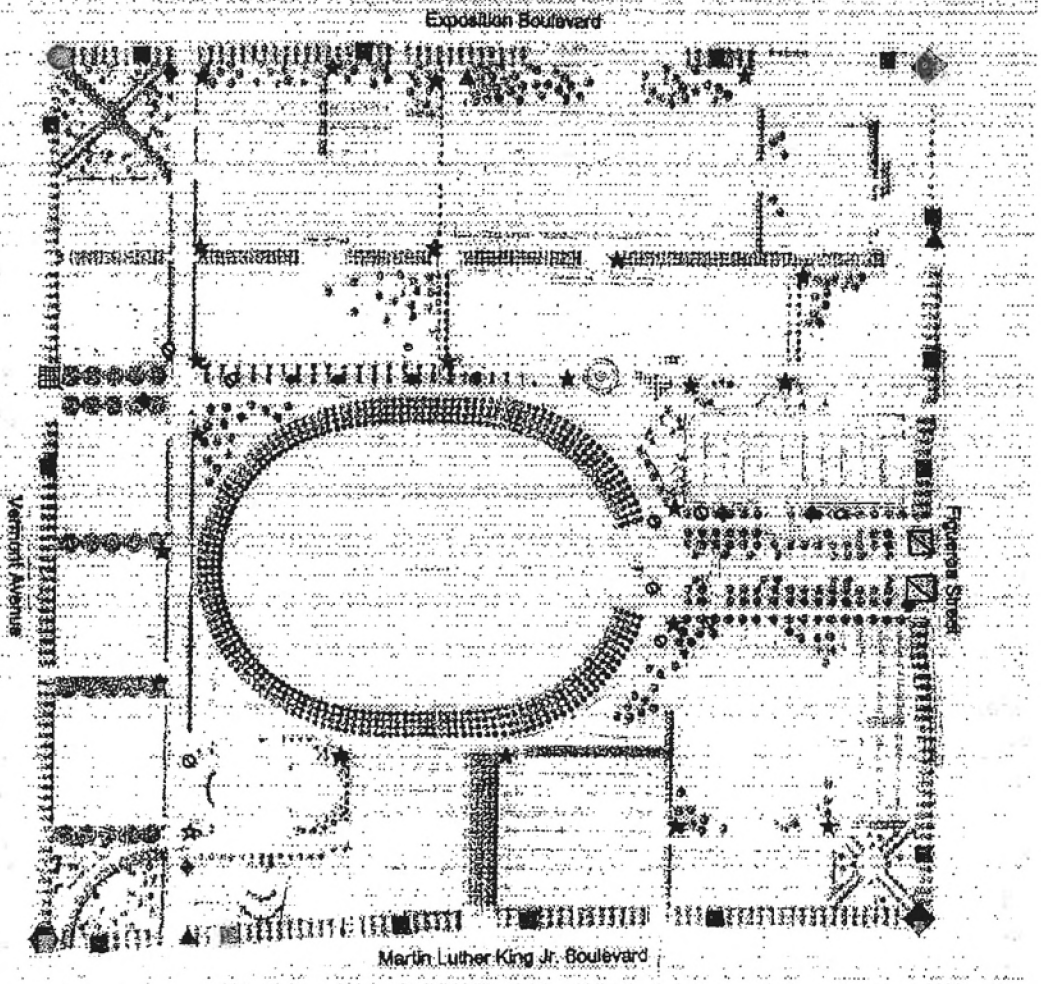
EXISTING SPECIFIC PLAN AREA EXPOSITION PARK SIGNS

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

RESOLUTION

WHEREAS, the subject project is located within the area covered by the South Los Angeles Community Plan adopted by the City Council on August 16, 2009; and

WHEREAS, the City Planning Commission recommended a General Plan Amendment to Mobility Plan 2035 to change the street designation of the portion of 39th Street located between Vermont Avenue and Bill Robertson Lane within the Coliseum District Specific Plan, as shown on the Citywide General Plan Circulation System Maps and the South Los Angeles Community Plan Circulation Map, from a Collector Street to a Local Street;

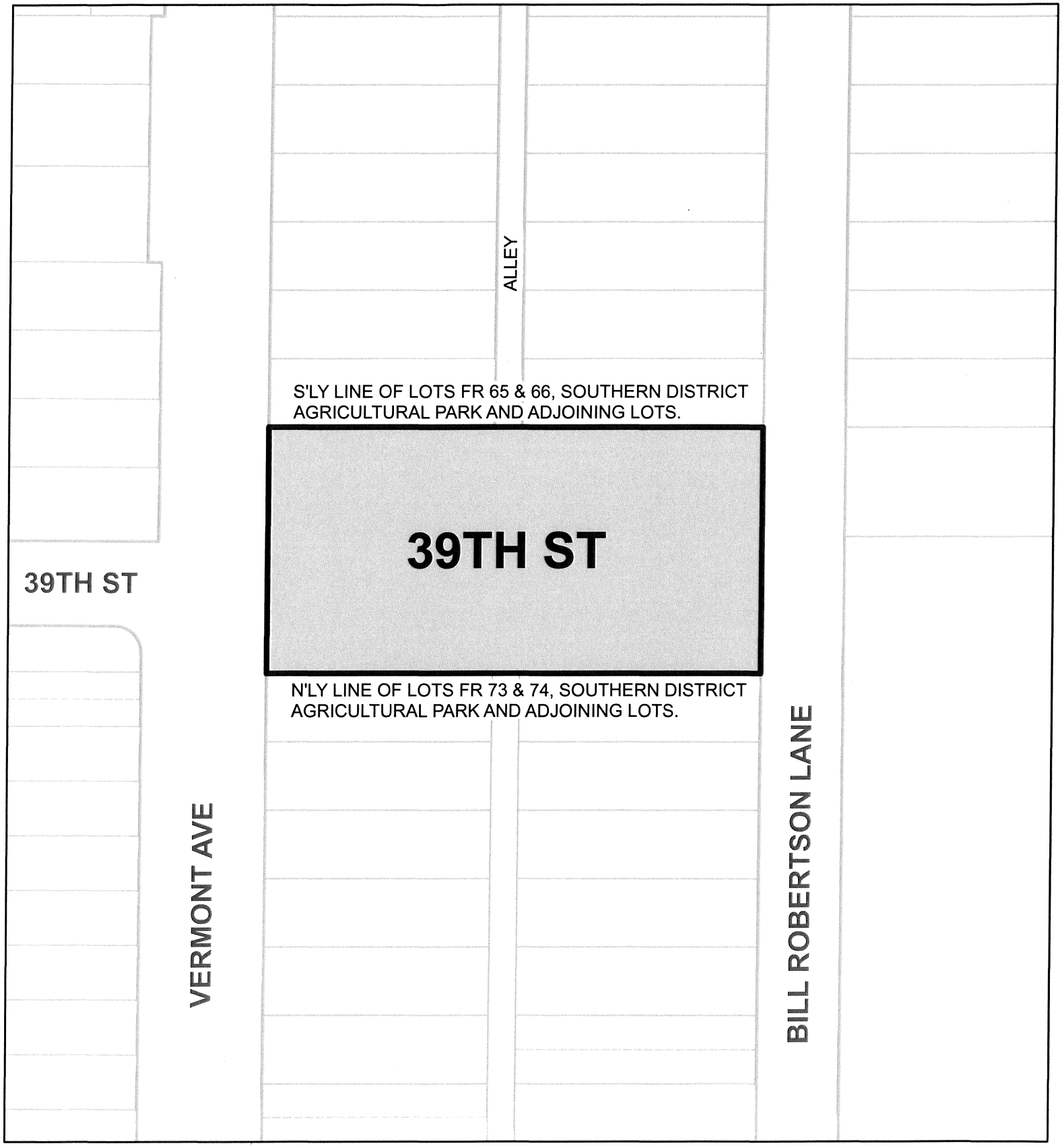
WHEREAS, the City Planning Commission recommended a Specific Plan Amendment to modify the language of the Coliseum District Specific Plan for the development of the Lucas Museum of Narrative Art;

WHEREAS, the City Planning Commission at its meeting on May 11, 2017 recommended approval of a General Plan Amendment and recommended that the City Council adopt a General Plan Amendment over the specified portion of 39th Street; and

WHEREAS, the City Planning Commission at its meeting on May 11, 2017 recommended approval of a Specific Plan Amendment and recommended that the City Council adopt a Specific Plan Amendment to the Coliseum District Specific Plan; and

WHEREAS, pursuant to CEQA Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report, First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065);and no subsequent EIR, negative declaration, or further addendum or other CEQA analysis is required for approval of the project; in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RELOLVED that the Citywide General Plan Circulation System Maps and the South Los Angeles Community Plan Circulation Map be amended as shown on the attached General Plan Amendment Street Redesignation map and the Coliseum District Specific Plan shall be amended to reflect project-specific regulations for the Lucas Museum of Narrative Art.



PORTION OF 39TH ST TO BE RECLASSIFIED AS LOCAL STREET.

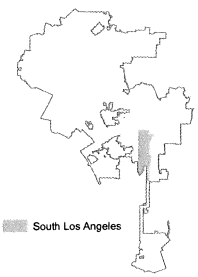
0 40 80 160

Feet

CPC-2016-4121-GPA-SP-SPP

AA/cf SOUTH LOS ANGELES 051117

City of Los Angeles



Data Sources: Department of City Planning & Bureau of Engineering

Lucas Museum of Narrative Art
at Exposition Park

Site Entitlement Revisions
May 11, 2017



Stantec

Stantec Architecture
800 Wilshire Blvd., Suite 500
Los Angeles, CA
213-329-1600

mad architects
DESIGN ARCHITECT
WEST TOWER NO.7
SANLIDAO, NANLUOGU, FENGTAI DIST.
BEIJING, CHINA 100007
+86 10 64078687

SITE ENTITLEMENT REVISIONS		2017.05.11
SITE ENTITLEMENT REVISIONS		2017.03.24
DRAFT Submittal Drawings		2016.03.28
Issued	By	Issued

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Key Plan:

LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

COVER

Project No. 222751502
Scale

Drawing No.
G000

EXHIBIT "A"
Page No. 1 of 16
Case No. CPC-2016-4121-GPA-SP-SPP

LMNA - LA AREA SUMMARY - NET AREA

	TOTAL NET	TOTAL GROSS	NET AREA
			(SQUARE FT)
GROUND FLOOR NORTH	58,880	80,107	
GROUND FLOOR SOUTH	68,902	88,019	
LEVEL 02 NORTH	0	2,031	
LEVEL 02 SOUTH	8,812	13,690	
LEVEL 03 NORTH	0	2,803	
LEVEL 03 SOUTH	15,878	19,361	
LEVEL 04	97,263	112,694	
LEVEL 05 NORTH	23,461	33,066	
LEVEL 05 SOUTH	11,936	16,089	
TOTAL	278,830	365,300	
BASEMENT LEVEL 01			298,479
BASEMENT LEVEL 02			104,822
TOTAL BASEMENT			397,301

* TOTAL NET AREA DOES NOT INCLUDE STAIRS, ESCALATORS, LOADING DOCK,PARKING, EXTERIOR PARKING RAMPS, OR DEDICATED MECHANICAL ROOMS PER L.A. ZONING CODE 12.03

LMNA - SOUTH GARAGE - AREA

	PARKING
LEVEL -01	172,200
LEVEL -02	172,200
LEVEL -03	172,200
TOTAL WITH BASEMENT	516,600

VICINITY MAP



PROJECT TEAM
ARCHITECT OF RECORD
STANTEC
800 WILSHIRE BLVD, SUITE 550
LOS ANGELES, CA 90017
213-269-4200
DESIGN ARCHITECT
MAD ARCHITECTS
WEST TOWER, NO.7
BANQIAO NANXIANG, BEIXINQIAO,
BEIJING, CHINA 100007
+ 86 10 64026632
MECHANICAL ENGINEERS
ALFA TECH CONSULTING
ONE POST STREET, SUITE 2200
SAN FRANCISCO, CA 94104
415-403-3000
STRUCTURAL ENGINEERS
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, FLOOR 23
NEW YORK, NY 10005
LANDSCAPE ARCHITECT
MIA LEHRER + ASSOCIATES
185 S MYERS ST
LOS ANGELES, CA 90033

SHEET INDEX	
G000	COVER
G001	PROJECT INFORMATION
G002	SITE PHOTOS
G003	RENDERINGS
A100	SITE PLANS
A101	MUSEUM FLOOR PLANS
A102	MUSEUM FLOOR PLANS
A103	MUSEUM FLOOR PLANS
A104	MUSEUM FLOOR PLANS
A105	SOUTH GARAGE FLOOR PLANS
A201	ELEVATIONS
A301	BUILDING SECTIONS
A401	BICYCLE PARKING LOCATIONS
A402	BICYCLE PARKING LOCATIONS
L100	CONCEPTUAL LANDSCAPE SITE PLAN

PROJECT LOCATION AND SITE CHARACTERISTICS
THE PROPOSED LUCAS MUSEUM OF NARRATIVE ART (LMNA) WOULD BE DEVELOPED ON ONE SITE AT EXPOSITION PARK IN LOS ANGELES AND WOULD INCLUDE: 1) AN UP TO APPROXIMATELY 400,000-SQUARE-FOOT BUILDING WITH GALLERY, THEATER, EDUCATION, OFFICES, AND RESTAURANT FUNCTIONS; 2) THE REMOVAL OF TWO EXISTING PARKING LOTS THAT EXTEND FROM VERMONT AVENUE TO BILL ROBERTSON LANE BETWEEN EXPOSITION BOULEVARD AND MARTIN LUTHER KING JR BOULEVARD; 3) THE REMOVAL AND RELOCATION OF AN EXISTING SOCCER FIELD AND ASSOCIATED OUTBUILDINGS; 4) UP TO TWO LEVELS OF PARKING BELOW THE MUSEUM; AND 5) A SEPARATE BELOW GROUND PARKING STRUCTURE WITH UP TO THREE LEVELS OF PARKING LOCATED SOUTH OF THE MUSEUM BUILDING.

LMNA BUILDING SITE
THE LMNA SITE IS BORDERED ROUGHLY BY LEIGHTON AVENUE ON THE SOUTH; VERMONT AVENUE ON THE WEST; BILL ROBERTSON LANE ON THE EAST; AND JESSE BREWER JR PARK TO THE NORTH. WEST 39TH STREET BISECTS THROUGH THE MIDDLE OF THE SITE. THE SITE GRADE IS TO BE DETERMINED AND WILL CREATE SMOOTH TRANSITIONS FROM SURROUNDING ROADS AND SIDEWALKS. THE LMNA SITE WAS FORMERLY COMPOSED OF 44 LOT PARCELS, ALLEYS, AND CONNECTING STREETS. THE PARCELS WERE COMBINED INTO 2 PARKING LOTS:

PARKING LOT 2. THE LOT OCCUPIES THE SOUTHERN PORTION OF THE SITE AND HAS A NET AREA OF 385,183 SQUARE FEET (8.6 ACRES) AND A GROSS AREA OF 375,626 SQUARE FEET (8.8 ACRES). IT CONTAINS 816 SURFACE PARKING STALLS ON BLACK ASPHALT, WHICH INCLUDES 18 ADA PARKING STALLS. THERE ARE 3 GATES ALONG BILL ROBERTSON LANE. THERE ARE 2 ELECTRIC POLS IN THE CENTER OF THE LOT. THERE ARE LIGHT POSTS IN A ROW AT THE CENTER AND EAST EDGE OF THE LOT. THE PARKING LOT IS BOUNDED BY A BLACK ON THE WEST SIDE AND A GRAY CHAIN LINK FENCE ON THE REMAINING SIDES.

PARKING LOT 3. THE LOT OCCUPIES THE NORTHERN PORTION OF THE SITE AND HAS A NET AREA OF 124,214 SQUARE FEET (2.8 ACRES) AND A GROSS AREA OF 148,768 SQUARE FEET (3.4 ACRES). IT CONTAINS 481 SURFACE PARKING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADA PARKING STALLS. THERE ARE TWO GATES ALONG BILL ROBERTSON LANE. THERE ARE A ROW OF ELECTRIC POLES IN THE CENTER OF THE LOT (4 TOTAL). THERE ARE LIGHT POSTS IN A ROW AT THE CENTER AND EAST EDGE OF THE LOT. THE PARKING LOT IS BOUNDED BY A BLACK METAL GATE ON ALL 4 SIDES.

BACKGROUND
THE LMNA SITE WILL BE A FOCAL POINT AND CIVIC GATHERING SPACE FOR THE EXPOSITION PARK, PROVIDING PUBLIC PROGRAM FOR THE COMMUNITY AND INTERACTIVE LANDSCAPE ELEMENTS. AS PART OF A NETWORK OF PROXIMAL OPEN SPACES, THE LMNA SITE SHARES VISUAL AND FUNCTIONAL CONNECTIONS WITH THE NATURAL HISTORY MUSEUM TO THE NORTHEAST, MUSEUM PARK TO THE EAST, AND THE LOS ANGELES MEMORIAL COLISEUM TO THE EAST. FROM THE PUBLIC ROOF GARDEN, VISITORS CAN EXPERIENCE PANORAMIC VIEWS OF THE SURROUNDING EXPOSITION PARK AND USC CAMPUS, DOWNTOWN LOS ANGELES, AND SURROUNDING MOUNTAINS BEYOND. GIVEN THE SITE'S CLIMATE AND SUN EXPOSURE, THE DESIGN APPROACH USES CANOPIES AND LARGE OVERHANGS TO CREATE OUTDOOR SHADED PUBLIC AREAS. LIKEWISE THE SITE'S SURROUNDING LANDSCAPE INTEGRATION, STREET DESIGN, AND EXISTING CONDITIONS PRESENT DISTINCT CONTROLS FOR SITE DEVELOPMENT.

DESIGN CONCEPT
THE LUCAS MUSEUM OF NARRATIVE ART IN LOS ANGELES EXPLORES THE RELATIONSHIP BETWEEN NATURE AND THE URBAN ENVIRONMENT. THE INSTITUTION'S PROGRAM CONSISTS OF THREE COMPONENTS: A MUSEUM, AN EDUCATION DEPARTMENT, AND CINEMA THEATERS THAT ENHANCE THE THEME OF NARRATIVE ART OF WHICH THE MUSEUM IS NAMED. THE MUSEUM DESIGN STRENGTHENS THE PURPOSE OF THE LA EXPOSITION PARK AS A CENTER OF EDUCATION, CULTURE AND INSPIRATION FOR LA RESIDENTS, THE STUDENTS OF THE NEIGHBORING USC CAMPUS AND BEYOND.

THE MUSEUM DESIGN FOR EXPOSITION PARK RESPONDS TO THE CLIMATIC ENVIRONMENT OF THE SITE BY ELEVATING THE MUSEUM GALLERY, WHICH CREATES A CANOPY THAT FLOATS LIKE A CLOUD AND SHADES THE PUBLIC PARK BELOW. ARCHING OVER W 39TH STREET, THE LUCAS MUSEUM OF NARRATIVE ART CREATES AN ICONIC GATEWAY, FRAMING THE NEIGHBORING MUSEUM CAMPUS INCLUDING THE NATURAL HISTORY MUSEUM, THE CALIFORNIA SCIENCE CENTER AND THE LOS ANGELES MEMORIAL COLISEUM. UNDULATING LIKE A CLOUD, THE BUILDING FLOATS OVER A RICH LANDSCAPE WITH A VARIETY OF PUBLIC SPACES FACILITATING NATURAL SOCIAL INTERACTION, RECREATION, AND PUBLIC EVENTS.

THE EXTERIOR BUILDING SURFACE IS SMOOTH AND ORGANIC, REFLECTING THE SURROUNDING NEIGHBORHOODS AND LANDSCAPE. GUESTS TO THE MUSEUM, RESIDENTS OF SURROUNDING NEIGHBORHOODS, AS WELL AS THE PUBLIC, WILL BE REFLECTED IN THE METAL FAÇADE, HIGHLIGHTING A SURREAL AND DYNAMIC EXPERIENCE. A FEATURE ELEVATOR ASCENDS FROM THE TRANSPARENT GLASS MUSEUM LOBBY BEGINNING A JOURNEY THROUGH THE SCULPTURAL SPACE. DISTORTED REFLECTIONS FOLLOW GUESTS CINEMATICALLY AS THEY TRANSITION FROM REALITY INTO THE FANTASTIC WORLD OF NARRATIVE ART.

THE VISITORS' MOVEMENTS THROUGH THE GALLERIES ARE CHOREOGRAPHED BY A PATH THAT EFFORTLESSLY LOOPS AROUND THE "FLOATING CLOUD", CONTINUING THROUGH A VARIETY OF EXHIBITION SPACES. WITHIN THE GALLERY CLOUD, SELECTED VIEWS TO THE SURROUNDING PARK LANDSCAPES BECOME HIGHLIGHTS, CELEBRATING THE CONNECTION TO NATURE. THE ROOF LANDSCAPE IS DESIGNED AS A TOPOGRAPHICAL FLOATING PARK, WITH PATHS AND TERRACES MEANDERING THROUGH THE GREENERY AND SHADING TREES. THE FLOATING LANDSCAPE BLENDS INTO THE URBAN SCENERY OF LOS ANGELES AND THE VIEWS REACH FROM THE HOLLYWOOD HILLS TO THE SKYLINE OF LA DOWNTOWN AND THE HORIZON WHERE THE SKY MEETS THE OCEAN.

THE MUSEUM EXPERIENCE GOES BEYOND THE DISPLAYED ART COLLECTIONS. THE SCULPTURAL SPACES OF THE ICONIC BUILDING WITH NATURAL ELEMENTS WOVEN THROUGHOUT BECOME PART OF THE EXHIBITION. DESIGNED AS A NEW LANDMARK FOR THE CITY OF LOS ANGELES, THE LUCAS MUSEUM OF NARRATIVE ART ESTABLISHES A DIALOGUE WITH THE METROPOLITAN ENVIRONMENT AND CELEBRATES PUBLIC LIFE ALONG EXPOSITION PARK, AS WELL AS THE NATURAL AND URBAN BEAUTY OF THE CITY.

PROGRAM AND ACTIVITIES
THE LANDSCAPE AREAS SURROUNDING THE BUILDING HAVE GREAT POTENTIAL FOR ANY NUMBER OF EVENTS AND ACTIVITIES, THOUGH IT IS NOT HEAVILY PROGRAMMED WITH FIXED ELEMENTS. THIS APPROACH ALLOWS THE PARK TO HAVE THE POTENTIAL TO CONTINUE ITS ROLE AS A COMMUNITY GATHERING PLACE. THE PUBLIC PROGRAM WITHIN THE BUILDING SPILLS OUT INTO THE LANDSCAPE AREAS TO ACTIVATE THE SPACES AND CREATE A STRONG CONNECTION BETWEEN EXTERIOR AND INTERIOR SPACES.

ACCESS AND CIRCULATION
THE SITE'S DESIGN ACCOMMODATES CIRCULATION AROUND THE BUILDING AND CONNECTS TO THE SURROUNDING PATHS AND STREETS. BORDERED ON ALL SIDES BY MULTI-MODAL CIRCULATION SYSTEMS, THE LMNA SITE IS EASILY ACCESSIBLE FROM THE GREATER LOS ANGELES AREA FROM FREEWAY 110 AT BOTH EXPOSITION BOULEVARD AND MARTIN LUTHER KING JR BOULEVARD. LA METRO LIGHT RAIL EXPO/VERMONT STATION IS LOCATED TO THE NORTHWEST AND WITHIN A 5 MINUTE WALK TO THE SITE. CIRCULATION WITHIN THE MUSEUM IS INTENTIONALLY OPEN AND FLEXIBLE. VISITORS WITH DISABILITIES ARE WELCOMED TO THE MUSEUM WITH SIMILAR PATH ROUTES AND ADA COMPLIANT SLOPES.

STORMWATER
WATER FROM THE MUSEUM'S FAÇADE CAN BE COLLECTED AND STORED ONSITE OR ADJACENT TO THE SITE. POROUS SURFACES - INCLUDING DECOMPOSED GRANITE, CONCRETE UNIT PAVERS, AND TURF - COVER MOST OF THE LANDSCAPED PORTIONS OF THE SITE, WHICH CAN ALSO BE COLLECTED AND STORED.

WIND
THE MUSEUM'S MAIN ENTRANCES ARE PROTECTED FROM THE WIND BY ARCHITECTURE AND LANDSCAPE ELEMENTS. THE LANDSCAPE DESIGN AROUND THE BUILDING IS DESIGNED TO DEFLECT AND MITIGATE WIND, AND CREATE A WELL-PROTECTED SPACE FOR EVENTS, GATHERING, AND PASSIVE RECREATION.

SOLAR ACCESS
THE EFFECT OF THE LMNA BUILDING ON THE ADJACENT BUILDINGS AND LANDSCAPE AREAS NEEDS TO BE FURTHER STUDIED BY A SOLAR CONSULTANT. A PORTION OF THE MUSEUM'S ROOF WILL BE COVERED IN PHOTOVOLTAIC PANELS IN ORDER TO OFFSET THE ELECTRICITY CONSUMPTION OF THE BUILDING.

Stantec
STANTEC Architecture
800 Wilshire Blvd. Suite 550
Los Angeles, CA
213-269-4200

mad architects
DESIGN ARCHITECT
WEST TOWER, NO.7
BANQIAO NANXIANG, BEIXINQIAO,
BEIJING, CHINA 100007
+86 10 64026632

Stantec Architecture Inc
Un. Number

SITE ENTITLEMENT REVISIONS			2017.05.11
SITE ENTITLEMENT REVISIONS			2017.07.12
SUBMITTAL			2018.10.22
Issued	By	Action	YYYY.MM.DD

PRELIMINARY NOT FOR CONSTRUCTION

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Key Plan:

LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

PROJECT INFORMATION

Project No. 22270.502 | Scale

Drawing No.

G001

EXHIBIT "A"
Page No. 2 of 16
Case No. CPC-2016-4121-GPA-SP-SPP

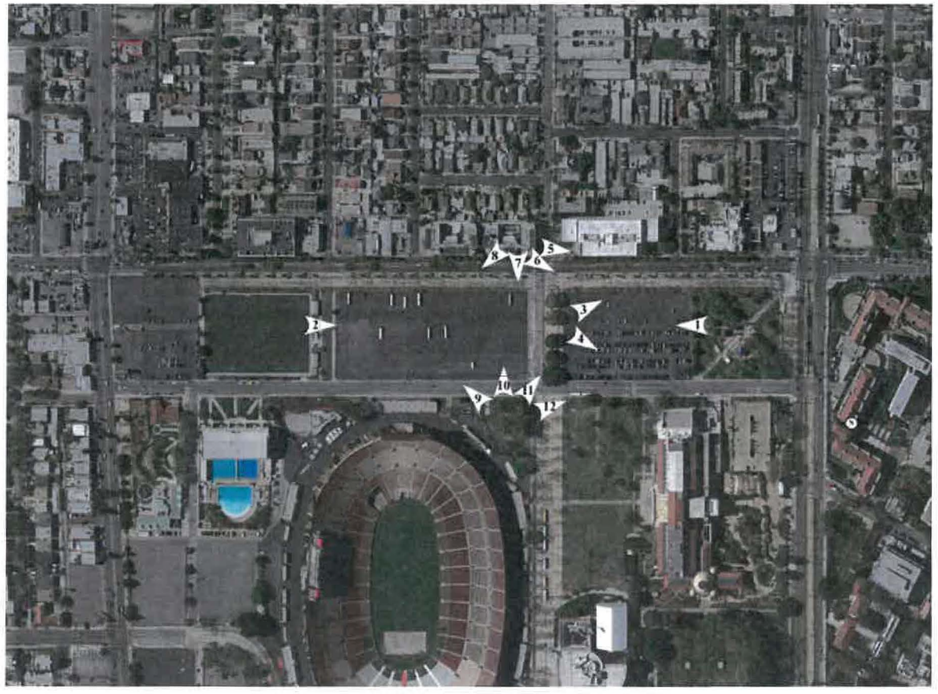

1


2


3


4


5




5


11


10


9


8


7


6

Stantec

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500 Wilshire Blvd. Suite 500
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Key Plan:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

SITE PHOTOS

Project No. 222701502
Scale

Drawing No.
G002

EXHIBIT "A"
Page No. 15 of 16
Case No. CPC-2019-4121-GPA-SP-SPP



4 THE MEADOW
N.T.S.



1 VIEW FROM VERMONT STREET
N.T.S.



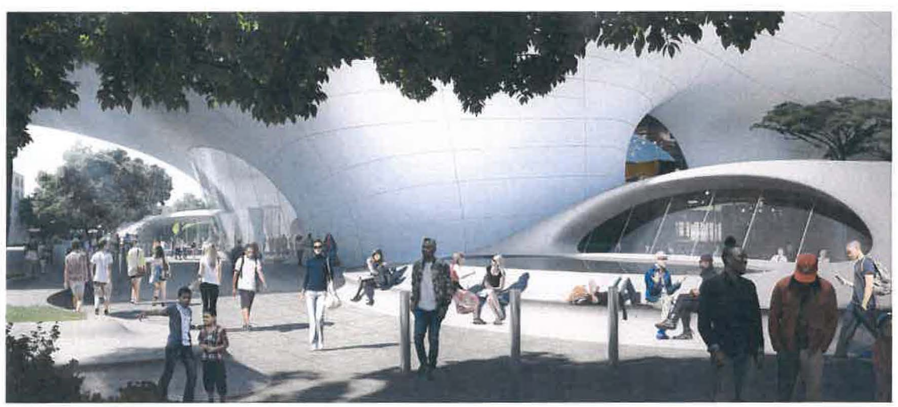
5 AERIAL VIEW
N.T.S.



2 AERIAL VIEW
N.T.S.



6 THE VALLEY
N.T.S.



3 VIEW OF THE ENTRANCE PLAZA
N.T.S.

Stantec

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600 Wilshire Blvd., Suite 1001
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Key Plan:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

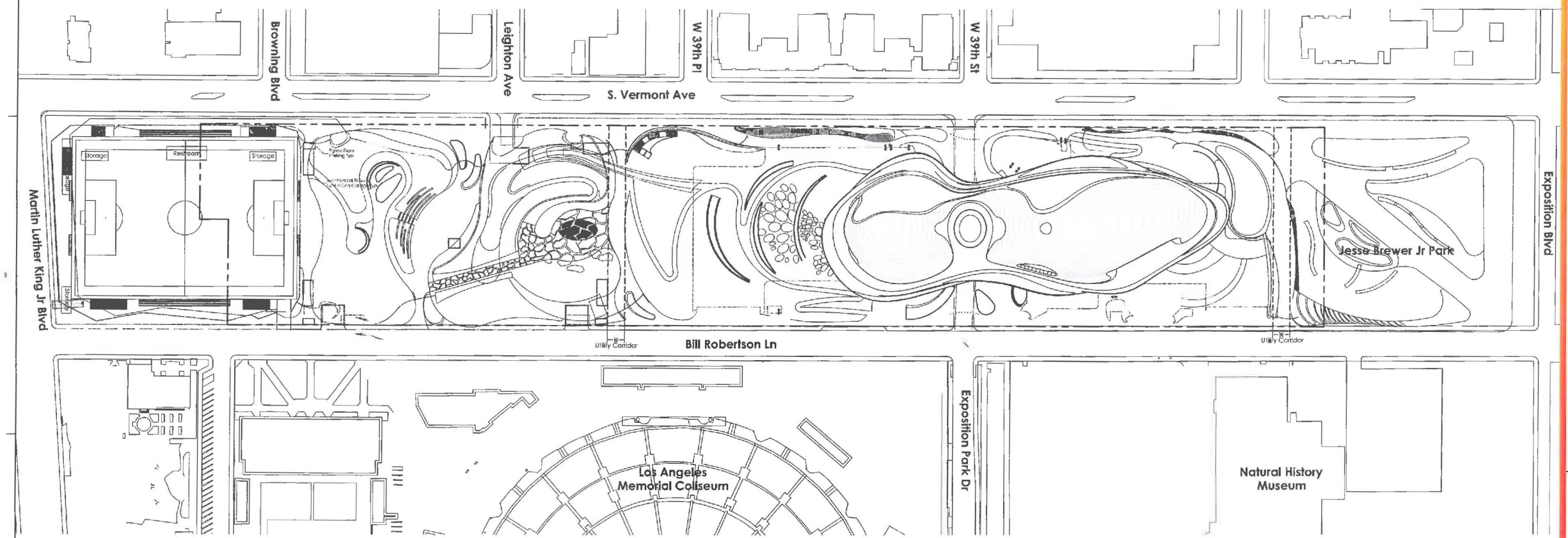
RENDERINGS

Project No. 22270.1502
Scale

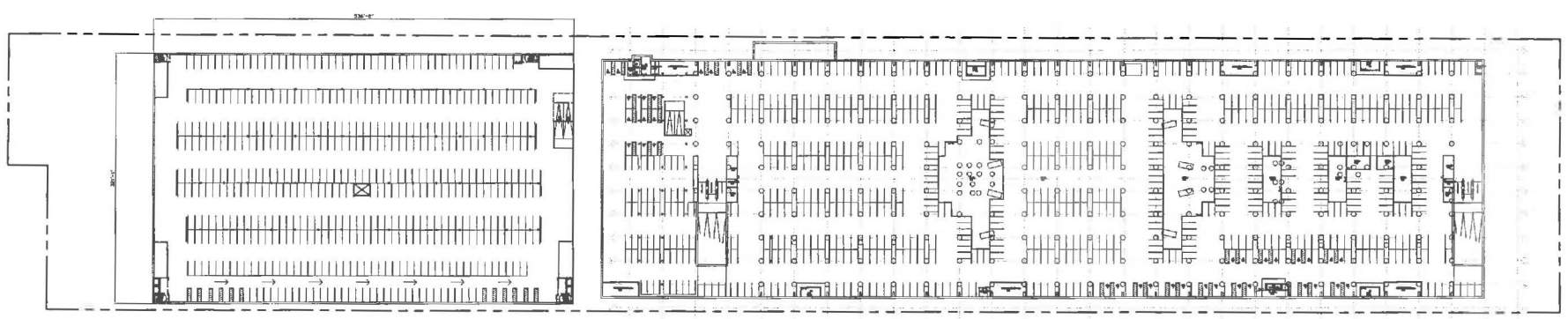
Drawing No.

G003

EXHIBIT "A"
Page No. 4 of 16
Case No. CPC-2016-4121-GPA-SP-SPP



1 SITE PLAN
1/64" = 1'-0"



1 PARKING LEVEL B1 FLOOR PLAN
1/64" = 1'-0"

0' 32' 64' 128' 256'

Stantec

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Stantec Architecture Inc

Lic. Number

SITE PLAN LAYOUT REVISIONS	—	2017.08.11
SITE PLAN PLANT REVISIONS	—	2017.10.10
ENTRANCE ORIENTATION	—	2018.11.26
	By	Appd YYYY.MM.DD

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Key Plans:

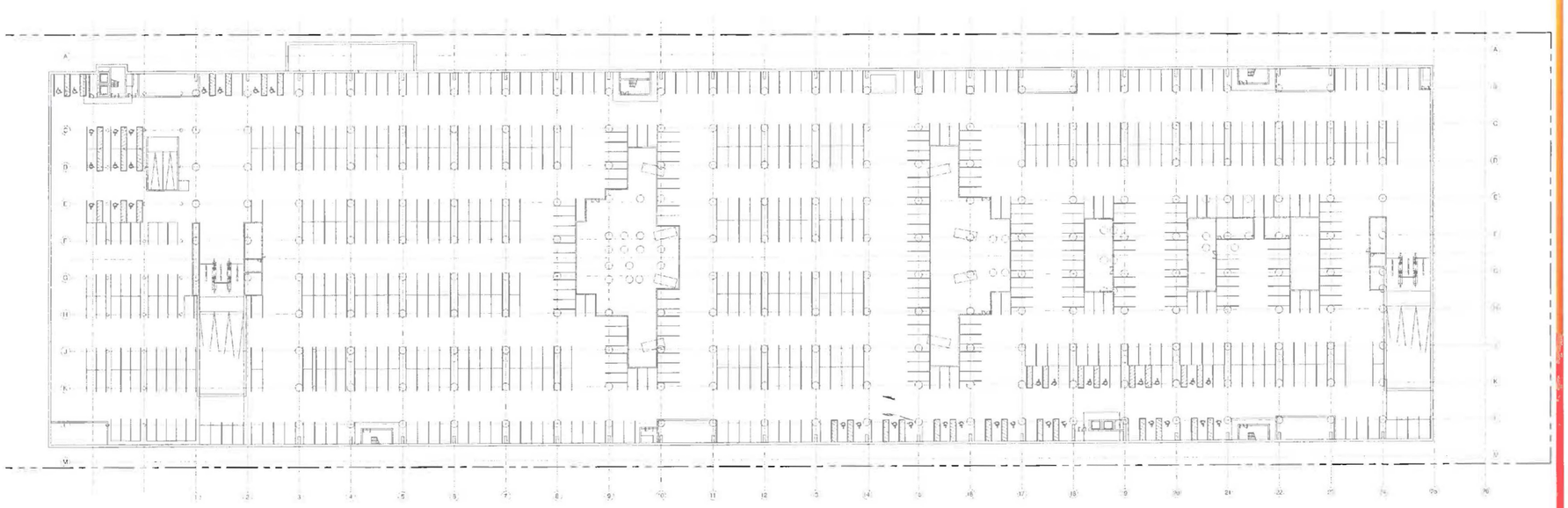
LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

SITE PLANS

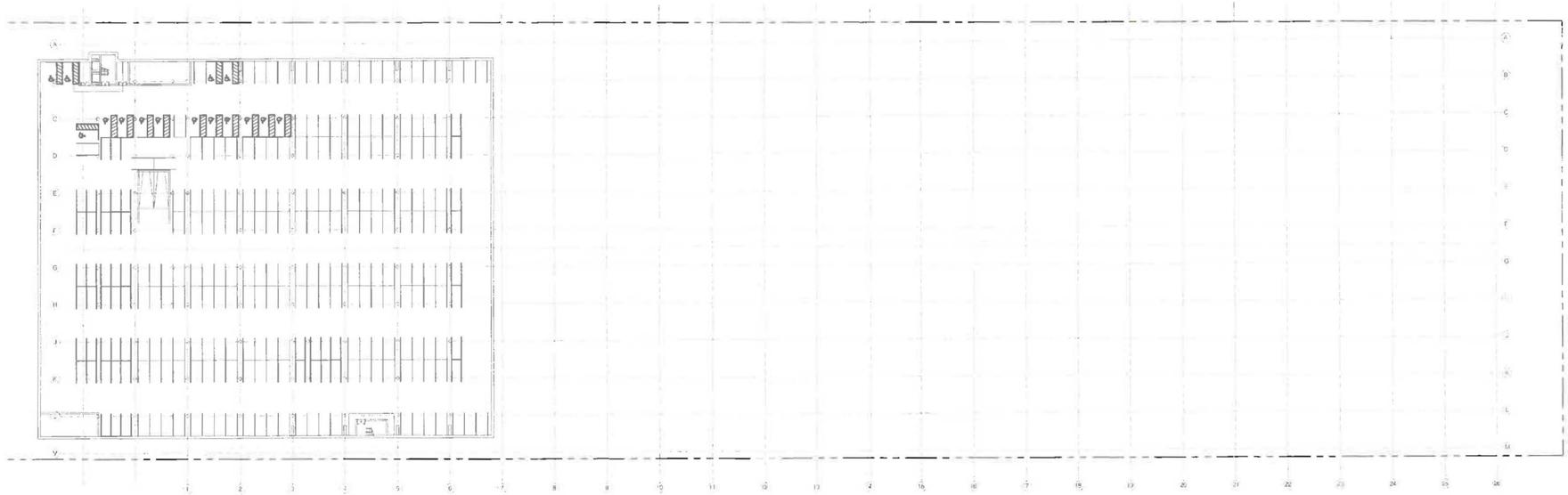
Project No. 222701502
Scale

Drawing No.
A100

EXHIBIT "A"
Page No. 5 of 16
Case No. CPC-2018-4121-GPA-SP-SPP



2 PARKING LEVEL B1 FLOOR PLAN
1/32" = 1'-0"



1 PARKING LEVEL B2 FLOOR PLAN
1/32" = 1'-0"

Stantec

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CONSTRUCTION

Key Plan:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

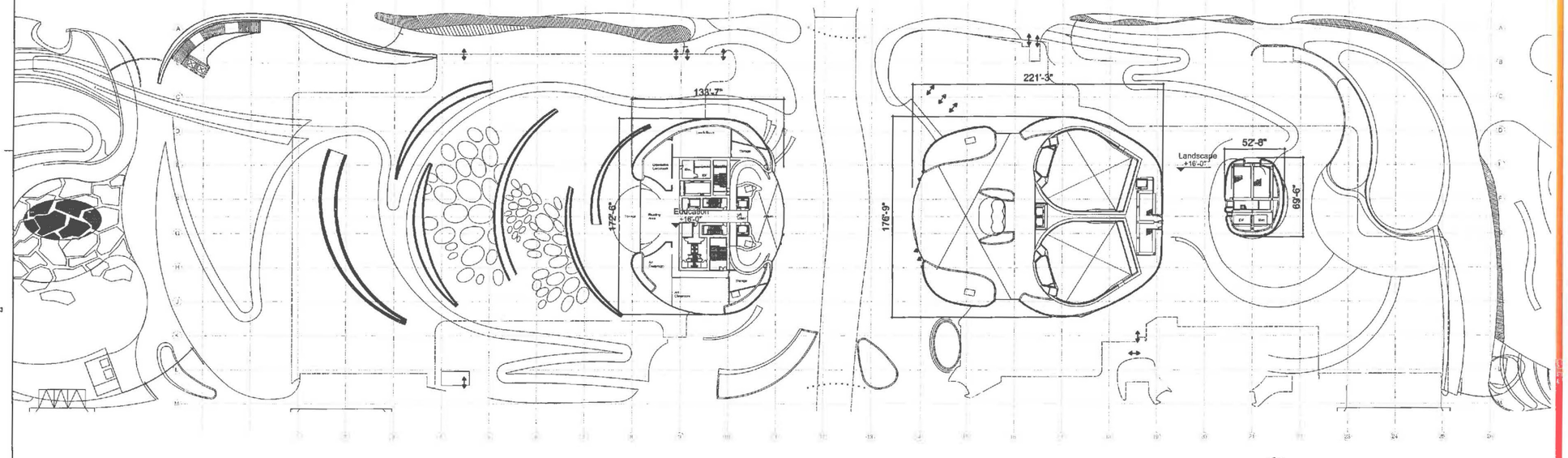
MUSEUM FLOOR PLANS

Project No.
222701502

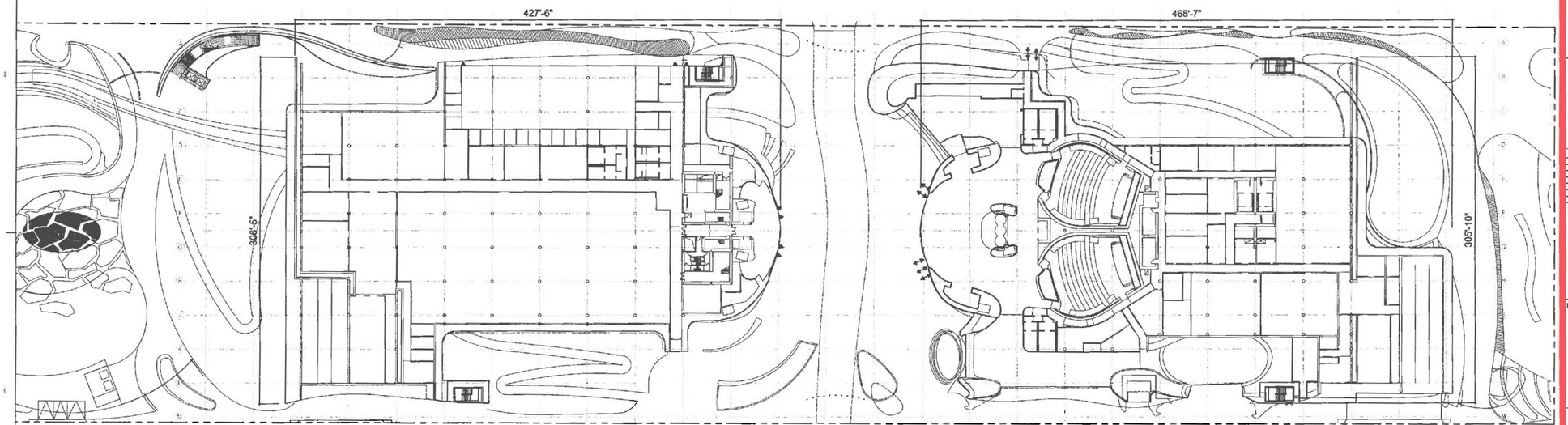
Scale

Drawing No.
A101

EXHIBIT "A"
Page No. 6 of 16
Case No. CPC-2016-4121-GPA-SP-SPP



2 LEVEL 2 FLOOR PLAN
1/32" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/32" = 1'-0"

Stantec

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SITE IMPLEMENTATION REVISIONS		2017.04.11
SITE IMPLEMENTATION REVISIONS		2017.03.31
PERMIT PLANT DRAWINGS		2016.10.28
	By	Issued FYYY.MM.DD

Issued

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Key Plan:

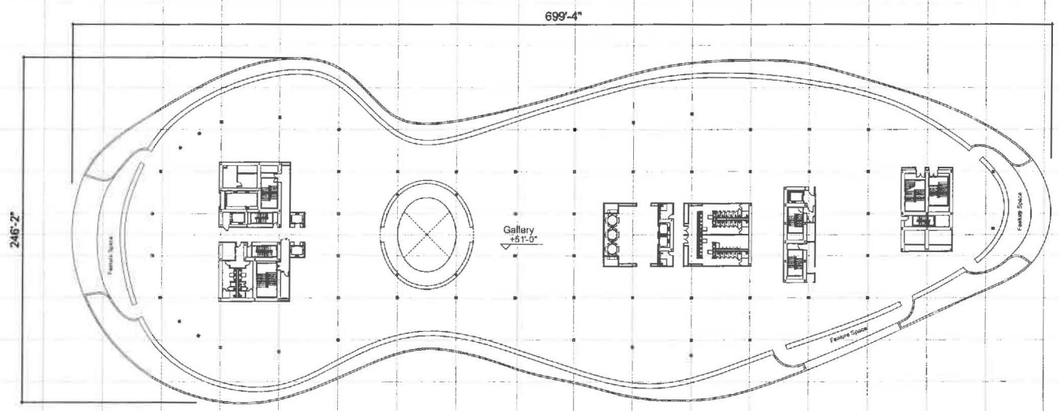
LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

MUSEUM FLOOR PLANS

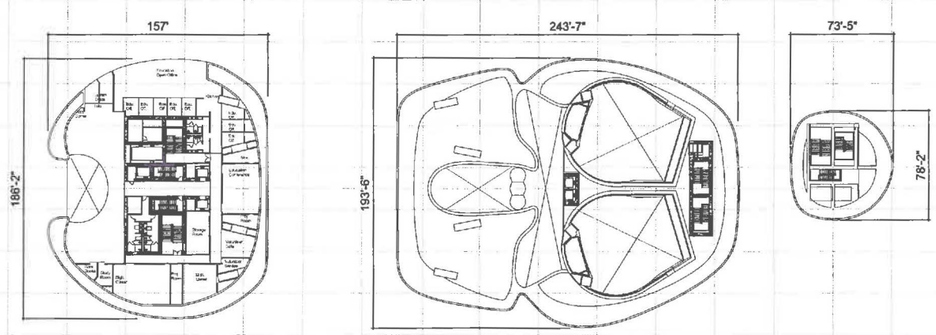
Project No. 222701.502
Scale

Drawing No.
A102

EXHIBIT "A"
Page No. 7 of 16
Case No. CPC-2016-4121-SP-SPP



3 LEVEL 4 FLOOR PLAN
1/32" = 1'-0"



1 LEVEL 3 FLOOR PLAN
1/32" = 1'-0"

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Stantec Architecture Inc

Lic. Number

SPE SUBMITTAL		2017.08.11
SPE SUBMITTAL		2017.10.16
ENTITLEMENT SUBMISSION		2018.11.26
Issued	By	Issued YYYY.MM.DD

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Key Plans:

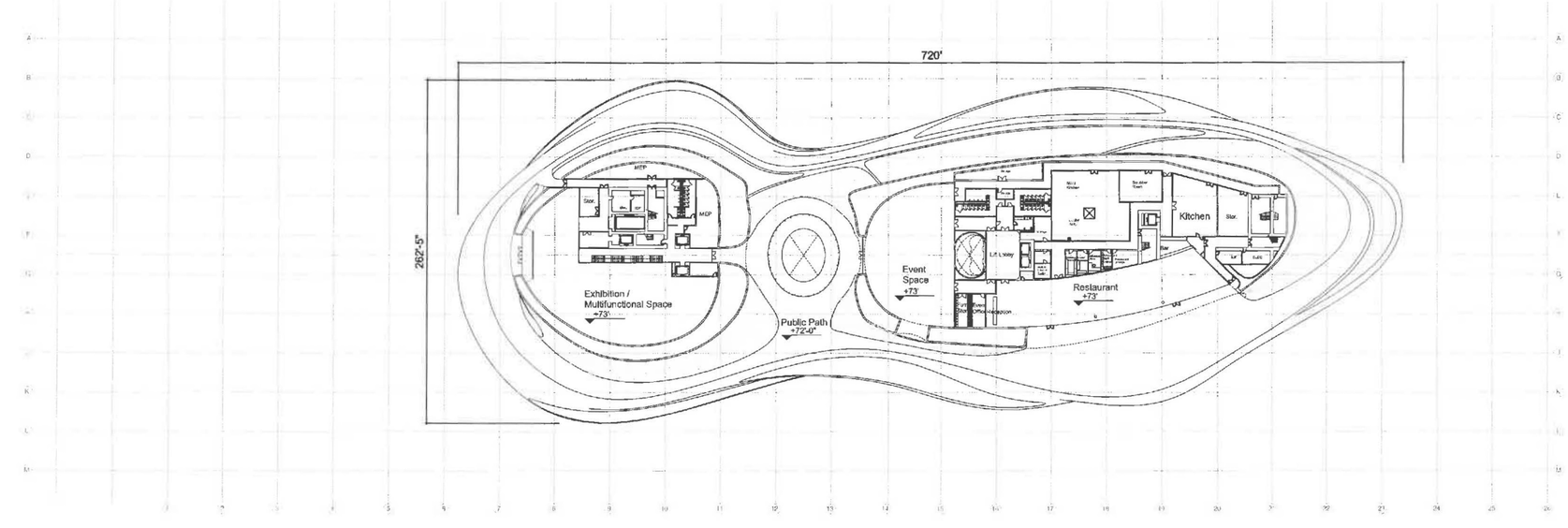
LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

MUSEUM FLOOR PLANS

Project No. 222701502
Scale

Drawing No.
A103

EXHIBIT "A"
Page No. 8 of 16
Case No. CPC-2016-4121-GPA-SP-SPP



1 LEVEL 5 FLOOR PLAN
1/32" = 1'-0"

0' 16' 32' 64' 128'

Stantec

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mad architects
DESIGN ARCHITECT

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Exposition Park
Los Angeles, California

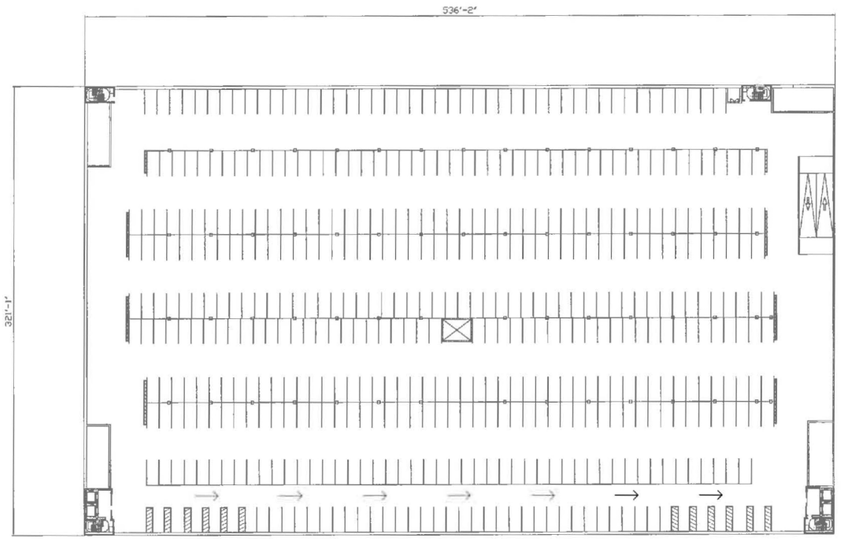
MUSEUM FLOOR PLANS

Project No. 222701502
Scale

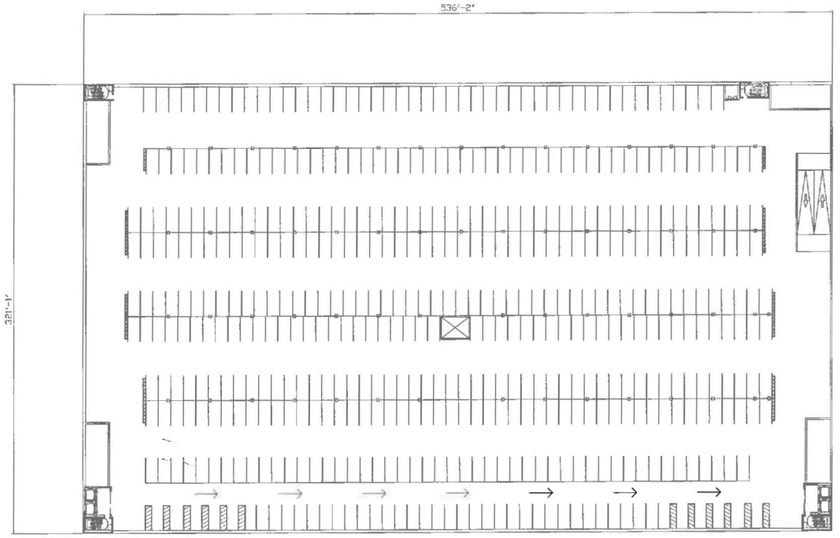
Drawing No.

A104

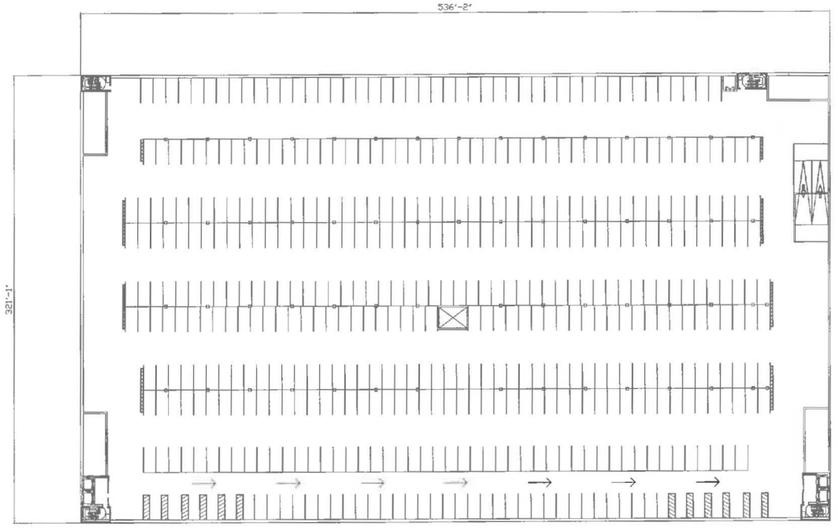
EXHIBIT "A"
Page No. 9 of 16
Case No. CPC-2019-4121-GPA-SP-CPP



1 PARKING LEVEL B1 FLOOR PLAN
1/32" = 1'-0"



2 PARKING LEVEL B2 FLOOR PLAN
1/32" = 1'-0"



3 PARKING LEVEL B3 FLOOR PLAN
1/32" = 1'-0"

Stantec

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Stantec Architecture Inc

Ltr. Number

SPR SHEET-level REVISIONS		2017.05.11
SPR SHEET-level REVISIONS		2017.05.18
ENTIRE SHEET DRAWINGS		2016.12.28
	By	Appd YYYY.mm.DD

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Key Plan:

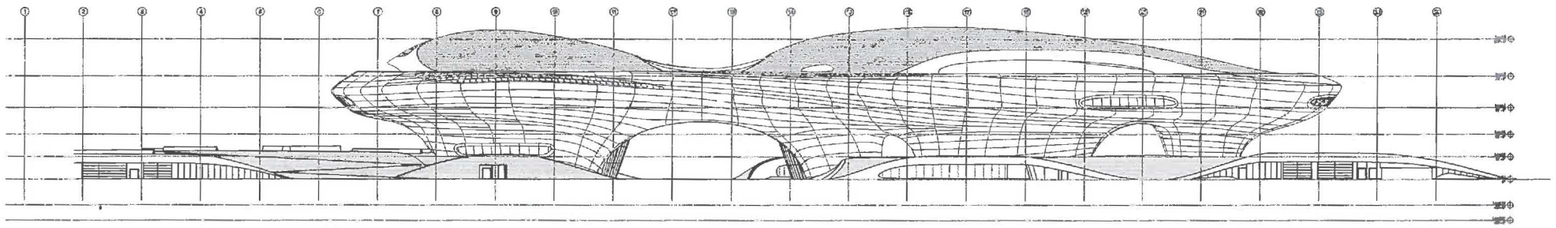
LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

SOUTH GARAGE FLOOR PLANS

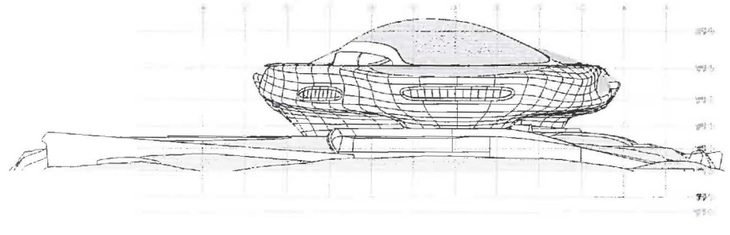
Project No. 222701502
Scale

Drawing No.
A105

EXHIBIT "A"
Page No. 10 of 16
Case No. CPC-2016-4121-DB-SP-SPP



2 EAST ELEVATION
1/32" = 1'-0"



1 NORTH ELEVATION
1/32" = 1'-0"

0' 16' 32' 64' 128'

Stantec

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Stantec Architecture Inc

Lic. Number

SITE ENTITLEMENT REVISIONS	—	2017.08.11
SITE ENTITLEMENT REVISIONS	—	2017.03.10
ENTITLEMENT DRAWINGS	—	2016.10.28
	By	Issued YYYY.MM.DD

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Key Plan:

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Exposition Park
Los Angeles, California

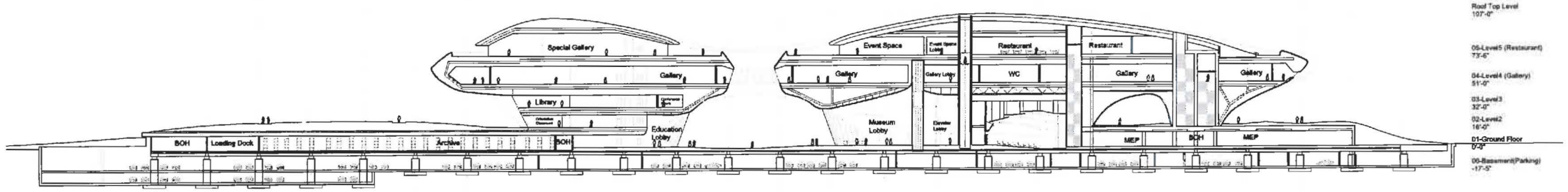
ELEVATIONS

Project No. 2227201502 | Scale

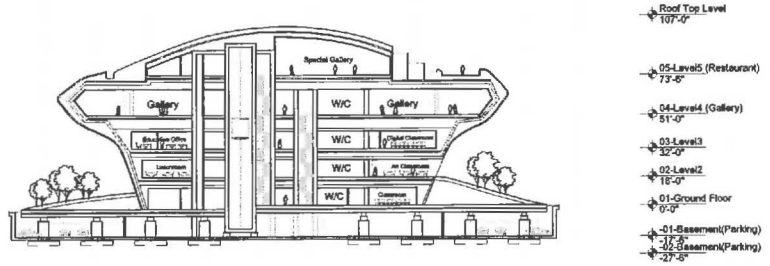
Drawing No.

A201

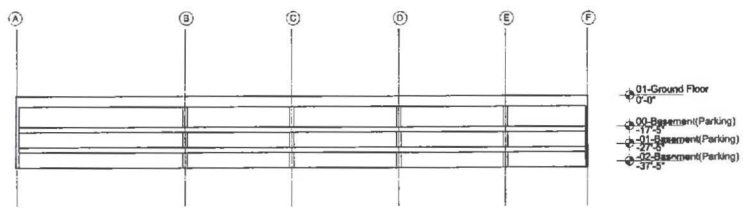
EXHIBIT "A"
Page No. 11 of 16
Case No. CPC-2016-4121-GPA-SP-SPP



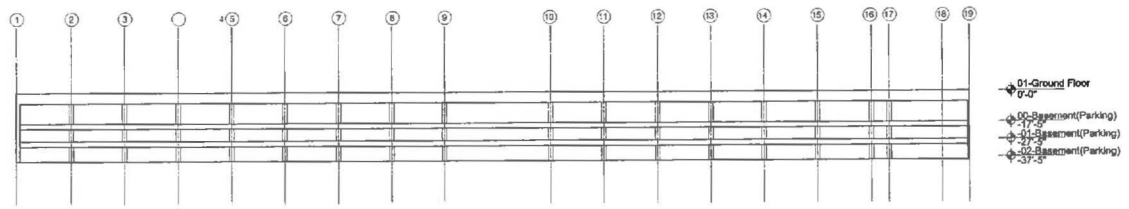
3 MUSEUM LONGITUDINAL SECTION
1/32" = 1'-0"



2 MUSEUM CROSS SECTION
1/32" = 1'-0"



4 SOUTH GARAGE LONGITUDINAL SECTION
1/32" = 1'-0"



1 SOUTH GARAGE CROSS SECTION
1/32" = 1'-0"

0 16' 32' 64' 128'

Stantec

STANTEC ARCHITECTURE
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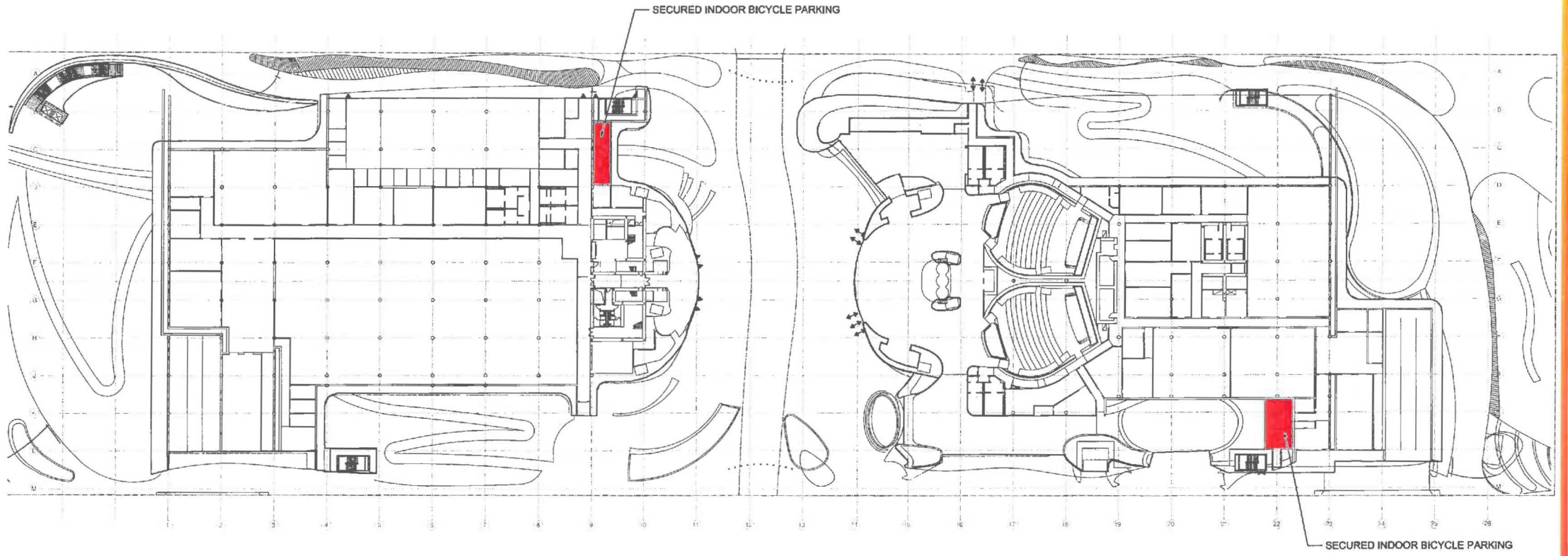
LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

BUILDING SECTIONS

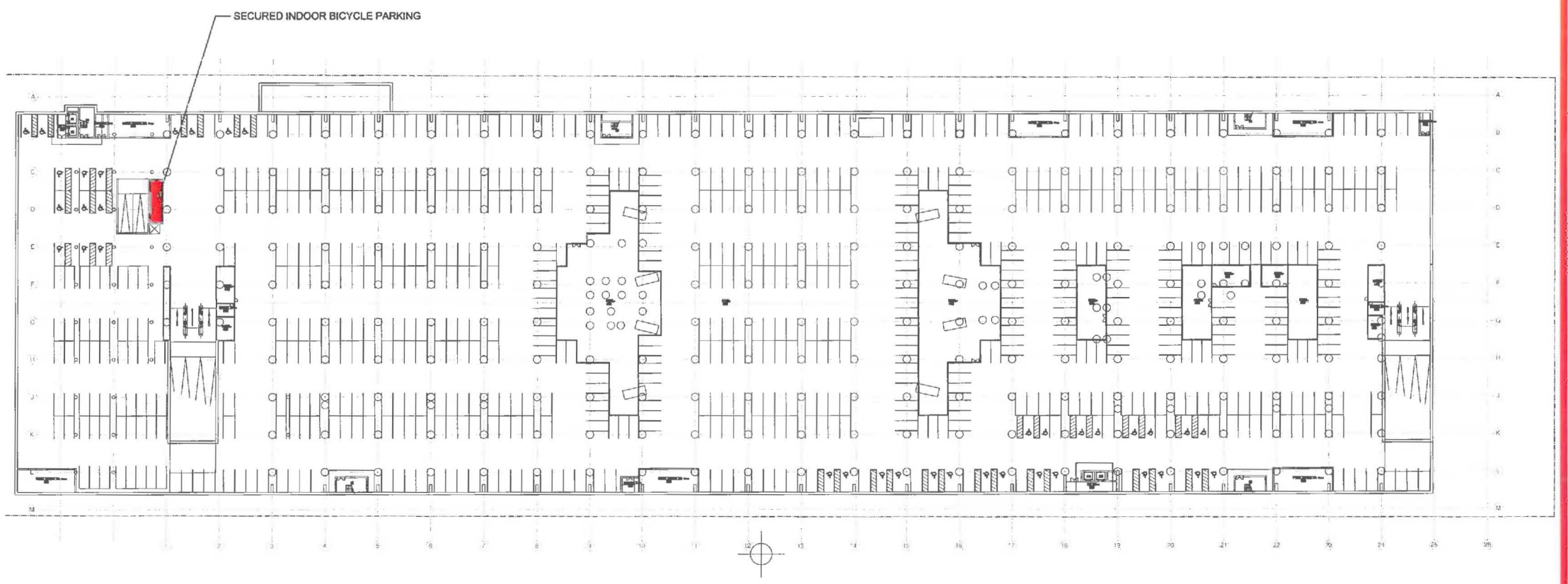
Project No. 222701502
Scale

Drawing No.
A301

EXHIBIT "A"
Page No. 12 of 16
Case No. CPC-2016-4121-CA-SP-SPP



2 LEVEL 1 FLOOR PLAN - LONG-TERM BICYCLE PARKING LOCATIONS



1 LEVEL B1 FLOOR PLAN - LONG-TERM BICYCLE PARKING LOCATIONS

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30% SUBMITTAL REVISIONS		2017.03.31
50% SUBMITTAL REVISIONS		2017.05.16
ENTITLEMENT DRAWINGS		2016.12.08
	By	Appd YYYY.MM.DD

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Key Plans:

LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

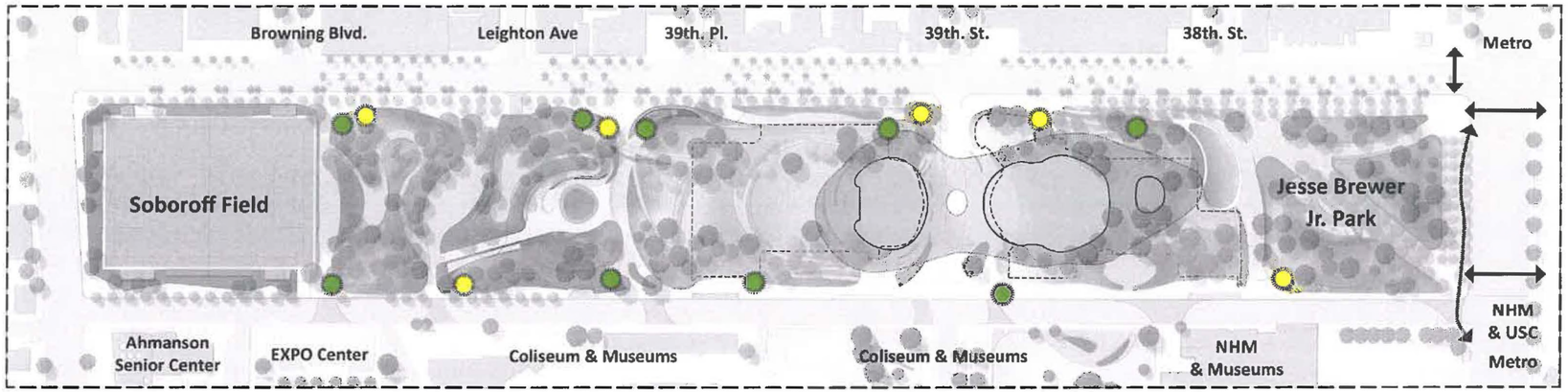
BICYCLE PARKING LOCATIONS

Project No. 222701502 | Scale

Drawing No.

A401

EXHIBIT "A"
Page No. 13 of 16
Case No. CPC-2018-4121-GPA-SP-SPP



LEGEND

- Access Point from Garages
- Outdoor Short Term Bicycle Parking

1 SITE PLAN - SHORT-TERM BICYCLE PARKING LOCATIONS

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BEIJING, CHINA 100027
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Stantec Architecture Inc

Lic. Number

SITE AMENDMENT REVISIONS			2017.02.17
SITE PLAN PERMIT REVISIONS			2017.12.15
ENTITLEMENT DRAWINGS			2016.12.08
	By	Appd	YYYY.MM.DD

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Not for permit, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Key Plan:

LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

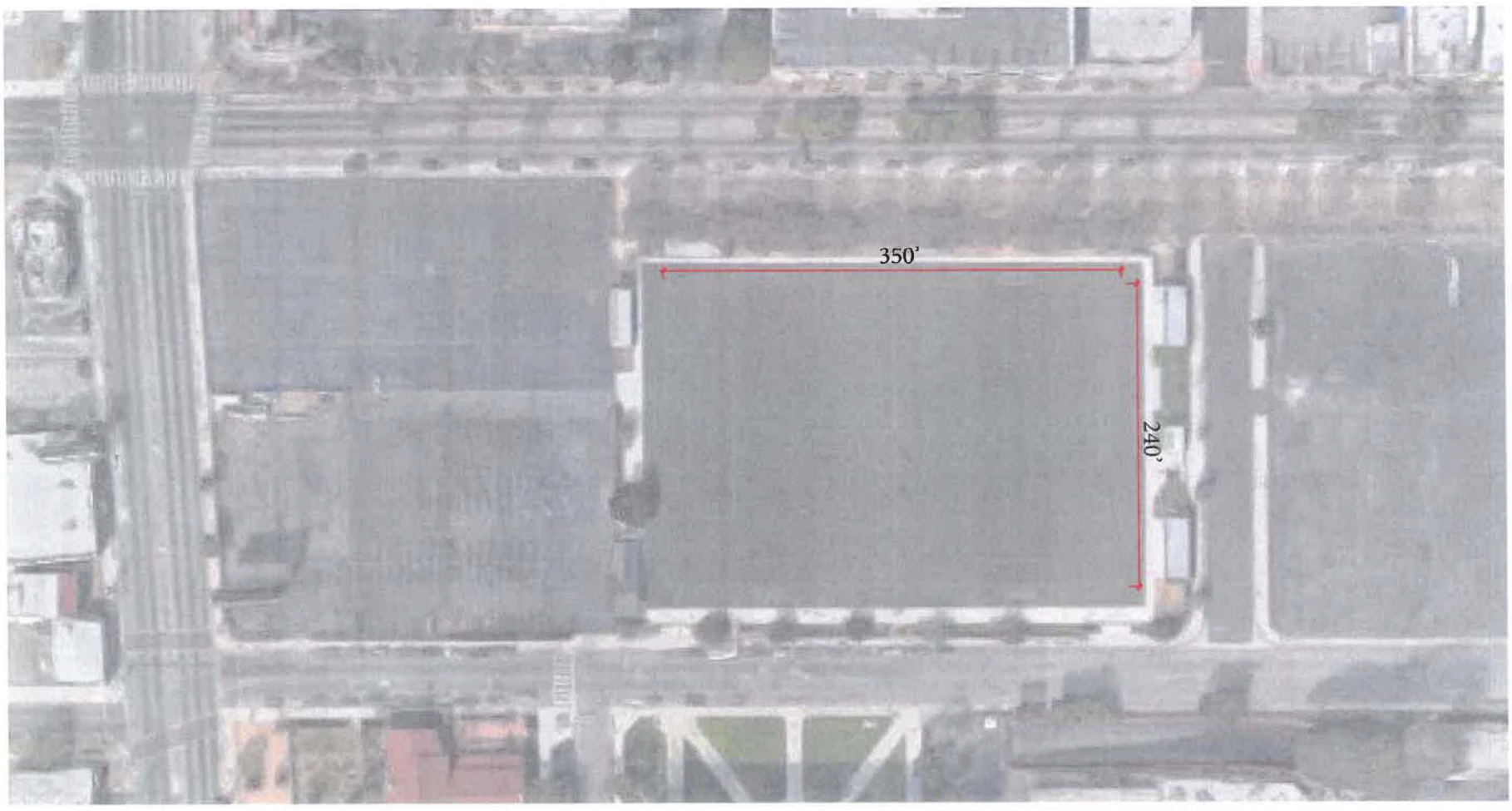
BICYCLE PARKING LOCATIONS

Project No. 222701502
Scale

Drawing No.

A402

EXHIBIT "A"
Page No. 14 of 16
Case No. CPC-2016-4121-GPA-SP-SPP



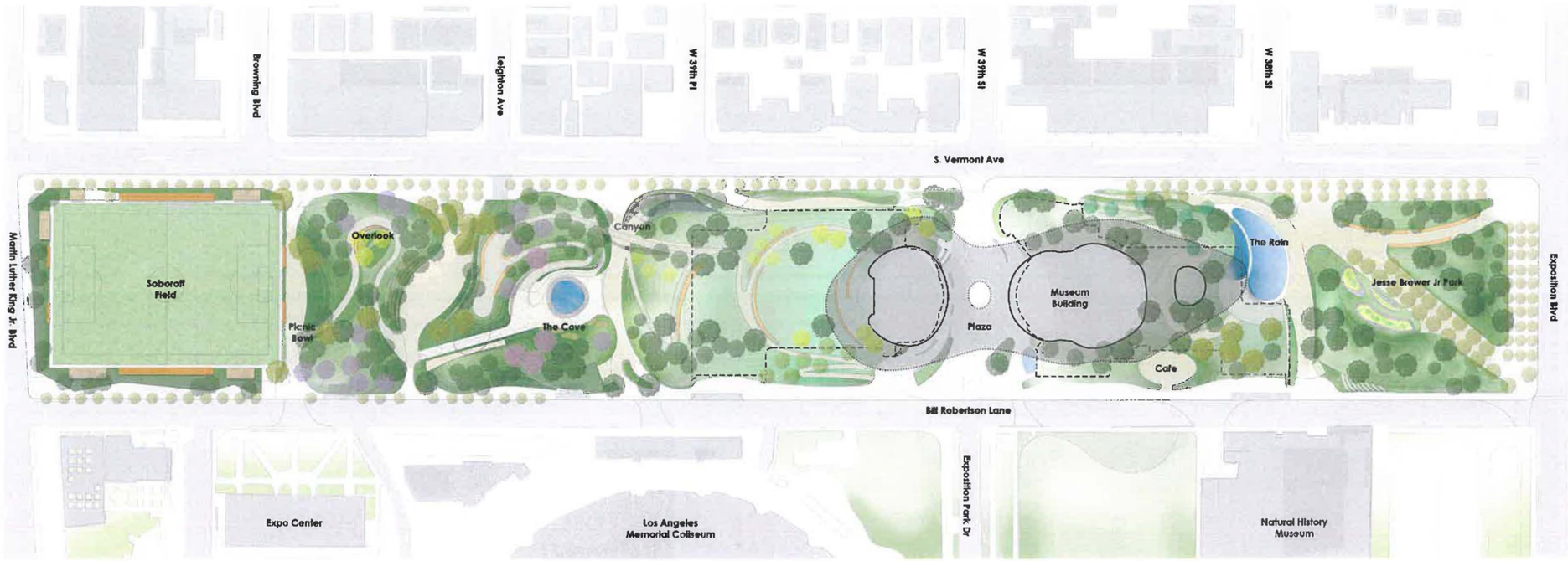
CURRENT SOCCER FIELD PLAN



PROPOSED SOCCER FIELD PLAN

Stantec

EXHIBIT "A"
Page No. 15 of 16
Case No. CPC-2016-4121-GPA-SP-SPP



1 LANDSCAPE SITE PLAN
1/64"=1'-0"

CONCEPTUAL TREE LIST

Acacia xanthophloea	Fever Tree
Aesculus x carnea 'Briotii'	Briotii Horsechestnut
Arbutus x 'Marina'	Marina Strawberry Bush
Calocedrus decurrens	Incense Cedar
Cassia leptophylla	Gold Medallion Tree
Chionanthus retusus	Chinese Fringe Tree
Elaeocarpus decipiens	Japanese Blueberry Tree
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Fraxinus uhdei 'Majestic Beauty'	Majestic Beauty Shamel Ash
Gleditsia triacanthos	Honey Locust
Hymenosporum flavum	Sweetshade
Jacaranda mimosifolia	Jacaranda
Leptospermum laevigatum	Australian Tea Tree
Melaleuca nesophila	Flaxleaf Paperbark Multi-Trunk
Metasequoia glyptostroboides	Dawn Redwood
Pinus canariensis	Canary Island Pine
Pinus edulis	Pinon Pine
Pinus eldarica	Afghan Pine
Pistacia chinensis	Chinese Pistache
Pittosporum eugenioides	Tarata Pittosporum
Platanus mexicana	Mexican Sycamore
Quercus agrifolia	Coast Live Oak
Quercus suber	Cork Oak
Quercus virginiana 'Cathedral'	Cathedral Live Oak
Robinia x ambigua 'Purple Robe'	Pink Flowering Locust
Tristania laurina	Kanooka
Ulmus parvifolia	Chinese Elm

0 32' 64' 128' 256'

Stantec

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PLANNING SUBMISSION		2017.08.11
RE-SUBMITTAL/REVISIONS		2017.10.31
DISTRIBUTED DRAWINGS		2018.12.28
	By	Added

Issued

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Key Plan:

LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

CONCEPTUAL LANDSCAPE SITE PLAN

Project No. 222701502
Scale

Drawing No.
L 100

EXHIBIT "A"
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