

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 13, 2012, after 8:30 a.m.
JOHN FERRARO COUNCIL CHAMBER - CITY HALL ROOM 340
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President William Roschen at 9:00 a.m.

Commissioners present: Burton, Cardoso, Freer, Hovaguimian, Kim, Lessin, Romero, Perlman

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – August 23, 2012 (*Postponed to September 27, 2012*)

3. PUBLIC COMMENT PERIOD

David Diaz spoke on public comment process, more time to speak needed.

4. **CPC-2008-2142-CA**
CEQA: ENV-2008-2143-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

LIMITED PUBLIC HEARING

Continued from the July 12, 2012 meeting of the City Planning Commission
REQUEST FOR FURTHER CONTINUANCE

Location: City Wide

Proposed Project:

A proposed ordinance amending Sections 14.4.2 and 14.4.20 of the Los Angeles Municipal Code and amending Sections 5.111.2 & 22.116 and adding Section 22.119 to the Los Angeles Administrative Code to allow for the creation and preservation of Original Art Murals and Public Art Installations on private property.

Requested Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Adopt the Categorical Exemption No. **ENV-2008-2143-CE** as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Adopt the Categorical Exemption No. **ENV-2008-2143-CE** as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Thomas Rothmann (213) 978-1891

Motion:

To continue the matter to the October 11, 2012 Meeting.

Moved: Lessin
Seconded: Hovaguimian
Ayes: Burton, Freer, Cardoso, Kim, Perlman, Romero, Roschen

Vote: 9 - 0

5. **CPC-2012-849-GPA-VZC-SP-SN-DA**
CEQA: ENV-2011-585-EIR, SCH#2011031049
Plan Area: Central City
Related Case: CPC-2012-851-SP-DA
PUBLIC HEARING

Council District: 9 – Perry
Expiration Date: 12-1-12
Appeal Status: Not Appealable

Location: 1111, 1191, 1201, 1269, 1301 S. FIGUEROA STREET,
1000 W. OLYMPIC BOULEVARD, 1206 PICO BOULEVARD

Proposed Project:

The Project proposes the modernization of the Los Angeles Convention Center and the construction of a new multi-purpose Event Center (Farmer's Field) on 68 acres of land owned by the City of Los Angeles. The project would involve the demolition of the existing 285,552 square feet of rentable area and exhibit space in the West Hall building, construction of a replacement hall (New Hall), the construction of the Event Center on the existing West Hall site, and the construction of two parking garages on Bond Street and Cherry Street. The New Hall would be of a similar size to the existing West Hall and would increase the amount of contiguous floor area available at the Convention Center. The Convention Center modernization also includes the renovation of existing floor area within the existing Concourse Building and South Hall as well as the demolition of floor area within the South Hall as needed to connect the building with the New Hall (maximum height of 90 feet). The Event Center would be constructed on the site of the demolished West Hall. The Event Center would primarily function as the home venue for one or possibly two National Football League teams, as well as a venue to host a variety of other events, such as conventions, trade shows, exhibitions, concerts, other sporting events, as well as private and miscellaneous events. The Event Center (maximum height of 220 feet) would be configured with approximately 72,000 permanent seats and would be expandable to 76,250 seats for periodic special events, and would also be designed to be useable for Convention Center events or standalone exhibition events. During such events, the playing field area could be used for exhibit space, and the various clubs and suites at the Event Center could be used for exhibit space or as meeting rooms, and pre-function and hospitality spaces, to supplement what is available at the Convention Center. The Event Center would also include offices, food and merchandise sales, restaurants, bars and clubs, and similar uses. The parking garages would be constructed west of L.A. Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Street Garage, and the parking that is currently located beneath the existing West Hall, and to provide additional parking to support the new on-site development. Existing parking within the boundaries of the proposed Specific Plan area totals 5,558 parking spaces and would be increased to 6,670 parking spaces under the Proposed Project, with a net increase of 1,112 parking spaces.

The applicant seeks to enter into a Development Agreement with the City for a term of 35 years, with provision of community benefits, associated with the ground lease for the proposed construction of the Event Center.

Requested Actions:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the certification of the Environmental Impact Report No. **ENV-2011-585-EIR**, SCH#2011031049, including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and the adoption of the related environmental findings and Statement of Overriding Considerations.
2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.6-A, a General Plan Amendment to:
 - (a) Change the Regional Center Commercial land use designation of portions of Staples Center to Public Facilities.
 - (b) Amend the General Plan Land Use Map for the Central City Community Plan to add a footnote establishing the proposed Convention and Event Center (CEC) Specific Plan as the land use regulatory document for the project and provide correspondence of the Public Facilities designation with CEC.
 - (c) Reclassify a segment of 12th Street as a Local Street.
3. Pursuant to LAMC Section 12.32-Q.3, a Vesting Zone Change from PF-4D-O and C2-4D-O to CEC (Convention and Event Center Specific Plan).
4. Pursuant to LAMC Section 12.32-A, establishment of the Convention and Event Center Specific Plan to contain regulations and procedures to satisfy or supersede the applicable provisions of the LAMC.
5. Pursuant to LAMC Section 13.11, establishment of a Sign Supplemental Use

- District.
6. Pursuant to California Government Code Sections 65864-65869.5, amendment of the STAPLES Center Development Agreement.
 7. Pursuant to California Government Code Sections 65864-68869.5, to enter into a Development Agreement with the Applicant on the Event Center.

Applicant: City of Los Angeles, LA Convention Hall, LA Evert Center, LLC,
LA Arena Land Company, LLC
Representative: Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-585-EIR** (SCH No. 2011031049), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
 - a) The Environmental Impact Report (EIR) for the Convention and Event Center Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b) The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c) The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Recommend that the City Council Approve a General Plan Amendment to:
 - a) Change the Regional Center Commercial land use designation of portions of Staples Center to Public Facilities.
 - b) Amend the General Plan Land Use Map for the Central City Community Plan to add a footnote establishing the proposed Convention and Event Center (CEC) Specific Plan as the land use regulatory document for the project and provide correspondence of the Public Facilities designation with CEC.
 - c) Reclassify a segment of 12th Street between LA Live Way and SR-110 Freeway east of Right-of-Way line, as a Local Street from Collector Street.
3. Recommend that the City Council Approve a Vesting Zone Change from PF-4D-O & C2-4D-O to CEC to reflect the establishment of the proposed Convention and Event Center Specific Plan.
4. Recommend that the City Council Approve the Convention and Event Center Specific Plan with regulations and procedures satisfying or superseding the applicable provisions of the LAMC.
5. Recommend that the City Council Approve a Sign Supplemental Use District "SN" ordinance, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the project site.
6. Recommend that the City Council Approve the Amendment to the STAPLES Center Development Agreement as attached, and Advise the applicant that the Department of City Planning will create a separate case file (CPC-2012-2398-DA) associated with the amendment of the STAPLES Development Agreement.
7. Recommend that the City Council, Approve the Event Center Development Agreement pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement as attached, including but not limited to, a maximum for a term of 35 years, and Advise the applicant that the Department of City Planning will create a separate case file (CPC-2012-2311-DA) associated with the Event Center Development Agreement.
8. Recommend that the City Council Adopt the attached findings.

9. Advise the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
10. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Henry Chu (213) 978-1324

Motion:

To approve the project per staff recommendations with technical corrections plus additional and modified Conditions of Approval.

Moved: Burton
 Seconded: Lessin
 Ayes: Cardoso, Freer, Hovaguimian, Kim, Romero, Perlman, Roschen

Vote: 9 - 0

6. CPC-2012-851-SP-DA

CEQA: ENV-2011-585-EIR SCH#2011031049
 Plan Area: Central City
 Related Case: CPC-2012-849-GPA-VZC-SP-SN-DA

Council District: 9 – Perry
 Expiration Date: 12-1-12
 Appeal Status: Not Appealable

PUBLIC HEARING – Completed on September 13, 2012

Location: 1000 W. OLYMPIC BOULEVARD, 1015 S. GEORGIA STREET,
 1005 W. CHICK HEARN COURT

Proposed Project:

In conjunction with the Convention and Event Center Project, an amendment to section 6.B.4 of the Los Angeles Sports and Entertainment District (LASED) Specific Plan and Section 3.1.3(a) of the LASED Development Agreement to allow development of the Convention Center Expansion site with any use permitted in the LASED upon whichever is the earlier; issuance of a Temporary Certificate of Occupancy for the New Hall of the Convention Center or October 21, 2021.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the certification of the Environmental Impact Report (EIR), **ENV-2011-585-EIR**, SCH No. 2011031049, including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and the adoption of the related environmental findings and Statement of Overriding Conditions.
2. Pursuant to LAMC Section 11.5.7.G, a Specific Plan Amendment to the LASED Specific Plan to remove the land use restriction for the Convention Center Expansion Parcel, Development Site 1a, in the Olympic West Subarea.
3. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Second Amendment to Third Amended and Restated Development Agreement to the the LASED Development Agreement to modify Section 3.1.3(a), the land use restriction for Development Site 1a in the Olympic West Subarea.

Applicant:

LA Arena Land Company, LLC
Representative: William Delvac, Armbruster, Goldsmith & Delvac

Recommended Actions:

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-585-EIR** (SCH No. 2011031049) and including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
 - a) The Environmental Impact Report (EIR), for the Convention and Event Center Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b) The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c) The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Recommend that the City Council Approve the requested Specific Plan Amendment, pursuant to LAMC Section 11.5.7.G, to modify Section 6.B.4 of the LASED Specific Plan to allow development of the Convention Center Expansion Parcel with any other use permitted by the Specific Plan upon the earlier issuance of a Temporary Certificate of Occupancy for the New Hall of the Convention Center or October 21, 2021.
3. Recommend that the City Council, Approve the Second Amendment to the Third Amended and Restated Development Agreement pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement, including but not limited to, a modification of Section 3.1.3(a) of the Amended and Restated Development Agreement to modify the existing use restriction on the Convention Center Expansion Parcel to provide that the Convention Center Expansion Parcel may be used for any uses permitted in the LASED Specific Plan upon completion of the New Hall and Advise the applicant that the Department of City Planning will create a separate case file (CPC-2012-2322-DA) associated with the amendment of the LASED Development Agreement.
4. Recommend that the City Council Adopt the findings.
5. Advise the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation measures are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff:

Henry Chu (213) 978-1324

Motion:

To approve the project per staff recommendations with technical corrections plus addition and modified Conditions of Approval.

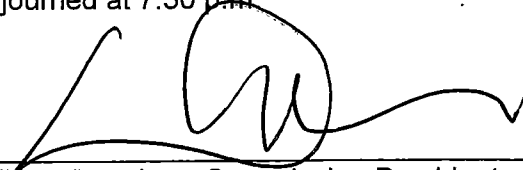
Moved: Perlman

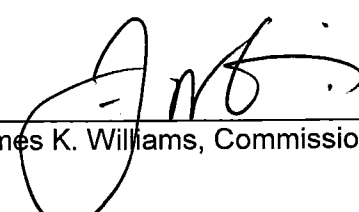
Seconded: Romero

Ayes: Burton, Cardoso, Freer, Hovaguimian, Kim, Lessin, Roschen

Vote: 9 - 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 7:30 p.m.



William Roschen, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 9/27/12