

Notice of Preparation

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF PREPARATION

(Article VI, Section 2 - City CEQA Guidelines)

TO:	RESPONSIBLE OR TRUSTEE AGENCY	FROM:	LEAD CITY AGENCY
	State Clearinghouse ADDRESS (Street, City, Zip) Office of Planning & Research 1400 Tenth Street, Room 121 Sacramento, CA 95814		Los Angeles City Planning Department ADDRESS (Street, City, Zip) Environmental Review Section 221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012

► **SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report

PROJECT TITLE Los Angeles Sports and Entertainment District	CASE NO. EIR 2000-3577
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PROJECT APPLICANT, IF ANY
 L.A. Arena Land Company, LLC

The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.

The project description, location and the probable environmental effects are contained in the attached materials

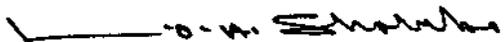
A copy of the Initial Study is attached.

A copy of the Initial Study is not attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 45 days after receipt of this notice.

Please send your response to Lateef Sholebo at the address of the lead City Agency as shown above. We will need the name of a contact person in your agency.

Note: If the Responsible or trustee agency is a state agency, a copy of this form must be sent to the State Clearinghouse in the Office of Planning and Research, 1400 Tenth Street, Sacramento, California 96814. A state identification number will be issued by the Clearinghouse and should be thereafter referenced on all correspondences regarding the project, specifically on the title page of the draft and final EIR and on the Notice of Determination.

SIGNATURE 	TITLE ASSOCIATE PLANNER	TELEPHONE NUMBER 213 580 5550	DATE 9-12-00
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CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N FIGUEROA STREET
LOS ANGELES, CA 90012-2601

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(213) 580-5234



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MAYOR

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

Date: September 12, 2000

Case No.: EIR NO 2000-3577

Project Name: Los Angeles Sport and Entertainment District

Project Description: See the attached

Project Location: Six (6) City Blocks, located east & west of South Figueroa Street, at Olympic Blvd. on the north & Pico Blvd. on the South

Planning Area: Central City

Council District: 9th

Due Date: October 10, 2000

P R E - D R A F T R E Q U E S T F O R C O M M E N T S

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared on this project by this office.

We would welcome all comments on the possible environmental impacts of the proposed project in order that we can take into consideration your concerns and/or those of the organization you represent, in the preparation of the EIR. All comments should be in writing and must be submitted to this office by October 13, 2000.

Please direct your responses to:

Lateef Sholebo, Project Coordinator
221 N. Figueroa St., Room 1500
Los Angeles, CA 90012 (213) 580-5550

for CON HOWE
Director of Planning


City Planner
Environmental Review Section

Enclosure

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 977-6083
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

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CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ATTACHMENT

PROJECT DESCRIPTION

The proposed development consists of a multi-use entertainment district within the South Park area of downtown Los Angeles. The proposed project includes approximately 4.0 million square feet of hotel, entertainment/retail/restaurants, office uses, health club/clinic and residential uses, as further described below.

HOTEL-----	1, 590,000 Sq. Ft.(1,800 Rooms)
RETAIL/ENTERTAINMENT/RESTAURANT----	1,115,000 Sq. Ft. (8,000 theater seats)
RESIDENTIAL-----	870,000 Sq. Ft. (800 Du)
OFFICE/SPORTS MEDICINE CENTER-----	300,000 Sq. Ft.
HEALTH CLUB/SPORT CLUB-----	125,000 Sq. Ft.

The proposed project would be developed in two blocks that are generally located east and west of South Figueroa Street between Olympic Blvd. on the north and 11th Street on the south. Also included in the project area is the southern portion of the block that extends north of Olympic Boulevard between Georgia and Francisco Streets. The area west of South Figueroa Street would include a 1,200-room convention hotel, retail/entertainment/restaurant, including a live theater, and office uses and a health club. An open air plaza featuring a variety of year-round special events would also be incorporated into this area. Overall, this portion of the project proposes approximately 1,840,000 square feet of hotel, retail/entertainment/restaurant, office and health club and office uses. Replacement of the existing parking facilities for STAPLES Center would be included as part of this area with the replacement parking being available prior to initiation of project construction.

The balance of project development would occur east of South Figueroa Street, between Olympic Blvd. on the north and Pico Blvd. on the south and would include a 600-room hotel, entertainment/retail/restaurant, office uses, and approximately 800 residential dwelling units. Also included in the project area is the southern portion of the block between South Figueroa and South Flower Streets and the block between Georgia Street and Francisco Street that extends north of Olympic Boulevard. Overall, this portion of the project proposes approximately 1,290,000 square feet of entertainment/retail/restaurant and office uses and 870,000 square feet of residential uses. The complete project would add a total 4,000,000 square feet of proposed new development, as described above.

The proposed project area is currently used almost exclusively as surface parking lots, with a few buildings located east of South Figueroa Street and south of 11th Street. Development would occur over the next eight years, with completion anticipated to occur by 2008.

The proposed project is consistent with the existing City of Los Angeles General Plan (Central City Community Plan) designation of regional center commerce/parking uses for the project site. The zoning for the proposed project site is General Commercial (C2-4D) and Qualified Multiple Dwelling ((QJRS-4D). All necessary approvals will be sought from the City which could include a specific plan, a general plan

amendment to reference the specific plan and to modify the major highway status of 11th Street, and/or other discretionary zoning entitlements, subdivisions as necessary, a realignment of 12th Street between South Figueroa Street and South Flower Street, and the potential regular off-peak closure of 11th Street between South Figueroa Street and Georgia Street.

The intent of the proposed project is to create an entertainment district that complements STAPLES Center and the L.A. Convention Center by providing compatible and synergistic uses including convention hotel rooms, retail/entertainment/restaurants/office and residential uses. An urban design plan that emphasizes the street frontage and pedestrians would create strong pedestrian linkages to downtown and the surrounding community. Parking, vehicular and pedestrian circulation is comprehensively planned to distribute vehicles over multiple approaches to access dispersed parking facilities, including shared use parking facilities. Additional project design features would support safe, comfortable and convenient pedestrian flow throughout the District and encourage the use of public transit. The project will also include a regulatory mechanism (i.e., equivalency program) that will provide flexibility in the proposed land uses which will be developed at the Project site. The equivalency program provides the flexibility required for the project to respond to the future needs of the Southern California economy. The equivalency program will define a framework within which land uses can be exchanged for certain other land uses so long as no additional environmental impacts would occur. For example, there may be increases in the square footage of certain land uses (i.e., entertainment) in exchange for decreases in the square footage of other land uses (i.e., restaurant). However, at no time will the total of on-site development exceed the proposed 4.0 million square feet of development. The Draft EIR will also analyze the potential environmental effects of the development of the site under the equivalency program.

SUMMARY OF DISCRETIONARY ACTIONS: The project may involve the following applications for entitlements.

1. Zone change to Los Angeles Sports and Entertainment District Specific Plan for Blocks 1, 2, 3 and 4, as identified on the attached map. The floor area ratio will range from 1.5:1 to 6.0:1. Permitted uses will include, hotel, entertainment, retail, restaurant, night club, office, residential, theater, museum, sports medical facility, parking and other C2 uses. The Specific Plan will also include regulations for uses including shared parking, off-site parking, sale and service of alcoholic beverages, electronic games, wireless telecommunication facilities, live entertainment and events, signage, urban design, commercial corner, floor area averaging.
2. Discretionary actions for Blocks A and B, as identified on the attached map, may include, without limitation, conditional use permits and variances to allow office, medical offices, retail, wireless telecommunication facilities, parking and other uses permitted by the zoning. Actions may include commercial corner, site plan review, shared parking, off-site parking, urban design and any required findings or actions for development within the existing [Q]R5 zoning.
3. Other Actions. Other discretionary actions may include, without limitation, vesting tract maps, lot line adjustments and other subdivision actions; revocable permits, street vacations, or other approvals for off-peak or temporary closure of 11th Street between Figueroa and Georgia; and Development Agreement, Disposition and Development Agreement, Reciprocal Easement Agreement, Owner Participation Agreement and any other agreements or actions of the City in furtherance of the project, including the following:- Conditional Use permit for sale and service of alcoholic beverages(on and off-site), Assembly areas with more than 3,000 seats, Live Entertainment, Outdoor Dining, Electronic Games, Special Events, Street Scape Program and Transfer of Floor Area.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL DATA REQUIREMENT

EIR NO.:2000-3577

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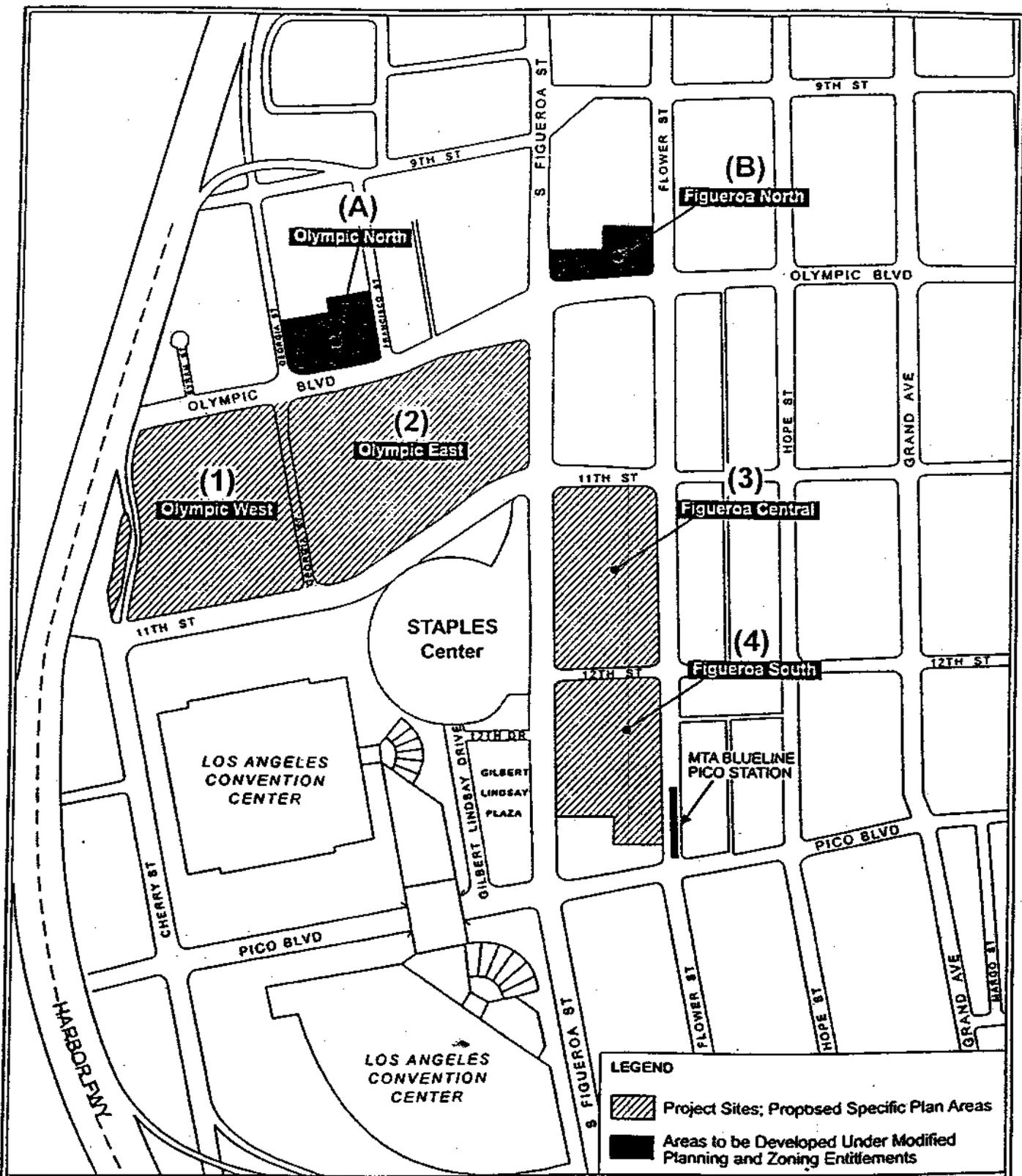
The proposed project is consistent with the existing City of Los Angeles General Plan (Central City Community Plan) designation of regional center commerce/parking uses for the project site. The zoning for the proposed project site is General Commercial (C2-4D) and Qualified Multiple Dwelling (QJR5-4D). All necessary approvals will be sought from the City which could include a specific plan, a general plan amendment to reference the specific plan and to modify the major highway status of 11th Street, and/or other discretionary zoning entitlements, subdivisions as necessary, a realignment of 12th Street between South Figueroa Street and South Flower Street, and the potential regular off-peak closure of 11th Street between South Figueroa Street and Georgia Street.

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PROJECT LOCATION/ADDRESS: The project site is located in the South Park area of the City of Los Angeles Central Business District. The site is located in the southwest section of downtown Los Angeles, northeast of the interchange of the Harbor and Santa Monica Freeways, approximately 1.5 miles southwest of Los Angeles City Hall and one block northwest of the California Hospital Medical Center (see attached Project Site and Vicinity map).

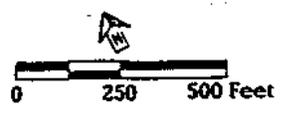
The proposed project site consists of several components totaling approximately 27 acres as referenced by number or letter on the attached map. Development is proposed to occur on all, or a portion of, six (6) City blocks, located east and west of South Figueroa Street, between Olympic Boulevard on the north and Pico Boulevard on the south. Starting west of South Figueroa Street the project site includes: all land east of the Harbor Freeway, including the two blocks between Olympic Boulevard and 11th Street (blocks 1 and 2 on the attached map) and the southern portion of the block that extends north of Olympic Boulevard between Georgia and Francisco Streets (block A). East of Figueroa Street, the project site extends between Figueroa and Flower Streets. Within this corridor, the project site includes: the southern portion of the block that extends north of Olympic Boulevard (block B), the entire block between 11th and 12th Streets (block 3), and more than three-quarters of the block between 12th Street and Pico Boulevard (block 4).

In accordance with the provisions of Article 3, section 65940 through 65944 of the Government Code and the California Environmental Quality Act of 1970 and adopted City Guidelines, This Department has reviewed the Environmental Assessment Form (EAF) for the above described project and hereby finds that the proposed project may have a significant effect on the environment and the following data necessary to properly evaluate said effects are required to be submitted to this Department in an acceptable form prior to the acceptance of the application as complete:

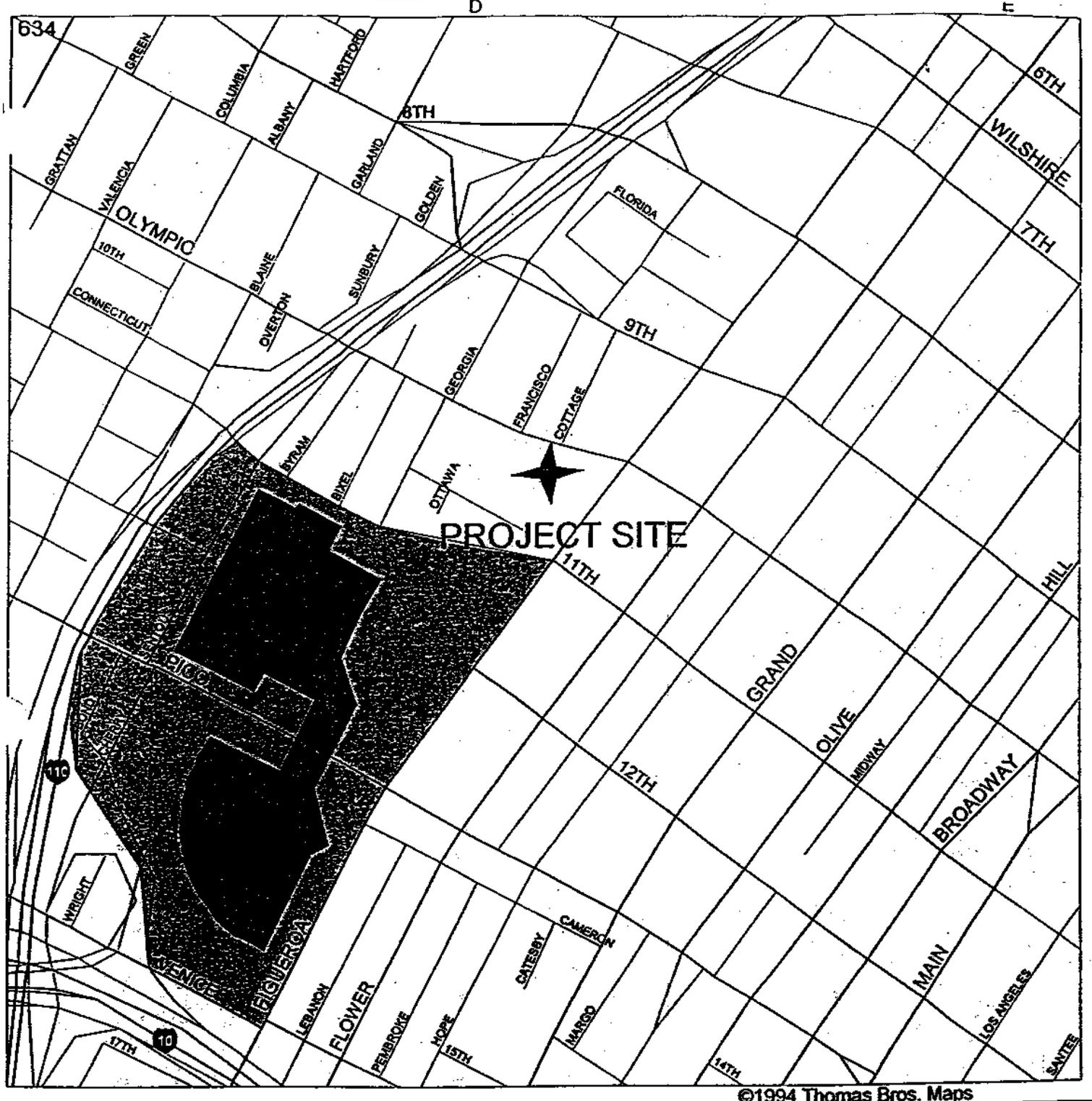


LEGEND

-  Project Sites; Proposed Specific Plan Areas
-  Areas to be Developed Under Modified Planning and Zoning Entitlements



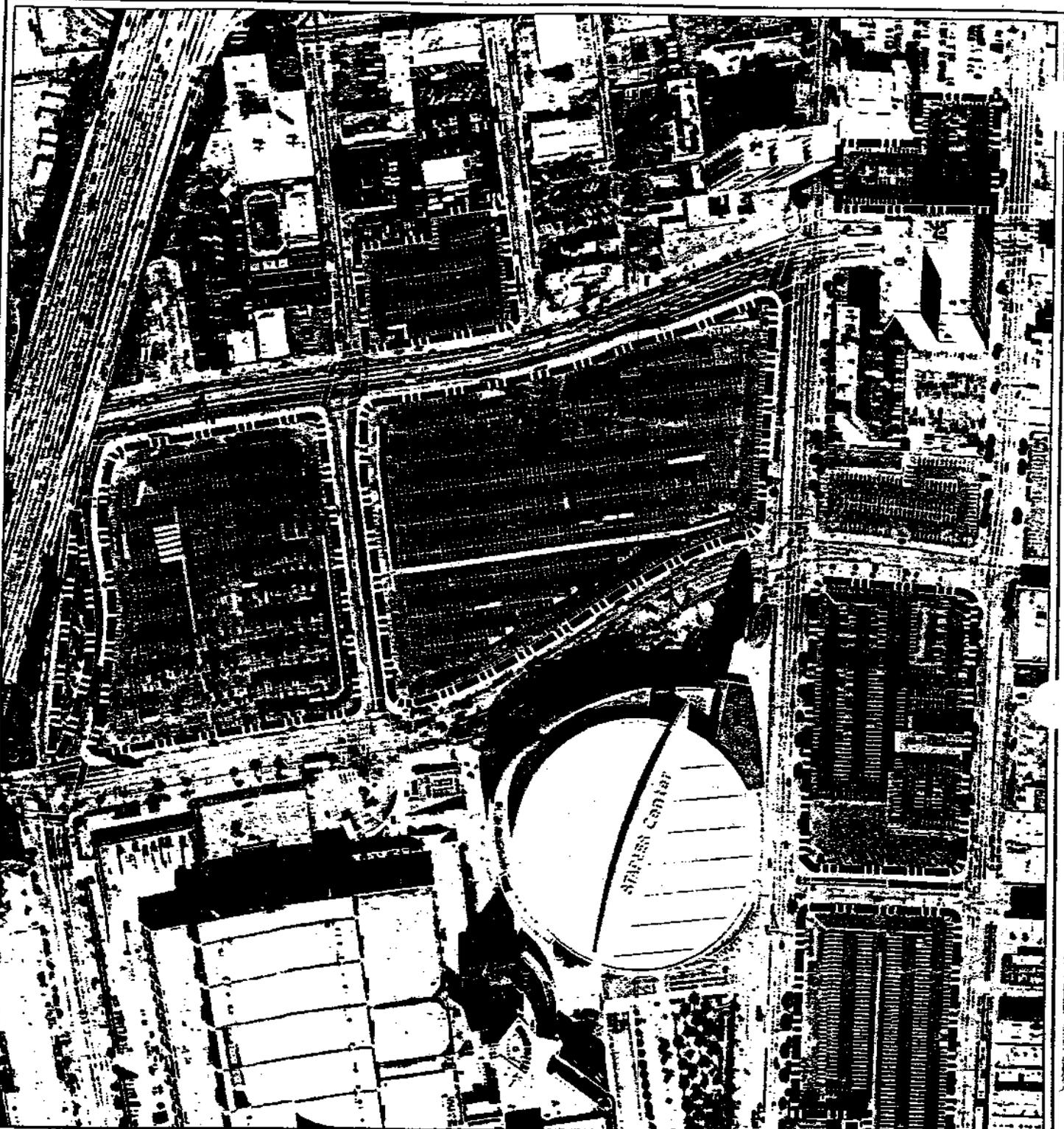
Project Site and Vicinity



VICINITY MAP

PROJECT SITE: FIGUEROA / ELEVENTH

**GC MAPPING SERVICE
711 MISSION STREET SUITE B
SO.PASADENA, CA 91030
(626) 441-1080**



LEGEND

■■■■■ Project Sites



Source: Robert J. Lung & Associates (2/24/00); Modified by PCR Services



**Los Angeles Sports & Entertainment District
Aerial Photographs (Composite)**