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CITY PLANNING**

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**AND**

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VAN NUYS, CA 91401

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**April 5, 2012**

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT AND  
NOTICE OF PUBLIC MEETINGS FOR KEYGROUP AND SB 292  
ENV-2011-0585-EIR  
STATE CLEARINGHOUSE NO. 2011031049**

**TO:** Owners of Property and Occupants and other interested parties

**PROJECT NAME:** Convention and Event Center Project (Proposed Project)

**SITE LOCATION:** The Project Site is generally bounded by Chick Hearn Court on the north, Figueroa Street to the east, Venice Boulevard on the south, and the Caltrans right-of-way adjacent to the SR-110 Harbor Freeway on the west, in the downtown Los Angeles area.

**SB 292:** The California Legislature approved Senate Bill 292 (SB 292) last year pertaining specifically to the Proposed Project. This statute added Section 21168.6.5 to the Public Resources Code. A copy of this statute is contained in Appendix C of the Draft Environmental Impact Report (Draft EIR). The following notice is required under SB 292, in the Draft EIR and Final EIR:

THE EIR FOR THE PROPOSED PROJECT IS SUBJECT TO SECTION 21168.6.5 OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT THE CITY OF LOS ANGELES NEED NOT CONSIDER CERTAIN COMMENTS FILED AFTER THE CLOSE OF THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR. ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE DRAFT EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTION 21168.6.5 OF THE PUBLIC RESOURCES CODE AND MUST BE FILED WITH THE SECOND DISTRICT COURT OF APPEAL. A COPY OF SECTION 21168.6.5 OF THE PUBLIC RESOURCES CODE IS INCLUDED IN APPENDIX C OF THE DRAFT EIR.

**PROJECT DESCRIPTION:** The Applicants, L.A. Convention Hall, LLC and L.A. Event Center, LLC, propose the Convention and Event Center Project which seeks to modernize the existing Los Angeles Convention Center and create an event center, a multi-purpose entertainment and sports venue (Event Center) on 68 acres of land owned by the City of Los Angeles. Under the Proposed Project, the Floor Area would increase by about 1.8 million square feet to a total of approximately 4.1 million square feet. Approximately 1.1 million square feet of existing buildings would be demolished as part of the Proposed Project.

The Proposed Project includes the construction and operation of a new convention and exhibition structure (New Hall) over Pico Boulevard to replace the existing West Hall, which would be removed. The New Hall would be of a similar size to the existing West Hall (i.e., approximately 462,200 square feet of Floor Area for the existing West Hall versus approximately 500,000 square feet of Floor Area for the New Hall) and would increase the amount of contiguous floor area available at the Convention Center. 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. It would also provide exhibition and meeting space when not used for sports and entertainment events. Two parking garages also would be constructed immediately west of L.A. Live Way to replace the existing Bond Street Parking Lot, the existing Cherry Street Garage, and the parking area currently located beneath the existing West Hall, and to provide additional parking to support the new on-site development. Under the Proposed Project, a total of 6,670 parking spaces would be available within the Project Site, an increase of 1,112 parking spaces compared to existing conditions.

**PERMITS AND APPROVALS:** Permits and approvals required from the City of Los Angeles for development of the Proposed Project are anticipated to include, but are not limited to, the following: General Plan Amendment; Vesting Zone Change or Zone Change; Convention and Event Center Specific Plan; Sign District or sign provision in Specific Plan; Development Agreement; Transactional Agreements; Vacation of air space; Approval of Modified Street Designations; Design Review by the City's Cultural Affairs Commission; Amendment of the Los Angeles Sports and Entertainment District Specific Plan; Amendment of the Los Angeles Sports and Entertainment District Development Agreement; Amendment of STAPLES Center ground lease; Amendment of the STAPLES Center Development Agreement; Amendment or termination of the existing Reciprocal Easement Agreement; Approval of bond financings and refinancing; Caltrans approvals; Extension of construction hours; and Haul Route Approval.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable impacts have been identified with regard to the following: transportation (operational and cumulative impacts) to intersections, freeway segments, as well as freeway on- and off-ramps, Congestion Management Program freeway monitoring locations, and construction; visual quality/aesthetics and historic resources (construction, operational, and cumulative) resulting from the demolition of the West Hall if a regulatory commission with jurisdiction, such as the California State Historical Resources Commission or the Los Angeles Cultural Heritage Commission, were to determine the West Hall eligible for the California Register, the National Register, or as a local Historic Cultural Monument; views (operational and cumulative); artificial light (construction, operational, and cumulative); noise (construction, operational, cumulative); air quality (construction, operational, and cumulative emissions); and solid waste (operational and cumulative).

Other issues addressed in the Draft EIR include land use, parking, pedestrian circulation and bicycle and pedestrian safety, natural light (shading), climate change, geology and soils, water resources, archaeological resources, public services, other utilities (sewer, water, electricity, and natural gas), and environmental hazards. With implementation of mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified above are expected with regard to construction or operation of the Proposed Project.

**DOCUMENT REVIEW:** If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also available at the following Library Branches:

- 1) Central Library – 630 West 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) Exposition Park Regional Library – 3900 South Western Avenue, Los Angeles, CA 90062
- 3) Pico Union Branch Library – 1030 S. Alvarado Street, Los Angeles, CA 90006

The Draft EIR and all other documents submitted to or relied on by the City in preparing the Draft EIR are also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact the **Environmental Analysis Unit** at **(213) 978-1352** to purchase one.

Any document prepared by the City or submitted by the Applicant after the release of the Draft EIR that is part of the record of proceedings will be available at the Department of City Planning's website referenced above within five business days after the City prepares or receives the document.

**COMMENTS ON DRAFT EIR:** The review period for the Draft EIR begins on April 5, 2012, and ends on May 21, 2012. If you wish to submit comments regarding the Draft EIR, please reference the file number above, and submit them in writing by 4:00 P.M. on **May 21, 2012**.

Comments received in a readily accessible electronic format will be posted to the Planning Department's website within five days of its receipt. Any comment that is not in an electronic format will be posted within seven business days of receipt.

As provided in SB 292, you are encouraged to submit written comments in a readily accessible electronic format. Comments may be submitted by email to the following email address:

[eircomment.conventionstadium@lacity.org](mailto:eircomment.conventionstadium@lacity.org)

Please direct your written comments that are not submitted by email to:

Case # ENV 2011-0585-EIR  
Environmental Analysis Unit  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, California 90012

You may also provide oral comments on the Draft EIR at the hearing on May 16, 2012, described below.

## **PUBLIC MEETING DATES AND LOCATIONS:**

### **Informational Workshop**

As required by SB 292, the City of Los Angeles will hold an informational workshop for the Proposed Project. The format of the informational workshop will include stations where the public can receive information regarding key analyses and conclusions of the Draft EIR.

**Date:** Monday, April 9, 2012

**Time:** 5:00 P.M. to 8:00 P.M.

**Location:** Los Angeles Convention Center  
West Hall  
Meeting Room 501  
1201 South Figueroa Street  
Los Angeles, CA 90015

**Parking:** Available in the West Hall Parking Garage located off of Pico Blvd. and L.A. Live Way

**NOTE:** NO ORAL TESTIMONY OR COMMENTS WILL BE ACCEPTED AT THIS MEETING. PUBLIC COMMENT ON THE DRAFT EIR WILL NOT BE TAKEN AT THE TOPIC STATIONS. THERE WILL BE ONE DESIGNATED STATION WHERE WRITTEN COMMENTS MAY BE SUBMITTED OR INPUT ON A COMPUTER THAT WILL BE PROVIDED.

### **Hearing on Draft EIR**

As required by SB 292, the City will hold a public hearing to take testimony on the Draft EIR. The purpose of this meeting will be take testimony only. No action will be taken at this meeting.

**Date:** Wednesday, May 16, 2012

**Time:** 4:00 P.M.

**Location:** Los Angeles Convention Center  
West Hall  
Meeting Room 501  
1201 South Figueroa Street  
Los Angeles, CA 90015

**Parking:** Available in the West Hall Parking Garage located off of Pico Blvd. and L.A. Live Way

**Mediation**

Persons commenting on the Draft EIR may submit a written request for nonbinding mediation to the City regarding the areas of dispute raised by the commenter no later than five days following the close of the public comment period on the Draft EIR. The City and the Applicant shall participate in nonbinding mediation with all commenters who submitted timely comments on the Draft EIR and who request mediation.

Michael J. LoGrande  
Director of Planning

A handwritten signature in black ink, appearing to read 'K. Hoo', is written over a horizontal line. The signature is stylized and includes a small vertical mark at the beginning.

Karen Hoo  
Environmental Analysis Section

Attachments:

Figure 1 - Regional Vicinity Map  
Figure 2 - Aerial View of Project Site  
Figure 3 - Proposed Site Plan



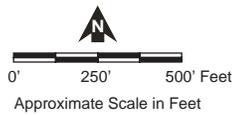
**LEGEND**



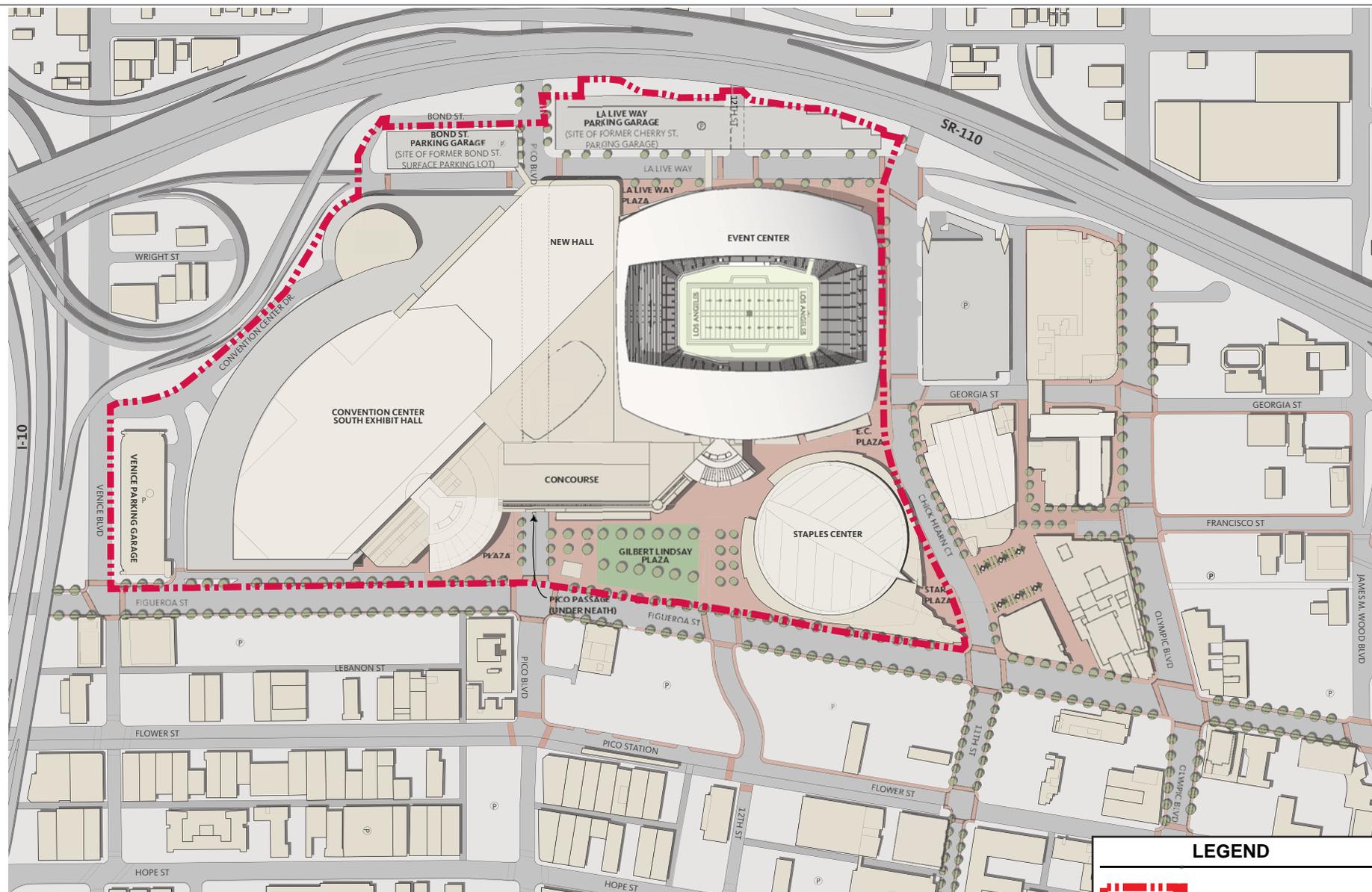
**Project Site Boundary**



Source: Google Earth Pro 2011.



**Figure 2**  
Aerial View of Project Site  
(Vista Aérea del Sitio de Proyecto)



**LEGEND**

 Project Site Boundary

 N  
 0 100 200'  
 1"=100' @ 48"x36"

Source: Gensler, 2012.