

ORDINANCE NO. 188350

An ordinance amending the Los Angeles Sports and Entertainment District Specific Plan established by Ordinance No. 174,224 and thereafter amended by Ordinance Nos. 178,134; 179,413; 181,336; and 183,913.

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

Section 1. This amends the Los Angeles Sports and Entertainment District Specific Plan, to read as shown in the document attached as Exhibit A.

Sec. 2. SEVERABILITY. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

EXHIBIT A

EXHIBIT A

LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

Specific Plan

Ordinance No. 174,224
Effective October 21, 2001

Amended by Ordinance No. 178,134
Effective January 27, 2007

Amended by Ordinance No. 179,413
Effective November 30, 2007

Amended by Ordinance No. 181,336
Effective November 16, 2010

Amended by Ordinance No. 183,913
Effective December 2, 2015

Amended by Ordinance No. 188,350
Effective October 8, 2024

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A Part of the General Plan - City of Los Angeles
<http://planning.lacity.org> (General Plan - Specific Plan)

LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

Specific Plan

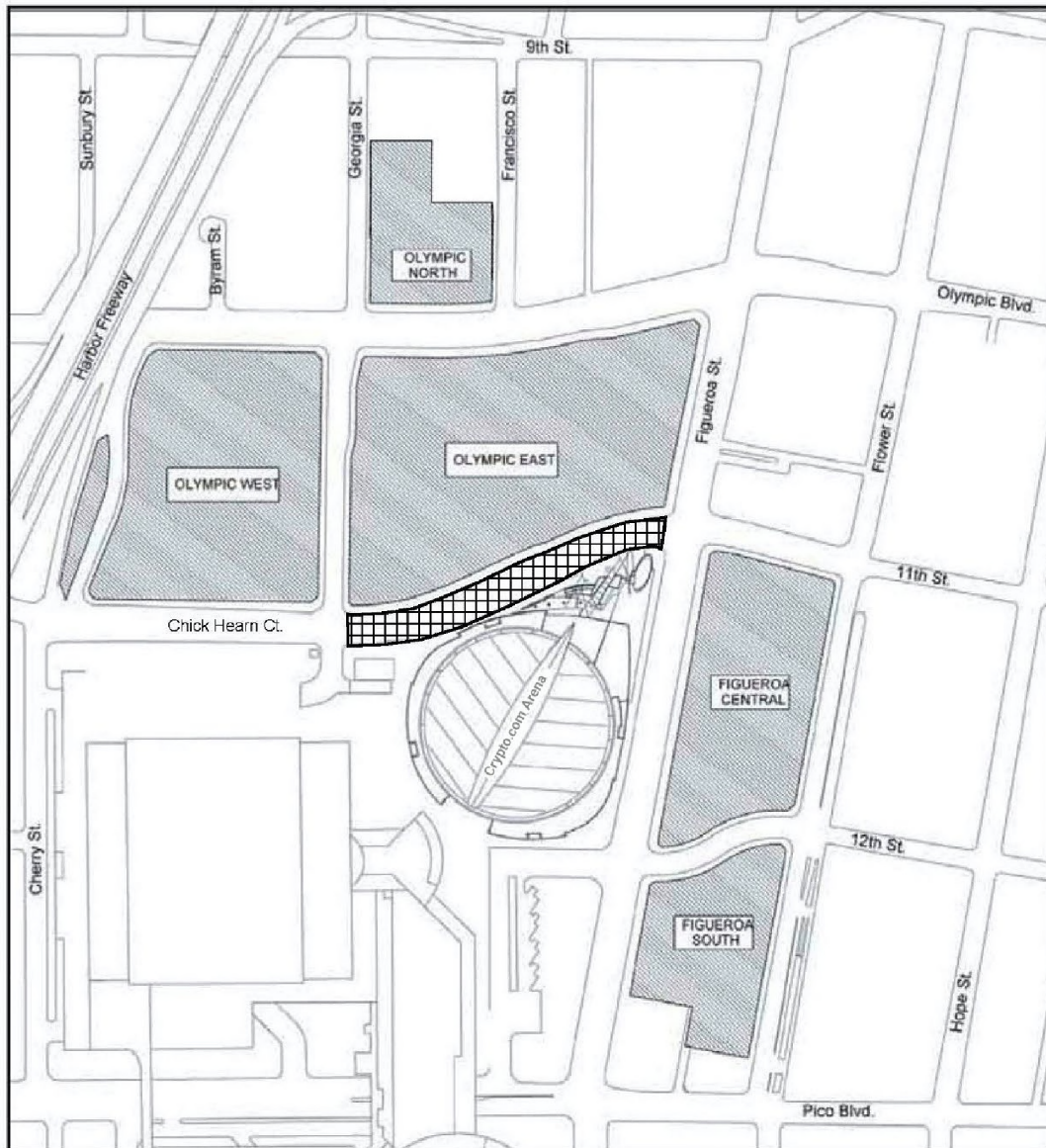
The Los Angeles Sports and Entertainment District Specific Plan is established and amended for a portion of the Central City Community Plan area.


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

Section 1. THE LOSANGELESSPORTS AND ENTERTAINMENT DISTRICT SPECIFIC PLAN

The Los Angeles Sports and Entertainment District Specific Plan (LASED) is the area bounded generally by Olympic Boulevard on the north; Flower Street on the east; Pico Boulevard on the south; and the 110 Freeway on the west; and including the area north of Olympic Boulevard between Georgia Street and Francisco Street, as shown upon the following Map 1 within the heavy dashed lines:

**MAP 1:
BOUNDARIES OF SPECIFIC PLAN AREA**



 The shaded portion of Chick Hearn Court, referred to herein as the Eleventh Street Pedestrian Area, shall be included within the boundaries of the LASED Specific Plan if vacated or otherwise permanently closed to vehicular traffic.

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 such area necessitates;
- B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan area;
- C. Provide continued and expanded development of the site as a major entertainment/mixed-use development providing hotel, retail, entertainment, residential (including residential condominium units), live theaters, movie theaters, sound stages, office, medical clinic/sports medicine center, tourism, and similar or related uses within the Specific Plan area, in conformance with the goals and objectives of local and regional plans and policies;
- D. Expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region;
- E. Enhance the existing Convention Center and Crypto.com Arena (formerly STAPLES Center) development, by providing a convention center hotel site, public gathering places and a pedestrian friendly environment through the establishment of unique streetscape design guidelines; and
- F. Ensure adequate parking for the Crypto.com Arena and the mix of uses anticipated by this Specific Plan, through the use of shared parking, reduced parking and/or other similar measures. This Specific Plan acknowledges that the current designated parking for the Crypto.com Arena is within the Specific Plan area and within the Convention Center parking facilities pursuant to the Parking Lease by and between the City of Los Angeles and the LA Arena Land Company, Inc., but that parking may also be provided outside the Specific Plan area within 1500 feet of the Specific Plan boundary as provided in Section 14.D(3) of this Specific Plan.

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 planning and zoning provisions of the Los Angeles Municipal Code (LAMC), Chapter 1 or 1A, 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. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space and landscape requirements), 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. **Project Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 and 12.24 U.14 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.

D. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.23 A.23, and 12.24 W.27 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.

E. **Developments Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A.18, 12.24 V.2 and 12.24 W.15 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.

F. **Floor Area Averaging.** Approvals pursuant to LAMC Sections 12.22 A.18, 12.24 V.2 and 12.24 W.15 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.

G. **Hotels When Located Within 500 Feet of an A or R Zone.** Approvals pursuant to LAMC Section 12.24 W.24 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.

H. **Transfer of Floor Area.** Approvals pursuant to LAMC Article 4.5, et seq., are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that Article.

I. **Open Space Requirements.** Approvals pursuant to LAMC Section 12.21 G are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.

J. **Sign Ordinance.** This Specific Plan shall supersede the city-wide sign regulations in the LAMC that address types of signs permitted, sign heights, maximum sign area permitted, sign face, location of signs including freeway exposure and spacing between signs, illumination of signs, permitted sign devices, projection of signs and combination of signs. The Sign regulations contained in this Specific Plan shall supersede those restrictions or prohibitions established by Interim Control Ordinance No. 173,681, and any extensions.

K. **Guest Rooms and Dwelling Unit Densities.** This Specific Plan shall supersede any regulations in the LAMC which address the number of guest rooms or dwelling units permitted within the buildable area of a lot, for purposes of determining permitted density.

L. **Conditional Use Permit for Alcoholic Beverages.** Approvals pursuant to LAMC Sections 12.24 W.1, 12.24 X 2, and 12.22A.34 are not required for the sale of alcohol specifically authorized in Sections 12 and 13 of this Specific Plan, because the Specific Plan supersedes those sections.

M. **Conditional Use Permit for Drive-Through Establishments.** Approvals pursuant to LAMC Section 12.24 W.17 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.

N. **Telecommunications.** Approvals pursuant to LAMC Section 12.24 W.49 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.

O. **Other Uses permitted by Conditional Use Permit Pursuant to LAMC Section 12.24, et seq.** These approvals shall be processed in accordance with the procedures established in Section 13B.2.

P. **Redevelopment Plan Procedures.** This Specific Plan shall supersede any regulations in the Redevelopment Plan. Therefore, approvals pursuant to LAMC Section 11.5.14 are not required for Projects within this Specific Plan area.

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 LAMC Sections 12.03, or 91.202 or Sections 9 and 16 of this Specific Plan.

Alcohol Advisory Group. The Alcohol Advisory Group shall consist of a representative of each of the property owners within the Specific Plan area (except for residential properties, which shall include a representative of the home owner or tenant associations), the Pico Union Family Resource Center, Social Model Recovery Systems, Inc./United Coalition East Prevention Project, Pueblo Nuevo Neighborhood Watch, Pico Union Neighborhood Watch, the City Councilmember(s) of the district(s) in which the Specific Plan is located, the Los Angeles Police Department, the State ABC, South Park Stakeholders, South Park Business Improvement District and other area stakeholders, as determined to be appropriate by the Director.

Alcohol Use Approval. A Zoning Administrator review of each proposed establishment or Special Event for the sale of alcoholic beverages, as set forth in Sections 12 and 13 of this Specific Plan.

Applicant. Any person, as defined in LAMC Section 11.01, submitting an application for an approval under this Specific Plan.

Arena Parking. Those 2,198 parking spaces that must be provided for use by the Arena during scheduled Arena events, pursuant to the LAMC.

Central Plaza. An area located within the Olympic East Subarea, measuring at least 30,000 square feet in size, as further described in Section 10 of this Specific Plan. The location of this plaza is as set forth on Map 2.

Condo-Hotel Units. Hotel rooms which are owned by third parties as condominium/hotel rooms but are managed and operated as part of a hotel pursuant to a management agreement that addresses issues such as reservations, check-in and check-out procedures, restrictions on length of stay, room access, housekeeping, and the collection and remittance of the transient occupancy tax. Condo-Hotel Units shall be treated as Hotel Rooms for purposes of the Equivalency Matrix of the Specific Plan.

Convention Center Expansion Parcel. An airspace parcel (lots 2 and 3 of VTTM 82421) on Development Site 1a in the Olympic West Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

Convention Center Expansion Uses. These uses include Convention Center related uses, including, ballrooms, conference centers, meeting rooms, display rooms, exhibition rooms, offices used by employees of the Convention Center, loading, storage, concourses, food service relating to convention activities, Convention Center Hotel, and parking.

Convention Center Hotel. A high-rise hotel (which may consist of two distinctly branded hotels) containing a minimum of 1,000 hotel rooms, approximately 225 for-sale residential condominium units, ballroom and meeting space, together with ancillary restaurants, retail space, and parking facilities.

Development Site. An area within the Specific Plan which is proposed for that amount and type of development as set forth in Map 2.

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

Director Administrative Review. A Director review pursuant to LAMC Section 13B.3.1.

Donor Site. A lot or lots within the Specific Plan area from which all or a portion of the unused Floor Area permitted on the lot or lots is transferred to another lot or lots within the Specific Plan area, pursuant to Section 15 of this Specific Plan.

Eleventh Street Pedestrian Area. That area within the public right-of-way of Eleventh Street (also known as Chick Hearn Court), between Figueroa Street and Georgia Street, as shown on Map 2, and which is designated in this Specific Plan for pedestrian activity during either specified times or, should it be vacated or otherwise permanently closed to vehicular traffic, at all times. If this area is vacated or otherwise permanently closed to vehicular traffic, it shall serve as a permanent space for pedestrian activity, subject to the provisions of Section 11 of this Specific Plan.

Entertainment Uses. This term includes entertainment and recreational uses which include, but are not limited to: amphitheaters, arenas, auditoriums or other similar facilities; museums; live theaters; movie theaters; live entertainment; cabarets; comedy clubs; dance clubs; billiards; bowling alleys; electronic/game arcades; family entertainment centers; ice and in-line skating rinks; and similar uses or enterprises which are oriented, marketed and intended for tourists, visitors, and/or recreational consumers and permitted by this Specific Plan

Equivalency Transfers. The ability to exchange a certain amount of square feet for one type of use (e.g., office use) to a certain amount of square feet for a different use (e.g., hotel use), based on an equivalency factor established in Section 6 of this Specific Plan.

Figueroa Central Subarea. That area bounded by Figueroa Street on the west, Flower Street on the east, Eleventh Street on the north and 12th Street on the south, as shown on Map 1.

Figueroa South Subarea. That area bounded by Figueroa Street on the west, Flower Street on the east, 12th Street on the north and almost to Pico Boulevard on the south, as shown on Map 1.

Floor Area. Floor Area shall be as defined in LAMC Section 12.03, except that outdoor eating areas on all floors and on Private Setback areas shall not count as Floor Area.

Floor Area Transfer. The conveyance of Floor Area from a Donor Site to a Receiver Site or the Unused Floor Area Pool, in accordance with the requirements of Section 15 of this Specific Plan.

General Manager. The General Manager of the Department of Transportation, or his or her designee.

Grade (Adjacent Ground Elevation). The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. Except that, light wells, stair wells and driveways shall not be considered in determining the lowest point of elevation of the finished surface of the ground.

Height, Podium. The vertical distance above grade measured to the highest point of the podium roof. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of the podium. In addition, roof-top equipment shall be permitted pursuant to LAMC Section 12.21.1 B.3. The podium is that portion of a building which rises from grade to a maximum height, as set forth in Section 10 of this Specific Plan, and provides a base for a building tower.

Height, Tower. The vertical distance above grade measured to the highest point of the tower roof. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, spires, flagpoles, solar energy structures, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limit specified in the district where the property is located, but no penthouse or roof structure, or any other space above that height limit shall be allowed for the purpose of providing additional floor space. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a tower. The tower is that portion of a building which rises from grade to a maximum height, as set forth in Section 10 of this Specific Plan.

Hotel Uses. This term includes hotel related uses, which include, but are not limited to, hotel rooms; meeting and ballroom facilities; retail, restaurant, office or entertainment uses that are ancillary to the operation of a hotel; parking, and other hotel amenities.

LASED. Los Angeles Sports and Entertainment District Specific Plan.

Olympic East Subarea. That area bounded by Georgia Street on the west, Figueroa Street on the east, Olympic Boulevard on the north and 11th Street on the south, as shown on Map 1.

Olympic North Subarea. That area bounded by Georgia Street on the west, Francisco Street on the east, Olympic Boulevard on the south, and extending approximately 2/3 of the length of the block to James M. Wood Boulevard on the north, as shown on Map 1.

Olympic West Subarea. That area bounded by the 110 Freeway (Harbor Freeway) on the west, Georgia Street on the east, Olympic Boulevard on the north and 11th Street on the south, as shown on Map 1.

Pass-By Trip. A Trip made as an intermediate stop on the way from an origin to a primary Trip destination.

Peak Hour. That highest single traffic volume hour, as determined by the General Manager.

Pedestrian Linkage. As set forth in Exhibit 5, those areas linking the Specific Plan to the LA Convention Center, Crypto.com Arena, South Park District, 7th/Flower Metro Station, Pico/Flower Metro Station and Central Business District which would provide pedestrian use, and consisting of attractive hardscape, landscape, lighting, improvements and directional signs.

Private Setback. That portion of a lot located adjacent to the public sidewalk area, which may be used for landscaping, outdoor dining or uses which incorporate non-permanent and non-habitable structures.

Project. The construction, erection, addition to or structural alteration of any building or structure, or use of building or land or change of use of a building or land on a lot located in whole or in part within the Specific Plan area which requires the issuance of a grading permit, foundation permit, building permit, or use of land permit.

A Project shall not include the following:

1. Demolition;
2. Interior remodeling of a building, temporary uses, or the change of use of a building or land or the relocation of existing uses, so long as the remodeling, change of use or relocation is consistent with the Land Use Equivalency Matrix, unless the interior remodeling, change of use or relocation:
 - (a) changes the footprint of a building by more than 10% in area; or
 - (b) increases the Floor Area by more than ten percent and exceeds 50,000 additional square feet of Floor Area within a lot;
3. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the replacement value of the building or structure before the alterations or additions, as determined by the Department of Building and Safety; or

4. Notwithstanding LAMC Section 12.23 A.5, the rehabilitation or reconstruction of a conforming or nonconforming building or structure which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster.

Project Compliance. A determination by the Director pursuant to the procedures set forth in LAMC Section 13B.4.2 that a Project complies with the regulations of this Specific Plan, including the Appendices, and that the Project complies with all applicable environmental mitigation measures as set forth in Appendix E.

Receiver Site. A lot or lots within the Specific Plan area to which unused permitted Floor Area is transferred from one or more Donor Sites within the Specific Plan area, pursuant to Section 15 of this Specific Plan.

Residential Uses. This term shall include rental apartment units and lofts, residential condominium units, assisted/elderly units, and live-work artisan/professional units.

Significant Hotel Parcel. Development Site 2 in the Olympic East Subarea of this Specific Plan, as noted on the Specific Plan Land Use Map 2.

Special Event. Event, or series of related events, of cultural, civic, economic, social, recreational, athletic or educational nature, that is held on property within the Specific Plan, and that requires for its successful execution, the partial or complete closure of streets or sidewalks or the provision and coordination of municipal services to a degree over and above the level that the City normally provides. Special Events also include any other organized activity that involves the use of, or has a direct or indirect impact on, public property or facilities or that can reasonably be foreseen to have such an impact on, or to require a higher level of, public safety services or other municipal services, including advance planning services, than that normally provided by the City.

Specific Plan. The Los Angeles Sports and Entertainment District Specific Plan.

Sports Bar. An establishment with a full-service kitchen that offers a full menu of food items. These establishments typically include a bar or lounge area for the service of alcoholic beverages and also sports-related entertainment activities, such as televised viewing of sporting events. Sports Bars have at least one television screen or video monitor for each 500 square feet of floor area that is accessible to patrons.

Trip. The arrival at or departure from a Project during the Peak Hour by a motor vehicle.

Unused Floor Area Pool. That Floor Area within the Specific Plan area, which has not been developed and which may be transferred from one or more Donor Sites within the Specific Plan area, pursuant to Section 15 of this Specific Plan, or transferred to one or more lots outside of the Specific Plan area by separate application and approval as set forth in Section 15. The owner of all unused floor area is L.A. Arena Land Company, LLC, or its successor.

Sec. 5. PROHIBITION.

A. Project Compliance.

1. No grading permit, foundation permit, building permit, 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 issued a Project Compliance approval or other required approval.

2. Any Project which utilizes a Land Use Equivalency Transfer shall be reviewed by the Director to determine if it exceeds any of the environmental thresholds set forth in Appendix D. If the Project does not exceed any of the environmental thresholds set forth in Appendix D, the Director shall then review the Project pursuant to the Project Compliance. If the Project does exceed any of the environmental thresholds set forth in Appendix D, additional environmental review shall be required.

3. The prohibition in Subdivision 1 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.

B. Maximum Permitted Floor Area. The maximum total permitted Floor Area within the Specific Plan area shall not exceed 5,827,313 square feet.

C. Project Land Use. The Specific Plan shall be developed with the following land uses. These land uses shall be developed in those locations, as shown on Map 2, the Specific Plan Land Use Map; provided, however, that the amount of square footage permitted for the individual uses listed below may be modified, and the locations of these land uses may be modified, pursuant to the Land Use Equivalency Transfers as set forth in Section 6 of this Specific Plan.

Land Use Category	Square Footage
Hotel and Ballroom	2,132,727
Retail/Entertainment/Restaurant	684,783

Convention Center Expansion	235,300
Office	283,900
Residential	2,363,276*
Cinema	127,327
Total Square Footage	5,827,313

* This number reflects approvals authorizing a change in square footage for residential uses prior to January 1, 2020.

D. Land area subject to easements granted pursuant to Section 10.F.2 of this Specific Plan shall be counted as buildable area for the purposes of determining maximum floor area ratio.

Sec. 6. LAND USE EQUIVALENCY TRANSFERS.

A. **Purpose.** The Land Use Equivalency Matrix is established to provide development flexibility by permitting shifts of permitted Floor Area between certain land uses over the life of the Specific Plan, while maintaining the intent and regulatory requirements of the Plan. The Land Use Equivalency Matrix allows for Floor Area reallocations between the land uses, utilizing conversion factors that are based upon environmental impact equivalencies.

B. Limitations.

1. The land use designated on all portions of the Development Site may be exchanged for another land use, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the Land Use Equivalency Matrix. In no event shall the maximum permitted Floor Area exceed 5,827,313 square feet.

2. There shall be no fewer than 500 dwelling units (approximately 543,750 square feet) at build out constructed within the Specific Plan area. No Equivalency Transfer shall be permitted which would conflict with this requirement.

3. There shall be no fewer than 1,200 hotel rooms (approximately 1,236,200 square feet) at build out constructed within the Specific Plan area. Up to 200 of these required hotel rooms may be provided as Condo-Hotel Units. There shall be no Condo-Hotel Units on the Significant Hotel Parcel. No

Equivalency Transfer shall be permitted which would conflict with this requirement.

4. Notwithstanding Subdivisions 1, 2 and 3, development on the Convention Center Expansion Parcel shall be limited to 250,000 square feet of development for Convention Center Expansion Uses, parking, or temporary uses (including but not limited to construction staging) and signage, unless the Director of Planning determines that such temporary uses or signage will interfere with Convention Center Expansion Uses. In the event the development of the Convention Center Expansion does not occur by October 21, 2021, the Convention Center Expansion Parcel may be used for any other use permitted by this Specific Plan.

5. Notwithstanding Subdivisions 1, 2 and 3, development on the Significant Hotel Parcel shall be limited to Hotel Uses and Residential Uses, developed in conjunction with the Convention Center Hotel, surface parking or construction staging, unless the Director of Planning determines that construction staging will interfere with the development of the Significant Hotel Parcel. The hotel or hotels that comprise the Convention Center Hotel collectively shall contain a minimum of 1,000 rooms. In the event the development of the Convention Center Hotel does not occur by October 21, 2021, the Significant Hotel Parcel may be used for any other use permitted by this Specific Plan. Meeting and ballroom facilities servicing the Convention Center Hotel may be located on Development Site 1.

**EQUIVALENCY MATRIX –
LAND USE SQUARE FOOTAGE CONVERSION
FACTORS**

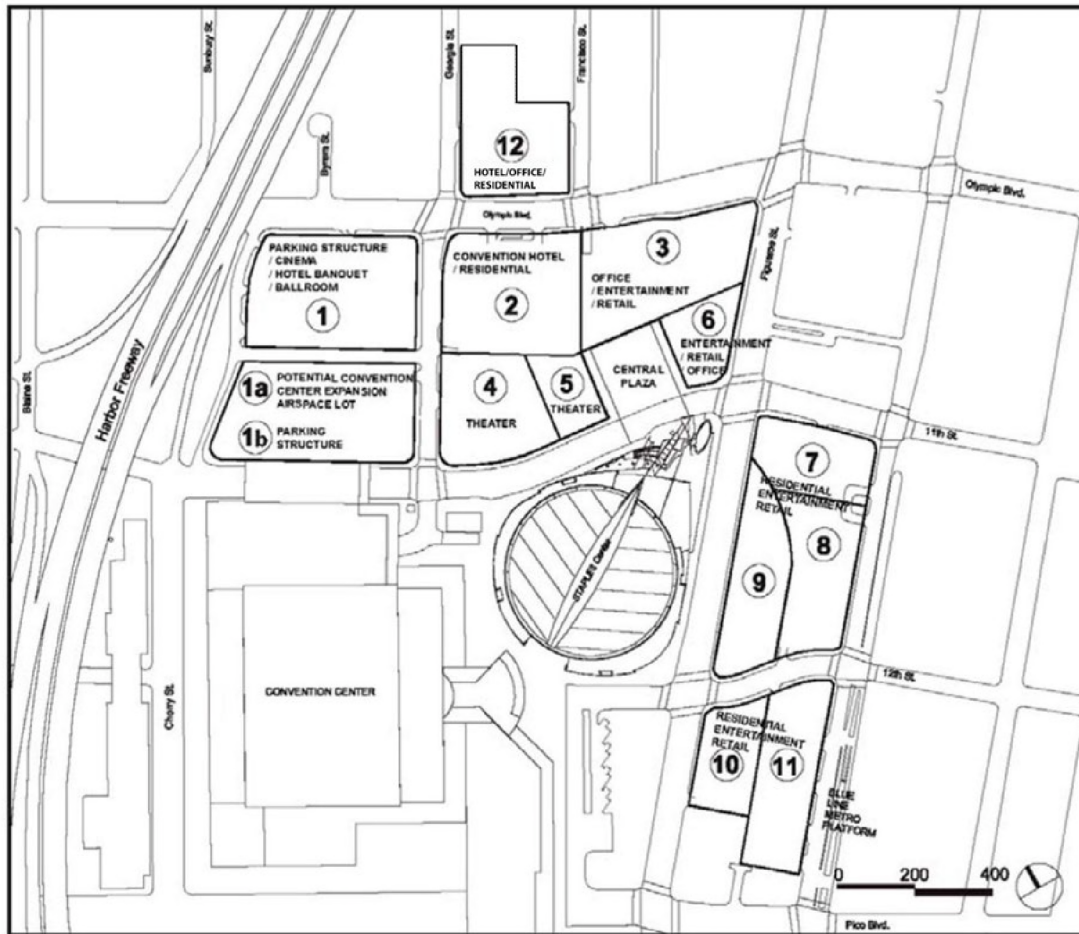
From this land use → To this land use ↓	Hotel ⁷	Live Theater	Entertainment	Museum	Restaurant	Retail	General Office	Residential	Sports Broadcast Office	Cinemas	Convention Center Expansion	Production/Tech. Office/Studio
Hotel	NA	17.111 ¹	0.417 ²	0.349	0.093	0.169	0.272	1.203 ³	0.800	4.968	0.376	0.646
Live Theater	0.058 ⁴	NA	0.024 ⁵	0.020	0.005	0.010	0.016	0.070 ⁶	0.047	0.290	0.022	0.083
Entertainment	2.399	41.056 ⁸	NA	0.838	0.224	0.404	0.653	2.887 ⁹	1.919	11.919	0.901	1.549
Museum	2.864	49.000	1.193	NA	0.267	0.483	0.779	3.445	2.291	14.226	1.076	1.849
Restaurant	10.714	183.333	4.465	3.741	NA	1.806	2.915	12.891	8.571	53.226	4.024	6.918
Retail	5.932	101.500	2.472	2.071	0.554	NA	1.614	7.137	4.745	29.468	2.228	3.830
General Office	3.675	62.889	1.532	1.283	0.343	0.620	NA	4.422	2.941	18.258	1.381	2.373
Residential	0.831 ¹⁰	14.222 ¹¹	0.346 ¹²	0.290	0.078	0.140	0.226	NA	0.665	4.129	0.312	0.537
Sports Broadcast Office	1.250	21.389	0.521	0.436	0.117	0.211	0.340	1.504	NA	6.210	0.470	0.807
Cinemas	0.201	3.444	0.084	0.070	0.019	0.034	0.055	0.242	0.161	NA	0.076	0.130
Convention Center Expansion	2.662	45.556	1.110	0.930	0.248	0.449	0.724	3.203	2.130	13.226	NA	1.719
Production/Tech Office/Studio	1.549	26.500	0.646	0.541	0.145	0.261	0.421	1.863	1.239	7.694	0.582	NA

- Numbers shown in table represent conversion factors for square footage from one land use to another, to maintain trip totals equivalent to and not exceeding those assumed in the DEIR.
- Numbers are based on weekday PM peak hour trip generation data.

For example, if it was desired to convert project square footage from retail to restaurant uses, the conversion factor to be used is 0.554, i.e., 75,000 sf of retail uses could be replaced with 41,550 sf of restaurant uses (75,000 x 0.554) without increasing the number of trips.

1. Ratios are conversion factors from rooms to seats.
2. Ratios are conversion factors from rooms to 1,000 sf.
3. Ratios are conversion factors from rooms to DU's.
4. Ratios are conversion factors from seats to rooms.
5. Ratios are conversion factors from seats to 1,000 sf.
6. Ratios are conversion factors from seats to DU's.
7. Ratios are conversion factors from 1,000 sf to rooms.
8. Ratios are conversion factors from 1,000 sf to seats.
9. Ratios are conversion factors from 1,000 sf to DU's.
10. Ratios are conversion factors from DU's to rooms.
11. Ratios are conversion factors from DU's to seats.
12. Ratios are conversion factors from DU's to 1,000 sf.

**MAP 2
SPECIFIC PLAN LAND USE MAP**



PERMITTED FLOOR AREA FOR MAP 2

Development Area/Site	Convention Center Expansion (sf) ^b	Cinema (sf)	Hotel and Ballroom (sf)	Office (sf)	Residential (sf)	Retail/ Entertainment/ Restaurant (sf)	Total (sf)
Olympic West							
1		127,327	170,165				297,492
1a	235,300		578,400 (861 rm)				813,700
1b							0
2			805,065 (991 rm)		503,105 (224 du)		1,308,170
3				170,500		237,700	408,200
4 and 5						195,500	195,500
6				75,300		37,000	112,300
Figueroa Central							
7, 8, and 9			283,347 (183 rm)		1,038,171 (504 du)	166,583	1,488,101
Figueroa South							
10 and 11					822,000 (648 du)	48,000	870,000
Olympic North							
12			295,750 (393 rm)	38,100 ^b			333,850
Total	235,300	127,327	2,132,727 (2,428 rm)	283,900	2,363,276 (1,376 du)	684,783	5,827,313
<i>du = dwelling units</i> <i>rm = rooms</i> <i>sf = square feet</i> ^a Reflects amount remaining for future development.							

Sec. 7. [removed]

Sec. 8. DIRECTOR REVIEW OF EXTERIOR REMODELING OF EXISTING BUILDINGS

A. **Director's Authority.** The Director shall review the exterior remodeling of existing buildings, for compliance with the following design guidelines set forth in Appendix A, as applicable: Architectural character; articulation and fenestration; material and colors; and lighting. The Director shall have the authority to review a proposed exterior remodeling and determine if it is compliance with the Specific Plan, through a Director Administrative Review.

B. **Time Limit.** The Director shall complete this review within ten days from the date a complete application is submitted by the Applicant and is deemed complete by the City Planning Department.

Sec. 9. LAND USE.

A. **Designation of Subareas.** The Specific Plan contains five Subareas, as shown on the Subareas Map, Map 3 in this Section. The Subareas are designated as: Olympic West; Olympic East; Olympic North; Figueroa Central; and Figueroa South.

B. **Podium Height/Tower Height Limits.** Each lot within the Specific Plan includes Podium Height/Tower Height (Height) limits as provided for in Section 10 of this Specific Plan.

C. **Permitted Uses.** The use regulations of the C2 Zone, as specified in LAMC Section 12.14 and the use of that portion of the M1 Zone as specified in LAMC Section 12.17.6 A.4 (assemblies of more than 3,000 individuals) shall apply to all lots which are located within the Specific Plan area. In addition, the following uses shall be permitted:

1. **Outdoor Eating Areas.** Notwithstanding LAMC Section 12.14 A.1(a)(10), outdoor eating areas on all floors of buildings, Private Setback areas and on public sidewalk areas, in compliance with all other applicable local, state and federal code requirements. Outdoor eating areas shall be designed in accordance with Urban Design Guidelines set forth in Appendix A.

2. **Outdoor Vendor Carts.** These uses shall be permitted within the Eleventh Street Pedestrian Area when Eleventh Street is not used for vehicular traffic. At no time shall there be more than 300 outdoor vendor carts operated within the Eleventh Street Pedestrian Area.

3. **Transit Stations.** Any publicly accessible facility, such as a bus or rail station, where transport vehicles regularly load or unload passengers along a fixed route.

4. **Alcohol Use Approvals for the Sale and Service of Alcoholic Beverages for On-Site Consumption.** Thirty-five Alcohol Use Approvals solely for on-site consumption, in addition to one establishment that may be allocated either as an on-site or off-site Alcohol Use Approval, shall be permitted and subject to the restrictions set forth in Section 12 of this Specific Plan.

5. **Dancing and Live Entertainment, including music, bands or orchestra, song, dance, cabaret, comedy club, act, play, karaoke, night club, dance hall and dance club.** While permitted by this Specific Plan, these uses must still have dancing/live entertainment permits from the Los Angeles Police Commission, if applicable or required by the LAMC.

6. **Alcohol Use Approvals for the Sale of Alcohol Beverages for Off-Site Consumption.** Two Alcohol Use Approvals solely for off-site consumption shall be permitted and subject to the restrictions set forth in Section 13 of this Specific Plan. A third Alcohol Use Approval may be allocated for off-site consumption subject to the restrictions set forth in Section 13, if not allocated for on-site consumption (pursuant to Section 9.C.4 above).

7. **Entertainment Uses.**

8. **Special Events and Temporary Uses, Including Carnivals, Circuses, Parades, Street Fairs and Festivals, Outdoor Performances, TV/Movie Stages and Sets and Other Similar Uses, So Long as the Use Is Consistent with the Provisions in Section 11.B of this Specific Plan.**

9. **Parking Area, Public; Parking Area, Private; and Parking Building, which includes Surface and Structured Parking (Including at Grade, Above Grade and Subterranean).**

10. **Telecom Facilities, Including Transmission, Switching Stations, Uplinks and Satellite Dishes.** Telecom facilities shall be permitted within any floor of a building except the first floor, unless that first-floor telecom facility pertains to movie, television, theatrical or music studio uses. Exterior satellite dishes shall be either screened from view or shall be incorporated into the architectural design and character of the building.

11. **Motion Picture, Television and Broadcast Studios, Indoor or Outdoor Stages and Sets, Video and Media Production.** Motion picture, television, radio, filming and broadcast uses including, without limitation, filming, studios, indoor or outdoor stages and sets, video and media production, film or tape reproductions and other means of

recording, preserving, transmitting, disseminating or reproducing events and programs for hearing or viewing.

12. Hotels Located Within 500 Feet of an R Zone, which May Also Contain Residential Condominiums.

13. Public Artwork. A facility, amenity, or project that does not contain any commercial message and which is either an “approved public arts project,” as defined by Section 19.85.4 of the Los Angeles Administrative Code, or approved pursuant to Section 91.107.4.6 of the LAMC. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

14. Mixed-Use Developments, which May Include Residential, Hotel, Retail, Entertainment, Office or Other Uses Permitted by this Specific Plan.

15. Klieg Lights and Laser Beams.

16. Conditional Uses Listed in LAMC Section 12.24 when Approved Pursuant to Section 13B.2. This includes establishments that sell and serve alcoholic beverages for on- site and off-site consumption pursuant to LAMC Section 13B.2.2.

17. Helistops and Infrequent Helicopter Landings. The Applicant may file for the establishment of up to two helistops for commercial use as provided for in LAMC Section 12.24 U.

(a) These helistops shall be located as indicated on Map 5 or as otherwise permitted by conditional use. In addition, infrequent helicopter landings and takeoffs as permitted in LAMC Section 12.22 A.6 shall be permitted. Helistops shall be designed and operated in accordance with all applicable federal and state (FAA and CALTRANS) laws and regulations.

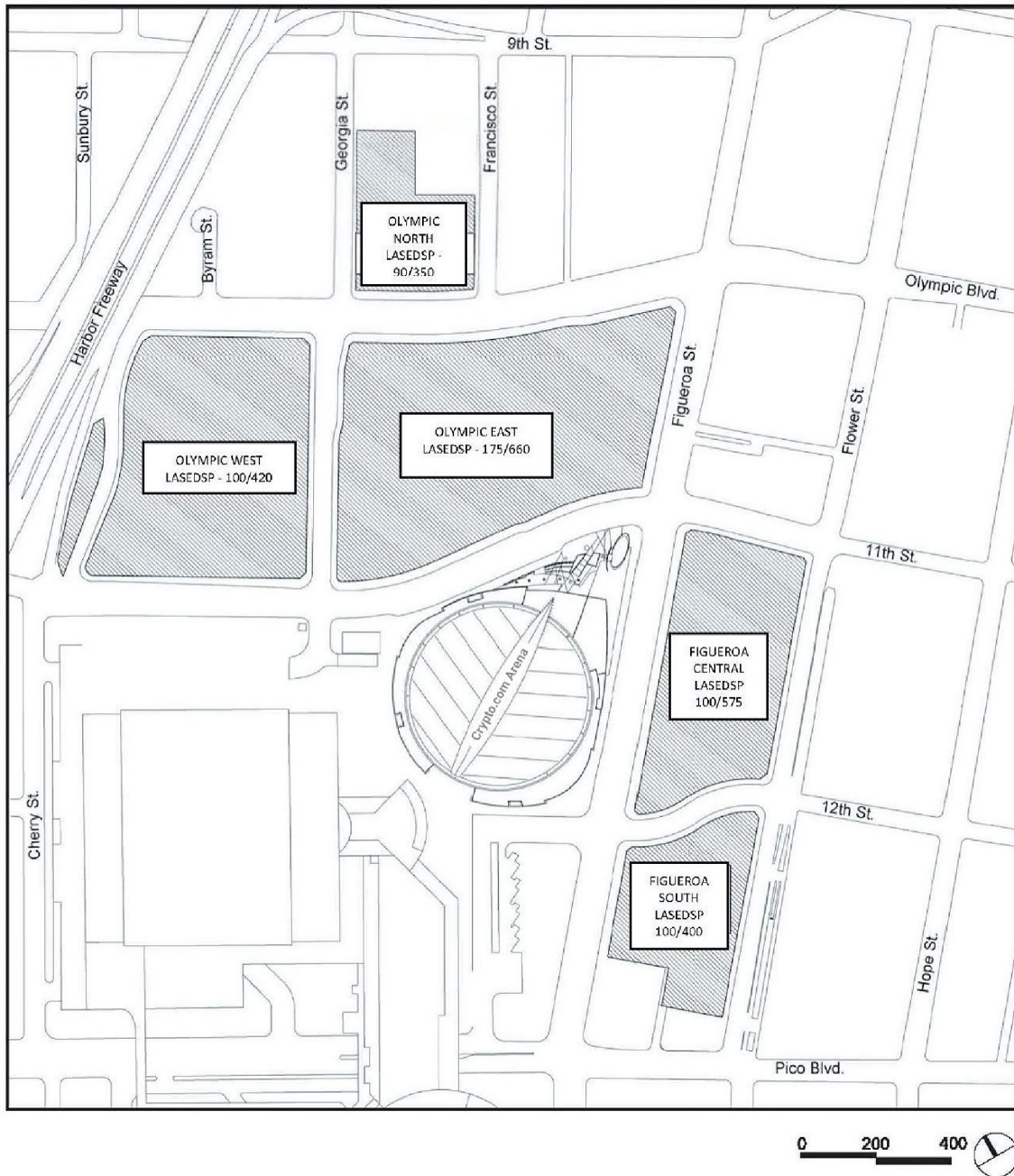
18. Child Care.

D. Prohibited Uses. The following uses, when located within the Specific Plan Area and within 1,500 feet of the intersection of Figueroa Street and Eleventh Street, as indicated on Map 4, shall be prohibited:

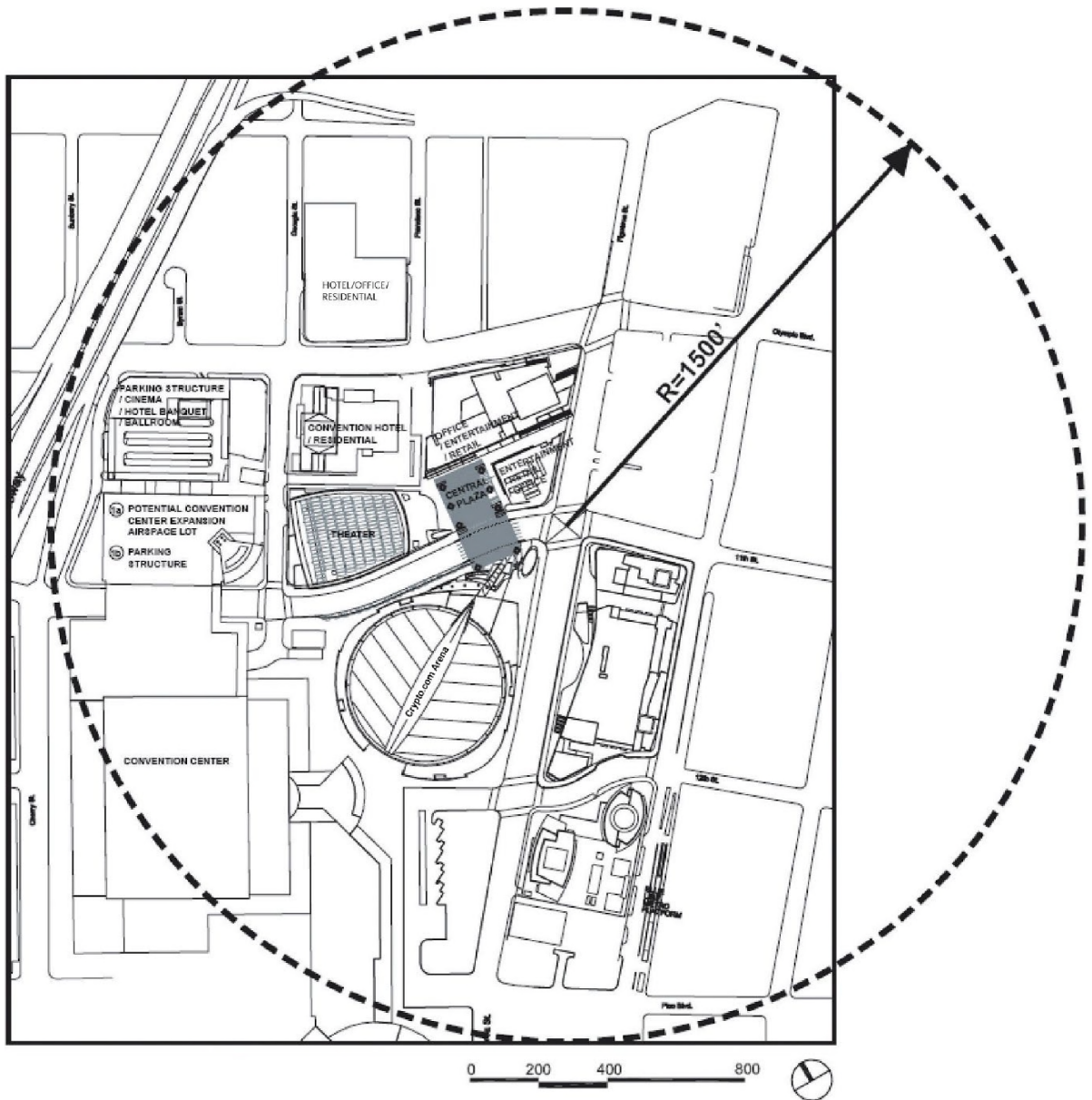
1. Adult entertainment business, as defined in the LAMC;
2. Strip tease show; and
3. Any use not specifically authorized by this section.

E. **Yard and Setback Regulations.** Notwithstanding the requirements set forth in the LAMC, no Project shall be required to provide front, side or rear yards or building setbacks. A Project shall be required to provide a Private Setback, as defined by this Specific Plan, and as required in Appendix A.

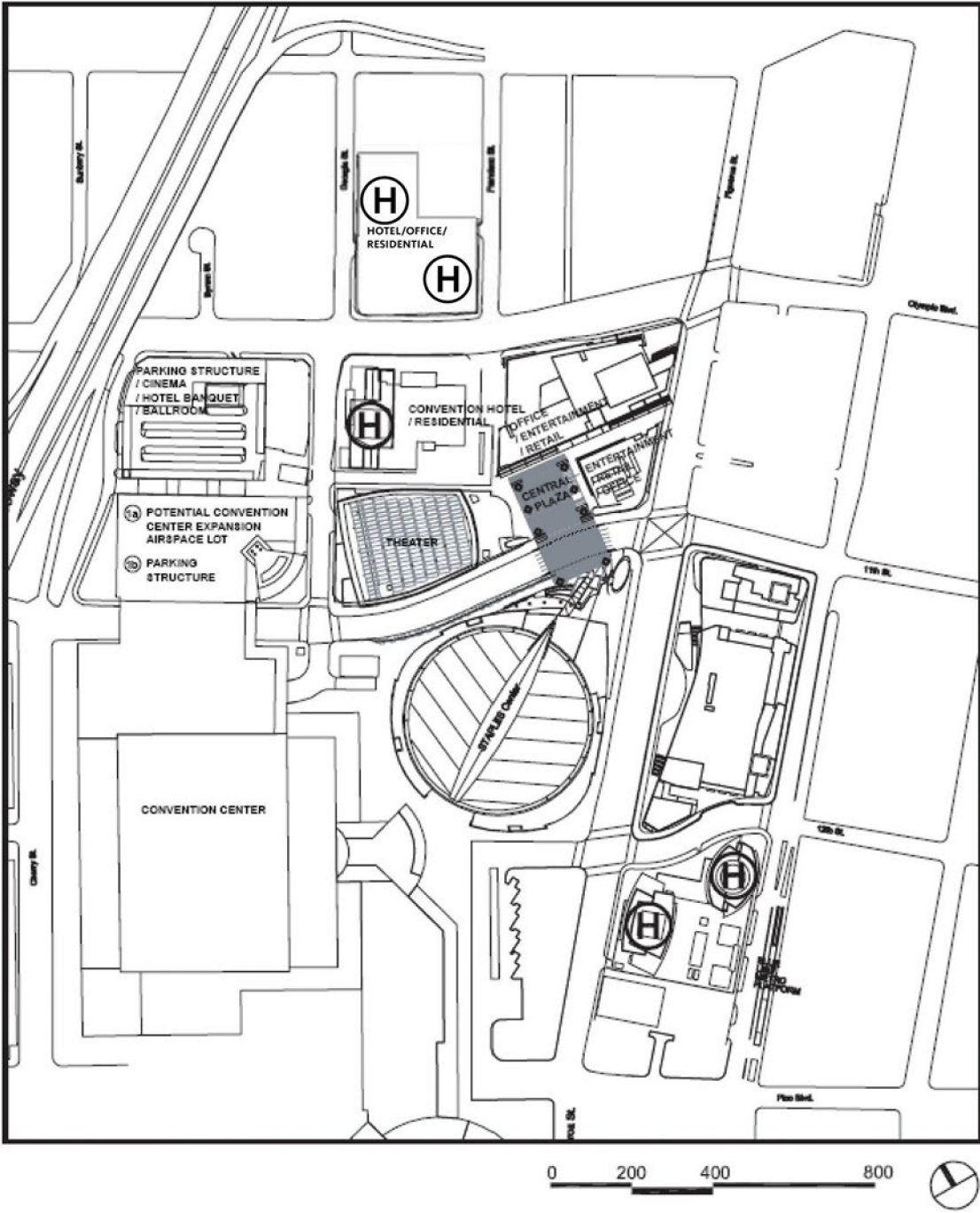
**MAP 3
SUB AREAS**



MAP 4
PROHIBITED USE AREA



MAP 5
CONCEPTUAL HELISTOP LOCATIONS



Sec. 10. URBAN DESIGN REGULATIONS.

A. Building Height and Massing.

1. **Olympic West Subarea.** The maximum permitted height of any Project on a lot within the Olympic West Subarea, as shown on Map 3 and Exhibit 1, shall be limited as follows:

Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: Towers shall not exceed 420 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 20% of total land area within this Subarea.

2. **Olympic East Subarea.** The maximum permitted height and setback of any Project on a lot within the Olympic East Subarea, as shown on Map 3 and Exhibit 2, shall be limited as follows:

Podium Height: Podiums shall not exceed 175 feet in height.

Tower Height: Towers shall not exceed 660 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 15% of total land area within this Subarea.

Tower Setback: Towers which are adjacent to 11th Street frontage shall be set back 20 feet from that edge of the Podium that is adjacent to 11th Street.

3. **Olympic North Subarea.** The maximum permitted height and setback for any Project on a lot within the Olympic North Subarea, as shown on Map 3 and Exhibit 4a, shall be limited as follows:

Podium Height: Podiums shall not exceed 90 feet in height.

Tower Height: Towers shall not exceed 350 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 60% of the total land within this Subarea.

4. **Figueroa Central Subarea.** The maximum permitted height and setback of any Project on a lot within the Figueroa Central Subarea, as shown on Map 3 and Exhibit 3, shall be limited as follows:

Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: This part of the Subarea may be developed with a combination of tower heights, ranging from over 100 feet up to 575 feet in height, subject to the following limitations:

(a) The combination of all Towers over 100 feet and up to 160 feet in height shall not exceed 60% of the total land area within the Subarea; or

(b) The combination of all Towers which are over 455 feet and up to 575 feet in height shall not exceed 10% of the total land area within the Subarea, and the combination of all Towers which are over 160 feet and up to 455 feet in height shall not exceed 20% of the total land area within the Subarea; or

(c) Alternatively, the Applicant may request the Director of Planning to approve a combination of Tower heights, as long as the total mass (land area coverage) is not greater than the greater of alternatives (a) or (b) above.

Tower Setback: Towers which are adjacent to Figueroa Street frontage shall be set back 20 feet from that edge of the Podium that is adjacent to Figueroa Street.

5. **Figueroa South Subarea.** The maximum permitted height of any Project on a lot within the Figueroa South Subarea, as shown on Map 3 and Exhibit 4, shall be limited as follows:

Podium Height: Podiums shall not exceed 100 feet in height.

Tower Height: Towers shall not exceed 400 feet in height; however, the footprint of all Towers in this Subarea combined shall not exceed 34% of total land area within this Subarea.

Tower Setback: Towers which are adjacent to Figueroa Street frontage shall be set back 20 feet

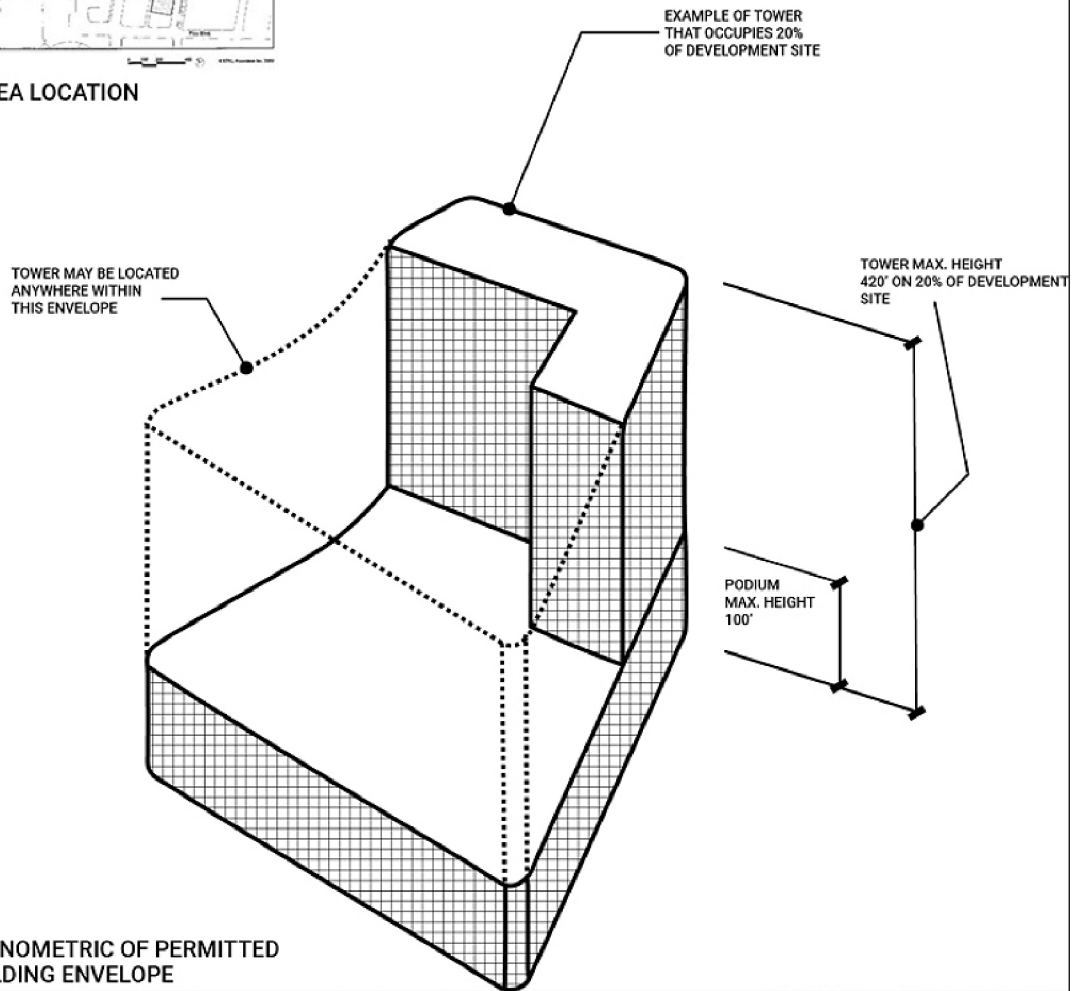
from that edge of the Podium that is adjacent to Figueroa Street.

B. **Urban Design Guidelines.** Projects shall comply with the Urban Design Guidelines specified in Appendix A. The City Planning Commission may revise the Urban Design Guidelines after notice and hearing.

EXHIBIT 1
ALLOWABLE BUILDING HEIGHT & MASSING OLYMPIC
WEST SUB-AREA



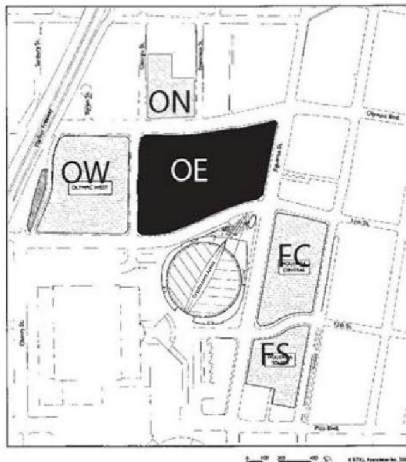
SUB-AREA LOCATION



AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE

EXHIBIT 2

ALLOWABLE BUILDING HEIGHT & MASSING OLYMPIC EAST SUB-AREA



SUB-AREA LOCATION

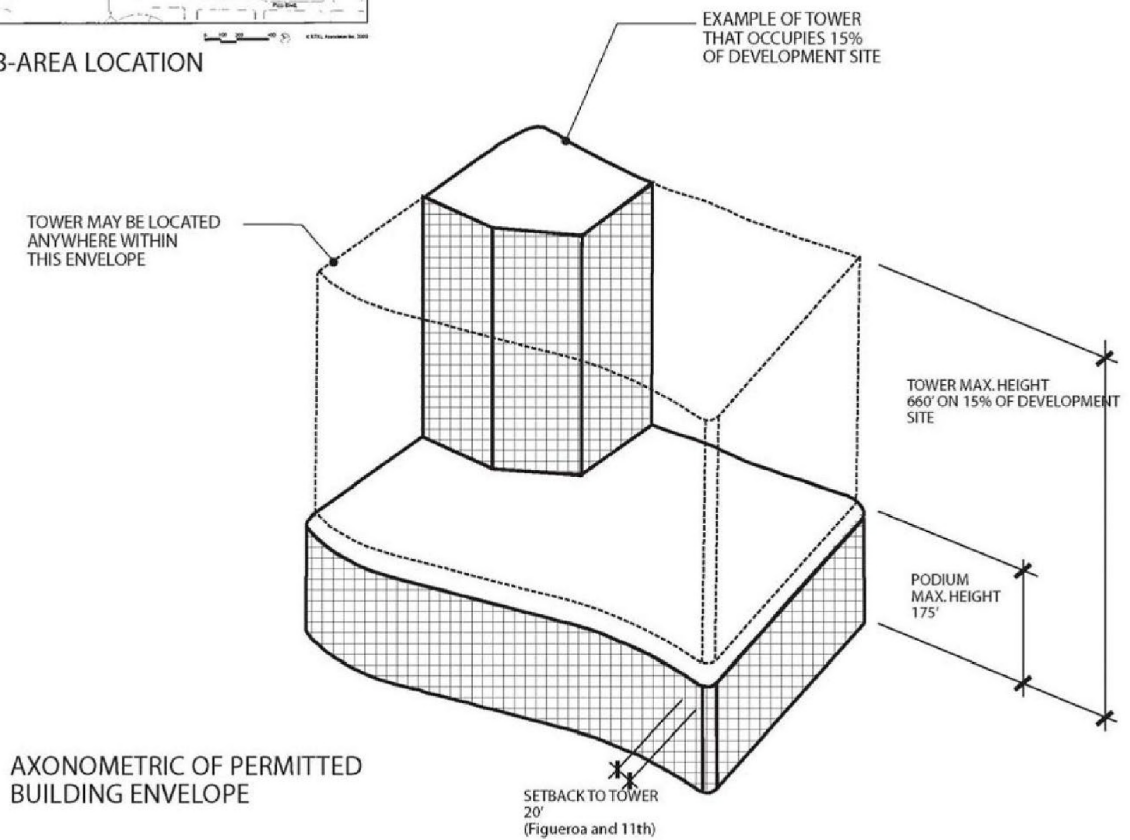
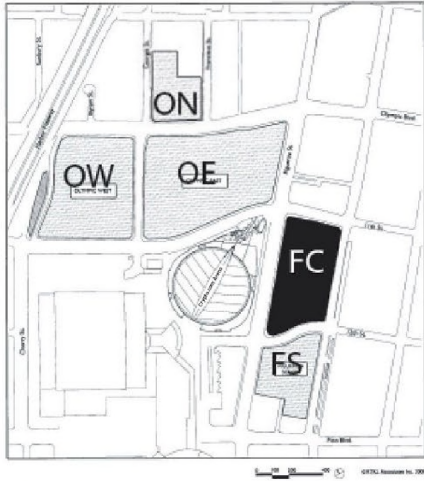
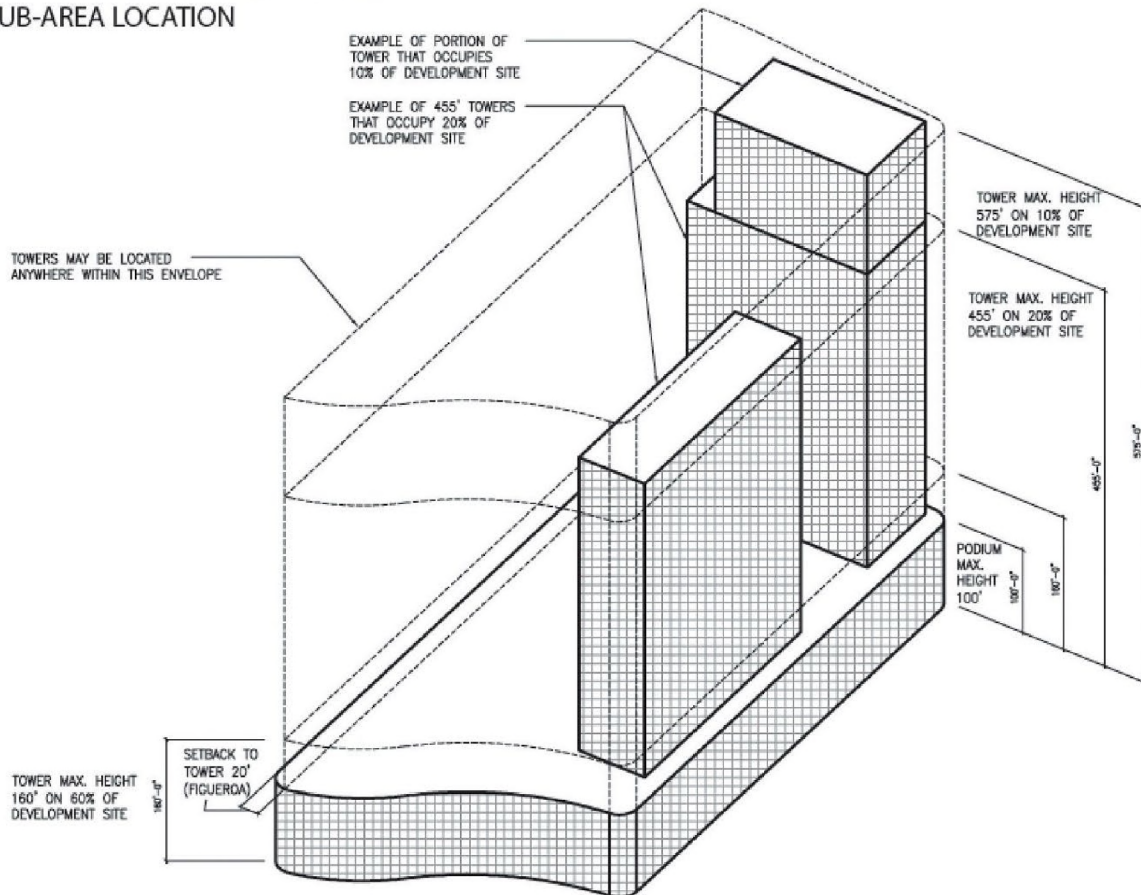


EXHIBIT 3
ALLOWABLE BUILDING HEIGHT & MASSING
FIGUEROA CENTRAL SUB-AREA

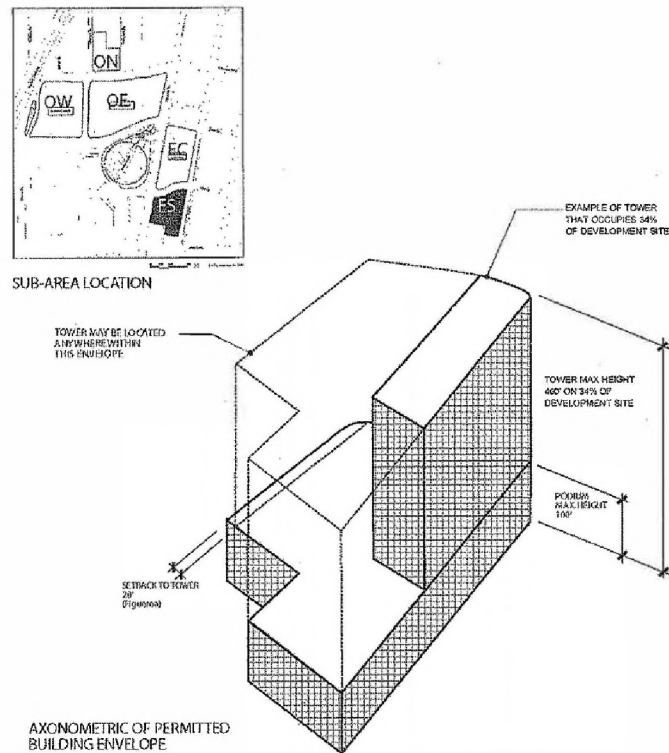


SUB-AREA LOCATION

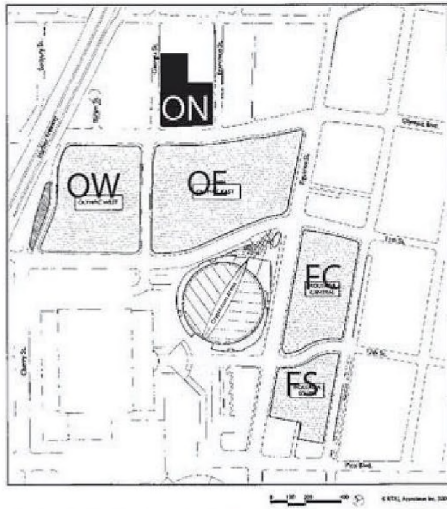


AXONOMETRIC OF PERMITTED BUILDING ENVELOPE

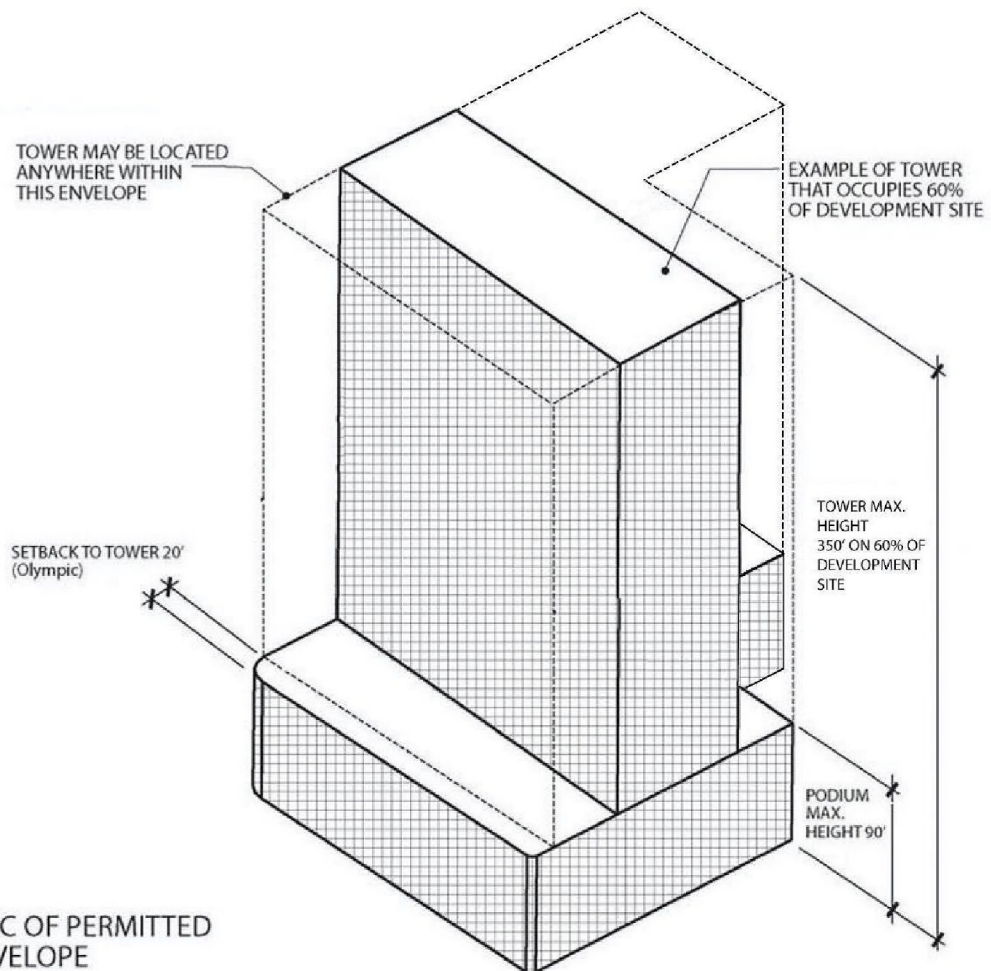
**EXHIBIT 4
ALLOWABLE BUILDING HEIGHT & MASSING
FIGUEROA SOUTH SUBAREA**



**EXHIBIT 4a
ALLOWABLE BUILDING HEIGHT & MASSING
OLYMPIC NORTH SUB-AREA**



SUB-AREA LOCATION



**AXONOMETRIC OF PERMITTED
BUILDING ENVELOPE**

C. **Central Plaza Regulations.** The Central Plaza area shall be located within the Olympic East Subarea, as indicated on Map 2. The Central Plaza shall be open to the public during normal business hours, except for restricted access during occasional non-public events. It may include retail and food kiosks and carts. Hours of operation for permitted uses within the Central Plaza shall be 8:00 a.m. to 2:00 a.m., seven days a week. The Central Plaza shall be a minimum of 30,000 square feet in size, and shall be developed in accordance with those guidelines set forth in Appendix A.

D. **Open Space/Landscape/Pedestrian Linkage Regulations.**

1. **General Open Space Requirements.**

(a) A minimum total of 150,000 square feet of open space shall be provided within the Specific Plan area.

(b) Required open space may be located at or above grade, or on rooftops. Parking areas, driveways, service access and facilities shall not qualify as open space.

(c) Required open space may be provided in the form of courtyards, plazas, including the Central Plaza, pedestrian paseos, Private Setbacks, roof terraces, gardens, or other similar outdoor gathering places. Open space may be distributed throughout the Specific Plan area as set forth in Map 6.

(d) Required open space need not be dedicated to the City as publicly owned property.

(e) Open space shall be provided in accordance with the Design Guidelines set forth in Appendix A.

2. **Residential Open Space Requirements.** A minimum total of 150 square feet of residential open space area shall be provided for each residential unit, and may be provided in any combination of common or private residential open space areas.

(a) No more than 50 square feet of the Central Plaza per residential dwelling unit may be used to satisfy this requirement.

(b) Residential open space may be provided at or above grade, or on rooftops.

(c) Except for the Central Plaza and open space provided in connection with buildings that include both Residential Uses and Hotel Uses, common residential open space shall be devoted to the use of inhabitants of the Specific Plan area in order to be counted toward the minimum residential open space requirement.

In addition, recreation rooms of at least 600 square feet may qualify for up to 25 percent of the total residential open space area requirements.

(d) Common residential open space areas shall be accessible to all residents and open to the sky, except for a pedestrian arcade or similar amenity. Additionally, a common open space area shall be a minimum of 400 square feet in area, with no horizontal dimension less than 15 feet, in order to be counted toward the residential open space requirement.

(e) Residential open space may be counted toward the total open space requirement for the Specific Plan area.

(f) A private residential open space area shall be contiguous to the dwelling unit and maintain a minimum eight-foot clearance under any projection in order to be counted toward the open space requirement.

E. General Landscape Requirements.

1. All planted areas shall be designed and installed in compliance with the Design Guidelines set forth in Appendix A.

2. Open space areas, including plazas, courtyards and roof terraces, but excluding paseos, the Central Plaza and Pedestrian Linkages, shall contain a minimum of 15% planted area which can include trees, shrubs, and/or groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement. Common residential open space areas shall contain a minimum of 25% planted area; however, this requirement does not apply to any indoor recreation room counted toward the open space requirements, pursuant to Subsection D.2(c) above.

3. The Central Plaza shall contain a minimum of ten percent planted area including, but not limited to, trees, shrubs and groundcovers. Planters, planter boxes and similar planting containers may be counted toward this requirement.

4. Automatic Irrigation: All planted areas shall be provided with automatic irrigation systems and conform to City's water conservation requirements.

5. No additional landscaping shall be required for the interior of those surface parking lots that exist at the time of the adoption of this ordinance. However, perimeter landscaping of existing surface lots shall be maintained so long as the surface lot is maintained.

F. General Pedestrian Linkage Requirements.

1. Pedestrian Linkages shall be provided, as set forth in Exhibit 5. Pedestrian linkages shall link the Specific Plan with the following surrounding uses/districts:

LA Convention Center
Crypto.com Arena
South Park District
7th/Flower Metro Station
Pico/Flower Metro Station
Central Business District (CBD)

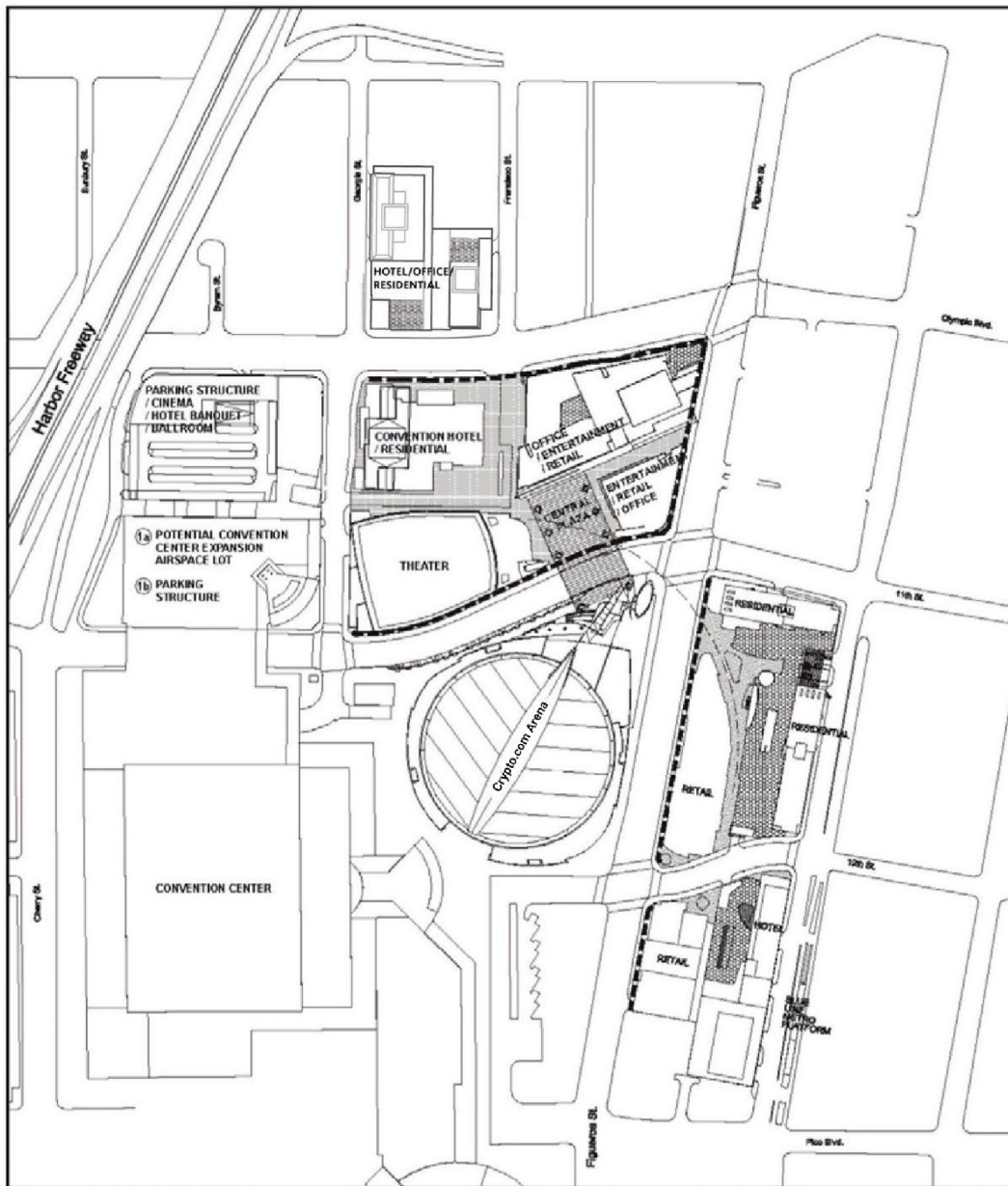
2. Pedestrian Linkages shall consist of attractive hardscape, landscape, lighting improvements, and directional signs. Accordingly, projects shall provide a public sidewalk width and a Private Setback width, as set forth in Appendix A. In most instances, the public sidewalk shall be 15 feet in width. However, due to limited public right-of-way, should the public sidewalk be less than 15 feet in width, the Applicant shall record a non-exclusive easement in favor of the City of Los Angeles over that portion of the adjoining Private Setback area, in order to achieve a total of 15 feet in width for public sidewalk purposes. The easement shall prohibit constructions or erections of any permanent barriers, such as permanent planters, curbs or railings, but shall permit placement of temporary or movable items, such as planters, street furniture, tables, chairs or benches. The easement shall be required prior to issuance of a certificate of occupancy for the Project, and the easement shall be reviewed and approved by the City prior to recordation.

The Specific Plan requires the provision of private setbacks in certain locations to increase the width of the pedestrian realm, as required by Design Guideline 2 of Appendix A. Street furniture, sidewalk dining amenities, tables, chairs, lighting, heating, decorative dining area railings no higher than 42 inches, and other similar elements are permitted within this setback, subject to the approval of the Director of Planning. Service and washing areas, habitable structures, and dining area enclosures above 42 inches are not permitted.


Notwithstanding the above, within the Olympic East Subarea only, buildings may encroach into the Private Setback area, provided that such building encroachments are 30 feet or more above grade and otherwise conform to the Design Guidelines outlined in Appendix A. Building encroachments which are less than 30 feet from grade shall be permitted only pursuant to a Director's finding that such building encroachment does not impact pedestrian uses and streetscape trees and other amenities within the Private Setback area.

3. Bus stops located along Pedestrian Linkages shall provide appropriate landing areas for pedestrian boarding or disembarking.
4. LASED Streetscape Plan. All Projects shall comply with the LASED Streetscape Plan set forth in Appendix F.
5. Prior to issuance of a certificate of occupancy for any Project, the Director may require the Applicant to record a covenant guaranteeing to the City that the Project shall improve and maintain the public right-of-way in accordance with the LASED Streetscape Plan. Prior to recordation, the City Planning Department must review and approve any required covenant.

MAP 6 **GENERAL OPEN SPACE COMPONENTS**



OPEN SPACE COMPONENTS

-  PLAZA / PASEO (94.9 KSF / 2.18 AC)
-  TERRACE (141.1 KSF / 3.23 AC)
-  PRIVATE SETBACK (25.8 KSF / 0.59 AC)
-  CENTRAL PLAZA (30.3 KSF / 0.70 AC)

0 200 400 800



**EXHIBIT 5
PEDESTRIAN LINKAGES**



Sec. 11. ELEVENTH STREET PEDESTRIAN AREA (CHICK HEARN COURT).

A. **Purpose.** The Specific Plan permits that Eleventh Street (Chick Hearn Court), between Figueroa Street and Georgia Street, will be used as a public gathering place and a place for public activities during non-peak hour traffic periods, subject to the approval of the General Manager and pursuant to applicable State law. If the Eleventh Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic, then it will be permanently used as a public gathering place and a place for public activities, except for restricted access during occasional non-public events.

B. **Limitations on Use.** During those non-peak hour traffic periods, or when Eleventh Street is not required for use as a public right-of-way for vehicular traffic, as determined by the General Manager, retail and food kiosks and carts may be permitted within the Eleventh Street Pedestrian Area. Alcoholic beverages may be sold or served within the Eleventh Street Pedestrian Area, pursuant to Section 12.A.2 of this Specific Plan.

C. **General Design Requirements.** The following requirements shall be designed and implemented subject to the approval of the General Manager.

1. The use of Eleventh Street as a Pedestrian Area shall be limited to that portion of Eleventh Street between Georgia Street and Figueroa Street.

2. The Eleventh Street Pedestrian Area shall be developed in accordance with those guidelines set forth in Appendix A.

3. If the Eleventh Street Pedestrian Area remains as a public right-of-way and is not vacated or otherwise permanently closed to vehicular traffic, then:

(a) Temporary closure of the street to vehicular traffic shall be accomplished with traffic barriers, removable bollards or other devices. The Applicant shall submit a temporary closure plan to the Department of Transportation for review and approval prior to the start of any closure.

(b) The roadway width of Eleventh Street used for vehicular traffic shall be a minimum of 65 feet and equipped with rolling curbs, removable bollards or similar devices that define the edge of the area used for vehicular traffic when operating as a through street.

(c) Permanent street trees and planting shall be restricted to outside of vehicular space; removable planters shall be permitted within vehicular space only during those periods of street closure.

(d) Special paving treatment shall differentiate that portion of the street under temporary closure and shall complement and unify this space with the Central Plaza and Star Plaza at Crypto.com Arena satisfactory to the General Manager and to the Bureau of Engineering.

(e) Permanent furniture shall be restricted to outside of vehicular space; removable furniture shall be permitted within vehicular space only during those periods of street closure.

(f) An annual closure plan shall be submitted to the Departments of Public Works and Transportation.

4. If the Eleventh Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic, then:

(a) The Eleventh Street Pedestrian Area shall primarily function as a pedestrian paseo between Georgia Street and Figueroa Street, and secondarily function to provide additional plaza space for events. The Pedestrian Area shall be open to the public, except for restricted access during occasional private events. It may include retail and food kiosks and carts. Hours of operation for permitted uses within the Pedestrian Area shall be 8:00 a.m. to 2:00 a.m., seven days a week.

(b) Closure of the street to vehicular traffic shall be accomplished with landscaped traffic barriers, bollards or other devices.

(c) The width of the Eleventh Street Pedestrian Area shall be a minimum of 85 feet. A minimum 23-foot-wide Pedestrian Linkage and clear pathway for pedestrians shall also be provided from Georgia Street to Figueroa Street. Public access for pedestrians and bicyclists shall be provided at all times within the Pedestrian Linkage except when closed during occasional private events pursuant to Section 11.C.4(a) in which case uninterrupted alternative pedestrian access shall be provided from Georgia Street to Figueroa Street through the Olympic East Subarea. A pedestrian detour route plan and bicycle detour route plan shall be submitted for approval by the Department of Transportation and Department of City Planning prior to the first temporary closure of the Pedestrian Linkage.

(d) Permanent trees and planting shall be restricted to outside the Pedestrian Linkage.

(e) Amenities, which could include by way of example special landscaping, paving treatment or art elements, shall be provided to complement and unify this space with the Central Plaza and Star Plaza at Crypto.com Arena satisfactory to the Director of City Planning.

(f) No new permanent signage shall be permitted within the Pedestrian Area, except for Wayfinding Signs and pedestrian-scale signs, as may be permitted pursuant to Section 16.A.2.(b) of this Specific Plan.

(g) Improvements to the Eleventh Street Pedestrian Area, including those implemented in connection with its vacation or otherwise permanent closure to vehicular traffic, shall be reviewed under a Director Administrative Review.

Sec. 12. ON-SITE 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. LASED Alcohol Use Approvals for Alcoholic Beverage Sales for On-Site Consumption. Except as set forth below, Alcohol Use Approvals shall be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption and processed pursuant to the procedures in LAMC Section 13B.2.2.H.:

1. Establishments. A maximum total of 38 Alcohol Use Approvals (including on-site and off-site) shall be permitted. 35 are solely for on-site consumption at establishments, which include but are not limited to, hotels, restaurants, night clubs, theaters, cinemas, or bars. One may be allocated either as an on-site or off-site Alcohol Use Approval. Two Alcohol Use Approvals are solely for off-site consumption. An Alcohol Use Approval seeking both off-site and on-site sales (such as a wine bar) shall be allocated for purposes of this Specific Plan as an off-site use, and shall be subject to the applicable conditions of both on-site sales and off-site sales as outlined in this Specific Plan. Each hotel shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages: (i) as part of its banquet, lobby, meeting room, pool area and room services; (ii) within mini-bars located in each guest room; and (iii) within other establishments that are physically located within the hotel. The Convention Center Hotel shall be considered a single establishment, even

if it is comprised of more than one hotel on the Significant Hotel Parcel. One performing arts center shall be considered a single establishment and shall be permitted to sell a full line of alcoholic beverages. Of the on-site Alcohol Use Approvals, the five on-site Alcohol Use Approvals added by Ordinance 183,913 shall be reserved for use within the Olympic East, Olympic West and Olympic North Subareas, including one for a cinema on Development Site 1.

2. **Special Events.** One Alcohol Use Approval shall be allocated to the Central Plaza area for Special Event purposes, which may be expanded to include the Eleventh Street Pedestrian Area. However, in no event may alcoholic beverages be sold or served within the Eleventh Street Pedestrian Area of the Central Plaza Area, unless it is vacated or otherwise permanently closed to vehicular traffic. If the Eleventh Street Pedestrian Area is vacated or otherwise permanently closed to vehicular traffic, alcohol beverages may be sold and served within it, subject to issuance of a modification to the Alcohol Use Approval for the Central Plaza (ZA-2007-5555-PAB), pursuant to LAMC Section 13B.2.2.H.1. The Applicant shall provide, or cause to be provided, notice to the Alcohol Advisory Group, of any event in the Central Plaza and Eleventh Street Pedestrian Area in which alcohol will be sold. Notice shall be provided to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Applicant.

3. **Requirements regarding purchase of existing alcoholic beverage licenses.** Of the 38 Alcohol Use Approvals allowed by this Specific Plan, nine shall be purchased from existing State ABC licensed establishments located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Under the Alcohol Use approval process, the Director or Zoning Administrator may act to further enlarge this repurchase area to include the entire five-mile radius from the intersection of 11th and Figueroa Streets (with the exception of the Hollywood Community Plan Area), upon a demonstrated good faith effort by the Applicant and submission of the following documentation to the Director, Zoning Administrator and the Alcohol Advisory Group:

- (a) evidence of contacting the owners of all Type 20, 21, 47 and 48 licenses within the repurchase area in writing,
- (b) evidence that site visits have been conducted to all license locations within the repurchase area to determine which are active,

- (c) evidence of following up on all licenses within the repurchase area that are not operable for possible purchase,
- (d) evidence of following up on all referrals within the repurchase area of nuisance operations, and
- (e) demonstrated readiness to purchase State ABC licenses as they become available.

For every five Alcohol Use Approvals issued, at least one shall be from among the nine State ABC licenses required to be purchased from existing licensed establishments, as referenced above. In addition to these nine State ABC licenses which are required to be purchased, a good-faith effort shall be made, to the satisfaction of the Zoning Administrator, to purchase an additional three State ABC licenses from existing licensed establishments which are located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Further, of the nine State ABC licenses which are required to be purchased, there shall be a priority to acquire these licenses from establishments that have created problems in the community, as determined by the State ABC.

B. Conditions. Conditions for on-site alcohol consumption are listed in Table 1. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with Table 1.

Applicants for Alcohol Use Approval shall also provide the following information, as applicable: number of seats; square footage and floor plan; signage; security measures to be provided; the proposed menu, if applicable; number of employees at any given time; minimum age requirements for patrons and enforcement measures.

C. Public Hearings by a Zoning Administrator. The Zoning Administrator shall conduct public hearings on at least nine of the 38 Alcohol Use Approval applications, with particular attention to nightclubs and Sports Bars. The Zoning Administrator shall conduct a public hearing on any Alcohol Use Approval involving a wine store seeking on-site and off-site consumption. If problems arise in connection with any of the 38 Alcohol Use Approvals, the Zoning Administrator shall conduct a public hearing on that approval in consultation with the Los Angeles Police Department (LAPD).

D. Discontinuance of Use. Notwithstanding LAMC Section 13B.2.2.H.5 to the contrary, the 38 Alcohol Use Approvals permitted by this

Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.

E. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or 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 modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 13B.6.2.

F. **Notice of Actions to Alcohol Advisory Group.** The Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, of any application filed pursuant to LAMC Section 13B.1.2 to amend this section, or of any hearing or action under this Specific Plan related to alcohol to the Alcohol Advisory Group. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.

G. **Additional Restrictions for the Figueroa Central Subarea.** There shall be a maximum of one nightclub/bar and a maximum of one Sports bar permitted within the Figueroa Central Subarea. A maximum of one alcohol use within the Figueroa Central Subarea shall be permitted to sell distilled spirits by the bottle for on-site consumption. The sale of distilled spirits by the bottle for on-site consumption shall be limited to a hotel establishment within the subarea.

Sec. 13. OFF-SITE ALCOHOL CONSUMPTION REGULATIONS.

The sale and service of alcoholic beverages for off-site consumption shall be permitted. Establishments that sell alcoholic beverages for off-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the ABC.

A. **LASED Alcohol Use Approvals for Alcoholic Beverages for Off-Site Consumption.** Two Alcohol Use Approvals shall be allowed solely for the sale of a full line of alcoholic beverages for off-site consumption, and a third Alcohol Use Approval may be allocated for off-site consumption, if not allocated for on-site consumption, as follows:

1. **Establishments.** A maximum total of 38 Alcohol Use Approvals (including on-site and off-site) shall be permitted. A maximum of two Alcohol Use Approvals solely for off-site consumption shall be permitted. An Alcohol Use Approval seeking both off-site and on-site sales (such as a wine bar) shall be allocated for purposes of this Specific Plan as an off-site use, and shall be subject to the applicable conditions of both on-site sales and off-site sales as outlined in this Specific Plan.

2. Requirements regarding purchase of existing alcoholic beverage licenses. Of the 38 Alcohol Use Approvals, nine shall be purchased from existing State ABC licensed establishments located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Under the Alcohol Use approval process, the Director or Zoning Administrator may act to further enlarge this repurchase area to include the entire five-mile radius from the intersection of 11th and Figueroa Streets (with the exception of the Hollywood Community Plan Area), upon a demonstrated good faith effort by the applicant and submission of the following documentation to the Director, Zoning Administrator and the Alcohol Advisory Group:

- (a) evidence of contacting the owners of all Type 20, 21, 47 and 48 licenses within the repurchase area in writing,
- (b) evidence that site visits have been conducted to all license locations within the repurchase area to determine which are active,
- (c) evidence of following up on all licenses within the repurchase area that are not operable for possible purchase,
- (d) evidence of following up on all referrals within the repurchase area of nuisance operations, and
- (e) demonstrated readiness to purchase State ABC licenses as they become available.

For every five Alcohol Use Approvals issued, at least one shall be from among the nine State ABC licenses required to be purchased from existing licensed establishments, as referenced above. In addition to these nine State ABC licenses which are required to be purchased, a good-faith effort shall be made, to the satisfaction of the Zoning Administrator, to purchase an additional three State ABC licenses from existing licensed establishments which are located outside of the Specific Plan area and within the Central City Community Plan Area, the Pico Union I and II Redevelopment Project Areas, the Westlake Recovery Redevelopment Project Area, that portion of the Council District 9 Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets, or that portion of the Adelante Eastside Redevelopment Project Area within a five-mile radius from the intersection of 11th and Figueroa Streets. Further, of the nine State ABC licenses which are required to be purchased, there shall be a priority to acquire these licenses from

establishments that have created problems in the community, as determined by the State ABC.

B. **Conditions.** Conditions for off-site alcohol consumption are listed in Table 2. The Zoning Administrator, or his or her designee, through the Alcohol Use Approval process, shall review applications for compliance with Table 2.

Applicants for Alcohol Use Approvals shall also provide the following information, as applicable: Square footage and floor plan; amount of shelf space anticipated for display and sale of alcoholic beverages; signage; security measures to be provided; the number of employees at any given time.

C. **Public Hearings by a Zoning Administrator.** The Zoning Administrator shall conduct public hearings on at least nine of the 38 Alcohol Use Approvals applications, with particular attention to nightclubs and Sports Bars, but may conduct public hearings on any of the 38 Alcohol Use Approvals. The Zoning Administrator shall conduct a public hearing on any Alcohol Use Approval involving a wine store seeking on-site and off-site consumption.

D. **Discontinuance of Use.** Notwithstanding LAMC Section 13B.2.2.H.5 to the contrary, the 38 Alcohol Use Approvals permitted by this Specific Plan shall continue through the life of the Specific Plan. However, the Zoning Administrator may require an additional Alcohol Use Approval for replacement establishments if there is reasonable and credible evidence of nuisance activities associated with the previous establishment.

E. **Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or 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 modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 13B.6.2.

F. **Notice of Actions to Alcohol Advisory Group.** The Director, or the Zoning Administrator, as applicable, shall provide notice, as set forth in this subsection, of any application filed pursuant to LAMC Section 13B.1.2 to amend this section, or of any hearing or action under this Specific Plan related to alcohol to the Alcohol Advisory Group. Notices shall be provided in accordance with the City's Early Notification System to the members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Director.

TABLE 1

CONDITIONS FOR ON-SITE ALCOHOL CONSUMPTION

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. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year 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 presented upon request of the Zoning Administrator.

2. The sale of distilled spirits by the bottle, for on-site consumption, is permitted at four establishments within the Specific Plan area, to be operated by experienced, high quality, licensed operators, with proven track records, in accordance with State ABC licenses and the below conditions:

(a) Only servers employed by the establishment may serve distilled spirits from the bottle. Patrons are prohibited from serving themselves.

(b) The sale of distilled spirits by the bottle shall not be permitted when minors are on the premises.

(c) Distilled spirits shall not be sold in bottles exceeding 750 ml.

(d) Patrons shall be prohibited from removing bottles of distilled spirits from the establishment.

(e) The sale of distilled spirits by the bottle shall not be permitted before 8:00 p.m. Patrons may not commence purchase of bottles of distilled spirits after midnight.

(f) At a minimum, food service shall be available from 8:00 p.m. to midnight.

(g) Each table where sale of distilled spirits by the bottle is permitted shall be tended to by at least one server to ensure that the requirements of these conditions are being monitored.

(h) The sale of distilled spirits by the bottle shall be made only to parties of two or more patrons. No more than three 750 ml bottles of spirits shall be at a table at any given time.

(i) For parties of two patrons, only one bottle of distilled spirits may be served at a time.

(j) No server may serve distilled spirits by the bottle prior to completing a training program provided by the Applicant regarding the requirements of these conditions and State ABC requirements.

(k) The sale of distilled spirits by the bottle shall not be permitted until the Applicant submits to the Director a copy of the training plan used to train servers regarding the requirements of these conditions.

(l) Within one year from the date each Alcohol Use Approval is issued for an establishment that permits the sale of distilled spirits by the bottle for on-site consumption, the Applicant shall file an application, along with a compliance report, with the Zoning Administrator's Office for a review of compliance with the above conditions. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with the above conditions. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. The Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12.C and 13.C of the Specific Plan. Notice of the hearing shall be provided in accordance with the City's Early Notification System to members of the Alcohol Advisory Group who have provided their current names, addresses and telephone numbers to the Zoning Administrator.

3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.

4. No booth or group seating shall be installed which completely prohibits observation of the occupants.

5. A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free non-alcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Director for review and approval prior to the opening of any facility offering alcoholic beverages.

6. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owner(s) or operator(s) of the establishment, shall be provided. In determining the sufficient number of security personnel, the Zoning Administrator shall take into account such factors as square footage, use, capacity, location, operating hours and permitted occupancy of the establishment, site layout, and other security design features that are provided. The respective property owner(s) or operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the

issuance of any alcohol use approval. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the LAPD. These security personnel shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and shall also be on duty thirty minutes prior to opening of the establishment and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The establishment operator shall notify the LAPD of special events as far in advance as feasible.

7. The Zoning Administrator shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.

8. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.

9. The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.

10. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.

11. Establishments may serve alcohol 10:00 a.m. – 2:00 a.m., 7 days per week, except that up to eight establishments, including each hotel, may serve alcohol from 7:00 a.m. – 2:00 a.m., 7 days a week. Mini-bars located within hotel guest rooms shall not be limited in the hours of alcohol service.

12. 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.

13. A copy of this Table shall be retained at all times on the premises in each establishment which serves alcoholic beverages and shall be produced immediately upon the request of the Director or the LAPD.

14. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Zoning Administrator for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Zoning Administrator.

15. The Applicant shall ensure that no alcoholic beverages, which are purchased within the Applicant's establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.

16. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.

17. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.

18. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

19. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:

(a) These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment. There shall be no requirement to purchase a minimum number of drinks.

(b) Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.

(c) Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.

(d) For six establishments, gross annual sales of alcoholic beverages shall not exceed 50% of the total gross annual restaurant sales. For each of the remaining establishments, gross annual sales of alcoholic beverages shall not exceed 40% of the total gross annual restaurant sales.

(e) Entertainment activities, such as live or recorded music, may be permitted so long as no less than 70% of the restaurant floor area is dedicated to food preparation, food service, eating areas, and entertainment and other areas where alcoholic beverages are not sold, such as dance floors, bowling alleys, stages and other performance areas

and associated back of house areas, performance viewing areas, restrooms and storage areas.

(f) No more than two pool tables are permitted for each restaurant.

(g) There shall be a full-service kitchen and a full menu.

(h) A minimum of ten of the permitted on-site consumption permits within the Specific Plan shall be for Restaurant/Cafes.

20. Sports Bar. The following conditions shall apply to Sports Bars:

(a) These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.

(b) Sales of alcoholic beverages for consumption off the premises is prohibited. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.

(c) Persons under 21 years of age shall not be admitted into those areas dedicated exclusively for pool tables, a bar or a cocktail lounge after the sale of food items have been discontinued.

(d) Within one year from the date an Alcohol Use Approval is issued for a Sports Bar establishment, the Applicant shall file an application with the Zoning Administrator's office for a review of the operations of the establishment. In addition, the Applicant shall file an application with the Zoning Administrator's Office for a review of the operations of the establishment every two years thereafter, unless the Zoning Administrator determines that the two-year reviews are no longer necessary. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with all conditions of approval. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. If the Zoning Administrator deems it necessary or if there has not been compliance with the conditions imposed on the operation of the establishment, the Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12.C and 13.C of this Specific Plan.

(e) Each Sports Bar may include other entertainment activities, such as live or recorded music, dancing, pool tables or other coin-operated/non-coin-operated games of skill.

21. Nightclubs/Bars. The following conditions shall apply to nightclubs and bars:

(a) Persons under 21 years of age shall not be permitted within any Nightclub or bar when alcohol is being served. Signage shall be prominently posted on the exterior of the establishment, stating this age restriction.

(b) Within one year from the date an Alcohol Use Approval is issued for a Nightclub establishment, the Applicant shall file an application with the Zoning Administration's office for a review of the operations of the establishment. In addition, the Applicant shall file an application with the Zoning Administrator's Office for a review of the operations of the establishment every two years thereafter, unless the Zoning Administrator determines that the two-year reviews are no longer necessary. The Zoning Administrator shall review the operations of the establishment, to verify it is in compliance with all conditions of approval. The Zoning Administrator may impose any modification to the conditions of approval, as necessary. If the Zoning Administrator deems it necessary or if there has not been compliance with the conditions imposed on the operation of the establishment, the Zoning Administrator shall require a public hearing for this one-year review, in addition to those public hearings referenced in Sections 12.C and 13.C of this Specific Plan.

22. Cinemas. The following conditions shall apply to cinemas:

(a) Sales of alcoholic beverages shall be only made from behind a counter, including a concession stand, portable stand or bar, or fixed bar, or by patrons making an order to a server to the occupant of the seating area. Sales or service of alcoholic beverages by individual ambulatory vendors, commonly known as "hawkers," is prohibited, and no server may carry a supply of unordered alcoholic beverages.

(b) Sales of alcoholic beverages for consumption off the premises is prohibited.

(c) Gross annual sales of alcoholic beverages shall not exceed 50% of the total gross annual food and beverage sales.

(d) No more than two (2) alcoholic beverages shall be sold or served to any one (1) person during any purchase transaction.

(e) Alcoholic beverages shall be served in non-glass containers that differ significantly in appearance from non-glass containers used for non-alcoholic beverages.

(f) At all times when the Applicant is serving alcoholic beverages, an employee shall enter and monitor activity within each Cinema auditorium

no less than every 30 minutes, and lighting within auditoria shall remain at a sufficient level to allow employees to monitor alcoholic beverage consumption.

(g) Applicant shall post signs that state “No Alcoholic Beverages Beyond This Point” at all Cinema exits.

(h) No employee under 18 years of age may serve or sell alcoholic beverages.

23. Sales of alcohol for off-site consumption shall be prohibited.

TABLE 2
CONDITIONS FOR OFF-SITE ALCOHOL CONSUMPTION.

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. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year 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 presented upon request of the Zoning Administrator.

2. Of the two Alcohol Use Approvals solely for off-site consumption, which are permitted by this section, and one Alcohol Use Approval that may be allocated to off-site consumption if not allocated to on-site consumption, one shall be located and operated in conjunction with the residential components of the Specific Plan, such as a grocery store, drug store, or similar uses that are intended to primarily serve the residential uses in the Specific Plan area.

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

4. A sufficient number of security personnel, as determined by the Zoning Administrator (with a minimum of one security officer for each Alcohol Use Approval), under the control of the respective property owners or operators of the establishment, shall be provided. Each security officer shall complete a training program that includes but is not limited to information regarding substance abuse and addiction, developed in consultation with the Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol areas where establishments selling alcohol for off-site consumption are located, as well as maintain order in and around the Project area. Security personnel shall be on duty during the hours of operation of the establishments and thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The LAPD shall be notified of special events as far in advance as feasible.

5. The Zoning Administrator, or his/her designee, shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.

6. The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access-control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.

7. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.

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

9. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms, conditions established in this Specific Plan and shall record the agreement in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Zoning Administrator.

10. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.

11. The Applicant shall ensure that no alcoholic beverages which are purchased within the Applicant's establishment are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.

12. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.

13. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.

14. 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 after its occurrence.

15. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

16. Drug Stores/Grocery Stores. The following conditions shall apply to Drug Stores and Grocery Stores:

(a) The sales of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m., seven days a week.

(b) No wine shall be sold with an alcoholic content of greater than 15% by volume, except for "dinner wines" which have been aged two years or more and which are maintained in corked bottles.

(c) The sale of beer or malt beverages in individual containers of one quart, 22 ounces or 32 ounces is prohibited. No beer or malt beverages may be sold in quantities of less than six containers per sale.

(d) Beer, malt beverages and wine coolers in individual containers of 16 ounces or less is prohibited. These individual containers that are 16 ounces or less must be sold in manufacturer's pre-packaged, multi-unit quantities.

(e) Wine and distilled spirits shall not be sold in bottles or containers smaller than 750 milliliters. Beer coolers, wine coolers or pre-mixed distilled spirit cocktails must be sold in manufacturer's pre-packaged, multi-unit quantities.

17. On-site consumption of alcoholic beverages may be permitted when provided in conjunction with a gourmet wine store. The gourmet wine store may serve alcohol for on-site consumption from 10:00 a.m. to 2:00 a.m., seven days per week. The following additional conditions shall apply to wine tasting:

(a) The owner or operator shall maintain a record of wines used for wine tastings. Records of wines consumed at wine tastings on-site or of those furnished by the establishment to any organization for wine tasting off-site shall include the date of the tasting, name and address of licensee, name of the organization if applicable, the address of the tasting if not conducted on the applicant's premises, and the brand, type, and quantity of each wine used. Wine tasting records shall be retained for a period of three years, and provided to the Zoning Administrator when requested.

(b) Dump buckets shall be provided in conjunction with wine tasting.

(c) Non-alcoholic beverages, in addition to water, shall be served.

(d) No person under the legal age of 21 or any person who appears to be intoxicated shall be served an alcoholic beverage.

(e) Food or snacks shall be provided in conjunction with wine tasting.

Sec. 14. TRANSPORTATION AND PARKING REGULATIONS.

A. **Project Trip Generation.** In conjunction with each Project Compliance application, the Applicant shall calculate the number of Trips for a Project and submit the calculation to the General Manager for review and approval. The calculation of Trips for each Project shall be based on the Trip Generation Table in Appendix B. The City Planning Commission, after notice and hearing, may for good cause, revise the Trip Generation Table based upon the recommendations of the Director and the General Manager.

Trips for a Project having more than one use shall be calculated by adding together the Trips generated by the proportion of Floor Area of the Project devoted to each use unless the General Manager, based on reasonable methods, determines otherwise.

The General Manager shall use reasonable methods to determine the appropriate number of Trips for Projects which include a use not listed in the Trip Generation Table or a recognized data source, such as the Institute of Transportation Engineers (ITE) Trip Generation tables.

The General Manager's determination shall reflect the anticipated effect of the Pass-By Trips, use of transit, trips remaining internal to the Project, Trips generated by existing uses on the Project site, trips related jointly to Crypto.com Arena and Los Angeles Convention Center, and implementation of other transportation demand management measures.

The Applicant may appeal the General Manager's calculation of Trips to the Area Planning Commission within 15 days from the date of mailing of the General Manager's written determination. Upon appeal, the Commission shall, for good cause, sustain, reverse or modify the General Manager's calculation within 30 days of the filing of the appeal. If the Commission fails to act within this specified time, the calculation by the General Manager shall be the final determination.

B. Required Traffic Improvements.

1. **Phasing Plan.** Prior to the issuance of the first Project Compliance, the Applicant shall submit a Traffic Mitigation Phasing Plan (TMPP) to the General Manager for approval. The Plan shall identify which improvements must be constructed in connection with individual development sites. The General Manager, in consultation with the Director and the Applicant, may modify the approved TMPP, if he or she determines the TMPP to be infeasible.

2. **Improvement Assignments.** Prior to the issuance of a Project Compliance approval for a Project, the General Manager, in consultation with the Director of Planning and the applicant, shall assign traffic improvements to the Project, from the list in Appendix C. Applicants

may seek assignment of Project traffic improvements for individual trips, or for entire phases of development.

3. **Guarantee of Traffic Improvements.**

(a) **Traffic Improvements.** Prior to issuance of a building permit for a Project, the Applicant shall guarantee to the satisfaction of the General Manager, the construction of any traffic improvements for which the Project Applicant is responsible. Prior to the issuance of a certificate of occupancy, the Project Applicant shall provide improvement design plans satisfactory to the General Manager, and shall construct, the assigned traffic improvement. If the General Manager determines that construction of the assigned traffic improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the improvement to the satisfaction of the General Manager.

(b) **Fair Share Traffic Improvements for Harbor Freeway 9th Street Northbound Off-Ramp.** The Project Applicant shall provide suitable guarantees for the Project's fair share of the costs of improvements (including the cost of preparing the Project Study Report) to the northbound 9th street off-ramp from the Harbor Freeway, to the satisfaction of the General Manager. The Project Study Report shall meet the requirements set by the State Department of Transportation (CALTRANS) for this improvement.

(c) **Guarantee Provisions.** Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer and the General Manager.

4. **Traffic Improvement Modifications.** The General Manager, at the request of the Applicant, may determine the implementation of any transportation improvement listed in Appendix C is infeasible and should be substituted with a comparable transportation improvement of equivalent cost or effectiveness. In that situation, the General Manager, in consultation with the Director, may modify or substitute the traffic improvement, provided the General Manager meets with the Applicant and determines what alternate and/or additional mitigation measures shall be implemented by the Applicant in order to meet the objectives of this subsection.

C. Transportation Demand Management (TDM) Regulations.

1. **Transportation Management Organization (TMO).** The owners of property within the Specific Plan area shall establish a TDM Plan approved by the General Manager. In order to implement this TDM Plan, the owners of property within the Specific Plan area shall establish a TMO, in which owners or property and tenants within the Specific Plan area shall participate. Participation in the TMO shall be required as a term of the tenant's lease with the owners of property within the Specific Plan area or with the management firm.

2. **Implementation.** Owners of property within the Specific Plan area shall submit an annual TDM report to the TMO, which shall submit one consolidated annual report to the General Manager. The General Manager shall review the annual report, to verify that development in the Specific Plan area has not exceeded environmental thresholds related to traffic and parking, based on Appendix B and the Parking Requirements Table, set forth in this Specific Plan.

3. **TDM Measures.** The TMO may utilize those incentives or other measures it determines appropriate within its TDM Plan. These measures may include, but are not limited to the following:

- Building and site design elements that facilitate employee/visitor Trip reduction efforts.
- Conveniently located loading and unloading areas for high-occupancy vehicles (HOVs).
- Bicycle facilities.
- Preferential parking for HOVs.
- Conveniently located public transit stops.
- Educational programs or materials on ridesharing/transit services for employees or visitors of the Specific Plan area.
- Sale of transit passes.
- Provision of ridesharing coordination services.

D. Parking Regulations.

1. **Supersedes LAMC Requirements.** Where this Specific Plan contains language or standards that require more parking or permit

less parking than LAMC Section 12.21, this Specific Plan shall supersede the LAMC.

2. **Parking Requirements.** The following minimum parking ratios shall apply to uses within the Specific Plan area:

Parking Requirements Table

Land Use	Parking Requirements
Arena	2,198 spaces for Crypto.com arena.
Entertainment	
Theater	1 space/10 seats
Night Club/Sports Bar	1 space/100 sf
Museum	1 space/100 sf
Convention Center Use	3.65 space/1,000 sf*
Health Club	1 space/1,000 sf
Hotel*	
Banquet Room	1 space/100 sf
Guest Rooms	.5 space/room for first 20 rooms .25 space/room for next 20 rooms .16 space/room for remaining rooms
Medical Office	1 space/1,000 sf
Office	1 space/1,000 sf (maximum)
Residential	1.25 space/dwelling unit
Assisted/Elderly units	.5 space/room for first 20 rooms .25 space/room for next 20 rooms .16 space/room for remaining rooms
Restaurant	1 space/1,000 sf Retail 1 space/1,000 sf
Telecom facility	1 space/10,000 sf

*Uses ancillary to the operation of a hotel shall not be subject to a separate parking requirement.

However, the parking rate for office use within the existing Traffic Impact Zone (north of Olympic Blvd.) shall be 0.6 sp/1,000 square feet. When the downtown parking requirements are modified by the Community Plan Update, those modified parking requirements may be utilized within this Specific Plan.

3. **Location of Parking.** Parking required by this Specific Plan for an individual Project may be located at any location within the Specific Plan area or within 1,500 feet of the Specific Plan boundary by covenant, lease, license or other arrangement to the satisfaction of the Director. Parking shall be distributed throughout the Specific Plan area, to ensure convenient access by all individual Projects.

4. **Shared parking requirements.** The Director of Planning, in consultation with the General Manager, may authorize shared use parking, based upon a finding that adequate parking will be provided. The Applicant shall prepare a shared parking analysis for approval by the Director and the General Manager.

5. **Reduced parking requirements.** The Director of Planning, in consultation with the General Manager, may authorize the reduction of these minimum parking requirements, based upon a finding that adequate parking will be provided. No reduction may exceed 10% of the minimum parking requirements established by this Specific Plan. The Applicant shall prepare a reduced parking analysis for approval by the Director and the General Manager.

Sec. 15. TRANSFER OF FLOOR AREA.

Except as provided in Section 6 of this Specific Plan, Owners of a lot located within the Specific Plan area may transfer unused permitted Floor Area to another lot within the Specific Plan area, or may transfer unused permitted Floor Area into the Unused Floor Area Pool, pursuant to the procedures of this Section. In addition, owners of a lot located within the Specific Plan area may transfer unused permitted Floor Area to another lot outside of the Specific Plan area pursuant to Article 4.5 of the LAMC, LAMC Section 12.24 W.19 and the procedures set forth below in Subdivision B.

A. **Limitation.** Any Project constructed with transferred Floor Area shall comply with all regulations set forth in this Specific Plan.

B. **Procedures.** The Director shall approve the transfer of unused permitted Floor Area if it meets the following procedures:

1. An applicant shall submit to the Director, a request for the Transfer. The request shall indicate the Donor Site, the Receiver Site and the amount of Floor Area to be transferred. If the request is to transfer Floor Area from a Donor Site to the Unused Floor Area Pool, then the request shall so indicate, and shall state the amount of Floor Area to be transferred. If the request is to transfer Floor Area from the Unused Floor Area Pool to a Receiver Site, then the request shall so indicate, and shall state the amount of Floor Area to be transferred.

2. The Director shall establish and maintain a record of all transfers pursuant to this Specific Plan.

3. The Director shall verify that the Donor Site contains adequate unused Floor Area to be transferred to the Receiver Site or to the Unused Floor Area Pool.

4. Any transfer approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by an executed and recorded covenant approved by the Director. Where the Floor Area is being transferred to a Receiver Site, it shall be executed and recorded against both the Donor Site and Receiver Site. Where the Floor Area is being transferred to the Unused Floor Area Pool, the covenant shall be executed and recorded against the Donor Site. The covenant shall specify the total Floor Area being transferred from, and any remaining Floor Area at, the Donor Site and shall restrict further development on the Donor Site to that amount of Floor Area, if any, remaining, unless additional Floor Area is subsequently transferred to the Donor Site. After recordation, a copy bearing the Recorder's number and date shall be furnished to the Director and the General Manager for their records.

Sec. 16. SIGNAGE.

A. Specific Plan Compliance Requirements.

1. **Prohibition.** The Department of Building and Safety (LADBS) shall not issue a permit for a sign, unless the sign or program complies with the requirements of this Section. Unless otherwise specified in this Specific Plan, all signs shall comply with the provisions of LAMC Chapter 1, Article 4.4, Section 14.4.1, et seq.; Chapter II, Article 8, Section 28.00, et seq.; Chapter VI, Article 7, Section 67.00, et seq.; and Chapter IX, Article 1, Division 62.

2. Review Procedure.

(a) **Review Processes.** The Applicant shall submit sign plans drawn to scale, indicating the sign area, sign type, sign height, placement, lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall also identify the Sign District location, as shown graphically on Map 8, the proposed location of the sign, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section.

(i) **Planning Department Sign Off Required.** A permit may be issued by LADBS for the following type of signs with only a Planning Department sign off on the permit application:

1. Aerial View Sign
2. Architectural Ledge Sign
3. Awning Sign
4. Banner Sign

5. Channel Letter Sign
6. Inflatable Signs
7. Ground Mounted Sign
8. Temporary Sign in Sign District A-1
9. Tenant I.D. Sign
10. Wall Sign up to 1,500 square feet in area
11. Wayfinding Sign

Upon review and approval that the sign complies with the requirements of this Section, the Director shall stamp, sign, and date the permit application plans which shall be given to LADBS prior to the issuance of any permit to ensure consistency in the permitting process.

(ii) **Sign Application Required.** No permit shall be issued by LADBS for the following types of signs unless the Director has issued a Sign Application Compliance approval:

1. Animated Sign
2. Arena Sign
3. Building I.D. Sign
4. Electronic Message Display Sign
5. Freeway Edge Sign
6. Plaza Tower Sign
7. Projected Image Sign
8. Projecting Sign
9. Roof Sign
10. Supergraphic Sign
11. Temporary Signs in Sign District A, B, C

12. Wall Sign greater than 1,500 square feet in area
13. any other signs which are permitted by the LAMC and are not prohibited by this Specific Plan

Applicants may apply for sign approvals for individual signs or for projects which have been granted a Project Permit Compliance Review, through approval of a sign application by the Director. The Applicant may submit a sign application following the Project Compliance review or simultaneously with the Project Compliance review.

(b) **Sign Application Compliance.** A Director review and approval in accordance with the findings in (d) below. Prior to issuance of any permit for a sign or sign support structure not eligible for sign off pursuant to Paragraph (a)(1) of this subdivision, the Applicant shall submit a sign application for review by the Director. The Applicant shall submit the sign plans drawn to scale, indicating the sign area, sign type, sign height, placement, lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall also identify the Sign District location, as shown graphically on Map 8, the proposed location of the sign, and indicate conformance with the requirements specified for that location as set forth in Subsection C of this section. Approval of a Sign Application Compliance shall be based on traffic safety, conformance with the sign regulations of this Specific Plan, and a determination that the design of a proposed sign(s) is in keeping with the architectural and landscape character of the surrounding development and the Specific Plan as provided for in the Design Guidelines for Signs (Appendix A). Prior to the issuance of any permit, the Director shall stamp, sign, and date an approved sign plan to be given to LADBS to ensure consistency in the permitting process.

(c) **Fee.** A Sign Application Compliance submittal shall be accompanied by a fee equal to the fee required for sign reviews pursuant to LAMC Section 19.01 G.

(d) **Findings Required for Sign Application Compliance.** Signs shall be reviewed for consistency with all applicable sections of the Specific Plan. Signage approval may be conditioned per applicable regulations and guidelines of the Specific Plan. Prior to approval of a Sign Application, the Director shall make the following findings:

1. All proposed signs are appropriately scaled to the architectural character of all buildings, existing signs, and structures on the lot;

2. All existing and proposed signs result in a complementary enhancement to the architecture and open spaces on the lot, and result in a visually uncluttered appearance;

3. The proposed signs comply with all of the applicable sign regulations of this section, including sign area, total signage facade coverage, sign type, sign height, and operating hours; and

4. The proposed signs comply with all applicable sign guidelines found in Appendix A of the Specific Plan.

(e) **Time Limit.** The Director shall approve, disapprove, or approve with conditions a sign application within 30 days from the date the application is deemed complete, unless the time limit is extended by mutual consent of the Applicant and the Director.

B. **Definitions.** The following terms whenever used in this Section are defined below or cross-referenced to definitions used in the LAMC. To the extent that other terms used in this section are not listed below but are defined in the LAMC, those definitions shall apply. Sign Districts shall be as shown on Map 8. The definitions set forth in this section are intended to encompass future technologies and materials which may be utilized in the construction or implementation of the signs permitted.

Aerial View Sign: A sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky. An Aerial View Sign shall not be visible from any adjacent public right-of-way.

Animated Sign: A sign that contains images, parts or illumination which flash, change, move, stream, scroll, blink or otherwise incorporate motion.

Architectural Ledge Sign: A sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

Arena Sign: A sign that includes, but is not limited to, the logo and or name of the sports and entertainment complex at the southwest corner of the intersection of Figueroa Street and 11th Street.

Awning Sign: A sign located anywhere on the surface of an awning.

Banner Sign: A sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole or building and is fixed in place.

Building I.D. Sign: A sign that is limited to a company logo, name of building, business, or destination.

Channel Letters Sign: Multi-dimensional, individually cut letters, numbers or figures which are affixed to a building or structure.

Electronic Message Display Sign: A sign that displays still images, scrolling images or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Freeway Edge Sign: A sign that may consist of a Ground Mounted, Projecting, or Wall Sign within Sign District B which faces the I-110 Freeway.

Ground Mounted Sign: A sign that is free-standing, mounted to the ground and does not use columns, poles or uprights as its primary, visual structural support.

Inflatable Sign: An object that is inflated with cold air, hot air, helium or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord, rope, cable or similar method.

Large-scale Architectural Lighting: Lighting elements placed on a significant portion of a building's facade to highlight or accentuate vertical, horizontal, or other elements of the structure's architecture.

Non-animated Sign: Any sign other than an Animated Sign. For purposes of this Specific Plan, a sign which has images, parts or illumination that change less than once every hour shall be considered a Non-animated Sign.

Off-site Sign: Any sign other than an On-site Sign.

On-site Sign: A sign which identifies or promotes a facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person, institution, or sponsor of any of the foregoing, which is conducted, sold, manufactured, produced, exhibited, displayed, promoted, presented, broadcast, televised, offered or occurring within this Specific Plan area, Crypto.com Arena, or the Convention Center, including any incidental facility, use, business, product, service, profession,

commodity, activity, exhibition, display, promotion, presentation, event, person or institution.

Plaza Tower Sign: A sign that consists of a free-standing multi-sided structure, located only within the Central Plaza. A Plaza Tower Sign may consist of, but shall not be limited to, an Electronic Message Display Sign, a Projected Image Sign, or a Supergraphic Sign and located only within Sign District A-1. A Plaza Tower Sign shall not be considered to be a Pole Sign, as defined by LAMC Section 14.4.2, or a Ground Mounted Sign.

Projected Image: An image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall. A Projected Image shall count as sign area.

Projecting Sign: A sign, other than a Wall Sign, that is attached to a building or structure and projects outward and/or upward from the wall of a building or structure and contains one or more sign faces.

Roof Sign: A sign erected upon a roof of a building. For purposes of this ordinance, a Roof Sign shall be limited to freestanding letters or characters which are not applied or attached to any background structure, building or material, except as necessary to support. Except for Building I.D. signs and the Arena Sign, Roof Signs shall be framed by a higher building wall, so that the display does not break the skyline when viewed at a distance of 500 feet from any public street.

Sign: Any display board, wall, screen, projected image, object, or any other material or medium used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public.

Sign Height: Shall be measured from the adjacent finished grade to the top of the sign.

Supergraphic Sign: A sign which consists of an image, with or without written text, which is applied to and made integral with a wall, projected onto a wall, illuminated by LED or other pixilated lighting where permitted, or printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.

Temporary Sign: Any sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single building facade, and which is not permanently affixed to the ground, a building or structure. Temporary Signs include Inflatable Signs. Temporary Signs shall count as sign area, except as provided for in Subsection C.5(a) of this section.

Tenant I.D. Sign: A sign that is limited to a company logo or the name of a business.

Wall Mural: A painted or digitally produced image generally large in scale, which is incorporated onto the facade of a building. Wall Murals shall count as sign area.

Wall Sign: A sign attached to, painted on or erected against the wall and/or parapet of a building or structure, with the exposed face of the sign on a plane approximately parallel to the plane of the wall.

Wayfinding Sign: A pedestrian or auto oriented sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a non- advertising character.

Window Sign: A sign placed directly behind a building window and intended to be visible from the exterior of the building. A Window Sign does not include a Supergraphic Sign or Wall Mural Sign.

C. General Requirements:

1. **General Requirements of LAMC and State and Federal Law.** The intent of this Specific Plan is to create a vibrant and animated entertainment district, with dynamic and creative signage, including many signs that are not otherwise permitted by the LAMC. Except as otherwise provided, and pursuant to Section 3.J of this Specific Plan, LAMC Sections 91.6201 et seq., 14.00 et seq., and 28.10, 28.11, 67.02(a) and 67.29 shall be superseded by this Specific Plan. All signs authorized by this Specific Plan must comply with the applicable state and federal laws, including California's Outdoor Advertising Act, Business & Professions Code Section 5200-5486, and applicable safety provisions in the California Vehicle Code, including Vehicle Code Sections 21465, 21466, and 21466.5. Nothing in this Specific Plan can or is intended to alter or avoid applicable state requirements.

2. **Permitted Signs.** Except as otherwise provided in Subdivision 3, below, all signs defined in subsection B above and signs which are otherwise permitted by the LAMC shall be permitted, as set forth in this Specific Plan.

3. **Prohibited Signs.** Except as otherwise provided, the following signs shall be prohibited:

- (a) Internally Illuminated Awnings.
- (b) Conventional plastic faced box, canister, or cabinet signs.

- (c) Formed plastic faced box or injection molded plastic signs.
- (d) Luminous vacuum formed letters.
- (e) Odor-producing signs.
- (f) Any sign covering windows, with the exception of Supergraphic Signs which shall maintain outward views from windows.
- (g) Pole Signs.
- (h) Sandwich board signs.
- (i) Off-site signs.
- (j) Signs that include strobe lights, flashing lights, revolving beacons or any other technology that interfere with traffic safety or visibility.

4. Hazard Review.

(a) Signs that adhere to the regulations outlined in Tables 3, 4, 5, 6, and 7 of this Specific Plan shall be exempted from the Hazard Determination review procedures in LAMC Section 14.4.5 prior to the issuance of a building permit. Electronic Message Display Signs shall be subject to review under the process established by Subsection A of this Section. As part of this process, the Director of Planning shall consult with the General Manager on the design and operational elements of any Electronic Message Display sign. All applicable signs shall continue to be subject to Caltrans approval.

(b) In the event the City receives evidence or otherwise reasonably believes that any sign, including any sign that adheres to the requirements of this Plan, is or is being operated in a manner that is, or otherwise constitutes, a hazard to the safe and efficient operation of vehicles upon a street or a freeway, or which creates a condition that endangers the safety of persons or property, the City may act immediately to address the hazard or danger without compensation to the owner or operator of the sign or any property within the Specific Plan, or to any other person or entity. In addition, LADBS may refer any sign to the General Manager of LADOT for hazard evaluation and determination per Code section 14.4.5, and the City may order the suspension or modification of operations of any sign pending the LADOT's hazard review and determination

without compensation to the owner or operator of the Sign or any property within the Sign District, or any other person or entity. If following a hearing where the sign owner or operator may present evidence, the General Manager of LADOT determines that a sign constitutes a hazard or creates a hazard or danger to traffic, pedestrians or other persons or property, the City may make the suspension or modification of the hazardous operation of the sign permanent without compensation to the owner or operator of the sign or any property within the Specific Plan, or to any other person or entity. Either the sign owner or operator of the City may appeal the determination of the General Manager of LADOT to the Transportation Commission and thereafter to the City Council.

(c) Subsection 4(b) above shall not apply to any sign that has received a building permit in conformance with the Specific Plan and that has been fully erected as of May 24, 2024.

5. **Sign Area Calculation.** Sign area shall be calculated in accordance with the definition of Sign Areas, as described in LAMC Section 14.4.2, except as follows:

(a) Temporary Signs in Sign District A-1 (See Map 8) shall be excluded from computation of sign area, up to a total of 10,000 square feet.

(b) Wayfinding signs shall be excluded from computation of sign area.

(c) Aerial View signs shall be excluded from computation of sign area.

6. **Freeway Exposure.** Notwithstanding provisions of LAMC Section 14.4.6 to the contrary, all Signs permitted by this Specific Plan are determined to be exempt from LAMC Section 14.4.6 A. The total square footage of all Animated Signs and Electronic Message Display Signs located on the Olympic West Subarea, excluding the Arena Sign, shall not exceed 1,500 square feet. The Director shall have the authority to limit the refresh rate on any Animated Sign or Electronic Message Display Sign within the Olympic West Subarea to refresh no more frequently than once every four seconds, with an interval between messages of not less than one second, and with an unchanged intensity of illumination.

7. **Sign Height for Ground Mounted Signs.** Ground Mounted Signs shall be limited to 35 feet. Ground Mounted Signs may exceed 35 feet for a height of up to 50 feet only if they do not break the roofline of the podium level of the adjacent building wall. Sign height shall be measured

as the vertical distance from the adjacent finished Grade to the top of the sign.

8. **Sign Height for Freeway Edge Signs.** Freeway Edge Signs shall be limited to 80 feet in height.

9. **Sign Height for Plaza Tower Signs.** Plaza Tower signs shall be limited to 100 feet in height.

10. **Existing Signs.** Existing signs and/or sign support structures that legally exist prior to October 21, 2001 and signs authorized by Ordinance No. 172465 shall be permitted to continue pursuant to LAMC Section 91.6216. The sign area of preexisting signs shall count toward sign area allowed by this Specific Plan, with the exception of signs authorized by Ordinance 172465, which shall be excluded from computation of sign area.)

11. **Illumination.** All signs within the Specific Plan may be illuminated. Signs may be illuminated by either internal or external means. Methods of signage illumination may include, but not be limited to: Electric lamps, such as neon tubes; fiber optic; incandescent lamps; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures. All Illuminated Signs shall be designed, located or screened so as to limit direct light sources onto any residential units that are located outside of the Specific Plan area. The Arena Sign shall have a nighttime brightness no greater than 300 candelas per square meter and a daytime brightness no greater than 5,000 candelas per square meter.

12. **Building I.D. Signs.** Any signage that includes corporate sponsors as part of the building identification, shall be designed so as to present internally consistent and internally proportionate sign copy. Signs that include corporate sponsors shall utilize lettering size and styles which are generally uniform, in order that all words or names within the sign are not of a significantly different scale than the rest of the sign copy. Building I.D. Signs are permitted to break the plane of the roof. Any portion of a Building I.D. Sign above the plane of the roof shall consist of free-standing letters or characters which are not applied or attached to any background structure, building, or material, except as necessary for support.

13. **Inflatable Signs.** An Inflatable Sign shall only be permitted in Sign District A-1. An Inflatable Sign is a temporary sign. An Inflatable Sign shall be equipped with a rapid deflation device acceptable to LADBS. Inflatable Signs may be attached to a building, but may not cover doors, vents, rescue windows, or other openings that serve occupants of the building. Inflatable signs may not exceed the height limits of the building envelope permitted in each Subarea pursuant to Section 10 of this Specific

Plan. An Inflatable Sign shall not contain any text message except for the name of the business or event for which it is displayed.

14. **Supergraphic Signs.** Locations for all Supergraphic Signs, with the exception of temporary Supergraphic Signs, shall be identified at the time of building design plan development and shall be integrated into the architecture of the building to the satisfaction of the Director. In no event shall a Supergraphic Sign be permitted above 150 feet in height, with the exception of Sign District A-1, where sign heights of up to 225 feet shall be permitted. A Supergraphic Sign that is comprised of vinyl or other material may be attached to a wall with an adhesive approved by the Fire Department or by mechanical means approved by LADBS. A Supergraphic Sign shall not cover doors, vents, rescue windows, or other openings that serve occupants of the building. Supergraphic Signs comprised of mylar or other film-like transparent material, such as perforated vinyl, may be applied directly to windows.

15. **Freeway Edge Signs.** Freeway Edge Signs may be located as indicated on Map 7. The size of a Freeway Edge Sign shall comply with Tables 4 and 6.

16. **Sign Types and Heights.** Except for Temporary Signs, signage types located at heights above 150 feet shall be limited to Building I.D. Signs, Tenant I.D. Signs, and, where permitted, Supergraphic Signs.

17. **Sign Districts.** For sign regulation purposes, the Specific Plan area is divided into four Sign Districts, as shown on Map 8 .

18. **Additional Limitation for Signage in Sign District A-1 and Sign District B.** In no event shall the combined total amount of square footage of signage in Sign Districts A-1 and B exceed 136,000 square feet, exclusive of up to 10,000 square feet of temporary signage.

19. **Vertical Sign Zones.** For sign regulation purposes, Sign Districts are divided into Vertical Sign Zones, as shown on Exhibits 6-A and 6-B.

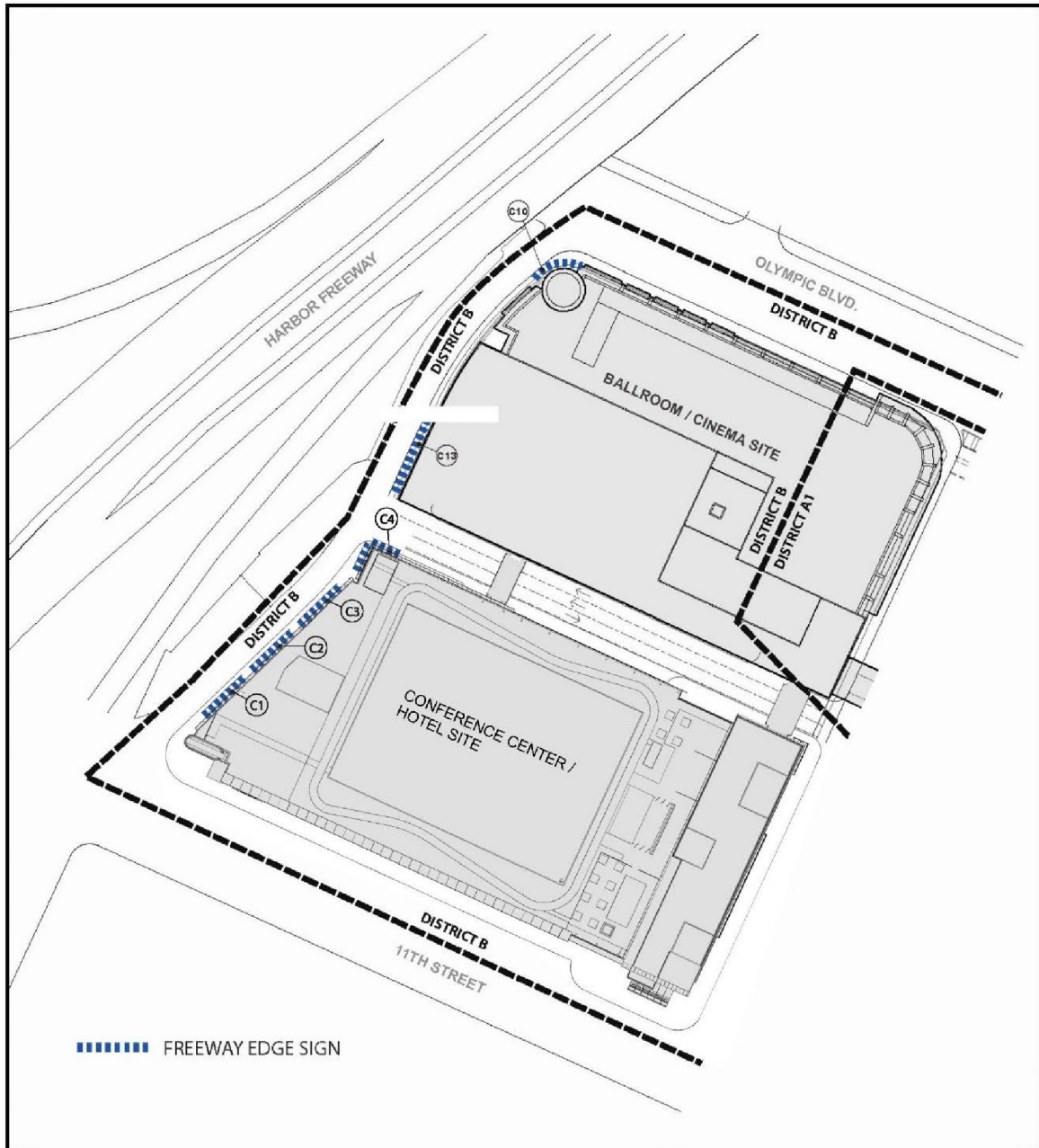
20. **Signs Within More Than One Sign District or Vertical Sign Zone.** In those instances where a single sign is proposed to cross more than one Sign District or more than one Vertical Sign Zone, the sign shall be permitted and the sign area shall be calculated based upon each applicable district and level within which the sign is located. In no event shall the sign area of an individual sign exceed that permitted in the most permissive Sign District or Vertical Sign Zone area in which the sign is located. Adjustments to facade coverage requirements for Building I.D. signs primarily located within one Vertical Sign Zone, and protruding into a second, more restrictive Vertical Sign Zone less than 10 linear feet, may be processed as a Project Adjustment pursuant to LAMC Section 13B.4.4.

Where portions of a sign are subject to differing animation, hours of operation or other regulations, each portion of the sign shall be subject to the applicable regulations for that portion of the sign. No sign separations shall be required for a single sign which is located in more than one Sign District or Vertical Sign Zone.

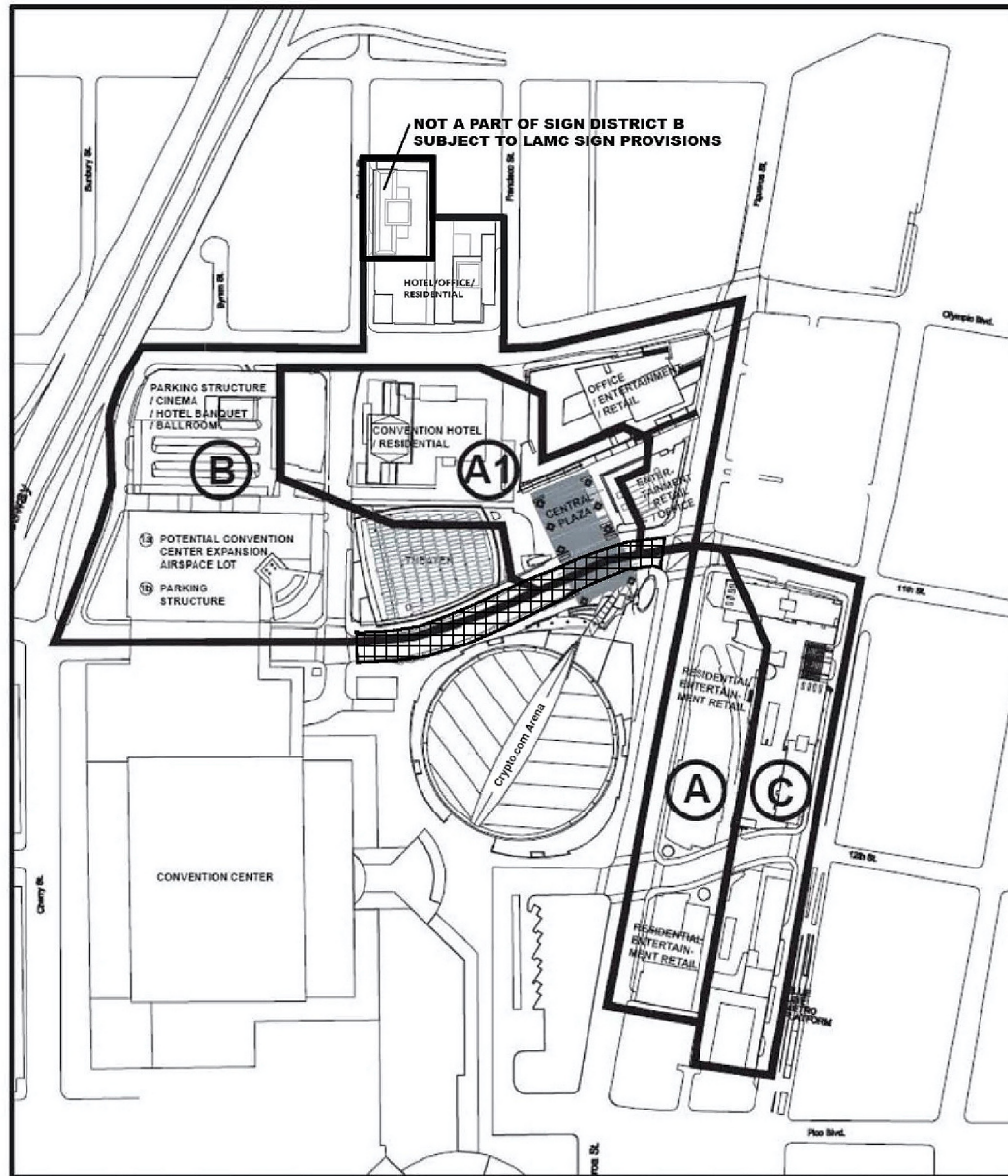
21. Conceptual Signage Map for Olympic East, West and North Subareas. The Director shall refer to the Conceptual Signage Map for the Olympic East, West and North Subareas, dated October 16, 2006 and located in the City file, to provide guidance in approving permitted signage (other than Freeway Edge Signs) within the Specific Plan area as it relates to Sign Districts A-1 and B, as set forth in Tables 4 and 6. The Conceptual Signage Map may be modified and updated, in accordance with this Specific Plan and as approved by the Director.

22. Large-Scale Architectural lighting. Large-scale architectural lighting may be approved at the time of building design development by a Director's determination, and shall be exempt from sign area for purposes of this Specific Plan. Large-Scale Architectural Lighting shall contain no text, logos, messages, or images of any kind, and shall serve only to highlight or accentuate vertical, horizontal, or other elements of the structure. Large-Scale Architectural Lighting that acts to extend a sign image background over a larger architectural area shall be included in the calculation of sign area. Large-Scale Architectural Lighting may be multi-hued and may gently change hues in a slow, deliberate manner with a slow, drawn-out constant intensity, and may mark special seasons, weather, or events with unique color arrangements. At no time shall Large-Scale Architectural Lighting flash, blink, scroll, move, or stream. For purposes of this Specific Plan, Large-Scale Architectural Lighting shall change hue no more than once every ten minutes with no change in intensity and be considered a non-animated lighting element. The Director of Planning shall place limits on illumination intensity and retain the right to impose additional conditions.

**MAP 7
FREEWAY EDGE SIGN LOCATIONS**



MAP 8 SIGN DISTRICTS



The shaded portion of Chick Hearn Court, referred to herein as the Eleventh Street Pedestrian Area, shall be included within the boundaries of the LASED Specific Plan if vacated or otherwise permanently closed to vehicular traffic.

* Section 16, Signage, shall not apply to the four parcels described as Lots 20, 21, 22 and 23 as shown on F.J. Nettleton's Subdivision of the Ellis Tract. Thus, all applicable signage-related provisions of the Los Angeles Municipal Code shall apply to those four parcels, including but not limited to, Chapter I, Article 4.4; Chapter II, Article 8, Section 28.00, et seq.; Chapter VI, Article 7, Section 67.00, et seq.; and Chapter IX, Article 1, Division 62.

D. **Vertical Sign Zones.** For sign regulation purposes, the Specific Plan area is also divided into five Vertical Sign Zones, as shown in Exhibit 6-A and 6-B. The purpose is to address different sign viewing distances, including pedestrian views from street level, pedestrian views from a distance, and views from vehicles.

Sign Districts A, B, C:

- Level 1: This zone is applicable to all signs located at street level, defined as 0 foot – 35 feet above grade.
- Level 2: This zone is applicable to all signs located at the mid-level of multi-story buildings, defined as 35 feet – 100 feet above grade
- Level 3: This zone is applicable to all signs located at the upper levels of mid-to high-rise buildings, defined as 100 feet or more above grade.

Sign District A-1:

- Level 1: This zone is applicable to all signs located at street level, defined as 0-100 feet above grade
- Level 2: This zone is applicable to all signs located at the upper levels of mid-to high-rise buildings or structures, defined as 100 feet or more above grade.

1. **Sign Classification.** All signs shall be classified as either Animated or Non-animated, as defined by this ordinance and as set forth in Table 3.

2. **Permitted Sign Area.** Permitted sign area within the Specific Plan is a percentage of the building façade area, which is the general outer surface of any exterior wall of a building or structure, not including cornices, bay windows, projections, indentations or other architectural features or articulation of the exterior surface as set forth in Table 4. The sign area of the Arena Sign, Plaza Tower Signs and Freeway Edge Signs shall not be based upon facade area, but shall be limited by Table 4. Signs within the Specific Plan shall not exceed those amounts permitted by Table 4.

3. **Sign Hours of Operation.** Signs which are illuminated or are animated shall be limited in their hours of operation as set forth in Table 5, to the extent applicable.

4. **Design Guidelines.** Signs shall comply with the Urban Design Guidelines specified in Appendix A.

EXHIBIT 6-A
VERTICAL SIGN ZONES
(Applies to Sign Districts A, B, and C)

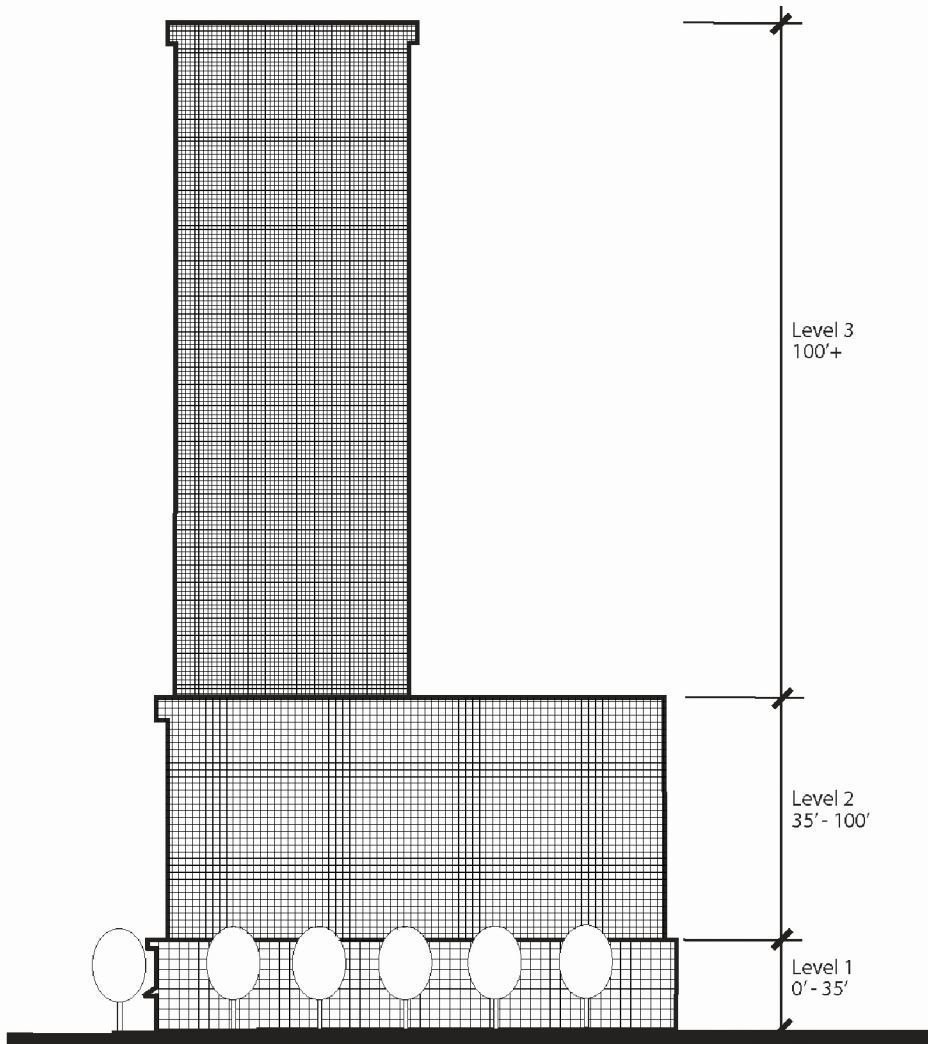
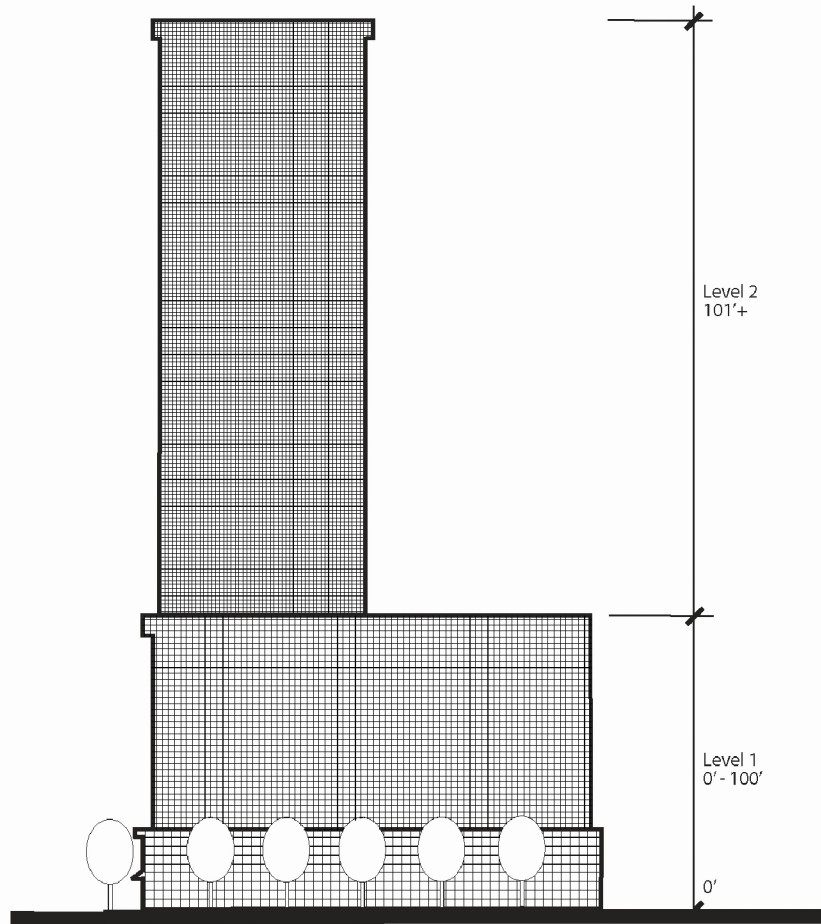


EXHIBIT 6-B
VERTICAL SIGN ZONES
(Applies to Sign District A-1)



**TABLE 3
SIGN CLASSIFICATION
FOR PERMITTED SIGN DETERMINATION**

	<i>NON-ANIMATED SIGNS</i>	<i>ANIMATED SIGNS</i>
Aerial View Sign	Yes	No
Architectural Ledge Sign	Yes	No
Arena Sign	Yes	Yes
Awning Sign	Yes	No
Banner Sign	Yes	No
Building I.D. Sign	Yes	No
Channel Letters Sign	Yes	No
Electronic Message Display Sign	Yes	Yes
Freeway Edge Sign	Yes	No
Ground Mounted Sign	Yes	Yes
Inflatable Sign	Yes	No
Plaza Tower Sign	Yes	Yes
Projected Image	Yes	Yes
Projecting Sign	Yes	Yes
Roof Sign	Yes	Yes
Supergraphic Sign	Yes	Yes
Temporary Sign	Yes	Yes
Tenant I.D. Sign	Yes	Yes
Wall Mural	Yes	No
Wall Sign	Yes	Yes
Wayfinding Sign	Yes	No
Window Sign	Yes	No

**TABLE 4
PERMITTED SIGNS & MAXIMUM PERMITTED SIGN AREA**

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS	MAXIMUM PERMITTED SIGN AREA (as a % of facade area)
Level 1	Permitted	Not Permitted	20%
Level 2	Permitted	Permitted	60%
Level 3	Permitted	Not Permitted	5%

District A-1

Level 1	Permitted	Permitted	40%
Level 2	Permitted	Permitted	15%

District B

Level 1	Permitted	Not Permitted*	20%
Level 2	Permitted	Permitted	30%
Level 3	Permitted	Not Permitted	5% ¹

District C

Level 1	Permitted	Not Permitted	10%
Level 2	Permitted	Not Permitted	15%
Level 3	Permitted	Not Permitted	5%

District A-1 (Plaza Tower Signs)

Tower Signs	Permitted	Permitted	6 Tower Signs/1480 sf sign area each
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District B (Freeway Edge Signs)

Freeway Edge Signs	Permitted	Not Permitted	4 Freeway Edge Signs/maximum total of 9,200 sf sign area ²
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District B (Arena Sign)

Arena Sign	Permitted	Permitted	4,700 sf sign area
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*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11th Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12th Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11th Street and 12th Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the

internal private drive between Cherry Street and Georgia Street, within the Olympic West subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. All Director approvals are to be issued pursuant to a Sign Application Compliance.

¹ The 5% of façade area may be exceeded to permit signage on the eastern façade of the building located at the corner of Figueroa Street and 11th Street, within Level 3, for a maximum of 150 sf of sign area.

² See Map 7 for conceptual Freeway Edge Signs location.

**TABLE 5
PERMITTED OPERATING HOURS**

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS
Level 1	Dawn to 2 AM	not permitted
Level 2	no restriction	no restriction
Level 3	no restriction	not permitted

District A-1

Level 1	no restriction	no restriction
Level 2	no restriction	Dawn to 2 AM

District B

Level 1	Dawn to 2 AM	not permitted
Level 2	Dawn to 2 AM	Dawn to 2 AM
Level 3	no restriction	not permitted

District C

Level 1	Dawn to 12 midnight	not permitted
Level 2	Dawn to 12 midnight	not permitted
Level 3	no restriction	not permitted

District A-1 (Plaza Tower Signs)

Tower Signs	No restriction	No restriction
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District B (Freeway Edge Signs)

Freeway Edge Signs	No restriction	not permitted
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District B (Arena Sign)

Arena Sign	No restriction	Dawn to 2 AM
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*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11th Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12th Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11th Street and 12th Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West Subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. All Director approvals are to be issued pursuant to a Sign Application Compliance.

**TABLE 6
MAXIMUM PERMITTED INDIVIDUAL SIGN AREA**

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS
Level 1	2,000 sf	not permitted
Level 2	8000 sf	8,000 sf
Level 3	2,000 sf	not permitted

District A-1

Level 1	8000 sf	8,000 sf
Level 2	8,000 sf	8,000 sf

District B

Level 1	2,000 sf	not permitted
Level 2	5,000 sf	4,000 sf
Level 3	2,000 sf	not permitted

District C

Level 1	250 sf	not permitted
Level 2	1,000 sf	not permitted
Level 3	2,000 sf	not permitted

District A-1 (Plaza Tower Signs)

Tower Signs	1480 sf	1480 sf
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District B (Freeway Edge Signs)

Freeway Edge Signs	3000 sf	not permitted
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District B (Arena Sign)

Arena Sign	4,700 sf	4,700 sf
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*Animated Exceptions: An Electronic Message Display Sign, to be located upon a building or structure at the northwest corner of 11th Street and Figueroa Street, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southeast corner of 12th Street and Figueroa Street, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. A Building I.D. Sign located within the Figueroa Central Subarea, Sign Level 2, fronting Figueroa Street between 11th Street and 12th Street shall be permitted to be Animated, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located along the internal private drive between Cherry Street and Georgia Street, within the Olympic West Subarea, shall be permitted to be Animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning. All Director approvals to be issued through a Sign Application Compliance.

**TABLE 7
MINIMUM SEPARATION BETWEEN INDIVIDUAL SIGNS**

District A	NON-ANIMATED SIGNS	ANIMATED SIGNS
Level 1	1 ft	not permitted
Level 2	2 ft	4 ft
Level 3	5 ft	not permitted

District A-1

Level 1	0	0
Level 2	0	0

District B

Level 1	1 ft	not permitted
Level 2	2 ft	4 ft
Level 3	5 ft	not permitted

District C

Level 1	2 ft	not permitted
Level 2	8 ft	not permitted
Level 3	20 ft	not permitted

District A-1 (Plaza Tower Signs)

Tower Signs	0 ft	0 ft
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District B (Freeway Edge Signs)

Freeway Edge Signs	0 ft	not permitted
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*Adjacent signage located on perpendicular facades shall not require any separation. An Electronic Message Display Sign, to be located upon a building or structure at the southwest corner of Figueroa Street and Olympic Boulevard, shall be permitted to be animated below the height of 35 feet as otherwise required, subject to the approval of the Director of Planning through a Sign Application Compliance.

Sec. 17. 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 legal, non-conforming uses and may continue to exist without termination. Legal, nonconforming uses may not be expanded.

Sec. 18. INTERPRETATION.

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 an owner, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan.

Sec. 19. AMENDMENTS TO APPENDICES AND A AND F – DESIGN GUIDELINES AND STREETSCAPE PLAN.

Any amendments to the Design Guidelines, as set forth in Appendix A to this Specific Plan, or to the Streetscape Plan, as set forth in Appendix F to this Specific Plan, may be approved by adoption of a resolution by the City Planning Commission, and shall not require the approval of the City Council.

Sec. 20. SEVERABILITY.

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

APPENDIX A

LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT DESIGN GUIDELINES

1. Site Planning

A. Building-Street Relationship

Design Guideline 1: Build a strong urban relationship between the District's buildings and public streets by maintaining a continuous building street wall with visual interest. (For guidelines on articulation, fenestration, and/or other means of providing visual interest; see Section 4.2 Architecture)

- Design Standard 1A: Building podiums shall create a consistent urban street wall defining the street edge. A building street wall shall be defined as the street facing façade of a building's podium level.
- Design Standard 1B: Breaks in the building street wall shall be restricted to that necessary to accommodate pedestrian paseos, public plazas, entry forecourts, permitted vehicular access driveways, and residential/hotel drop-offs (e.g., porte-cochere).
- Design Standard 1C: A building street wall shall be located within 15 feet of the property line along a minimum percentage of the public street frontage of each block face, as specified in Table 1 below, excluding street frontage devoted to the Central Plaza. Building features such as a sidewalk arcade and porte-cochere within the building line shall be considered a part of the building street wall.
- Design Standard 1D: Provide for a pedestrian connection between the Convention Center (Expansion) with the Convention Center Hotel.

Table 1

Street	Minimum Street Wall Frontage
<i>Figueroa</i>	<i>80%</i>
<i>Olympic (between Georgia and Flower)</i>	<i>80%</i>
<i>Olympic (west of Georgia)</i>	<i>75%</i>

<i>11th (between Georgia and Figueroa)</i>	<i>85%*</i>
<i>11th (west of Georgia and east of Figueroa)</i>	<i>70%</i>
<i>Flower</i>	<i>80%</i>
<i>12th</i>	<i>70%</i>
<i>Georgia</i>	<i>70%</i>
<i>Cherry</i>	<i>50%</i>

* excluding frontage devoted to Central Plaza

Design Guideline 2: Establish building setbacks that contribute to comfortable use of the sidewalk and support sidewalk activity.

- Design Standard 2A: Building placement shall maintain minimum setback widths as specified in Table 2 below.

Table 2

Street	Public Sidewalk Width	Private Setback Width	Total Width of Setback from Curb
Figueroa	15'	8'	23'
Olympic (between Georgia and Figueroa)	15'	8'	23'
Olympic (west of Georgia)	15'	0'	15'
11th (between Georgia and Figueroa)	15'	8'	23'
11th (west of Georgia and east of Figueroa)	15'	0'	15'
Flower	15'	0'	15'
12th	15'	0'	15'
Georgia	15'	0'	15'
Cherry	12'	0'	12'

- Design Standard 2B: Towers shall be setback from the face of the podium a minimum of 20 feet along Figueroa, and 11th (between Georgia and Figueroa).

Design Guideline 3: Minimize the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians.

- Design Standard 3A: A maximum number of curb cuts for accessing parking and/or service facilities are permitted along each street as specified in Table 3 below.

Table 3

Street	Max. Permitted Curbcuts
Figueroa	1 per block face
Olympic (between Georgia and Figueroa)	3 per block face
Olympic (west of Georgia)	1 per block face
11th (between Georgia and Figueroa)	1 per block face
11th (west of Georgia and east of Figueroa)	1 per block face
Flower	3 per block face
12th	2 per block face
Georgia	2 per block face
Cherry	4 total

Design Guideline 4: Ensure interaction with other downtown buildings through fronting buildings on the street so as to promote the sidewalk orientation and non-internalized character of the District.

- Design Standard 4A: A building's primary entrance, defined as that entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall front on a public street.
- Design Standard 4B: Each building street frontage shall contain at least one (1) public entrance, unlocked during business hours which may be either a building or tenant entrance, except along Cherry Street.
- Design Standard 4C: Corner buildings shall provide a public entrance, unlocked during business hours, on both sides of buildings facing public streets

Design Guideline 5: Orient tenant spaces to the street; maximize retail storefronts and entrances along public streets and other important public spaces to sustain street level interest, and promote pedestrian traffic.

- Design Standard 5A: Street level tenants with frontage along a public street shall provide their primary entrance along that street. These tenants may provide secondary entrances along paseos or other public spaces as appropriate.
- Design Standard 5B: A street level retail or restaurant tenant's primary entrance shall front on a public street, pedestrian paseo or open space area devoted to public gatherings, except uses accessory to a hotel.

Design Guideline 6: Provide generous windows and openings at the street level so as to promote a high level of visual interest and transparency along public streets to promote pedestrian activity.

- Design Standard 6A: Wall openings such as storefront windows and doors shall occupy a minimum percentage of a street level facade, as specified in the Table 4 below. However, up to 25% of this requirement may be satisfied through architectural treatment, including window boxes and displays porte-cocheres, as well as public art elements as determined by the Cultural Affairs Commission.

Table 4

Street	Min. Wall Openings
Figueroa	75%
Olympic (between Georgia and Flower)	75%
Olympic (west of Georgia)	50%
11th (between Georgia and Figueroa)	75%
11th (west of Georgia and east of Figueroa)	50%
Flower	75%
12th	75%
Georgia	75%
Cherry	none specified

- Design Standard 6B: Dark tinted, reflective or opaque glazing is prohibited for any required wall opening. Glazing for required wall openings shall allow for a minimum 90% light transmission.

Design Guideline 7: Incorporate architectural features that enhance the transition between buildings, streets, and public open space, and regulate the opportunity for sun and shade along public streets and common open spaces.

- Design Standard 7A: Architectural features such as canopies, awnings, and overhangs shall be permitted to extend up to 5 feet beyond the face of the building, and extend up to 8 feet beyond the face of the building within the Private Setback area, not impeding any streetscape trees or other streetscape elements.
- Design Standard 7B: Architectural features such as canopies, awnings, and overhangs shall be integral to the architecture of the building.
- Design Standard 7C: Architectural features such as canopies, awnings and overhangs may be constructed of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated, vinyl awnings shall not be permitted.

Advisory Design Criteria:

- **Advisory Criteria:** Curb cuts along Figueroa and 11th are discouraged, but are not expressly prohibited.
- **Advisory Criteria:** More public entrances than the minimum specified, including building and/or tenant entrances, are encouraged along the District's streets, especially along Figueroa, Olympic and 11th east of Georgia).
- **Advisory Criteria:** Required wall openings (i.e., storefront doors and windows along a street level facade) should use clear glazing for maximum transparency, especially in conjunction with a retail use.
- **Advisory Criteria:** Canopies, arcades, and/or building overhangs integral to the building architecture should be incorporated along a public street frontage. Integral shading devices are especially encouraged in conjunction with a primary building or tenant entrance, and along south facing elevations.

B. Open Space

Design Guideline 8: Establish a clear hierarchy of common open spaces distinguished by design and function to create an open, connective pedestrian realm conducive to both active and passive use. The district's common open spaces are comprised of the following open space types:

1. **Streets:** Streets are the most public of all open spaces within the District, and functions as links to the adjacent South Park and Downtown areas. Defined by building facades, streets communicate the highly public character of the District. They should be safe and comfortable for pedestrians, while accommodating necessary vehicular movement. Reference the LASED Streetscape Plan for applicable design standards and regulations.

2. **Sidewalks:** Sidewalks, located within public right-of-way, are the primary realm of pedestrians. As such, they provide the critical connections between destinations within the District and to its surroundings. Reference the LASED Streetscape Plan for applicable design standards and regulations.

3. **Building Setbacks (Sidewalk Extension):** Building setbacks from the street are required along Figueroa, Olympic (between Georgia and Figueroa) and 11th (between Georgia and Figueroa). The required setback is 8 feet and is designed as an extension of the sidewalk. Setbacks are intended for commercial and sidewalk activities such as outdoor dining, window shopping, or especially heavy pedestrian traffic.

4. **Paseos:** Paseos are an important extension of the street grid. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities.

5. **Entry Forecourts:** Entry forecourts announce the function and importance of primary building entrances. Their design creates a clear and comfortable transition between exterior and interior space.

6. **Courtyards:** Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. These spaces in particular are treated as outdoor room with a high degree of enclosure.

7. **Plazas:** Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses.

8. **Central Plaza:** The Central Plaza is the central meeting and gathering place for the District, and is strategically located across from the Star Plaza at Crypto.com Arena. The Central Plaza is designed as a multi-use space that accommodates a variety of seasonal and celebratory events.

9. **Roofscape:** Roof terraces and gardens augment District open space. Their design and location should encourage human occupation and use. These spaces are especially encouraged in conjunction with hotels or residential uses.

- Design Standard 8A: Open space types shall be sited in relation to the street in accordance with the Table 5 below.

Table 5

Open Space Type	Location	Connection to Street
Streets	reference LASED Streetscape Plan	
Sidewalk	reference LASED Streetscape Plan	
Building Setback Paseos Entry Forecourts Courtyards Plazas Central Plaza	street level required street level required* street level required* street level or above grade permissible street level required* street level required*	design as extension of sidewalk direct connection to street required direct connection to street required direct connection to street not required direct connection to street required direct connection to Eleventh Street Pedestrian Area
Roof Terrace	above grade or rooftop permissible	direct connection to street not required

* permits minor deviations of up to 2 vertical feet from sidewalk level

- Design Standard 8B: Open space types shall permit public access in accordance with Table 6. At a minimum, public access shall be provided during normal business hours.

Table 6

Open Space Type	Public Access
Streets	reference LASED Streetscape Plan
Sidewalks	reference LASED Streetscape Plan
Building Setback	required
Paseos	required
Entry Forecourts	required
Courtyards	not required
Plazas	required

Central Plaza	required
Roof Terrace	not required

Design Guideline 9: Provide a diversity of open space throughout the District to reinforce its public character, including space devoted to public gatherings, pedestrian movement, and other social and recreational functions.

- Design Standard 9A: The size and number of each open space type shall be provided in accordance with the following Table 7, in addition to any requirements identified within the Open Space/Landscape Regulations of the Specific Plan.

Table 7

Open Space Type	Min. Number	Min. Area	Min. Dimension
Streets	reference LASED Streetscape Plan		
Sidewalks	reference LASED Streetscape Plan		
Building Setback	per setback requirements none specified	none specified none specified	8'
Paseos	none specified none specified	specified	20'
Entry Forecourts	1 per Sub-area, except Olympic West	400 SF	none specified
Courtyards	1 shall be located within Olympic East	1,000 SF	15'
Plazas	1 per residential project	30,000 SF	25'
Central Plaza		400 SF	100'
Roof Terrace			15'

Design Guideline 10: Make the District conducive to a variety of outdoor activities such as standing, sitting, strolling, conversing, window shopping, dining, etc. Incorporate amenities that support these activities. In particular, add seating for comfort and use plants for their shading, cooling, and aesthetic qualities.

- Design Standard 10A: Each open space type shall provide amenities in the form of a minimum planted area and number of seats in accordance with Table 8 below.
- Newspaper racks on private setback, shall be provided at a rate no greater than 2 per block and be of a design consistent with that of the Streetscape.

Table 8

Open Space Type	Min. Planted Area	Min. Seating*
Streets	reference LASED Streetscape Plan	

Sidewalks	reference LASED Streetscape Plan	
Setbacks	reference LASED Streetscape Plan	none specified
Paseos	5%	1 seat per 2000 SF**
Entry Forecourts	none specified	none specified
Courtyards	15%	1 seat per 500 SF**
Plazas Central Plaza	15%	1 seat per 500 SF**
Roof Terrace	10%	1 seat per 250 SF**
	15%	none specified

* seats may be permanent or temporary, accessible during normal business hours

** benches and seat walls are to be counted at a rate of 1 seat per 2 lineal feet of bench or seat wall

Design Guideline 11: Design open space areas so as to lend them the character of outdoor rooms contained by buildings and landscape that comfortably support human occupation and use.

- Design Standard 11A: Open space types shall generally be contained along a minimum percentage of their perimeter by building and/or architectural features, according to Table 9 below.

Table 9

Open Space Type	Min. Containment
Streets	reference LASED Streetscape Plan
Sidewalks	reference LASED Streetscape Plan
Building Setback	reference min. street wall reqs.
Paseos	50%
Entry Forecourts	25%
Courtyards	75%
Plazas	50%
Central Plaza	50%
Roof Terrace	25%

Advisory Design Criteria

- **Advisory Criteria:** Plazas and courtyards may incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating should be placed with consideration to noontime sun and shade; mature deciduous trees should be planted as the most effective means of providing comfortable access to sun and shade.

- **Advisory Criteria:** Roof terraces should incorporate trees and other plantings in permanent and temporary planters that will shade, reduce reflective glare, and add interest to the space. These spaces should also include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- **Advisory Criteria:** Plants and other landscape features should further contribute to the containment of open space.
- **Advisory Criteria:** Landscape elements should support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.
- **Advisory Criteria:** Landscape elements should establish scale, reinforce continuity between indoors and outdoors space, and enhance the open connective quality of the District. Mature canopy trees should be provided within the District's open spaces, especially along streets and required setbacks.
- **Advisory Criteria:** Landscape elements should provide scale, texture and color throughout the District. A rich, yet coordinated palette of landscape elements that enhances the District's identity and role as a special place is encouraged.

C. **Circulation, Access and Parking Facilities**

Design Guideline 12: Reduce the visual impact of vehicular circulation and parking so as to promote sidewalk interest and pedestrian activity.

- Design Standard 12A: On-site surface parking facilities (i.e., parking lots) are prohibited within the District, except surface parking associated with a residential or hotel drop-off (porte-cochere), and existing surface parking facilities that shall be phased out by proposed development.
- Design Standard 12B: Any drive-through establishments shall be designed in consultation with LADOT, with adequate on-site queuing and access, in order to avoid spillover queuing within public streets.

Design Guideline 13: Locate ground floor parking to minimize its visibility along street level facades.

- Design Standard 13A: Parking facilities shall be located behind building or tenant space along street level facades, except for street frontage devoted to vehicular access, drop-off or valet parking facilities devoted to a residential or hotel drop-off (e.g., porte-cochere). In the Olympic West Sub-area, parking facilities may be located along the street frontage on Cherry Street, while other means of screening may be provided along Olympic Boulevard and 11th Street west of Georgia, including but not limited to display window boxes and public art elements as determined by the Cultural Affairs Commission.

D. Service & Loading Facilities and Mechanical Equipment

Design Guideline 14: Locate access to service and loading facilities in non-obtrusive locations so that they are separated from pedestrian paseos and primary building entrances.

- Design Standard 14A: Street-level access to service and loading facilities shall be located a minimum of 50 feet from a primary building entrance, pedestrian paseo, or public outdoor gathering area. This guideline shall not apply to a residential or hotel drop-off (porte-cochere).

Design Guideline 15: Screen and buffer service and loading facilities so as to block unsightly views from public streets, open spaces, and other sensitive uses.

- Design Standard 15A: Service and loading facilities shall be screened from public view by a wall integral to the building architecture and/or landscape treatment creating an opaque barrier. Walls or landscape treatment shall be screened to a minimum height of 8 feet.

Design Guideline 16: Architecturally incorporate or screen equipment such as mechanical units, antennas, or satellite dishes.

- Design Standard 16A: Mechanical equipment shall be either screened from public view or the equipment itself shall be integrated with the architectural design of the building.

2. ARCHITECTURE

A. Architectural Character

Advisory Design Criteria

- **Advisory Criteria:** Commercial projects are encouraged that are designed in an architectural style and character that is complementary of Crypto.com Arena and Downtown L.A., and promotes a unique district identity. Building architecture should present a clean, modern, and bold style that reflects a one-of-a-kind regional sports and entertainment district.
- **Advisory Criteria:** Buildings along Flower Street should create a compatible visual and functional transition to the adjacent South Park District. They should present a transitional mixed-use and residential character between the heart of the District along Figueroa Street and the adjacent South Park residential neighborhood.

B. Massing and Scale

Design Guideline 17: Use building mass and orientation to define and place strong visual emphasis on the street and other important public open spaces.

- Design Standard 17A: Buildings shall establish a “podium” that defines the street edge and contains open space at a minimum building height of 35 feet.

Design Guideline 18: Incorporate a pedestrian-oriented scale at the street level.

- Design Standard 18A: An identifiable break shall be established between a building podium and tower element. Such a break may consist of a setback, change in material, change in fenestration, or similar means of articulation.

Advisory Design Criteria

- **Advisory Criteria:** Building towers that create landmarks, punctuate the District, and define view corridors are encouraged. Towers should be located in accordance with established limitations that sensitively respond to view corridors and light and shadow impacts on public open space. The Olympic East Sub-area tower should present an especially strong iconic and memorable image at the heart of the sports and entertainment district.

- **Advisory Criteria:** Podium massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be employed to promote pedestrian scaled architecture along the street.

C. Articulation and Fenestration

Design Guideline 19: Articulate building facades to avoid extensive blank walls that would detract from the visual interest and appearance of an active streetscape. In particular, use building fenestration to unify a building's appearance and add to a street facade's interest, scale and three-dimensional quality.

- Design Standard 19A: A street level façade wall shall not extend greater than 30 lineal feet without some manner of articulation. Articulation may be provided in the form of an arcade, periodic change in wall plane, building material and/or color, the introduction of building fenestration, storefront signage, or other approach that creates visual interest, and/or shadow lines.
- Design Standard 19B: A building façade above street level shall not extend greater than 100 lineal feet without some manner of articulation, such as fenestration relief, shadow line, or change in materials.

Advisory Design Criteria

- **Advisory Criteria:** In general, glass curtain walls are discouraged.
- **Advisory Criteria:** Street level architecture that adds richness and variety to the pedestrian experience of the District is encouraged. Buildings should use a clear pattern of openings and create shadow lines that enhance the street wall, with special accommodations for exuberant storefront design in keeping with District character.
- **Advisory Criteria:** Provide well-marked, articulated, and differentiated building entrances as a helpful cue to access and addressing major uses. All public entrances to a building or use should be enhanced through compatible architectural or graphic treatment. Main building entrances should read differently from a retail storefront, restaurants, and commercial entrances.

D. Material and Colors

Advisory Design Criteria:

- **Advisory Criteria:** Materials and colors that are compatible with the vibrant and energetic character of the District, while exhibiting a permanence and quality appropriate to an urban setting are encouraged.
- **Advisory Criteria:** Materials should unify a building's appearance with accommodations for exuberant storefront and facility design in keeping with the area's character and a sports and entertainment district.

3. Signage and Lighting

A. District Sign Character

Design Guideline 20: Establish separate Sign Districts that support the overall design and land use concept for the LASED. Contribute to a lively, colorful, and exciting pedestrian atmosphere with animated and illuminated signage and graphics that are compatible with sports, retail, and entertainment uses. Sign districts are identified as follows:

- **Sign District A:** Sign District A includes those areas along Figueroa that directly face Crypto.com Arena. This Sign District will permit prominent and dynamic sign types, including video display, LED readerboards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art façades with expressive lighting, audio-visual effects, and dimensional signage. The amount and intensity of permitted signage shall be somewhat less than Sign District A-1, nevertheless Sign District A will be an energetic and highly activated intense area of dynamic signage.
- **Sign District A-1:** Sign District A-1 includes the Central Plaza, the Convention Center Hotel, and those façade of other buildings in the Olympic East Subarea that most directly face the Central Plaza and Crypto.com Arena. The Central Plaza, the plaza for the Convention Center Hotel and those façades facing each in particular will be a focus of intense activity, and the signage will communicate this excitement. In addition, the Central Plaza will include Plaza Tower Signs. This Sign District will permit the most prominent and dynamic sign types, including video display, LED reader boards, and electronic billboards. Likewise, street level tenants will be encouraged to present dynamic, state-of-the-art

façade with expressive lighting, audio-visual effects, and dimensional signage.

- **Sign District B:** Sign District B generally encompasses buildings and uses located along Olympic and Figueroa north of 11th Street. These streets will be active and engaging places, and signs will support the vitality and action along these streets. Signage that enhances the presence of the various uses along these streets will be encouraged, and tenants will incorporate innovative and dynamic signage. In addition, District B will include a limited amount of Freeway Edge Signs. The amount of signage will be somewhat less than Sign District A, in recognition of Olympic and Figueroa's function as primary traffic movers; animated signage will be restricted up to 35 feet to minimize distractions to motorists.
- **Sign District C:** Signage within Sign District C will be most restrained to respond to residential uses within and adjacent to this area. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Smaller signs, no animation, less lighting and shorter operating hours will create a proper transition between the excitement of the Central Plaza and nearby neighborhoods.

B. Individual Sign Character

Advisory Design Criteria

- **Advisory Criteria:** Signs that accentuate the architecture of the District and contribute to a lively and visually stimulating experience are encouraged. Signs should be conceived as an integral part of the design so as not to appear as an afterthought application.
- **Advisory Criteria:** The location, size, and appearance of Building I.D. signs should complement the building and overall character of the District.
- **Advisory Criteria:** Tenant I.D. signs should fit comfortably into the storefront architecture; at the same time, they should be bold and dynamic in image, color, materials, and design.
- **Advisory Criteria:** The location, size, and appearance of Tenant I.D. signs should contribute to a high level of street activity, and enhance the shopping and entertainment experience that is desired for the District.

C. Sign Visibility & Legibility

Design Guideline 22: Locate and design signs for maximum visibility and legibility.

- Design Standard 22A: Signs shall generally face the centerline of the street, except tenant blade signs which are attached to a building starting above the ground level and project outwards with one or more sign faces approximately perpendicular to the face of the building, entertainment marquee signs which are located on a marquee, or a permanent roof structure attached to and supported by the building which may project over public property, Freeway Edge Signs, and temporary displays. In addition, this standard shall not apply to A-1 District Signs or district identification signs.
- Design Standard 22B: Wall Signs that are Tenant I.D. signs shall be located directly behind or above clear, untinted storefront glazing.

Advisory Design Criteria

- **Advisory Criteria:** A building or tenant identification wall sign should be legible to the pedestrian from the opposite sidewalk.

D. Sign Illumination & Animation

Design Guideline 23: Incorporate animated and illuminated signs that are in keeping with the active character of the District.

- Design Standard 23A: Signs shall use appropriate means of illumination. These include: neon tubes; fiber optics, incandescent lamps, LEDs, cathode ray tubes, shielded spotlights and wall wash fixtures.
- Design Standard 23B: Illuminated signs may incorporate animation, such as flashing elements (i.e., borders, writing, pictorial representations, emblems or other figure of similar character) or a flashing sign surface that serves as a field backdrop during operation, except along Flower Street.
- Design Standard 23C: Animated Signs and Electronic Message Display Signs which directly front a freeway shall be discouraged. Total Animated Sign and Electronic Message Display Sign square footage within the Olympic West Subarea, excluding the Arena Sign, shall be limited to 1500

square feet. Those approved animated signs fronting a freeway shall be limited to a refresh rate of no more than once every four seconds, with an interval between messages of not less than one second, and the intensity of illumination will not change.

Advisory Design Criteria

- **Advisory Criteria:** Innovative sign technologies are encouraged.

E. Prohibited Signs

Design Guideline 24: Require signs that exhibit quality and contribute to the civic character of the District.

- Design Standard 24A: Except as otherwise provided in the Specific Plan, the following signs are prohibited:
 - (a) Internally illuminated awnings
 - (b) Conventional plastic faced box or cabinet signs
 - (c) Formed plastic faced box or injection molded plastic signs
 - (d) Luminous vacuum formed letters
 - (e) Odor-producing signs
 - (f) Any sign covering windows, with the exception of Supergraphic Signs, which shall maintain outward views from windows
 - (g) Pole signs
 - (h) Sandwich board signs
 - (i) Off-site signs
 - (j) Signs that include strobe lights, flashing lights, revolving beacons, or any other technology that interfere with traffic safety or visibility.

F. General Lighting Character

Design Guideline 25: Minimize glare upon adjacent properties, sensitive uses, and roadways.

- Design Standard 25A: A parking structure's internal light fixture luminaires shall be shielded from adjacent uses and properties.
- Design Standard 25B: Lighting shall be directed away from adjacent properties and roadways, and shielded as necessary.

Advisory Design Criteria

- **Advisory Criteria:** Lighting that promotes District identity is encouraged; lighting should offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.
- **Advisory Criteria:** Innovative lighting technologies are encouraged.

G. Architectural Lighting

Advisory Design Criteria

- **Advisory Criteria:** Architectural lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.
- **Advisory Criteria:** Architectural lighting should complement and accentuate the building architecture.

H. Landscape Lighting

Advisory Design Criteria

- **Advisory Criteria:** Landscape lighting that promotes public safety and supports the District's vitality and nightlife is encouraged.
- **Advisory Criteria:** Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.

4. SPECIAL FEATURES

A. Central Plaza

Design Guideline 26: Locate the Central Plaza within the Olympic East Sub-area, as a forecourt to the retail entertainment center, and as the central meeting and public gathering place for the District. Design the Central Plaza to create a unique identity for the District

- Design Standard 26A: The Central Plaza shall establish a strong visual connection with Figueroa Street.

Design Guideline 27: Provide maximum flexibility in the use of the space, with a minimum of obstructions sited interior to the plaza; the use of plants, street furniture, and other design elements should be as follows:

- Design Standard 27A: Shade trees and planters of a permanent kind shall be limited to the Plaza's periphery; temporary planters may be introduced within the interior of the Plaza.
- Design Standard 27B: Outdoor furniture such as tables, seats, and benches shall be of a temporary kind, except permanent fixtures may be incorporated along the Plaza's periphery.
- Design Standard 27C: Special paving shall identify the Central Plaza as a focal point for the District, and support its ability to accommodate a variety of public activities and events.
- Design Standard 27D: The Plaza may accommodate a number of temporary outdoor uses, such as newsstands, kiosks, vending carts, etc.

Advisory Design Criteria

- **Advisory Criteria:** Lighting that contributes to the security and comfort of the Central Plaza and its surrounding, as well lighting with a lively and colorful character that lends a special identity of the District, is encouraged.
- **Advisory Criteria:** Lighting techniques should present a contemporary, state-of-the-art display, offer a unique and visually stimulating experience, accentuate the surrounding architecture, and highlight special uses and activities.

- **Design Criteria:** Pedestrian scale fixtures should be introduced where they are most likely to promote safety and comfort, and least likely to inhibit flexible use of the space.
- **Design Criteria:** Special event lighting should be directed away from adjacent properties and roadways, and shielded as necessary.

B. 11th Street (Chick Hearn Court) Pedestrian Area

Design Guideline 28: Articulate the design of the 11th Street Pedestrian Area to differentiate it from the standard street. Unify the design and treatment of the 11th Street Pedestrian Area with the Central Plaza and Star Plaza at Crypto.com Arena.

- Design Standard 28A: Paving shall be coordinated with the adjacent plazas to complement these spaces and support the easy flow of pedestrian traffic across these spaces during off-peak closure to vehicular traffic.
- Design Standard 28B: The design of the 11th Street Pedestrian Area shall feature special paving and other improvement required by LADOT. If the area is vacated or otherwise permanently closed off to vehicular traffic, the area should be designed to create a level plaza, with minimum or no curbs.

**APPENDIX B
TRIP GENERATION TABLE**

Land Use Type	Units	Inbound	Outbound	Total ¹
Hotel	Rooms	0.163	0.145	0.308
Live Theater	Seats	0.009	0.009	0.018
Entertainment	GSF	0.482	0.257	0.739
Museum	GSF	0.294	0.588	0.882
Restaurants	GSF	2.209	1.091	3.300
Retail	LSF	0.877	0.949	1.827
General Office	GSF	0.194	0.938	1.132
Residential	DU	0.156	0.100	0.256
Sports Broadcast Office	GSF	0.239	0.146	0.385
Cinemas	Seats	0.022	0.039	0.062
Convention Center Expansion	GSF	0.124	0.696	0.820
Production/Technical Office/Studio	GSF	0.142	0.355	0.477

1. Based on Weekday PM Peak Hour

APPENDIX C TRAFFIC IMPROVEMENTS

1. Blaine Street/11th Street/SR-110 SB on-ramp. Ramp to be widened to two lanes.
2. Cherry Street to Pico Boulevard. Widen the northbound approach on Cherry Street and re-stripe to provide two exclusive left turn lanes, two through lanes, and an exclusive right turn lane.
3. Georgia Street at Olympic Boulevard. Add a westbound protected left turn phase on Olympic Boulevard, and widen the northbound approach on Georgia Street to provide one exclusive left turn lane, one through lane, and one exclusive right turn lane.
4. Francisco Street & Olympic Boulevard. Install a new traffic signal. Widen Olympic Boulevard on the south side and re-stripe the westbound approach to provide a dual left turn lane (into the Project driveway). Provide a four-lane Project driveway, configured for two inbound lanes and two outbound lanes to the underground parking garage. Outbound lanes to be striped for a shared left/through/right turn lane and an exclusive right turn lane. To the west of the Project driveway, provide a one lane southbound entry to the on-site surface driveway into the site. Re-stripe the southbound approach on Francisco Street to provide one exclusive left turn lane and a shared through/right lane.
5. Figueroa Street & Olympic Boulevard. Widen and re-stripe the eastbound approach on Olympic Boulevard, to provide two exclusive left turn lanes, three through lanes, and an exclusive right turn lane. Widen the westbound approach on Olympic Boulevard and re-stripe the approach, to provide an exclusive left turn lane, three through lanes, and an exclusive right turn lane. Lengthen the existing northbound left turn on Figueroa Street.
6. 11th Street at Grand Avenue. Re-stripe the westbound approach on 11th Street to provide one exclusive left turn lane, and two through lanes.
7. Neighborhood Traffic Management Plan. Fund up to \$100,000 for studies, evaluations, and implementation of a Neighborhood Traffic Management Plan, under the direction of LADOT. The Plan could include both traffic management measures and permit parking programs. This amount may be guaranteed with a bond. After a period of three years from opening the Project, the bond would be terminated and/or any unused monies returned to the Applicant.
8. Enhance connections and linkages to transit. This including physical linkages to the Metro Blue Line Station at Flower Street/Pico Boulevard, as well as directional signage to bus and rail lines, and the provision of landscaped bus stops

with passenger amenities such as benches, shaded areas, and electronic real-time transit transformation.

9. Bus Shelters. Install six new bus shelters throughout the project area, at locations to be agreed between the Applicant, LADOT, and LACMTA. These will be City standard bus shelters at a minimum, although the Applicant may modify the design to fit in with the overall urban design/streetscape of the Project with the approval of the City.

10. Transit information kiosks. Provide up to two transit information kiosks on-site (one on the Olympic properties and on the Figueroa properties) for the purpose of providing information about the available transit in the area, and of dispensing tickets/passes, if feasible.

11. Crosswalks. Install 30-foot-wide crosswalks at Figueroa Street/Olympic Boulevard, Figueroa Street/Pico Boulevard, 12th Street/Flower Street, and Pico Boulevard/Flower Street, where and as feasible.

12. Transportation Demand Management. Initiate and maintain a transportation demand management program that will actively promote the use of transit and rideshare, including providing Project employees and visitors with transit and rideshare information.

13. Off-site employer parking. Provide off-site parking for employees (to the north, east, and south of the Project) along with the shuttle bus service from parking locations to the Project.

14. Directional signage on access/egress corridors. Provide fixed signage on access/egress corridors to the Project to help direct inbound traffic to parking facilities, and outbound traffic to arterial and freeway ramps, up to a total of \$25,000.

15. Changeable message signs on surface streets. Participate in providing up to three additional changeable message signs (CMS), if necessary, on the surface street system in the Project area that will be linked into the existing Traffic Operations Center (TOC) that will help direct traffic and ensure smooth traffic flows during Convention Center and Crypto.com Arena events.

16. Changeable message sign on freeway. Participate with Caltrans to provide one additional changeable message sign (CMS) on the freeway mainline system, if Caltrans determines it to be necessary or desirable.

17. Coordinate with Caltrans and LADOT to develop fixed and changeable signage programs to direct traffic to utilize the various different freeway off-ramps in the Project area, where necessary.

18. Participate in the existing South Park Event Parking & Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordinating Committee.

19. 11th Street closure improvements. Develop a Traffic Control Plan, requiring LADOT approval, prior to completion and public use of the plaza to the north of 11th Street. Among the potential measures that could be included in the plan are the following (subject to the approval of LADOT):

- Implement temporary traffic barriers or pop-up bollards on 11th Street west of Figueroa Street and east of Georgia Street to prevent traffic entering 11th Street between Georgia and Figueroa Streets during closure periods.
- Add electronic signs to signal poles and signal mast arms at the intersections of 11th Street/Figueroa Street and 11th Street/Georgia Street, to indicate “No Entry”, “Turn Left”, and “Turn right” during street closures.
- Add changeable message signs at locations to be determined by LADOT, advising motorists of alternate routes to 11th Street during street closures. Such signs would be located in the immediate vicinity of the block of 11th Street to be closed at the following intersections:
 - 11th Street & Figueroa Street
 - Olympic Boulevard & Figueroa Street
 - Olympic Boulevard & Georgia Street
 - 11th Street & Georgia Street
- Add signs on the street approaches to the block of 11th Street to be closed to give motorists advance warning and information of alternate routes, such as at the following locations:
 - 11th Street, east of Flower Street
 - 11th Street, east of Olive Street
 - Cherry Street, south of 12th Street

- If necessary, provide additional temporary measures, such as coning temporary traffic lanes, at the following locations:
 - Olympic Boulevard & Figueroa Street
 - Olympic boulevard & Georgia Street
 - 11th Street & Georgia Street
 - 11th Street & Figueroa Street

20. 9th Street/SR-110 SB off-ramp/Georgia Street. (Voluntary measure) Cul-de-sac James Wood Boulevard immediately west of the 110 Freeway. Re-stripe James Wood Boulevard east of the 110 Freeway to allow right turn at Georgia Street. (Subject to City processing the cul-de-sac).

21. Figueroa Street conversion to two-way between 9th Street & Olympic Boulevard. (Voluntary measure) Widen west side of Figueroa Street by 6 feet and re-stripe street to add one 20-foot southbound lane. (Contingent on City obtaining right-of-way).

22. Provide fair share of costs for improvement of the NB SR 110 9th Street off-ramp.

23. Re-align 12th Street to provide connections west of Figueroa and east of Flower Street.

APPENDIX D

ENVIRONMENTAL IMPACT THRESHOLDS¹

The following table indicates the areas of environmental impacts which were quantified by the Specific Plan's EIR. Impacts which cannot be quantified are not listed. For thresholds related to traffic, please refer to the Environmental Equivalency Matrix within Section 6.

IMPACT AREA	CUMULATIVE THRESHOLD
Air Quality	Peak emissions for <u>construction</u> activities:

¹ So long as a Project does not cause the Specific Plan to exceed any of the thresholds listed in this table, no further environmental review is required for individual Projects. If a Project exceeds any of these thresholds or creates an impact in an area not indicated in this table, then additional environmental review is required. Projects which comply with all other regulations established by this Specific Plan are determined to not exceed the environmental thresholds of the EIR. (As an example, building height regulations of the Specific Plan are within the shade/shadow analysis of the EIR.) The same standards and methodologies which were utilized in the EIR to establish the Specific Plan's environmental impacts shall be used in calculating whether a Project conforms to the thresholds listed in this table.

APPENDIX E

ENVIRONMENTAL MITIGATION MEASURES

ENVIRONMENTAL MITIGATION MEASURES

The Project Applicant shall be obligated to provide certification prior to the issuance of site or building plans that compliance with the required Environmental Mitigation Measures has been effected. The entity responsible for the implementation of all mitigation measures shall be the project Applicant unless otherwise noted.

A LAND USE

1 AESTHETICS: VISUAL QUALITY

- a) The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials (such as graffiti or posters) would be posted on any temporary construction barriers or temporary pedestrian walkways and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b) In the Project design, the Project Applicant shall substitute vegetated surfaces for hard surfaces, which shall include 15 percent of the at-grade plaza and courtyards and 5 percent of elevated surfaces. In addition, the Project streetscape plan shall provide for additional landscape areas. The Project Applicant shall explore elimination of blacktop and the use of new coatings and integral colorants for asphalt to achieve light colored surfaces, to the extent feasible for Project development.

2. AESTHETICS: LIGHT AND GLARE

- a) The applicant shall prepare a Lighting Plan in coordination with the Department of City Planning to establish lighting standards and guidelines.
- b) To the extent feasible and consistent with the functions and uses of the Project, the following mitigation measures shall be addressed in the design of the Project's facilities:
 - i. Pedestrian-level lighting shall be used adjacent to Olympic Boulevard and Figueroa, 11th, 12th, and Flower Streets.
 - ii. Floodlights shall be located so as to minimize impacts onto sensitive receptors.
 - iii. The Applicant shall coordinate with the Bureau of Street Lighting as to whether the streetlights shall be refurbished and/or reinstalled to preserve the character of the community, in addition to providing adequate lighting to motorists and pedestrians.
 - iv. All new lighting shall be designed to minimize glare and to prevent light impacts upon adjacent sensitive receptors.

- v The use of highly reflective building materials for the exterior walls of the Project structures shall be minimized.
- vi Use high performance glass with high shading coefficient and low reflectivity, such as Heat Mirror or Low E type glass.
- vii Architectural and/or landscape screening elements shall be incorporated into project design so as to minimize glare impacts on adjacent sensitive receptors.
- vii Parking facilities exits shall be located and designed so as to minimize glare impacts from vehicle headlights on adjacent sensitive receptors.

3. AESTHETICS: SHADE/SHADOW

To reduce shading from the Project structures on the Olympic East, Olympic North and Figueroa South Properties, design elements, including roof form, setback, building height and massing, shall be implemented (to the extent feasible and consistent with the functions and uses of the Project) to avoid shading currently unshaded off-site shadow-sensitive uses for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. between late October and early April, or for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. between early April and late October.

C. DRAINAGE AND SURFACE WATER QUALITY

1. Prior to construction activities on any development area, the Applicant shall prepare a master erosion control plan for that developed area, which includes detailed flood control plans, for the City of Los Angeles Department of Public Works, Bureau of Engineering. The plans shall include hydrology/hydraulic calculations and drainage improvement plans, showing quantitatively how projected storm water runoff would not exceed existing design conditions. Such plans shall be reviewed and approved by the City prior to the issuance of building permits.

2. The Applicant shall construct catch basins, roof drains, and surface parking drains connecting directly to the existing storm drain system, and any other drainage improvements, as may be required by the Bureau of Engineering.

D. AIR QUALITY

1. Prior to Construction activities the Applicant shall secure any necessary permits from the SCAQMD.

2. Non-toxic soil stabilizers shall be applied according to manufacturers' specifications or vegetation shall be planted on all inactive construction areas (i.e., previously graded areas inactive for 10 days or more and not scheduled for additional construction activities within 12 months) to the extent feasible.

3. Exposed pits (i.e., gravel, soil, dirt) with five percent or greater silt content shall be watered twice daily, enclosed, covered or treated with non-toxic soil stabilizers according to manufacturers' specifications.

4. All active construction sites shall be watered at least twice daily.

5. All grading activities shall cease during second stage smog alerts and periods of high winds (i.e., greater than 25 mph) if soil is being transported to off-site locations and cannot be controlled by watering.

6. All trucks hauling dirt, sand, soil, or other loose materials offsite shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).

7. A construction relations officer shall be appointed by the Applicant to act as a community liaison concerning onsite construction activity, including resolution of issues related to fugitive dust generation.

8. Diesel fueled onsite generators shall not be used during construction of the proposed Project.

9. All construction roads internal to the construction site that have a traffic volume of more than 50 daily trips by construction equipment, or 150 total daily trips for all vehicles, shall be surfaced with base material or decomposed granite, or shall be paved.

10. Streets shall be swept if visible soil material has been carried onto adjacent public paved roads.

11. Construction equipment shall be visually inspected prior to leaving the site and loose dirt shall be washed off with wheel washers as necessary.

12. Water or non-toxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to reduce offsite transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.

13. Traffic speeds on all unpaved roads shall not exceed 15 mph.

14. The Applicant shall use low emission vehicles to the extent technologically and economically feasible. This may include vehicles using alternative fuels, low sulfur diesel, diesel with particulate traps, methanol, or electricity.

15. The Applicant shall implement the use of low emission technology to the extent technologically and economically feasible.

16. The Applicant shall comply with applicable Proposition 65 notice requirements in the event that construction activities utilize toxic materials, or cause toxic materials to be released into the air, including if toxics are identified in the fugitive dust.

17. In order to reduce the long-term mobile source emissions associated with the proposed Project, the Applicant shall continue to implement transportation systems management and demand management measures and comply with SCAQMD Rule 2202, which applies to all employers who employ 250 or more persons on a full or part-time basis at a single worksite. This rule, which aims to reduce volatile organic compounds (VOCs), NO_x, and CO, provides employers a menu of options that they can choose from to reduce emissions related to employee commutes.

18. The Applicant shall provide alternative refueling stations within the Project at a ratio of one per 1,000 parking spaces distributed throughout the Project as the parking is developed.

E. TRANSPORTATION/CIRCULATION: TRAFFIC

1. Prior to construction, the Applicant shall, in consultation and cooperation with the South Park Event Coordinating Committee, develop and implement a Construction Management Plan for construction of the Project. The goals of the Construction Management Plan shall be to minimize conflicts with STAPLES Center and Convention Center operations and conflicts and delays in construction of the Project.

The Construction Management Plan shall provide for the coordination of construction staging areas and traffic controls, in order to assist in the orderly flow of pedestrian and vehicular traffic in the Project area, and to/from STAPLES Center and the Convention Center events; and of labor, materials and construction vehicles to the construction site, including the staging of delivery trucks on public streets surrounding the Project site. The Construction Management Plan shall also address measures to ensure adequate access to STAPLES Center and to the Convention Center, if temporary lane closures on adjacent roadways are required.

Prior to full implementation of mitigation measures in this section, the Construction Management Plan should consider the use of temporary operational techniques (e.g., coning, temporary/changeable signs, etc.), as appropriate to the circulation needs of particular events.

2. The Applicant shall be responsible for any relocation and/or modification of the existing Highway Advisory Radio system for the STAPLES Center, if required as a result of the construction of the Project.

4. The Applicant shall initiate and maintain a transportation demand management program that will actively promote the use of transit and rideshare, including providing project employees and visitors with transit and rideshare information.

5. The Applicant shall provide off-site parking for employees (to the north, east and south of the Project) along with shuttle bus service from parking locations to the Project site.

6 The Applicant shall provide fixed signage on access/egress corridors to the project to help direct inbound traffic to parking facilities, and outbound traffic to arterials and freeway ramps, up to a total of \$25,000.

7 The Applicant shall participate in providing up to three additional changeable message signs (CMS), if necessary, on the surface street system in the Project area, that will be linked into the existing Traffic Operations Center (TOC), that will help direct traffic and ensure smooth traffic flows during Convention Center and STAPLES Center events and during closures of 11th Street.

8. The Applicant shall participate with Caltrans to provide one additional changeable message sign (CMS) on the freeway mainline system, if Caltrans determines it to be necessary or desirable.

9. The Applicant shall coordinate with Caltrans and LADOT to develop fixed and changeable signage programs to direct traffic to utilize the various different freeway off-ramps in the Project area, where necessary.

10. The Applicant shall participate in the existing South Park Event Parking & Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordination Committee.

11. The Applicant shall implement a minimum 2-foot or 4-foot dedication and 3-foot or 5-foot widening along the Project frontage, as necessary, to bring Olympic Boulevard up to Class II Major Highway standards, except where greater dedication and widening are needed for traffic mitigation.

12. The Applicant shall implement a minimum 2-foot dedication and 2-foot widening along the Project's Georgia Street frontage, north of Olympic Boulevard, as necessary, to bring Georgia Street up to Collector Street standards.

13. The Applicant shall implement a minimum 2-foot dedication and 2-foot widening along the Project's Francisco Street frontage north of Olympic Boulevard, as necessary, to bring Francisco Street up to Collector Street standards.

14. In order to facilitate the closure of 11th Street between Georgia Street and Figueroa Street, on a regular basis outside the morning and evening peak periods, the Applicant shall implement the following improvements:

- a) Develop a Traffic Control Plan, requiring LADOT approval, prior to completion and public use of the plaza to the north of 11th Street. Among the potential measures that could be included in the plan are the following (subject to the approval of LADOT):
- b) Implement pop-up bollards on 11th Street west of Figueroa Street and east of Georgia Street to prevent traffic entering 11th Street between Georgia and Figueroa during closure periods.

- c) Add electronic signs to signal poles and signal mast arms at the intersections of 11th Street/Figueroa Street and 11th Street/Georgia Street, to indicate "No Entry," "Turn Left," and "Turn Right" during street closures.
- d) Add changeable message signs at locations to be determined by LADOT, advising motorists of alternate routes to 11th Street during street closures. Such signs would be located in the immediate vicinity of the block of 11th Street to be closed, at the following intersections: 11th Street and Figueroa Street; Olympic Boulevard and Figueroa Street; Olympic Boulevard and Georgia Street; and 11th Street and Georgia Street.
- e) Add similar signs on the street approaches to the block of 11th Street to be closed to give motorists advance warning and information of alternate routes, such as at the following locations: 11th Street, east of Flower Street; 11th Street, east of Olive Street; and Cherry Street, south of 12th Street.
- f) If necessary, provide additional temporary measures, such as coning temporary traffic lanes, at the following locations: Olympic Boulevard and Figueroa Street; Olympic Boulevard and Georgia Street; 11th Street and Georgia Street; and 11th Street and Figueroa Street.

F. TRANSPORTATION/CIRCULATION: PARKING

1. The Applicant shall develop a Construction Management Plan, which shall provide for the coordination of construction areas and the replacement of STAPLES Center parking prior to commencing construction. During Project utility relocation, existing street parking shall be retained wherever possible.
2. As part of the Construction Management Plan, measures to minimize parking impacts to STAPLES Center and other land uses in the area shall be developed (for example, the provision of permanent or temporary replacement parking). Delays in construction of the Project shall be avoided to the fullest possible extent.
3. The Applicant shall provide employee parking off-site to the northeast or south of the Project site in leased and/or owned spaces. The employees would be transported to the Project site by a shuttle bus system similar to that currently used for STAPLES Center employees. The off-site employee parking program would accommodate approximately 550 daytime employee spaces and 775 nighttime employee spaces.
4. The Project shall participate in the South Park Event Coordinating Committee, to coordinate parking management issues.

G. TRANSPORTATION/CIRCULATION: PEDESTRIAN SAFETY

1. The Applicant shall develop a Construction Management Plan, which shall provide for the coordination of construction areas and safe pedestrian movement throughout the Project area such that adequate and safe pedestrian access is maintained to STAPLES Center, the Convention Center and surrounding land uses during construction.

2. The Applicant shall coordinate with the Los Angeles Unified School District to provide crossing guards along identified pedestrian routes to the Tenth Street Elementary School in the vicinity of the construction site during construction activities.

3. Haul routes shall be established which minimize construction vehicle traffic passing by Tenth Street Elementary School.

4. Construction vehicles shall be prohibited from staging in front of either Los Angelitos Children's Center or Tenth Street Elementary School.

5. The Los Angeles Unified School District's Transportation Branch shall be provided with a construction schedule and shall be notified of the commencement of project construction. During construction, the Los Angeles Unified School District shall also be notified of any planned lane closures in the vicinity of the project

H. HAZARDOUS MATERIALS

1. Further investigation by a registered environmental professional of the potential soil and/or groundwater contamination on 1240 South Figueroa Street (APN 5138-025-004), 844 West Olympic Boulevard (APN 5138-009-002), and 931 West Olympic Boulevard (APN 5138-005-008) shall be conducted in accordance with the RWQCB, where applicable. Any required remedial action recommended by the registered environmental professional and approved by the RWQCB for any contamination discovered during these investigations shall be fully implemented and documented.

2. Coordination of ongoing remediation activities with proposed Project construction shall be performed to ensure that soil cleanup is not stopped or impeded.

3. Removal of any asbestos-containing materials found in the only two site structures (Figueroa Central Properties) shall be conducted in accordance with the requirements of South Coast Air Quality Management District Rule 1403. Specific requirements of Rule 1403 include:

- a) Implementation of a thorough survey of the affected facility prior to issuance of permits for any demolition or renovation activity, including inspection, identification, and quantification of all friable and certain non-friable asbestos-containing materials.
- b) Surveys which include collection and analyses of representative asbestos building material samples, and quantification of these materials for asbestos abatement purposes prior to or during demolition.
- c) Notification of the SCAQMD of the intent to demolish or renovate any facility at least ten days prior to commencing with the activity.
- d) Removal of all asbestos-containing materials prior to any demolition or renovation activity that would break up, dislodge, or similarly disturb the material.

- e) Use of prescribed procedures when removing asbestos-containing materials.
- f) Placement of all collected asbestos-containing materials in leak-tight containers or wrapping.
- g) Transportation and disposal of asbestos-containing materials as required by applicable regulations.

4. Lead-based paint assessments of the only two remaining structures on the Project Site (Figueroa Central Properties) shall be conducted prior to issuance of permits for any demolition activity involving a particular structure. These assessments will include use of x-ray fluorescent technology to identify buildings with lead-based paint. Lead-based paint found in any buildings shall be removed and disposed of as a hazardous waste in accordance with all applicable regulations.

5. In the event that previously undiscovered contaminated soil or hazardous materials are encountered at the Project site during construction, identification and remediation procedures shall be developed in accordance with applicable federal, State and City regulations, which would ensure that the potential for the risk of upset would be below a level of significance.

I. NOISE

1. On-site construction activity that generates noise in excess of 75 dBA at a distance of 50 feet shall be limited to between 7:00 A.M. and 9:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturdays, unless the City extends such hours.

2. The Los Angeles Unified School District shall be provided with a construction schedule.

3. All construction equipment shall be in proper operating condition and fitted with standard factory silencing features.

4. Sound blankets shall be used on all construction equipment for which use of sound blankets is technically feasible.

5. If noise levels from construction activity are found to exceed 75 dBA at the property line of an adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier shall be erected between the noise source and receptor.

6. All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.

7. The Applicant shall notify residents within 800 feet of the Project construction site and in addition will post a notice in a local newspaper as part of the Construction Management Plan notifying residents of construction activity.

8. Entrances and exits from parking lots in the Olympic and Figueroa Properties parking areas shall be located to minimize impact on residential, motel, or hotel units.

9. As part of the *South Park Area Parking and Circulation Management Plan (PCMP)*, an operational traffic plan shall be implemented which minimizes the amount of Project generated traffic passing by sensitive receptors by providing traffic control personnel to direct departing vehicles along corridors that will have the least impact on sensitive receptors in the area.

10. All events in the Central Plaza that would involve the use of public address systems shall be required to obtain a permit from the City for operating amplified sound and speech equipment.

J PUBLIC SERVICES: FIRE

1. The Applicant shall ensure that during construction, LAFD access will remain clear and unobstructed.

2. Proposed roadway modifications shall be reviewed by the LAFD to assure adequate access to the Project site and adjacent uses.

3. The DWP shall conduct a flow test prior to the issuance of building permits to determine whether the existing water system meets fire flow requirements imposed by the Fire Department for the Project. The Applicant shall undertake and complete those required improvements identified by the DWP as a result of findings of the flow test.

4. The proposed Project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the *Fire Protection and Fire Prevention Plan Element*, as well as the *Safety Element*, both of which are elements of the General Plan of the City of Los Angeles.

5. The Applicant shall submit definitive plans and specifications to the LAFD and requirements for necessary permits shall be satisfied prior to commencement of any portion of the proposed Project.

6. The Project shall provide access for LAFD apparatus and personnel to and into all structures shall be required. At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required. Additional vehicular access may be required by the LAFD where buildings exceed 28 feet in height.

7. The Applicant shall submit plans that show proposed access road(s) and turning area(s) for LAFD approval.

8. Project development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

9. Project design shall use standard cut-corners on all street corners to permit easy turning access for LAFD vehicles.

10. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of an LAFD aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

11. Fire lanes, where required, and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No fire lane or dead ending street shall be greater than 700 feet in length or secondary access shall be required.

12. All access roads, including fire lanes, shall be maintained in an unobstructed manner, and removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05. of the *Los Angeles Municipal Code*.

13. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

14. To accommodate an LAFD apparatus, if necessary, the minimum outside radius of paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

15. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

16. No building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

17. Adequate off-site public and on-site private fire hydrants may be required. Their number and location are to be determined after the LAFD's review of the Project's plot plan. The maximum distance between fire hydrants on roads and fire lanes in a regional commercial area is 300 feet.

18. The Applicant shall coordinate with the South Park Event Coordinating Committee to address issues relating to vehicle and pedestrian flows during major events and to identify measures for ensuring LAFD access to the Project site, parking lots, and the immediate vicinity during the pre-event and post-event periods.

K. PUBLIC SERVICES: POLICE

1. The Applicant shall ensure that during construction, LAPD access will remain clear and unobstructed.

2. Proposed roadway modifications shall be reviewed by the LAPD to assure adequate access to the proposed Project and adjacent uses.

3. The Applicant shall provide security features on the construction site(s), such as guards, fencing, and locked entrances.

4. The Applicant shall submit plot plans for all proposed development 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.

5. The Applicant shall file building plans with the LAPD Central Area Commanding Officer. Plans shall include access routes, floor plans, and any additional information that might facilitate prompt and efficient police response.

6. Alarms and/or locked gates shall be installed on doorways providing public access to commercial facilities.

7. 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 garage users.

8. Additional lighting shall be installed where appropriate, including on the Project site and in parking garages, as determined in consultation with the LAPD.

9. Safety features shall be incorporated into project design 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; approved street closures for special events or peak pedestrian activity; 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 parking garages, to direct pedestrians to specific exit locations that correspond to designated crosswalk locations on adjacent streets; guide signs for Project site-bound pedestrians approaching the site from the Pico Blue Line Metro station; and provision of an on-site bus passenger drop-off facility.

10. The Applicant shall develop and implement a new or modified Security Plan to minimize the potential for on-site crime and the need for LAPD services. The plan would outline the security services and features to be implemented, as determined in consultation with the LAPD. The following shall be included in the plan:

- a). Provision of an on-site security force that would monitor and patrol the Project site. During operational hours, security officers shall perform pedestrian, vehicular, and/or bicycle patrols.
- b). Implementation of a video camera surveillance system and/or a closed-circuit television system;
- c). Additional security features shall be incorporated into the design of proposed parking facilities, including "spotters" for parking areas and ensuring the availability of sufficient parking either on- or off-site for all building employees and anticipated patrons and visitors;

- d). Security lighting incorporating good illumination and a minimum of dead space in the design of entryways, seating areas, lobbies, elevators, service areas, and parking areas to eliminate areas of concealment. Security lighting shall be full cutoff fixtures which minimize glare from the light source and provide light downward and inward to structures to maximize visibility;
 - e). Provision of lockable doors at appropriate Project entryways, offices, retail stores, and restaurants;
 - f). Installation of alarms at appropriate Project entryways and ancillary commercial structures;
 - g). The City shall approve all businesses desiring to sell or allow consumption of alcoholic beverages through specific plan regulation or issuance of one or more Conditional Use Permits;
 - h). Accessibility for emergency service personnel and vehicles into each structure, and provision to the Central Area Commanding Officer of detailed diagram(s) of the Project site, including access routes, unit numbers, and any information that would facilitate police response.
 - i). In addition, security procedures regarding initial response, investigation, detainment of crime suspects, LAPD notification, crowd and traffic control, and general public assistance shall be outlined in the Security Plan. The plan would be subject to review by the LAPD, and any provisions pertaining to access would be subject to approval by the Los Angeles Department of Transportation.
11. The Applicant shall develop and implement an Emergency Procedures Plan to address emergency concerns and practices. The plan shall be subject to review by the LAPD, and any provisions pertaining to access would be subject to approval by the City of Los Angeles Department of Transportation.
12. The Applicant shall coordinate with the South Park Event Coordinating Committee to address issues relating to vehicle and pedestrian flows during major events and to identify measures for ensuring LAPD access to the Project site, parking lots, and the immediate vicinity during the pre-event and post-event periods.
13. The Applicant shall complete an annual assessment of off-site Project related crime, in coordination with the LAPD, subject to the approval of the City Planning Department, and in response develop and implement additional security measures.

L PUBLIC SERVICES: PARKS & RECREATION

1.. The Project shall incorporate project design features such as plazas, terraces and paseos that encourage access to a variety of open space uses for residents and visitors to the Project site.

2. The Applicant shall pay or guarantee to pay required fees to the City of Los Angeles Recreation and Parks Department for the purpose of providing future parks and open space in the Central City area..

M UTILITIES: WATER

1. The Project and occupants shall adhere to all applicable DWP rules and regulations. The DWP shall be consulted regarding feasible water conservation features, including xeriscape practices (e.g. use of drought-tolerant landscaping and drip irrigation systems), which can be incorporated into the design of the project. All necessary infrastructure improvements shall be constructed to meet the requirements of the DWP.

2. Automatic sprinkler systems shall be set to irrigate landscaping during morning or evening hours to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

3. The DWP shall conduct a flow test prior to the issuance of certificates of occupancy to determine whether the existing water system meets fire flow requirements imposed by the Fire Department for the Project. The Applicant shall undertake and complete those required improvements identified by the DWP as a result of findings of the flow test.

4. The Applicant shall obtain a DWP Letter of Service prior to issuance of building permits.

N. UTILITIES: SEWER

1. The Applicant shall comply with procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).

2. All necessary infrastructure improvements shall be constructed to meet the requirements of the Department of Public Works.

3. The Applicant shall comply with all provisions of Ordinance No. 162,532, which reduces water consumption levels, thereby restricting wastewater flows. Water saving devices to be installed shall include low flow toilets and plumbing fixtures that prevent water loss.

4. The Applicant shall develop and implement a construction management plan for any temporary lane closures that may be necessary (including temporary coning, signing, road striping, signalization, etc.), to assist in the orderly flow of vehicular

and pedestrian traffic in the project area, and to ensure the maintenance of adequate access to STAPLES Center and the Convention Center.

O. UTILITIES: SOLID WASTE

1. Prior to the issuance of building permits, a Recycling and Resource Recovery Plan shall be prepared to coordinate resource conservation and recycling for the Project. Prior to implementing this plan, it shall be reviewed and approved by the City of Los Angeles Department of Public Works, Solid Resources Citywide Recycling Division. The plan shall include the following:
 - a). A recycling program shall be designed to reduce the amount of solid waste going to landfills, in line with the City's goals and continued efforts towards a Citywide 50 percent waste reduction rate over 1990 waste diversion levels.
 - b). Measures for maximizing the recycling of demolition and construction debris, including a proposed layout for source separation of materials and recycling bins at the Project site and utilization of prospective contractor(s) specializing in demolition and construction waste management shall be implemented, to the extent feasible.
 - c). Recycling bins and chutes shall be provided at appropriate locations to promote the recycling of paper, metal, glass, and other recyclable materials.
 - d). An education/outreach program for all Project employees shall be instituted to reduce the output of solid waste through recycling and reduction of waste at the source.
 - e). Promote recycling to patrons.
2. Trash compaction facilities shall be provided in all occupied structures, where deemed feasible.
3. Yard waste management techniques shall be incorporated into the maintenance of the Project, including use of drought tolerant plants and mulching or composting of regular landscape maintenance waste where appropriate.

P. GEOLOGIC AND SEISMIC HAZARDS

1. A State-certified geologist shall review all excavations for evidence indicative of faulting, or seismically-induced ground deformation. If during grading, an active fault is determined to extend through the area, appropriate building setbacks from the fault line shall be established.

2. An assessment of the potential for subsidence at the Project site shall be conducted as part of the geotechnical evaluation.

3. To assist in response to a seismic event, an emergency response and building-specific evacuation plan for Project structures shall be developed in coordination with the Los Angeles Fire Department prior to the Certificate of Occupancy being granted by the City of Los Angeles. Such information shall be disseminated to employees to reduce the potential for human injury.

4. To assist in response to a seismic event, an emergency response and building-specific evacuation diagram for Project structures shall be posted in each on-site building. Such signage shall be posted in appropriate locations to reduce the potential for injury to visitors and employees.

Q. ARCHITECTURAL/HISTORIC RESOURCES

1. If unknown paleontological, archaeological and/or cultural materials are discovered during any grading or construction activity, work will stop in the immediate area. Upon such discoveries the contractor shall immediately notify the client and the City of Los Angeles. A paleontologist and/or archaeologist shall be consulted to determine the discovery's significance and, if necessary, formulate a mitigation plan, including avoidance alternatives, to mitigate impacts. Work can only resume in that area with the approval of the City of Los Angeles and paleontologist and/or archaeologist.

2. New construction adjacent to the Variety Arts Center shall respect its historic character through conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT

Streetscape Plan

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LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT STREETSCAPE PLAN

Section 1.

INTRODUCTION

On September 4, 2001, Ordinance No. 174,226, the Los Angeles Sports and Entertainment District (LASED) Specific Plan was adopted along with a draft of the Streetscape Plan found in the appendix of the Specific Plan. The concept draft has served as a guide for the development of this Streetscape Plan. Like most streetscape plans, this Plan will be implemented in phases as both private and public development takes place along the sidewalks and streets within the Streetscape Plan boundaries. The Streetscape Plan Area has already undergone some improvements as a result of the construction of the Staples Center in 1999.

The Los Angeles Sports and Entertainment District Streetscape Plan provides guidelines and standards for improvements in the public right-of-way within the Los Angeles Sports and Entertainment District and along Figueroa Street from 7th Street to Venice Boulevard. The principal objective of this Streetscape Plan is to develop attractive, functional, safe and enjoyable streets and pedestrian friendly sidewalks that connect to and complement the Downtown context and support the creation of a unique regional sports and entertainment destination within Downtown Los Angeles.

Within the public right-of-way, a coordinated system of streetscape elements, including a system of uniquely themed environmental graphics, will depict the District's special purpose and identity and define its area. Wide sidewalks, street trees, street furniture, and pedestrian-oriented lighting will make the District's streets comfortable for pedestrians and will support pedestrian-oriented activity along those streets. Public signage will distinctly communicate the District, its tenants, and its activities and events. These will support the colorful and lively atmosphere of the District and the surrounding neighborhood.

BOUNDARIES

This plan applies to the public right-of-way, adjacent to the parcels included in the LASED Specific plan and along Figueroa Street north and south of the District (the Streetscape Plan Area). The shaded area on the map in Figure 1 denotes the boundaries for the Los Angeles Sports and Entertainment District Streetscape Plan. Streetscape elements addressed by this plan include, but are not limited to the following: sidewalk widths and paving patterns; crosswalks; medians; street trees; street lights; street furniture such as information kiosks, benches, trash receptacles, news vending machines and bicycle racks; and public art and signage in the public right-of-way.

Section 2.

GOALS AND PRINCIPLES

A. Goals

The goals of the Los Angeles Sports and Entertainment District Streetscape Plan are as follows:

1. **Reinforce the hierarchy of streets.** Streets within the Streetscape Plan Area will be distinguished according to their design and function. A particular objective will be to further the development of the Figueroa corridor as a grand ceremonial street. The design of streets shall be in accordance with the Section 5 on Street Segments described later in the document.
2. **Promote pedestrian safety and comfort.** Streetscape design contributes to safe and comfortable movement on foot within the Streetscape Plan Area. This is most readily accomplished through designation of a clear, adequately sized and protected pedestrian zone along the Streetscape Plan Area's sidewalks, augmented by a high degree of streetscape amenity. In particular, pedestrians rely on protection from the dangers of the automobile; therefore, street furniture and street trees are typically sited adjacent to the curb to establish a clearly identified barrier between the vehicular roadway and the zone of pedestrian movement. Streetscape amenities that promote pedestrian safety and comfort include canopy trees, pedestrian scaled lighting, street furniture (benches, trash receptacles, planters, etc), and wayfinding signage.
3. **Build a strong interface between building and sidewalk.** A strong interface between building and sidewalk is critical to achieving a high level of street activity within the Streetscape Plan Area. Building details and features such as storefront entries create visual interest and introduce a human scale along the street. Building entries and storefront window displays that face the street are strongly encouraged, as are building features that provide sidewalk shade and increase pedestrian comfort, such as architecturally integrated canopies, awnings and arcades. Outdoor seating and dining along sidewalks is also encouraged, but must maintain a clear zone for pedestrian movement.
4. **Contribute to the District's identity.** The Streetscape Plan promotes a special district identity, emphasizing a coordinated system of design and location of street trees, street lighting, street furniture, street signage, as well as other amenities. The environmental graphics program is especially important to this idea, which includes a system of themed directional and wayfinding

signage that identifies the District, its tenants, and various events and activities.

B. Principles

The Streetscape Plan is based on a set of principles. These principles are:

1. **Activity.** Focus activity on the street. The Streetscape Plan should encourage a vibrant pedestrian-oriented environment, with activity centered along property edges at the interface between building and street. Guidelines and standards based on this principle include generous sidewalks, street furniture, lighting, environmental graphics, and other amenities that contribute to attractive and enjoyable streets.
2. **Pedestrian Orientation.** Encourage a non-internalized open-air configuration, including plazas and paseos that extend the surrounding urban grid resulting in a pedestrian orientation. The inclusion of the Central Plaza and 11th Street Pedestrian Area add to this principle, providing the public with a gathering place for community events.
3. **Safety.** Design streets and sidewalks so that pedestrian and automobile traffic can coexist safely. Components of the Streetscape Plan such as the periodic closure of 11th Street between Georgia Street and Figueroa Street to protect pedestrians from oncoming vehicular traffic during events is largely based on this principle.
4. **Individuality.** Promote the District's identity as a unique entertainment, sports and retail destination through streetscape improvements, which include the planting pattern of street trees, the location of street furniture, the implementation of an environmental graphics program of themed directional, wayfinding, and similar signage, and the incorporation of public art.
5. **Compatibility.** Complement surrounding development and build linkages to the neighboring South Park District and Downtown through a coordinated system of street trees, street furniture, street lighting, environmental graphics and special paving. Much of this Plan was devised to be consistent with the original streetscape improvements for Staples Center completed in 1999 and to create effective transitions from the Sports and Entertainment District to residential South Park and the Downtown Core.

Section 3.

ADMINISTRATION

The standards established by the LASED Streetscape Plan apply to all projects, public and private, within the public right-of-way.

A. **Project Definition**

Public Projects subject to the provisions of the Streetscape Plan include all projects in the public right-of-way undertaken by the City of Los Angeles, including the Department of Public Works and the Community Redevelopment Agency.

Private projects subject to the provisions of the Los Angeles Sports and Entertainment District Streetscape Plan are those which require approval by the City Engineer and A-Permit, Revocable Permit, or B-Permits to be issued by the Department of Public Works. These permits are required for all street furniture, temporary and permanent signs, and any other addition to the public right-of-way. In addition to general standards required of streetscape improvements by the City of Los Angeles, a proposed project must be consistent with the Streetscape Plan as a condition of approval.

B. **Project Approval and Permits**

Private implementation of streetscape elements must be approved by the City, often by different or multiple departments. City agencies can also assist private implementation of streetscape projects through their design expertise, approval process, or even the availability of possible funds through state and federal grants. Refer to Section 5, Streetscape Elements, for all City Departments that approve each streetscape component and contact each one for their specific approval procedures and requirements.

1. **Department of Public Works**

Permits:

Streetscape project approval results in the issuance of a permit by the Department of Public Works. Three different types of permits are issued for streetscape projects, each with varying levels of review. Projects are reviewed citywide for consistency with general City standards and specifications for projects in the public right-of-way. By approving the Streetscape Plan, the Board of Public Works has adopted the guidelines and standards contained in the plan as its own policies. This means that beyond general City standards and specifications that apply to streetscape projects, each project will be reviewed for consistency with the Streetscape Plan as a condition of approval and permitting by the Department of Public Works. The following is a description of the types of permits required for streetscape projects.

- a. A-Permit
The A-Permit is the first level of street improvement permits and is issued over the counter with no project plans. Items typically permitted through this type of review are new or improved driveways and sidewalks. A nominal fee may be charged for plan check, filing, and inspection. For anything other than standard street improvements (i.e. a concrete sidewalk) a Revocable Permit is also required.
- b. Revocable Permit
Revocable Permits are the second or mid-level of street improvement permits. Improvements utilizing materials other than standard concrete (i.e. brick or granite pavers) require a Revocable Permit. Revocable Permit applications require the submittal of accurate drawings and are reviewed by the various Bureaus within the Department of Public Works for safety and liability issues. Improvements approved through the Revocable Permit process are maintained by the permittee. Failure by the permittee to keep the improvement in a safe and maintained condition allows the City to revoke the permitting rights at which point a permittee is requested to restore the street to its original condition. Projects requiring approval through the Revocable Permit process include improvements within the public right-of-way that do not change the configuration of the street. A moderate fee is assessed for plan check, administrative filing, and inspection and the applicant is typically required to provide proof of liability insurance.
- c. B-Permit
The B-Permit is reserved for streetscape projects requiring the highest level of review. Approval through the B-Permit process is required for projects that are permanent in nature and developed to a level that allows the City to maintain the improvement permanently. A B-Permit is usually issued for improvements that change the configuration of the street, traffic patterns, or other substantial permanent changes to the streetscape. Projects subject to the B-Permit review process require professionally prepared drawings submitted on standard City (Bureau of Engineering) drawing sheets and are reviewed by all public agencies affected by the improvements. A fee commensurate with development is assessed for plan check, administration, and inspection.

Construction bonding is required to ensure that the improvements are installed, and various levels of insurance are required.

Shop Inspection:

All projects in the public-right-of-way are subject to Shop Inspection by the Department of Public Works Bureau of Contract Administration. This requirement applies to major and minor projects including construction of bus shelters, benches, bike racks, gateway monuments, and permanent signs in the public right-of-way. The purpose of this inspection is to assure quality in materials and construction. All Streetscape Project Plans shall include a note with the following text:

“Shop Fabrication shall be made only from approved shop drawings and under inspection by the Bureau of Contract Administration. To arrange for inspection, call (213) 580-1392 two (2) weeks in advance for items more than fifty (50) miles outside of the City of Los Angeles, and 24 hours in advance for others.”

2. **Department of City Planning**

a. **Review:**

Review of streetscape projects by the City Planning Department is only required when the streetscape project includes any streetscape elements, which have yet to be established in the plan, such as:

- 1) crosswalk paving
- 2) medians
- 3) loading and drop-off zones
- 4) street trees
- 5) tree light fixtures
- 6) special lighting
- 7) street furniture
- 8) signs

b. **Document Submittal Requirements:**

- 1) Conceptual Plans
 - One set of plans identifying type and placement of proposed streetscape elements.
 - If streetscape elements already exist within the plan boundaries, the set of plans should identify existing elements and those proposed to be removed.

- 2) Photographs (as applicable)
 - subject site
 - existing streetscape elements
 - proposed streetscape elements

C. Implementation

This plan will be implemented over time through public and private investment in the Streetscape Plan Area. Private implementation will occur through investments by the Figueroa Corridor Business Improvement District and any future Business Improvement Districts in the area. Public agency implementation will result from improvements made by the City of Los Angeles through its Community Redevelopment Agency, Department of Public Works or other public agencies, such as the Metropolitan Transportation Agency, as outlined in the Development Agreement. For instance, implementation may occur through publicly sponsored projects such as expansion of the LA Convention Center.

D. Maintenance

Successful implementation of this Streetscape Plan requires not only that its standards be enforced, but that all approved projects be maintained. The master developer or his assignees shall continue to comply with the existing Maintenance Agreement with the Department of Public Works that was established in 1999 for the maintenance of the street trees planted at that time and will prepare new Maintenance Agreements for additional improvements provided by the developer within the public right-of-way and required setback, as required by the Department of Public Works. To ensure regular and consistent maintenance of all street trees, the existing tree maintenance agreements and all future tree maintenance agreements shall be the sole responsibility of the master developer or his assignees and shall not be transferred to individual developers.

E. Plan Elements and Organization

This Streetscape Plan is organized by street. Streets warrant different streetscape treatment based on their physical dimensions and anticipated levels of activity. For the Los Angeles Sports and Entertainment District this means that Figueroa Street, as a major thoroughfare has one set of standards as do each of the other streets. Components of the streetscape plan for each street rely on standard Streetscape Element Requirements found in Section 7. Unless otherwise indicated in the following sections, refer to Section 7 for detailed Streetscape Element Requirements.

Section 4.

DEFINITIONS

The following words and phrases, whenever used in this document, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the LAMC.

Bollards: A vertical freestanding short post used as a barrier to traffic.

CRA Edge Band: Twelve (12)-inch wide bands of brick or granite pavers that line the edge of curbs as shown in *Figure 9*.

Directory Sign: A pedestrian oriented sign directing visitors on foot to public services and businesses as defined in Section 16 of the LASED Specific Plan.

Eleventh Street Pedestrian Area: That area within the public right-of-way of 11th Street, between Figueroa Street and Georgia Street, which is designated for pedestrian activity as defined in Section 4 in the LASED Specific Plan.

Enhanced Sidewalk Paving: The combination of paving materials (granite, brick, stone, etc.), texture (saw cuts) and/or patterns used to suggest traffic flow, emphasize landscape features such as statues or fountains to unify design and create a pleasant walking sensation.

Gateway Marker: A sign which provides a distinctive visual identifier for a particular area.

Loading and Drop-Off Zone: An off-street space or berth adjacent to a building or group of buildings, for the temporary parking of a noncommercial vehicle for the loading and unloading of merchandise and passengers.

Master Developer: Los Angeles Arena Land Company and any successor in interest

Median: A divider strip separating traffic traveling in opposite directions.

Mountable Curb: According to the Bureau of Engineering, Street Design Manual, mountable curbs are generally restricted to landscaped portions of median strips, traffic islands, and shoulders, where they act as partial barriers to normal vehicular traffic, but can be readily mounted by vehicles.

Pedestrian Zone: An 8-foot clear zone in the center of the sidewalk reserved for pedestrian traffic.

Star Plaza: Star Plaza is the main gathering place at the front entrance of STAPLES Center.

Wayfinding Sign: A pedestrian or auto oriented sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a non-advertising character as defined in Section 16 in the LASED Specific Plan.

Section 5.

STREETSCAPE ELEMENTS

Streetscape elements addressed by this plan include infrastructure, landscape, street lighting, signage and street furniture. A rich variety of streetscape elements will be combined to create an identifiable district theme and an active pedestrian environment. The key components of the Streetscape Plan are:

A. Infrastructure

Infrastructure elements, as defined by the Planning Department for purposes of Streetscape Plans, include sidewalks, crosswalks, medians, parking, drop off, valet and loading zones. These elements provide for ease and safety of movement throughout the Streetscape Plan Area and contribute to a secure pedestrian environment.

1. Sidewalks: The width and treatment of sidewalks is an important element of the pedestrian streetscape. In particular, adequately sized sidewalks are essential for such desired activities and uses as strolling, window shopping and sidewalk dining, as well as for street trees and furniture. New sidewalks that will be wide enough to accommodate projected pedestrian volumes and sidewalk activity with a consistent paving pattern that unifies the entire District will be installed incrementally with each new development project. Required sidewalk widths for all streets in the District are shown in **Figure 4**.
 - a. **City Approval:** Paving patterns and any enhanced paving in the District will be approved by:
 - 1) Community Redevelopment Agency
 - 2) Bureau of Street Services, Department of Public Works
 - 3) Bureau of Engineering, Department of Public Works
 - 4) Department of Public Works, Bureau of Street Services, Street Use Inspection Division.
 - b. **Guidelines and Standards:**
 - 1) Paving patterns for sidewalks appropriate to the hierarchy of streets and street widths shall include those specified in Section 7, unless the CRA approves an alternative for the District.
 - 2) Enhanced sidewalk treatment may be provided along the 11th Street Pedestrian Area and at additional locations along Figueroa Street and Olympic Boulevard to identify major uses and entrances. Sidewalk enhancements will primarily be

achieved through a change in paving texture, color and/or materials.

- 3) Sidewalk width will vary according to street as specified in Section 7.
- 4) A minimum 8 foot pedestrian zone shall be maintained on all sidewalks within the Streetscape Plan Area to accommodate pedestrian traffic. To the extent feasible this zone will follow a straight line down the street. Street furniture, trees, and similar amenities shall be located outside of this zone, either between the curb and the pedestrian zone or in the required setback adjacent to the sidewalk.
- 5) Sidewalks on Figueroa Street between the northerly boundary of the District to 7th Street and the southerly boundary of the District to Venice Boulevard should incorporate enhanced sidewalk treatments in the form of upgraded paving materials to reflect the importance of Figueroa Street as a pedestrian linkage between the District and the surrounding Downtown. The most frequently used upgrades in this area have been granite and brick pavers.

- c. **Maintenance:** The Master Developer will be responsible for cleaning, graffiti removal, repair and replacement. However, at the time a new project is constructed, the entire sidewalk corresponding to that development must be removed and replaced by the Developer.

2. **Crosswalks:** Crosswalks indicate that there is a dedicated zone for pedestrian crossing, and provide a clearly visible demarcation to motorists approaching the crosswalk.

- a. **City Approval:**
Los Angeles Department of Transportation (LADOT)
- b. **Guidelines and Standards:**
 - 1) Subject to LADOT approval, 30' foot crosswalks will be provided at Figueroa Street/Olympic Boulevard, Figueroa Street/Pico Boulevard, 12th Street/Flower Street, and Pico Boulevard/Flower Street, where and as feasible.
 - 2) Enhanced crosswalk paving to include a combination of paving materials

(granite, brick, stone, etc.), texture (saw cuts) and/or patterns will be provided at key signalized intersections along Figueroa.

- c. **Maintenance:** The Bureau of Street Services will be responsible for cleaning, graffiti removal, repainting, repair and replacement. LADOT will be responsible for striping.
3. **Medians:** The Downtown Strategic Plan, South Park Design Guidelines and Figueroa Corridor Economic Strategy call for a landscaped median on Figueroa Street where feasible. Depending upon left-turn pocket length requirements established by the City it may be possible to install several 100' foot medians between 11th Street and Pico Boulevard.
- a. **City Approval:**
 - 1) Los Angeles Department of Transportation (LADOT).
 - 2) Bureau of Engineering, Department of Public Works
 - 3) Bureau of Street Services, Department of Public Works
 - b. **Guidelines and Standards:**

Medians may be installed on Figueroa Street only under the following conditions:

 - 1) the street is restriped to provide an equal number of lanes in each direction with the median along the centerlines of the street and
 - 2) each median segment is at least 100 feet long and at least 10 feet wide.
 - c. **Maintenance:** The Master Developer will be responsible for regular pruning, weed control, plant replacement, and irrigation repair and replacement.
4. **Parking Lanes:**
- a. **City Approval:**

Los Angeles Department of Transportation (LADOT)
 - b. **Guidelines and Standards:**

In general, parking lanes and curb-side parking will be well maintained, but will not require any enhancements or unique design treatment.
 - c. **Maintenance:** LADOT will be responsible for regular re-striping and repair.

5. **Loading, Drop-off and Bus Zones:**

a. **City Approval:**

Los Angeles Department of Transportation (LADOT)

b. **Guidelines and Standards:**

- 1) In general, loading and drop-off zones within the public right-of-way will be well maintained, but will not require any enhancements or unique design treatment except the 11th Street Pedestrian Area.
- 2) The paving material and design of any loading or drop-off zone located within the 11th Street Pedestrian Area shall be consistent with overall treatment of the 11th Street Pedestrian Area.
- 3) Special paving, consisting of a change in material, texture and color may be provided with other loading/drop-off zones, but is not required.

c. **Maintenance:** LADOT will be responsible for regular re-striping and repair.

6. **11th Street Pedestrian Area:** The design and treatment of the 11th Street Pedestrian Area will differentiate this space from the standard street.

a. **City Approval:**

- 1) Los Angeles Department of Transportation (LADOT)
- 2) Bureau of Engineering, Department of Public Works
- 3) Bureau of Street Services, Department of Public Works

b. **Guidelines and Standards:**

- 1) Paving will be coordinated with the adjacent Star Plaza at STAPLES Center and the Central Plaza.
- 2) Mountable curbs, removable bollards and/or similar devices will define the edge of vehicular traffic when operating as a through street.

c. **Maintenance:** The Master Developer will be responsible for cleaning, regular re-striping and repair.

d.

B. **Landscape**

Landscape enhances an area by creating a clean, naturally and visually pleasing streetscape, which encourages pedestrian traffic.

1. **Street Trees:** Street trees are an especially important streetscape improvement, making the sidewalk more comfortable for pedestrians, making the street more attractive, and giving scale to wide streets.
 - a. **City Approval:**
Street Tree Division of the Bureau of Street Services, Department of Public Works
 - b. **Guidelines and Standards:**
 - 1) Street tree species and spacing will vary with the street hierarchy, as established and approved in 1999 by the CRA and Public Works as a result of the development of the STAPLES Center. (see Section 6).
 - 2) Planting specifications will be those approved in 1999 (see Section 7).
 - 3) For the most part, the street tree species approved in 1999 will remain as the standards for the District. Each street has a different tree species appropriate to its character and ties into the street tree plan for the entire Downtown. Species for each street are described in Section 6 and summarized in Section 7. The box size requirements vary with species and are listed in Section 6 and 7.
 - 4) Spacing shall typically range from 20 to 23 feet on center as specified in Section 6.
 - 5) The existing street tree locations that were approved in 1999 will be maintained where feasible. Where the existing street trees must be removed as a result of required street widening, they shall be relocated or replaced at the same station locations along the new sidewalk.
 - 6) Planting specifications for all new and relocated street trees are described in detail in Section 7 and are consistent with the specifications used for the 1999 street tree planting. The key components are:
 - a) 4-foot x 8-foot tree wells with a stabilized decomposed granite surface or 6' x 6' tree well with cast-iron tree well covers with minimum 24" diameter openings.
 - b) structural soil to a depth of 3 feet under the entire width of the sidewalk within 25 feet of

- all new or relocated street trees.
- c) subsurface drip irrigation in each tree well.
- d) 3" stabilized decomposed granite (Gail Materials California Gold with Stabilizer Solution premixed) on the tree well surface, compacted per supplier's specification, or 6' x 6' cast iron tree well covers approved by the City of Los Angeles (retrofit grates that do not have frames are not acceptable).

- c. **Maintenance:** The Master Developer will be responsible for regular pruning, plant replacement, and irrigation repair and replacement.

C. Street Lighting

There are two types of street lights in the District: roadway lights and pedestrian-scale lights.

1. **Roadway Lights:** Illuminate both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security.
 - a. **City Approval:** Street lights that reinforce the historic context of the District in Downtown Los Angeles, which include the Olympic Special and the roadway light with steel fluted pole were selected and approved in 1999 by:
 - 1) Bureau of Street Lighting, Board of Public Works
 - 2) Cultural Affairs Department
 - b. **Guidelines and Standards:**
 - 1) Those guidelines adopted in 1999 remain the standards for the District. They include re-lamped and refurbished existing roadway lights.
 - 2) All light poles will be located adjacent to the curb as required by the Bureau of Street Lighting.
 - 3) If the streets are widened or narrowed, the existing street lights shall be moved along with the new curb line to maintain the existing street light and tree spacing pattern.
 - 4) The remaining roadway lights that were not refurbished in 1999, will be re-lamped, refurbished and re-spaced in

- conjunction with adjacent development to match the established standard.

5) All refurbished roadway lights will be Spring Street Green (Amersfield finish as specified by the BSL).

6) The approved specifications for each street in the District are described in detail in Section 6 and 7.

c. **Maintenance:** Maintenance is provided by the Bureau of Street Lighting funded through the assessment process. *Any additions or changes to the rates must be approved by all affected property owner through the Proposition 218 process.*

2. **Pedestrian Street Lights:** Provide ornamentation to supplement the required illumination level. Pedestrian street lights contribute to the pedestrian scale of the District by adding a soft glow of light on the sidewalk.

a. **City Approval:** Reinforce the historic context of the District while remaining consistent with the existing street light pattern along Figueroa:

- 1) Bureau of Street Lighting, Board of Public Works
- 2) Cultural Affairs Department

b. **Guidelines and Standards:**

- 1) Street lights that are consistent with those already installed along Figueroa are the standard for the District. They include pedestrian lights on 12' octagonal poles with a post top fixture as shown in Figure 13.
- 2) Pedestrian lights will be added between roadway lights where they do not currently exist.
- 3) The approved pedestrian light, which is specified for most streets in the District is the post top light on 12' octagonal pole. The exceptions are:
 - a) the west side of Figueroa Street and south side of 11th Street adjacent to STAPLES Center and the Convention Center, where the CD953C2 ("hockey puck") is used.
 - b) Flower Street south of the District where replicas of the historic UM1906s will be used.
- 4) All new pedestrian lights will be Spring Street Green (Amersfield finish as specified by the BSL).

- 5) On Figueroa street north and south of the District, the pedestrian light currently used at bus stops, the 12' octagonal poles with a teardrop fixture, shall be installed.
 - 6) The approved specifications for each street in the District are described in detail in Section 6 and 7.
- c. **Maintenance:** Maintenance is provided by the Bureau of Street Lighting funded through the assessment process. *Any additions or changes to the rates must be approved by all affected property owner through the Proposition 218 process.*
3. **Coordinated Street Tree/Street Light Spacing Pattern:** The street light locations and spacing, which were carefully coordinated with street tree planting in 1999 to optimize both, will remain as the standard for the Streetscape Plan Area.
- a. **City Approval:** This spacing pattern was carefully reviewed and approved by:
 - 1) Bureau of Street Lighting (BSL)
 - 2) Street Tree Division of the Bureau of Street Services, Department of Public Works
 - b. **Guidelines and Standards:**
 - 1) Fixtures will meet IES standards as adopted by the City to provide illumination required by BSL.
 - 2) The pattern for locations where a double row of trees is required is illustrated in **Figure 6**.
 - 3) The pattern for locations where a single row of trees is required is illustrated in **Figure 5**.
 - 4) The typical spacing as illustrated in **Figures 5 and 6** consists of the following: cobra lights spaced 90 to 110 feet apart with a pedestrian light centered between them and two street trees between each cobra and pedestrian light, spaced 20 feet from the cobra light (in some cases this dimension may be a few feet less, but may not be less than 15 feet, for the approved street trees only) and 20 to 26 feet from one another, resulting in spacing of 10 to 13 feet between the pedestrian light and adjacent trees.
 - 5) Where there is a second row of trees, an additional tree is provided in parallel with the roadway light.

- c. **Maintenance:** Lighting repair, replacement, electrical service responsibility. Irrigation, pruning, weeding and landscape replacement.
- 4. **Special Lighting:** Special lighting that adds to the District's sense of place will be permitted within the public right-of-way, provided that it does not interfere with pedestrian movement, vehicular safety, the approved street light/street tree spacing pattern, or other required streetscape elements. Examples of special lighting include accent lighting of landscape and architectural features, and seasonal light displays celebrating holidays or special events. Additionally, temporary light fixtures related to special events will be permitted within the 11th Street Pedestrian Area during periods of closure to vehicular traffic. Special lighting may be installed with a revocable permit. The infrastructure for this lighting will be maintained by the permit holder and not BSL.

D. **Street Furniture**

Street furniture will be incorporated to enhance the pedestrian experience. Street furniture will be provided as appropriate in conjunction with each development project. A family of furniture elements, including, but not limited to, benches, trash receptacles, kiosks and bicycle racks, will be used throughout the Streetscape Plan Area. Specific furniture has not been selected but will be selected prior to approval of the first development project. If the Streetscape Plan Area is subject to the Citywide Contract with Viacom Decaux LLC, then street furniture selections will be changed to correspond accordingly.

- 1. **Benches:** Benches enhance the pedestrian environment by providing for pedestrian comfort, and by creating meeting locations that encourage social interaction among pedestrians.
 - a. **City Approval:**
 - 1) Street Use Division of the Bureau of Street Services, Department of Public Works (DPW)
 - 2) Department of City Planning
 - 3) Bureau of Engineering, DPW
 - b. **Guidelines and Standards:**
 - 1) The design of benches shall be coordinated throughout the Streetscape Plan Area in order to provide a consistent look, and shall be sited to not interfere with the required clear pedestrian zone.
 - 2) In general, benches will be located within the 4-foot wide zone of the sidewalk between the curb and

- pedestrian zone or if approved by the property's owner, in the private setback directly adjacent to the edge of the public right-of-way.
 - 3) A minimum of two benches shall be provided per 500 linear feet of block frontage.
 - 4) All benches shall have GCP-1000 anti-graffiti gloss coating solution or equal substitute.
 - c. **Maintenance:** The Master Developer or the Street Furniture Provider will be responsible for graffiti removal and replacement.
- 2. **Bicycle Racks:** Bicycle racks enhance the pedestrian environment by creating bicycle parking that is secure, convenient and easily accessible.
 - a. **City Approval:**
 - 1) Los Angeles Department of Transportation (LADOT)
 - 2) Department of City Planning
 - 3) Bureau of Engineering, Department of Public Works
 - b. **Guidelines and Standards:**
 - 1) The design of bicycle racks shall be coordinated throughout the Streetscape Plan Area in order to provide a consistent look, and shall be sited to not interfere with the required pedestrian zone.
 - 2) In general, bicycle racks will be located within the 4-foot wide zone of the sidewalk between the curb and pedestrian zone or if approved by the property's owner in the private setback directly adjacent to the edge of the public right-of-way.
 - 3) One bicycle rack with parking for six bicycles shall be provided per 500 linear feet of block frontage.
 - c. **Maintenance:** The Master Developer or the Street Furniture Provider will be responsible for graffiti removal, repair and replacement as necessary.
- 3. **Bus Shelters:** Bus shelters create an attractive space for bus stop sites with high levels of pedestrian use. They encourage transit use, and provide shelter from atmospheric changes, wind, sun and rain.

- a. **City Approval:**
 - 1) Street Use Division, Bureau of Street Services, Department of Public Works
 - 2) Los Angeles County Metropolitan Transportation Authority (LACMTA)
 - b. **Guidelines and Standards:**
 - 1) Six bus shelters shall be installed throughout the project area at locations to be agreed upon by the Bureau of Street Services and LACMTA.
 - 2) The design of bus shelters shall be coordinated throughout the Streetscape Plan Area in order to provide a consistent look, and shall be sited to not interfere with the required clear pedestrian zone.
 - 3) In general, bus shelters will be located within the 4-foot wide zone of the sidewalk between the curb and pedestrian zone or if approved by the property's owner, in the private setback directly adjacent to the edge of the public right-of-way.
 - 4) All bus shelters shall have GCP-1000 anti-graffiti gloss coating solution or equal substitute.
 - c. **Maintenance:** LACMTA or the Street Furniture Provider will be responsible for graffiti removal, repair and replacement, plus lighting responsibility and related financial commitment.
4. **Newspaper Vending Machines:** Newspaper vending machines should be located to provide ease of identification and eliminate potential obstructions in the pedestrian right-of-way. Well-designed news racks that are appropriately placed can make an aesthetic contribution to the streetscape providing an amenity to businesses and patrons.
- a. **City Approval:**
 - 1) Street Use Division of the Bureau of Street Services, Department of Public Works
 - 2) Department of City Planning
 - b. **Guidelines and Standards:**
 - 1) The design of newspaper vending machines shall meet the standards set forth in Section 42.00 of the LAMC.
 - 2) In general, newspaper vending machines will be located within the 4-foot wide zone of the sidewalk between

- the curb and pedestrian zone or if approved by the property's owner, in the private setback directly adjacent to the edge of the public right-of-way.
 - 3) A maximum of one (1) stacked four-unit or two-unit newspaper vending machine may be provided per 500 linear feet of block frontage.
 - 4) Each unit shall be a maximum of 3'-6" tall and affixed to the sidewalk.
 - c. **Maintenance:** The vendor will be responsible for graffiti removal, repair and replacement.
- 5. **Transit Kiosks:** Transit Kiosks provide information about the available transit in the area, and dispense tickets and passes.
 - a. **City Approval:**
 - 1) Bureau of Street Services, Department of Public Works
 - 1) Los Angeles Department of Transportation (LADOT)
 - 3) Los Angeles County Metropolitan Transportation Authority (LACMTA)
 - 4) Department of Public Works, Bureau of Street Services, Street Use Inspection Division.
 - b. **Guidelines and Standards:**
 - 1) The design of transit kiosks shall be coordinated throughout the Streetscape Plan Area in order to provide a consistent look, and shall be sited to not interfere with the required clear pedestrian zone.
 - 2) Up to two transit kiosks, one off of Olympic Boulevard and one off of Figueroa Street shall be provided.
 - 3) In general, transit kiosks shall be located within the 4-foot wide zone of the sidewalk between the curb and pedestrian zone or if approved by the property's owner, in the private setback directly adjacent to the edge of the public right-of-way.
 - 4) All transit kiosks shall have GCP-1000 anti-graffiti gloss coating solution or equal substitute.
 - c. **Maintenance:** LACMTA or the Street Furniture Provider will be responsible for graffiti removal, repair and replacement, plus lighting responsibility and related financial commitment.

6. **Trash Receptacles:** Trash receptacles promote a clean streetscape and enhance the pedestrian environment.
 - a. **City Approval:**
 - 1) Street Use Division of the Bureau of Street Services, Department of Public Works (DPW)
 - 2) Department of City Planning
 - 3) Bureau of Engineering, DPW
 - b. **Guidelines and Standards:**
 - 1) The design of trash receptacles shall be coordinated throughout the Streetscape Plan Area in order to provide a consistent look, and shall be sited to not interfere with the required clear pedestrian zone.
 - 1) In general, trash receptacles will be located within the 4-foot wide zone of the sidewalk between the curb and pedestrian zone or if approved by the property's owner, in the private setback directly adjacent to the edge of the public right-of-way.
 - 3) A minimum of two trash receptacles shall be provided per 500 linear feet of block frontage.
 - 4) All trash receptacles shall have GCP-1000 anti-graffiti gloss coating solution or equal substitute.
 - c. **Maintenance:** The Master Developer will be responsible for trash collection, replacement, cleaning and graffiti removal.

E. **Public Signage**

A coordinated public signage program will contribute to the aesthetics and function of the District. Public signage includes street signs, directional signs, gateway markers and pedestrian-oriented directories. A key purpose of this signage is to clearly identify on-site facilities and assist wayfinding. Public signage will also complement the active and lively atmosphere of the District; its design will take its cue from the District's role as a sports and entertainment district, and will evoke an energetic character.

1. **Gateway Markers:** A gateway marker is a sign which provides a distinctive visual identifier for the District.
 - a. **City Approval:**
 - 1) Street Use and Engineering, Bureau of Street Services, Department of Public Works
 - 2) Los Angeles Department of

- 3) Transportation (LADOT)
 - 4) Bureau of Engineering, Department of Public Works
 - 5) Department of Building and Safety
 - b. **Guidelines and Standards:**
 - 1) Large freestanding signs will mark entry into the District.
 - 2) Located at important gateways, these elements will be dynamic and colorful, typically in the form of pylons.
 - 3) Smaller scaled vertical monument signs identifying the District shall also be permitted at minor gateways and intersections.
 - 4) Design of these signs shall be consistent with the vibrant character of the District and conform to Sign Regulations and Guidelines in the Los Angeles Sports and Entertainment District Specific Plan.
 - c. **Maintenance:** The Master Developer will be responsible for graffiti removal, repair, replacement and lighting responsibility.
- 2. **Directional Signs:** Directional signs guide vehicular traffic to appropriate destinations and identify other appropriate locations such as parking.
 - a. **City Approval:**
 - 1) Los Angeles Department of Transportation (LADOT)
 - 2) Street Use Division, Bureau of Street Services, Department of Public Works
 - b. **Guidelines and Standards:**
 - 1) Up to a total of \$25,000 shall be spent on fixed directional signage on access/egress corridors in the Streetscape Plan Area.
 - 2) Directional signs shall clearly identify facilities and assist in guiding traffic.
 - 3) Design of these signs shall be consistent with the vibrant character of the District and conform to Sign Regulations and Guidelines in the Los Angeles Sports and Entertainment District Specific Plan.
 - c. **Maintenance:** The Master Developer in conjunction with LADOT will be responsible for graffiti removal, repair and replacement.

3. **Directory Signs:** Directory signs include wall-mounted and freestanding pedestrian oriented signs directing visitors on foot, and accommodating public services and commercial businesses located within the District.
 - a. **City Approval:**
 - 1) Bureau of Street Services, Department of Public Works
 - 2) Department of Public Works, Bureau of Street Services, Street Use Inspection Division.
 - b. **Guidelines and Standards:**
 - 1) Directory signs should be sited near pedestrian access to and from parking facilities, or important public gathering areas.
 - 2) Freestanding directory signs may be located within the public right-of-way, provided they do not interfere with the required pedestrian zone.
 - 3) Design of these signs shall be consistent with the vibrant character of the District and conform to Sign Regulations and Guidelines in the Los Angeles Sports and Entertainment District Specific Plan.
 - c. **Maintenance:** The Master Developer will be responsible for graffiti removal, repair and replacement.

F. **Public Art**

Public art will be vital in establishing the District's identity, and will be provided as required by the City's public art program, as administered by the Community Redevelopment Agency (CRA).

Public Art Component: The master developer will work with the CRA's public art coordinator to design a public art component for the District.

- a. **City Approval:**
 - 1) Cultural Affairs Department
 - 2) Community Redevelopment Agency (CRA)
 - 3) Bureau of Engineering, Department of Public Works
- b. **Guidelines and Standards:**

The public art component may be located on the development site and integrated into the project design, in the public right-of-way or at another location as determined by the CRA and developer as most appropriate.

- c. **Maintenance:** Cleaning as necessary, graffiti removal, restoration, replacement and preservation.

Section 6.

STREET SEGMENTS

This streetscape plan is organized by street classifications.

A. **Figueroa Street (Olympic Boulevard to Pico Boulevard)**

Figueroa Street is the District's major north-south corridor connecting Downtown with USC and Exposition Park, carrying large volumes of both vehicular and pedestrian traffic. Along the way, the street ties together Bunker Hill, the Financial District, STAPLES Center, the Convention Center, major office towers, and local landmarks (Hotel Figueroa, Variety Arts Center). It is a highly visible ceremonial entry and "front door" to downtown Los Angeles. Both the *Downtown Strategic Plan* and *Figueroa Corridor Economic Development Strategy* identify it as one of downtown's primary streets.

Because of its critical role within the Downtown, Figueroa Street will have a formal design treatment that presents an aura of grandeur. Street trees will be planted as a processional colonnade, alternating large canopy trees with tall palms. Sidewalks will be wide, accommodating large crowds and significant sidewalk activity including outdoor dining. Special intersection treatment and major gateway markers will also communicate the importance of this street. It is, in all respects, a "grand street" and a special address in Los Angeles.

1. **Infrastructure:**

a. **Sidewalks:**

- 1) Along Figueroa Street between Olympic Boulevard and Pico Boulevard, sidewalks shall be a minimum of 15 feet wide with an 8-foot wide private setback on the adjacent property.
- 2) The sidewalk and setback shall appear and function as a single integrated space, even though ownership is partly public and partly private.
- 3) Three distinct use zones shall be provided on the sidewalk as illustrated in the cross section in **Figure 7**. The cross section shows:
 - a) A 4 to 6-foot wide zone along the curb in which trees, street lights, fire hydrants and other functional elements are located and street furniture, including trash receptacles, benches and

- b) bicycle racks may be located. A minimum 8-foot wide traffic zone.
- c) A minimum 8-foot wide commercial activity zone, which includes the second row of street trees. The centerline of the tree trunks must be located a minimum of 7 feet from the face of the building.
- 4) All existing sidewalk paving shall be replaced with new sidewalk paving, using the sidewalk paving detailed in Section 7 or approved alternate.

b. Crosswalks:

- 1) Crosswalks will be widened as required by LADOT.
- 2) The existing stamped asphalt crosswalks may be replaced with a higher quality, more permanent material, such as stamped concrete or other material approved by the Department of Public Works.

c. Medians:

- 1) Medians may be installed on Figueroa only under the following conditions:
 - a) the street is restriped to provide an equal number of lanes in each direction with the median along the centerline of the street
 - b) each median segment is at least 100 feet long and at least 10 feet wide.
- 2) Any new medians shall include shrubs and short plants.
- 3) The ground cover palette should include red varieties of flax (*Phormium 'Rubrum'*, *'Dark Delight'*, *'Dusky Chief'*), Yellow Wild Iris (*Dietes Bicolor*), and Blue Oat Grass (*Helictotrichon sempervirens*).

2. **Landscape:**

Street Trees:

- 1) Except on the west side of Figueroa Street south of 11th Street, street trees on Figueroa Street in the District shall be in double rows in parallel (not staggered) according to the approved street light/street tree pattern, resulting in spacing between trees of

- approximately 20 feet.
- 2) For each pair of trees, the tree along the edge of the street is in the public right-of-way and the other tree is located within the private setback.
- 3) The property line may be demarked by a score line, saw cut or other element that is integral to the sidewalk design and is approved in conjunction with the final sidewalk design.
- 4) The centerline of the tree trunks in the row shall be a minimum of 7 feet from the adjacent building face.
- 5) The approved street tree species of Figueroa Street, except on the west side of the street south of 11th Street, is the London Plane 'Bloodgood' (*Platanus acerifolia* 'Bloodgood' - minimum of 36" box size). Pairs of Mexican Fan Palms (*Washingtonia Robusta* - minimum 30-foot trunk height at planting) may be alternated with pairs of London Plane trees.
- 6) On the west side of Figueroa Street south of 11th Street, the existing street trees shall remain. The street tree planting at that location was designed to unify STAPLES Center and the Convention Center and to distinguish those facilities from the rest of the area.

3. **Street Lighting:**

- a. Roadway and Pedestrian Lights:
 - 1) Except on the west side of Figueroa Street south of 11th Street, the District street lighting approved in 1999 shall be installed.
 - 2) New street lighting shall be the same as installed in 1999, consisting of 400W metal halide luminaries on 30-foot tall electroliers, spaced 112 feet on center. Post top pedestrian lights on 12' octagonal poles shall be installed at the corners centered between the street lighting.
 - 3) On the west side of Figueroa Street south of 11th Street, the existing street lighting shall be maintained. That street lighting was developed together with the street tree planting to unify STAPLES Center and the Convention Center and to distinguish them from the rest of District.

- b. Street Light/Street Tree Pattern:
 - 1) The pattern illustrated in **Figure 5** shall be used on Figueroa Street, except on the west side south of 11th Street. It will result in a typical spacing between street trees of approximately 20 feet.
 - 2) The sketches in **Figure 8** illustrate the character of the Figueroa Street as it looks today and as it will look with future development.

4. **Public Signage:**

Gateway Markers:

- a. Major gateway markers may be provided at the intersections of Figueroa Street and Pico Boulevard, and Figueroa Street and Olympic Boulevard.
- b. Smaller district identification monuments may be provided elsewhere along Figueroa Street, especially at the 11th Street and 12th Street intersections.
- c. Gateway markers and district identification sign design is not further specified herein, but shall meet the Sign Regulations and Guidelines described in the LASED Specific Plan.

C. **Figueroa Street (Olympic Boulevard to 7th Street and Pico Boulevard to Venice Boulevard)**

1. **Infrastructure:**

- a. Sidewalks:
 - 1) Along Figueroa Street north and south of the District, sidewalks adjacent to any new development shall be a minimum of 12 feet wide with a 8-foot wide private setback on the adjacent property.
 - 2) The sidewalk and setback shall appear and function as a single integrated space, even though ownership is partly public and partly private.
 - 3) The property line may be demarked by a score line, saw cut or other element that is integral to the sidewalk design and is approved in conjunction with the final sidewalk design for each project developed on Figueroa Street north and south of the District.
 - 4) Three distinct use zones shall be provided on the sidewalk as illustrated in the cross section in **Figure 7** and

described previously.

- 5) Adjacent to new development projects, existing sidewalk paving shall be replaced with new sidewalk paving, using the CRA's standard Downtown Edge Band shown in **Figure 9** or approved alternate. (The Bureau of Contract Administration shall also approve Edge Band Construction. *Please note: Requirements listed in the Edge Band Notes may change over time. Contact the appropriate department for current procedures.*)
- 6) New sidewalks should incorporate upgraded paving materials, such as granite or brick pavers, to reflect the importance of Figueroa Street as a pedestrian linkage between the District and the surrounding Downtown area.
- 7) The design of upgraded sidewalks should relate to the building and site design, as well as to any already existing enhanced sidewalk treatment on the remainder of the block face.

b. Crosswalks:

- 1) Crosswalks will be widened as required by LADOT.
- 2) The existing stamped asphalt crosswalks may be replaced with a higher quality, more permanent material, such as stamped concrete or other material approved by the Department of Public Works.

c. Medians:

- 1) Medians may be installed on Figueroa Street only under the following conditions
 - a) the street is re-striped to provide an equal number of lanes in each direction with the median along the centerline of the street.
 - b) each median segment is at least 100 feet long and at least 10 feet wide.
- 2) Any new medians shall include shrubs and other short plants.
- 3) The ground cover palette should include red varieties of flax (*Phormium 'Rubrum'*, *'Dark Delight'*, *'Dusky Chief'*), Yellow Wild Iris (*Dietes Bicolor*), and Blue Oat Grass (*Helictotrichon sempervirens*).

2. **Landscape:**

Street Trees:

- a. North and south of the District on Figueroa Street, double rows of trees shall be planted adjacent to new development, where the combined sidewalk/setback width permits (see **Figure 5**).
- b. Adjacent to existing development, where the combined sidewalk/setback width is less than 23 feet, single rows of trees (see **Figure 6**) shall be planted.
- c. On Figueroa Street north and south of the District, the London Plane 'Bloodgood' (*Platanus acerfolia* 'Bloodgood' - minimum 36" box size) shall be planted.

3. **Street Lighting:**

- a. Pedestrian Lights:
On Figueroa Street north of the District, the 12' octagonal pole pedestrian lights with teardrop fixture, which is currently installed at bus stops, shall be added between existing roadway lights to achieve the same street lighting pattern as in the District.
- b. Street Light/Street Tree Pattern:
The pattern illustrated in **Figures 5 or 6** shall be used on Figueroa Street north and south of the District. It will result in a typical spacing between street trees of approximately 20 feet.

C. **Olympic Boulevard and 11th Street**

Olympic Boulevard and 11th Street are important east-west downtown streets, identified by the Downtown Strategic Plan (DSP) as "Avenidas". According to the DSP, these streets are to be "improved with planting, paving, lighting, signage and furnishing" to create pedestrian friendly corridors that link the various downtown districts and future civic open space, becoming over time "the most prominent civic streets of Downtown". With large, regularly spaced canopy trees, these streets will be somewhat less grand in scale and stature than Figueroa Street. A wide sidewalk will provide pedestrians with a comfortable distance from moving vehicles. 11th street between Figueroa Street and Georgia Street will be designed for temporary closure to traffic to allow its use as a gathering place for public activities and special events, and is described in greater detail under the 11th Street Pedestrian Area.

1. **Infrastructure:**

Sidewalks:

- a. Along Olympic Boulevard and 11th Street between Figueroa Street and Georgia Street, sidewalks shall be a minimum of 15 feet wide with an 8-foot wide private setback on the adjacent property.
- b. The sidewalk and setback shall appear and function as a single integrated space, even though ownership is partly public and partly private.
- c. The property line may be demarked by a score line, saw cut or other element integral to the sidewalk design and is approved in conjunction with the final sidewalk design.
- d. Three distinct use zones shall be provided on the sidewalk as illustrated in the cross section in **Figure 7** and described for Figueroa Street.
- e. On the remainder of Olympic Boulevard and 11th Street, minimum 15-foot wide sidewalks within the public right-of-way shall be provided.
- f. All existing sidewalk paving shall be replaced with new sidewalk paving as specified in Section 7 or an approved alternate.

2. **Landscape:**

Street Trees:

- a. On the sidewalks that are a minimum of 15 feet wide with an 8-foot wide private setback, street trees shall be planted in double rows in parallel (not staggered) according to the approved street light/street tree spacing pattern, resulting in a spacing between trees of approximately 20 feet on Olympic and 23 feet on 11th Street.
- b. For each pair of trees, the tree along the edge of the street is in the public right-of-way and the other tree is located within the private setback.
- c. The centerline of the tree trunks in the private setback row shall be a minimum of 7 feet from the adjacent building face.
- d. On the other sidewalks that are a minimum of 15-feet wide, a single row of trees shall be planted at the same spacing.

- e. The approved street tree species along Olympic Boulevard are London Plane 'Columbia' (*Platanus acerifolia* 'Columbia' - minimum 36" box size) from Figueroa Street to the Harbor Freeway and Southern Magnolia (*Magnolia grandiflora* - minimum 36" box size) from Figueroa Street east to Flower Street.
- f. The approved street tree species along 11th Street is Chinese Flame (*Koelreuteria bipinnata* - minimum 36" box size). On the south side of 11th Street directly in front of STAPLES Center, Mexican Fan Palms are alternated with the Chinese Flame trees.

3. **Street Lighting:**

- a. Roadway and Pedestrian Lights:
 - 1) The south side of Olympic Boulevard between Figueroa Street and Cherry Street shall consist of refurbished Olympic Specials (UM 40314) with 250 W metal halide luminaries, spaced 90 to 100 feet on center. The cobrahead fixtures shall be replaced with an "acorn" style fixture to restore this lighting to its original look. The pedestrian lights shall be centered between them with two trees between each set of roadway and pedestrian lights.
 - 2) On 11th Street, except along the south side between Figueroa Street and Cherry Street, the street lighting pattern established on the north side of 11th Street between Figueroa Street and Cherry Street shall be continued. That street lighting, which was installed in 1999, consists of 400W metal halide luminaries on 30-foot tall steel fluted electroliers, spaced 110 to 120 feet on center. At the corners, pedestrian lights are centered between them with two trees between each set of roadway and pedestrian lights.
 - 3) On the south side of 11th Street adjacent to STAPLES Center and the Convention Center, maintain the existing street lighting, which was developed in concert with Convention Center lighting.
- b. Street Light/Street Pattern Pattern:
 - 1) The pattern illustrated in **Figure 5** shall be used where minimum 15-foot wide sidewalks plus 8-foot private setbacks

- are required.
- 2) The pattern in **Figure 6** shall be used where minimum 15-foot wide sidewalks are required.
- 3) These patterns will result in a typical spacing between street trees of approximately 20 feet on Olympic Boulevard and 23 feet on 11th Street.

4. **Public Signage:**

Gateway Markers/District Identification

Monuments:

- a. District identification monuments may be provided at intersections along these streets.
- b. District identification sign design is not further specified herein, but shall adhere to the Sign regulations and Guidelines in the LASED Specific Plan.

D. **Flower Street**

Flower Street operates as a major north-south vehicular arterial (south bound only). The Metro Blue Line runs along a portion of Flower Street between Wilshire Boulevard and Washington Boulevard. A Blue Line station serving South Park and the Sports and Entertainment District is located on Flower Street north of Pico Boulevard. Flower Street also defines the eastern boundary of the Sports and Entertainment District, and marks the transition from the commercial activity along Figueroa Street to the South Park residential district. For these reasons, the design will emphasize a pedestrian friendly atmosphere. Sidewalks will be sufficiently wide for comfortable pedestrian movement.

1. **Infrastructure:**

Sidewalks:

- a. Maximum 15' wide sidewalks shall be provided along Flower Street.
- b. All existing sidewalk paving shall be replaced with new sidewalk paving as specified in Section 7 or an approved alternate.

2. **Landscape:**

Street Trees:

The existing Indian Laurel trees (*Ficus macrophylla* 'Green Gem') established by the CRA for the entire length of Flower Street in Downtown shall be maintained and infilled as needed to meet the required street light/street tree pattern, with a tree-to-tree spacing of 28'.

3. **Street Lighting:**

- a. Roadway Lights:
Ornamental UM 1906 street lights (either refurbished or replicas) shall be installed between existing roadway (cobra) lights on Flower Street.
- b. Street Light/Street Tree Pattern:
The pattern illustrated in **Figure 6** shall be used.

4. **Public Signage:**

District Identification Monuments:

- a. District monuments may be provided at intersections along this street.
- b. District identification design is not further specified herein, but shall meet Sign Regulations and Guidelines described in the LASED Specific Plan.

E. **12th, Georgia, and Francisco Streets**

12th Street, Georgia Street, and Francisco Street are important pedestrian links to the surrounding areas. Their design will be pedestrian friendly, with canopy trees and pedestrian lighting. Sidewalks will be sufficiently wide for comfortable pedestrian movement. Francisco Street is located outside the Streetscape Plan Area. However, because it is an important future connection to the Financial District to the north, streetscape improvement specifications are included.

1. **Infrastructure:**

Sidewalks:

- a. Minimum 15-foot wide sidewalks within the public right-of-way shall be provided on the local collector streets.
- b. All existing sidewalk paving shall be replaced with new sidewalk paving, as specified in Section 7 or an approved alternate.

2. **Landscape:**

Street Trees:

The approved street tree species are as follows:

- a. 12th Street - Ipe (*Tabebuia impetiginosa* - minimum 36" box size)

- b. Georgia Street - Mexican Sycamore (*Platanus Mexicana* – minimum 36" box size)
- c. Francisco Street - Species to match that selected for Francisco Street north of 9th St.

3. **Street Lighting:**

- a. Roadway and Pedestrian Lights:
 - 1) The existing alternating roadway light pattern shall be replaced with an opposite pattern that adheres to the approved pattern for other streets in the District, that is, roadway lights spaced 90 to 110 feet apart with pedestrian lights centered between them, and with roadway lights aligned with one another on both sides of the street. (This change is subject to complying with City adopted IES standards for the safety of vehicular and pedestrian safety.)
 - 2) The existing roadway lights shall be used and shall be supplemented with matching refurbished roadway lights.
 - 3) The post top pedestrian lights on 12' octagonal poles shall be installed between the roadway lights according to the approved pattern.
- b. Street Light/Street Tree Pattern:
The pattern illustrated in **Figure 6** shall be used.

4. **Public Signage:**
District Identification Monuments:

- a. District identification monuments may be provided at intersections along these streets.
- b. District identification design is not further specified herein, but shall meet the Sign Regulations and Guidelines described in the LASED Specific Plan.

F. **Cherry Street**

Cherry Street is primarily devoted to providing access to service and parking. Narrower sidewalks are permitted, as well as an informal planting scheme.

1. **Infrastructure:**

Sidewalks:

- a. Minimum 12-foot wide sidewalks along Cherry Street.
- b. All existing sidewalk paving shall be replaced with new paving as specified in Section 7 or approved alternate.

2. **Landscape:**

Street Trees:

- a. The approved street tree for Cherry Street is Brisbane Box (*Tristania conferta* - 24" box).
- b. A single row of street trees shall be planted, according to the approved street light/street tree spacing pattern in **Figure 6**, resulting in a spacing between trees of approximately 20 to 23 feet.

3. **Street Lighting:**

Roadway Lights:

Pedestrian lights are not required along Cherry Street. Roadway lighting to be determined by the Bureau of Street Lighting.

G. **11th Street Pedestrian Area**

11th Street between Georgia Street and Figueroa Street will permit temporary off-peak closure to vehicular traffic for special events and safe pedestrian flows between STAPLES Center and the Central Plaza. The design will be differentiated from a standard street, with special emphasis given to paving design, treatment of the curb, and temporary street closure devices.

1. **Infrastructure:**

a. Paving:

- 1) Special paving treatment will differentiate the portion of the street subject to temporary closure.
- 2) The design of this pavement shall be coordinated with the design of the Central Plaza and Star Plaza at STAPLES Center.

b. Removable Bollards, Mountable Curbs and Other Devices:

- 1) Vehicular space will be marked with a mountable curb, removable bollards, and/or similar devices approved by the Department of Transportation for

- pedestrian safety during periods of non-closure of the street.
- 2) Closure of the street to through traffic shall be accomplished with attractive traffic barriers, removable bollards and/or similar devices approved by the Department of Transportation.

2. Landscape:

- a. Planters:
Removable planters shall be permitted within the vehicular way of the 11th Street Pedestrian Area.
- b. Street Trees:
- 1) Street trees shall be required along the sidewalk of the 11th Street Pedestrian Area, generally continuing the pattern established by that portion of 11th Street not subject to closure.
- 2) An exception to this pattern will be permitted, however, along the sidewalk in front of the Central Plaza and Star Plaza at STAPLES Center; no street trees shall be required to permit an easier flow of pedestrians across these spaces, and to maintain site lines for large gatherings and celebrations in these contiguous plazas.

3. Street Lighting:

Roadway and Pedestrian Lights:

- a. No permanent lighting fixture shall be permitted within the vehicular space of the 11th Street Pedestrian Area. (This change is subject to complying with City adopted IES standards for the safety of vehicular and pedestrian safety.)
- b. Temporary lights may be introduced during closure, in conjunction with scheduled activities and events.
- c. Permanent street light fixtures within the sidewalk space shall be provided along the 11th Street Pedestrian Area, generally continuing the pattern established by that portion of 11th Street not subject to closure.

4. **Public Signage:**

Public Signs:

- a. No permanent sign fixture shall be permitted within the vehicular space of the 11th Street Pedestrian Area.
- b. Temporary signage may be introduced during closure in association with scheduled activities and events.

5. **Street Furniture:**

a. Temporary Street Furniture:

- 1) No permanent street furniture shall be permitted within the vehicular space of the 11th Street Pedestrian Area.
- 2) Temporary furniture may be introduced during closure, in conjunction with scheduled activities and events.
- 3) Temporary furniture may include tables, chairs, benches, kiosks, vendor booths and carts, planters, etc.
- 4) Removable grandstands and similar facilities shall likewise be permitted.

b. Permanent Street Furniture:

- 1) Street furniture shall be required along the sidewalk of the 11th Street Pedestrian Area, generally continuing the pattern established by that portion of 11th Street not subject to closure.
- 2) An exception to this pattern will be permitted, however, along the sidewalk in front of the Central Plaza and Star Plaza at STAPLES Center; no street furniture shall be required to permit an easier flow of pedestrians across these spaces.

Section 7.

STREETSCAPE ELEMENT REQUIREMENTS

A. Boundaries¹

Minimum Sidewalk Widths by Street

Street	Public Right of Way	Private Setback	Total
Figueroa Street (7th Street to Venice Boulevard)			
7 th to Olympic	12'	8'	20'
Olympic to Pico	15'	8'	23'
Pico to Venice	12'	8'	20'
Olympic Boulevard			
Flower St. - Figueroa St.	15'	0'	15'
Figueroa St. - Georgia St.	15'	8'	23'
Georgia St. - Cherry St.	15'	0'	15'
11th Street			
Flower St. - Figueroa St.	15'	0'	15'
Figueroa St. - Georgia St.	15'	8'	23'
Georgia St. - Cherry St.	15'	0'	15'
Flower Street			
North of 11 th	15'	0'	15'
South of 11 th (east side)	12'	0'	12'
South of 11 th (west side)	15'	0'	15'
12th Street	15'	0'	15'
Georgia Street	15'	0'	15'
Francisco Street	15'	0'	15'
Cherry Street	12'	0'	12'

Additional setbacks may be provided as long as the setback establishes a consistent building street wall along the entire block face.

¹ If the adjacent roadway is narrowed, the portion of sidewalk in the right-of-way will be more than indicated below. For example, if the roadway on 11th Street between Figueroa Street and Georgia Street is narrowed by 10 feet and that 10-foot width is added to the sidewalk on the north side of the street, the sidewalk width within the right-of-way at that location will be 25 feet.

These guidelines are based upon those Design Guidelines in Appendix A of the LASED Specific Plan.

B. Sidewalk Paving Pattern

The entire Streetscape Plan Area shall incorporate the CRA Edge Band as depicted in the illustration in **Figure 9**. However, the subsequent notes in **Figure 9** shall only apply to the Sports and Entertainment District. In addition, only the LASED Specific Plan shall be subject to the sidewalk paving details described below with the exception of the illustration in **Figure 9**.

Prior to construction of the sidewalks in the District, the developer shall provide samples of all materials to the CRA for approval. Thereafter, the contractor shall finish one sidewalk section that includes one black band at a cobra light, one black band at a tree well and the gray field between (28' to 32' long) for inspection and approval by the City Engineer, Bureau of Contract Administration, CRA and owner prior to installation of the remaining sidewalks.

1. Materials and Finishes:

Section	Materials
Edge Band	Granite
Sidewalk	Concrete, granite, limestone. If Concrete, use black sand in lieu of standard beach sand in the mix for 8'-wide bands at tree wells and roadway lights. If granite, use slip resistant black granite for 8'-wide bands at tree wells and roadway lights and gray granite for fields between bands. Granite shall be Solistone HG58 (black) and HG94 (gray) or equal, 24" x 24" pavers with 1/8" joints and grout to match pavers.
Joints	If concrete, joint shall be sawcut 1/8" wide x 1/4" deep. If granite, joint shall be 1/8". The joint between the black band and gray field shall match the black band.

2. Paving Between Property Line and Building Wall

On Figueroa Street in the District, Olympic Boulevard and 11th Street west of Figueroa, where an 8'-building setback from the property line is required, the paving in that setback shall be a continuation of the sidewalk paving.

If the building is set back more than 8' from the property line on the above-listed streets or is set back from the property line on any other street, the sidewalk paving pattern shall continue to the building wall, unless an alternative paving pattern is approved. It is anticipated that the paving pattern in the building setback will vary from sidewalk paving pattern to demarcate outdoor

dining areas, reinforce corner architectural elements and designate building entries.

3. **Variations in Paving**

If approved by the CRA, paving that is different from the sidewalk paving in the District may extend up to 4' from the property line onto the sidewalk at building entries for a width of up to 8'. In some cases, as approved by the CRA, paving that differs from the sidewalk paving may extend up to 4' from the property line onto the sidewalk in other locations, for example, to accentuate key architectural elements.

C. **Street Lights**

Roadway Lights

Element	Requirement
Electrolier	Existing to be refurbished consistent with 1999 refurbishing adjacent to temporary surface parking.
Luminaire	Existing
Lamp	To be relamped with metal halide (MH) lamps consistent with 1999 relamping
Color	Spring Street Green

Pedestrian Lights

Element	Requirement
Electrolier	ELA 8 sided pole with Type II pullbox 70W MH
Luminaire	12' Octagonal Pole with Post Top Fixture
Lamp	70W MH (3,000 KV to provide warm yellow rather than blue tone)
Color	Spring Street Green

D. Street Trees

Street Trees by Street

Street	Botanical Name	Common Name	Size
Figueroa Street	<i>Platanus mexicana</i>	Mexican Sycamore	36" box
Optional - alternate with	<i>Washingtonia robusta</i>	Mexican Fan Palm	30" trunk
Olympic Boulevard			
West of Figueroa Street	<i>Platanus mexicana</i>	Mexican Sycamore	36" box
East of Figueroa Street	<i>Magnolia grandiflora</i>	Southern Magnolia	36" box
11th Street	<i>Koelreuteria bipinnata</i>	Chinese Flame	36" box
Flower Street	<i>Koelreuteria bipinnata</i>	Chinese Flame	24" box
12th Street	<i>Tabebuia impetiginosa</i>	Ipe	36" box
Georgia Street	<i>Platanus mexicana</i>	Mexican Sycamore	36" box
Francisco Street	To match species selected for Francisco St. north of 9 th Street.		
Cherry Street	<i>Tristania conferta</i>	Brisbane Box	24" box

E. Structural Soil Specification and Detail

Structural soil shall be installed under all sidewalks (both on public right-of-way and the required adjacent setback) for the entire width of the sidewalk and for the length of the sidewalk within 25 feet of any new or relocated street tree.

F. Clearance of Other Elements from Street Trees

Following the procedure established for streetscape element spacing for the 1999 street tree planting, street trees and street lights shall be jointly located prior to the siting of any other new elements, such as water meters, gas meters and fire hydrants, within the 4-foot wide edge zone of all sidewalks. Those other elements shall be placed at the required distances from the street trees.

Required clearances from the center line of trees to the edge of other streetscape:

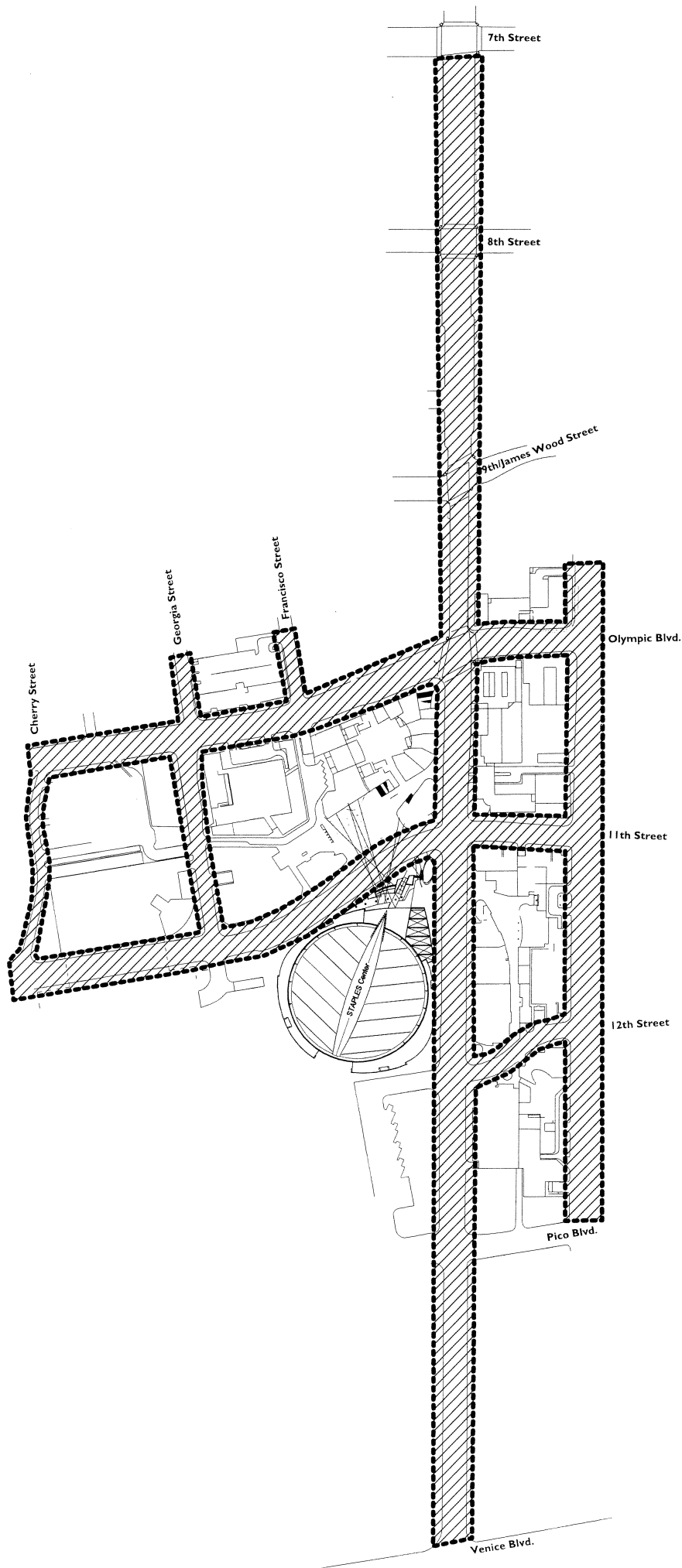
Description	Clearance
Edge of water and gas meters, underground vaults	5 feet
Edge of driveway aprons and crosswalks	5 feet
Centerline of fire hydrants	10 feet
Centerline of street lights	
- <i>Roadway</i>	15 to 20 feet
- <i>Pedestrian</i>	8 to 10 feet
Edge of alley entrances	20 feet
Intersection of curb line tangents as street intersections	45 feet
Edge of railroad tracks/crossings	100 feet

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning
Gordon B. Hamilton, Deputy Director
Robert H. Sutton, Deputy Director

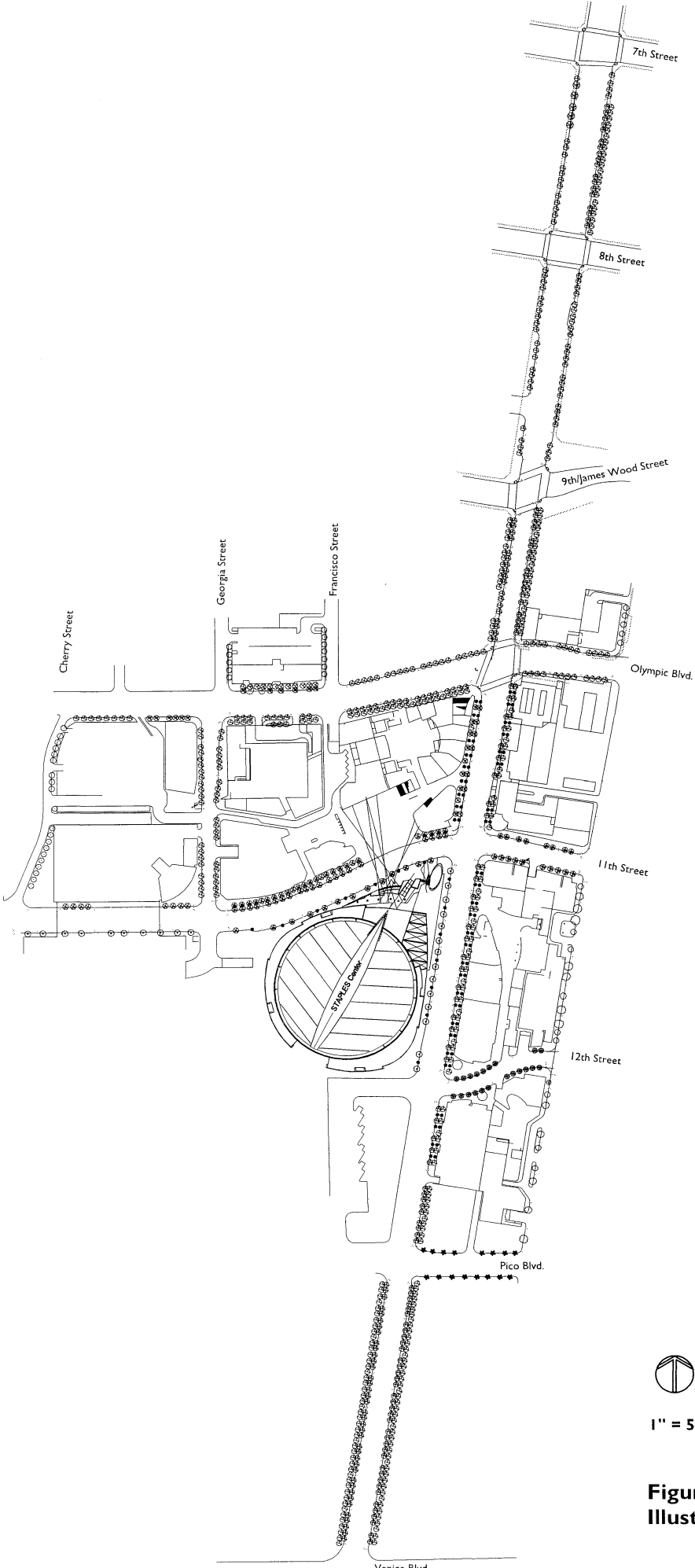
COMMUNITY PLANNING

Dav Gay, Principal Planner
Charlie Rausch, Senior City Planner
Ron Maben, City Planner
Megan Hunter, Planning Assistant



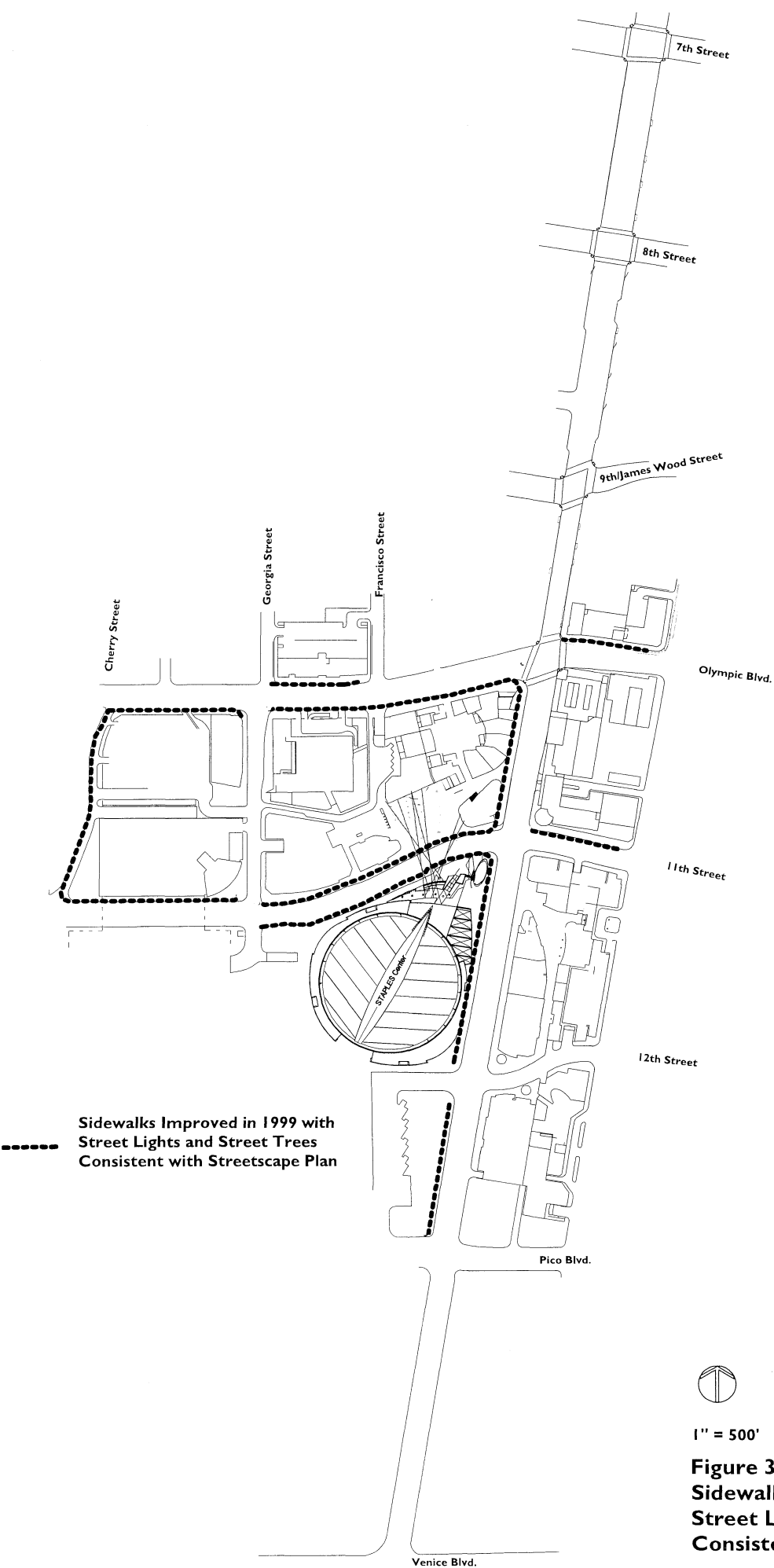
1" = 500'

Figure 1
Streetscape Plan Boundaries



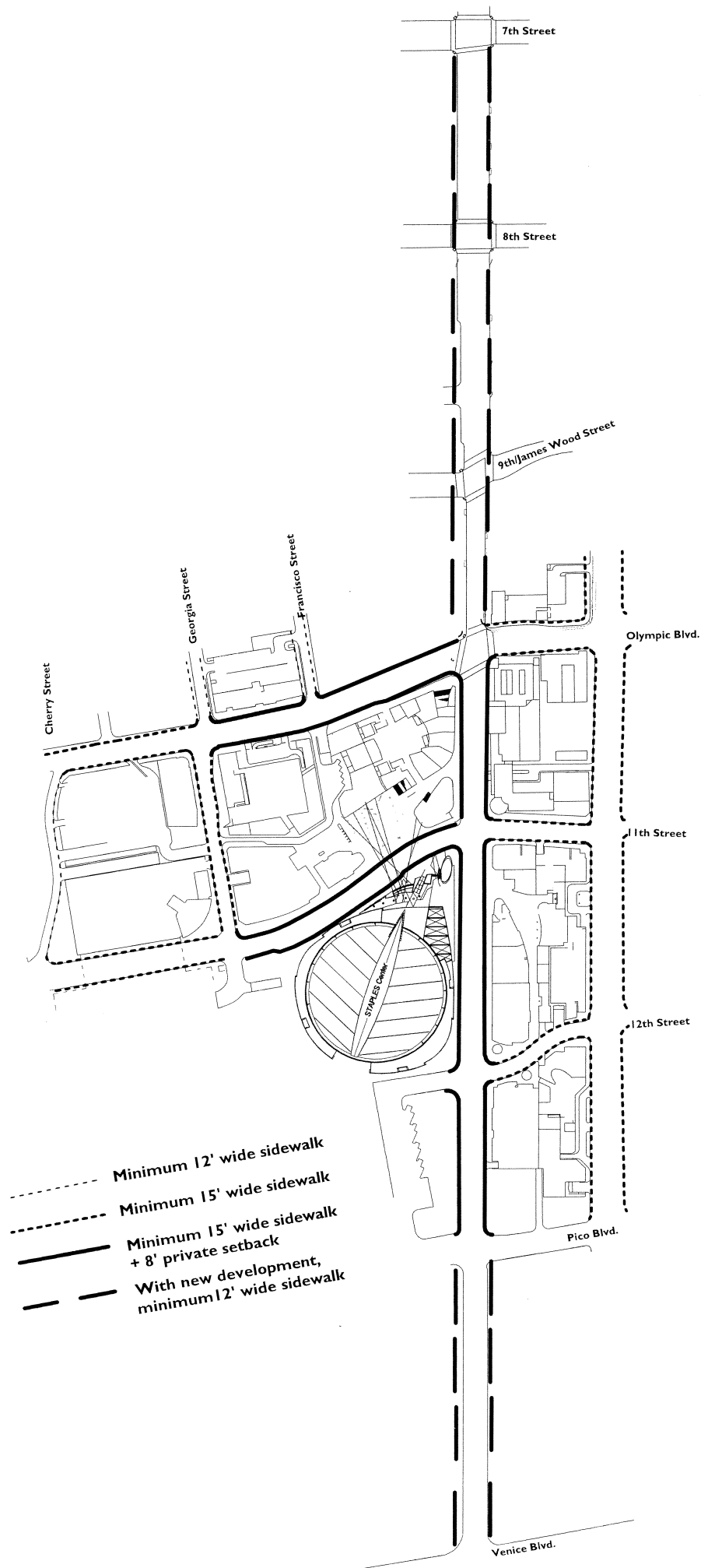
1" = 500'

Figure 2
Illustrative Streetscape Plan



1" = 500'

Figure 3
Sidewalks Improved in 1999 with
Street Lights and Street Trees
Consistent with Streetscape Plan



1" = 500'

Figure 4
Minimum Widths of Sidewalks
and Private Setbacks

ROADWAY LIGHTING: COBRA HEADS ON
EXISTING POLES

NEW PEDESTRIAN-SCALE LIGHT: KING LUMINAIRE K56 ON
ELA 8-SIDED CAST ALUMINUM POLE

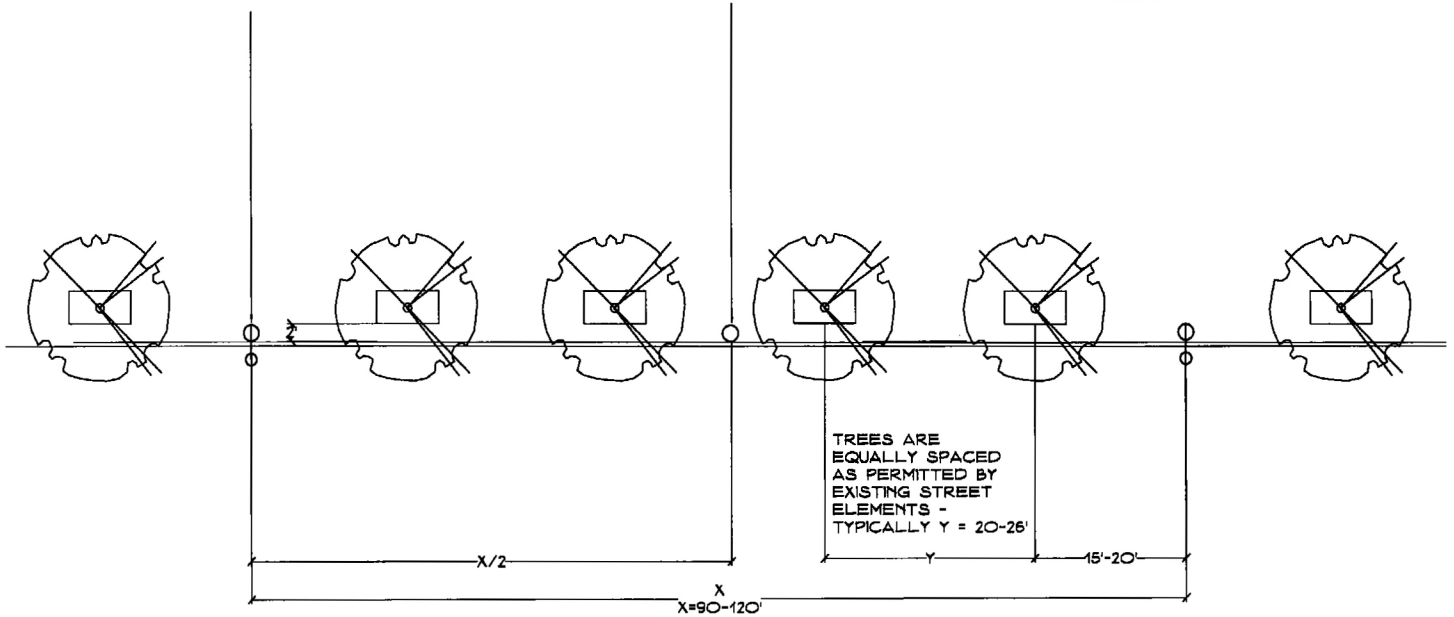


Figure 5
Street Lighting/Street Tree Pattern - Single Row of Trees

ROADWAY LIGHTING: COBRA HEADS ON
EXISTING POLES (SEE STREET LIGHTING PLANS).

NEW PEDESTRIAN-SCALE LIGHT: KING LUMINAIRE K55 ON
ELA 8-SIDED CAST ALUMINUM POLE (SEE STREET LIGHTING PLANS).

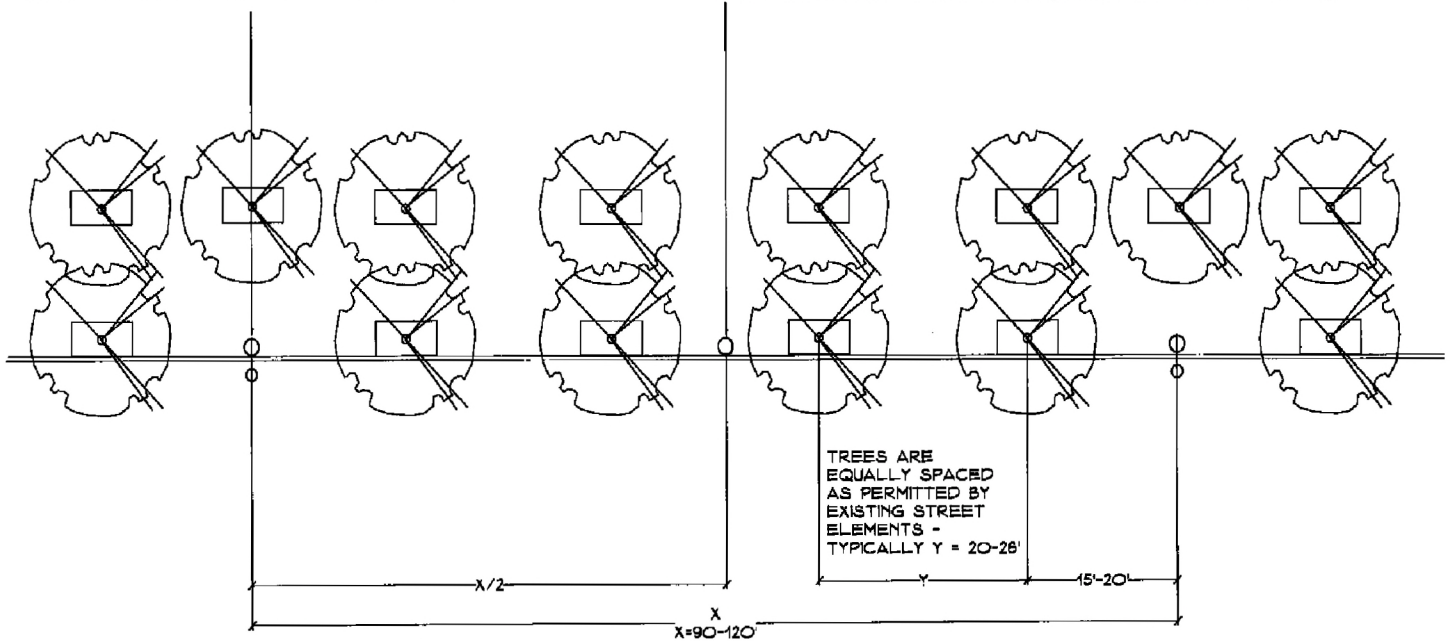


Figure 6
Street Lighting/Street Tree Pattern - Double Row of Trees

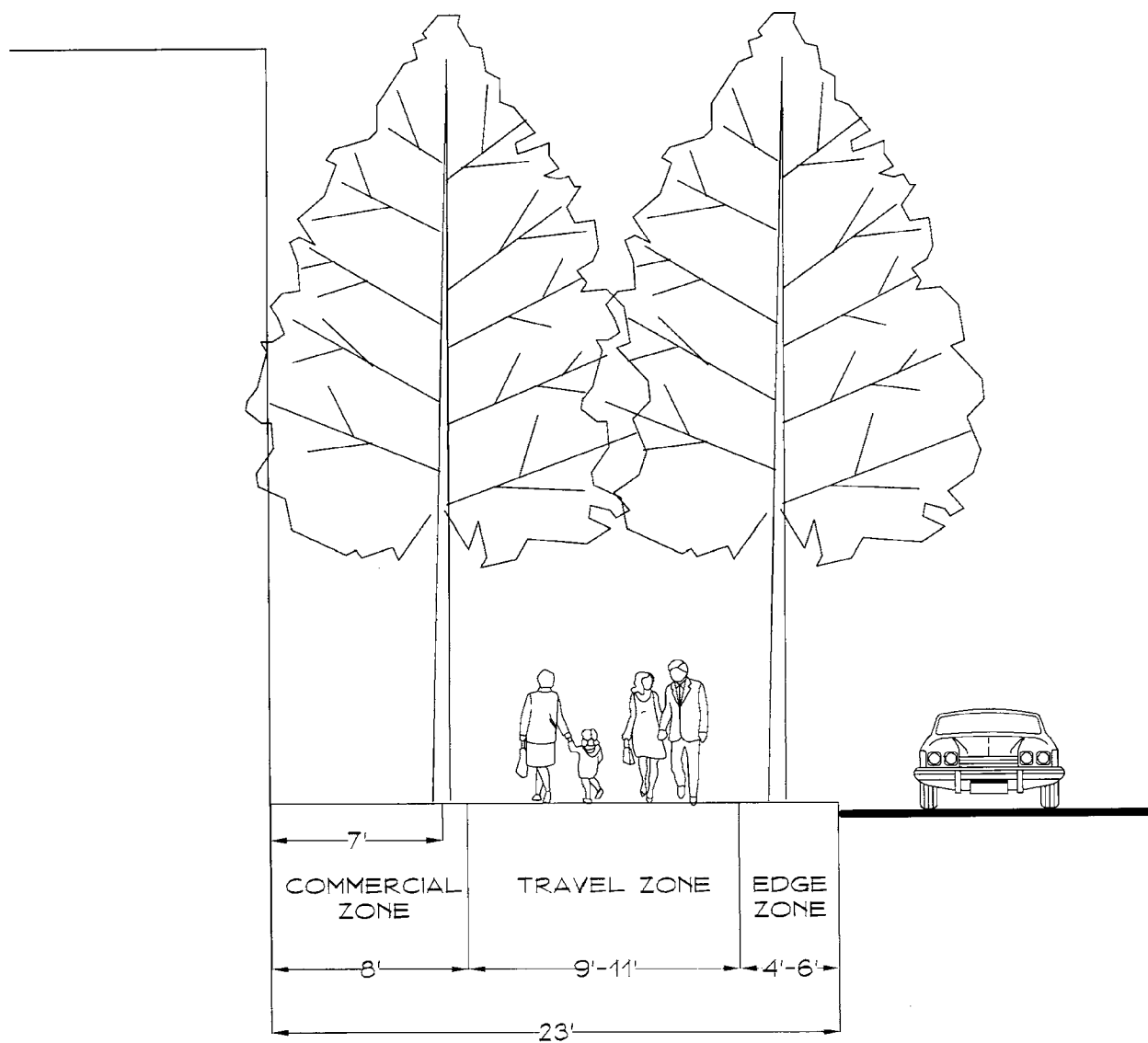


Figure 7
Sidewalk Use
(Example of how to Divide the Sidewalk Area)

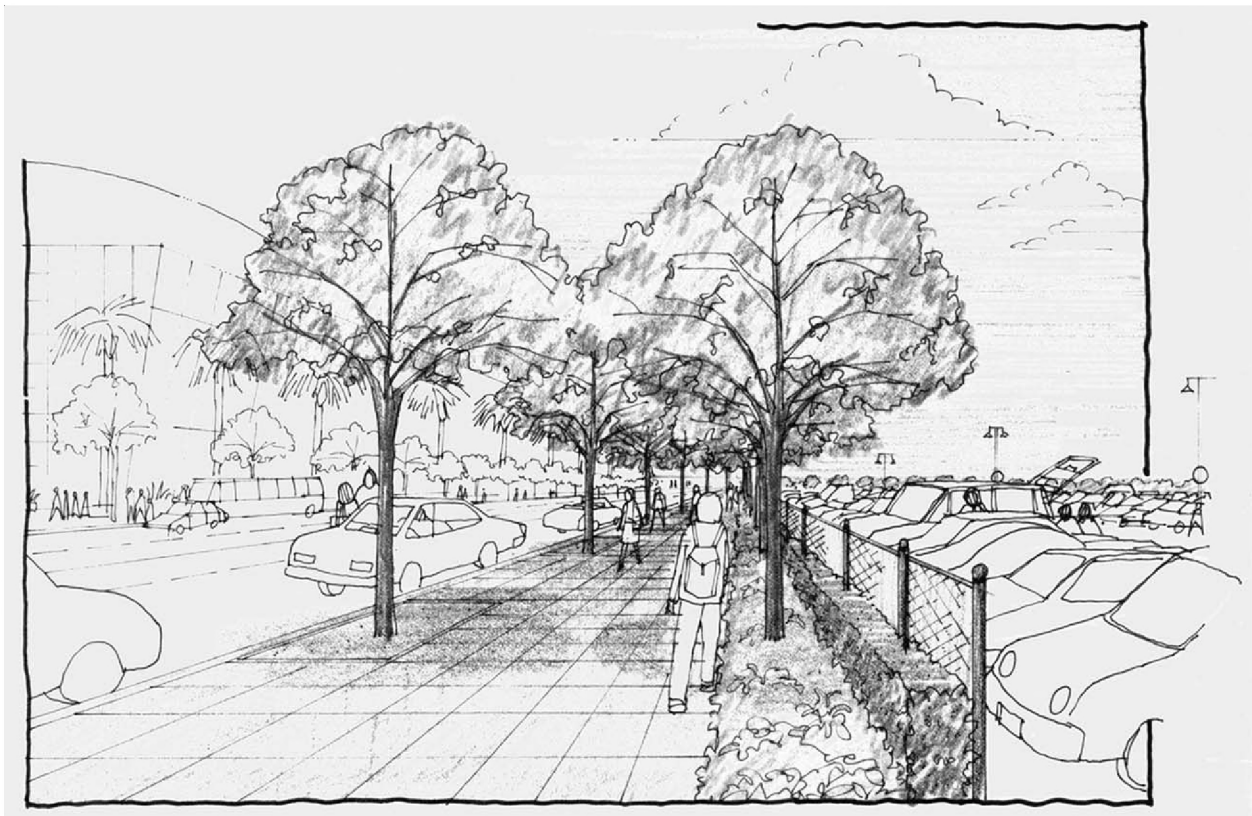


Figure 8
Existing Double Row of Trees

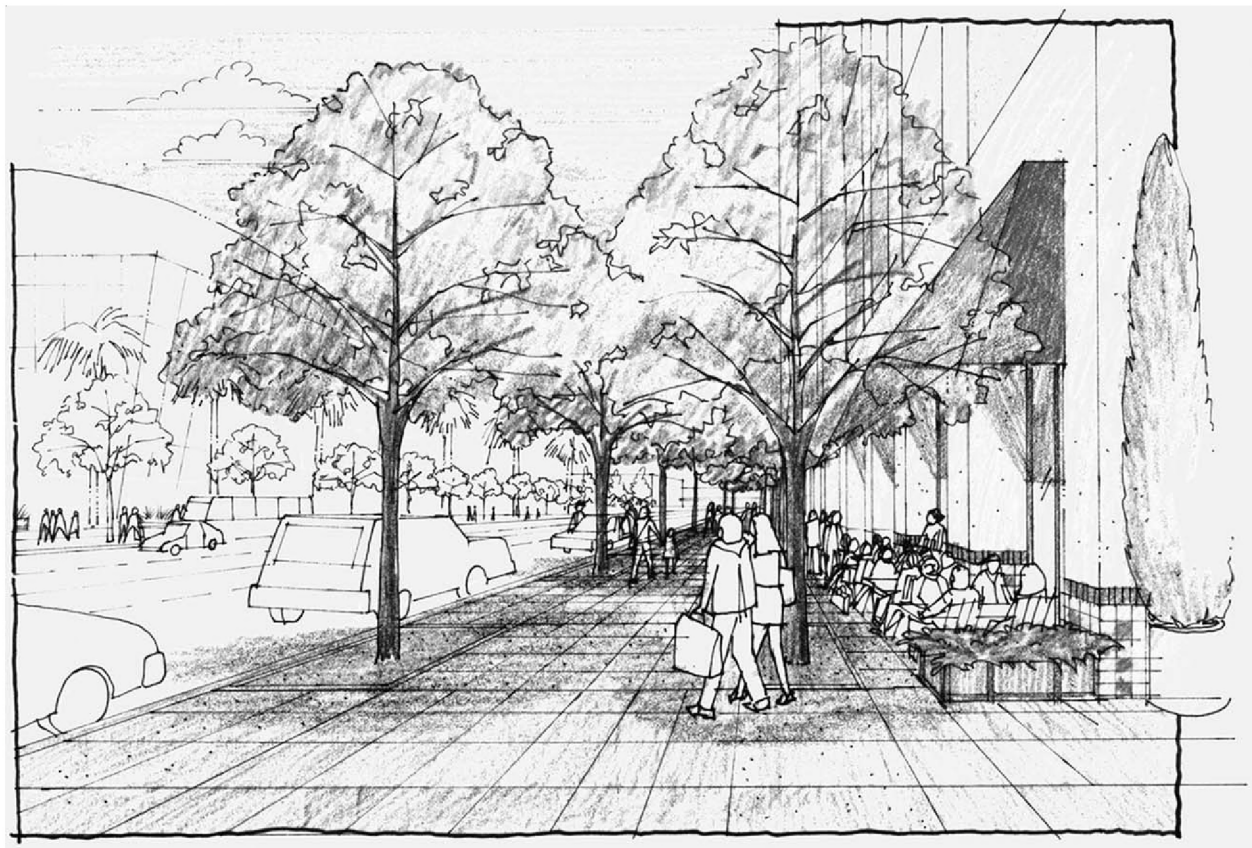
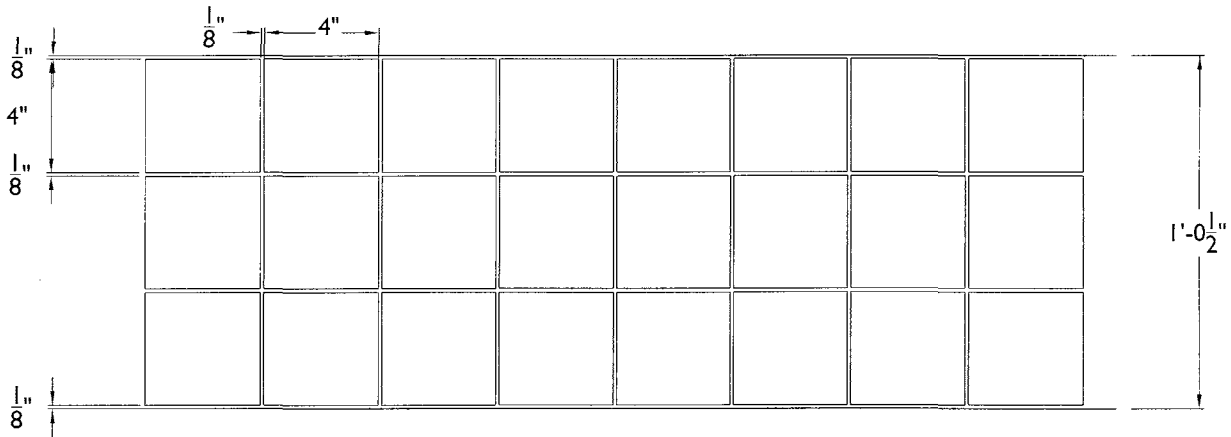


Figure 8
Future Development Double Row of Trees

Figure 9
SIDEWALK EDGE BAND DETAIL

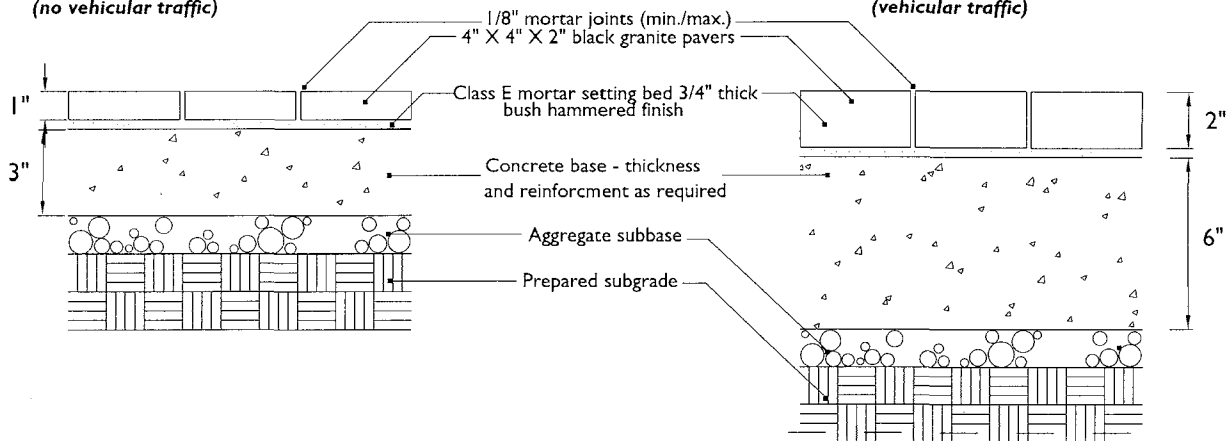
Plan View 2" = 1'-0"



Section 2" = 1'-0"

*Edge Band on Sidewalk
(no vehicular traffic)*

*Edge Band on Driveway
(vehicular traffic)*

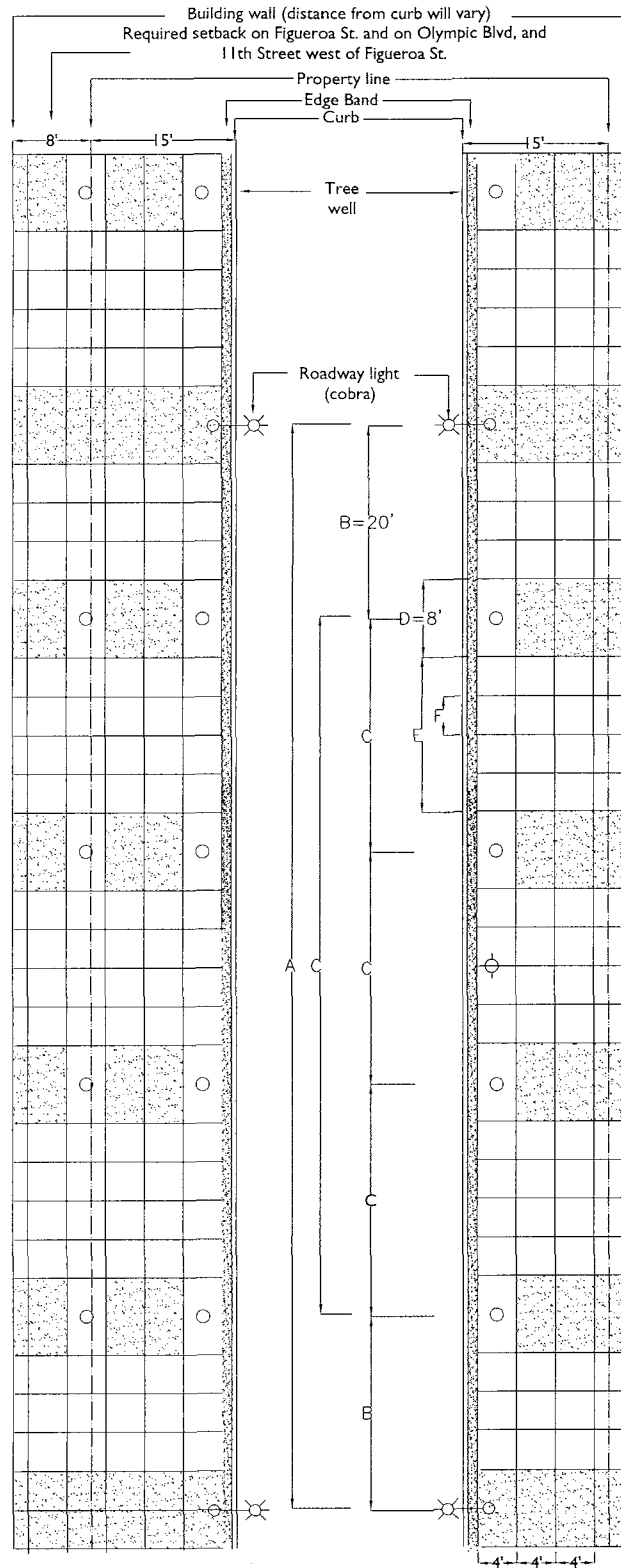


Edge Band Construction Notes

1. Edge band shall be granite as specified below, unless an alternative material is approved by CRALA and the City Engineer.
2. Granite paver is Solistone (323-931-0444) black granite HG58, 4" x 4", smooth cut edges, bush hammered finish to meet ADA requirements for non-slip surfaces or equal. Thickness shall be min. 1" for sidewalks and 2" for driveway aprons or other areas that will be subject to vehicular traffic. Concrete thickness shall be as required by City Engineer.
3. Submit paver sample to the CRALA and the City Engineer for approval prior to installation.
4. Contractor shall finish one edge band section 4' long for inspection and approval by the City Engineer, CRALA and Owner prior to installation of remaining pavers.
5. Mortar for paver setting bed shall be one part portland cement and four parts damp sand by volume; addition of hydrate lime is permissible in a quantity not exceeding 10% of the cement content.
6. Grout shall be a sand and cement mix (a ratio of 2-1/2 parts fine silica sand and 1 part portland cement is typically used). Grout color shall match paver. Submit grout color sample to CRALA and Owner prior to installation.

Figure 10

SIDEWALK PAVING PATTERN LAYOUT



A = Roadway light spacing of 90' - 120'

B = required spacing of street trees from roadway lights, that is, 20'

C = spacing between street trees (20' to 26'-8"):

If roadway lights are 90' to 99' apart, then $C = A - (2 \times B \text{ or } 40')/2$

If roadway lights are 100' - 120' apart, then $C = A - (2 \times B \text{ or } 40')/3$

D = Tree well length of 8'

E = Space between edges of tree wells, typically 12' to 18'-8"

F = Sawcut or paving module consisting of equal divisions of dimension E, ranging from 3'-6" to 4' 6"

ILLUSTRATIVE STREETSCAPE LAYOUT

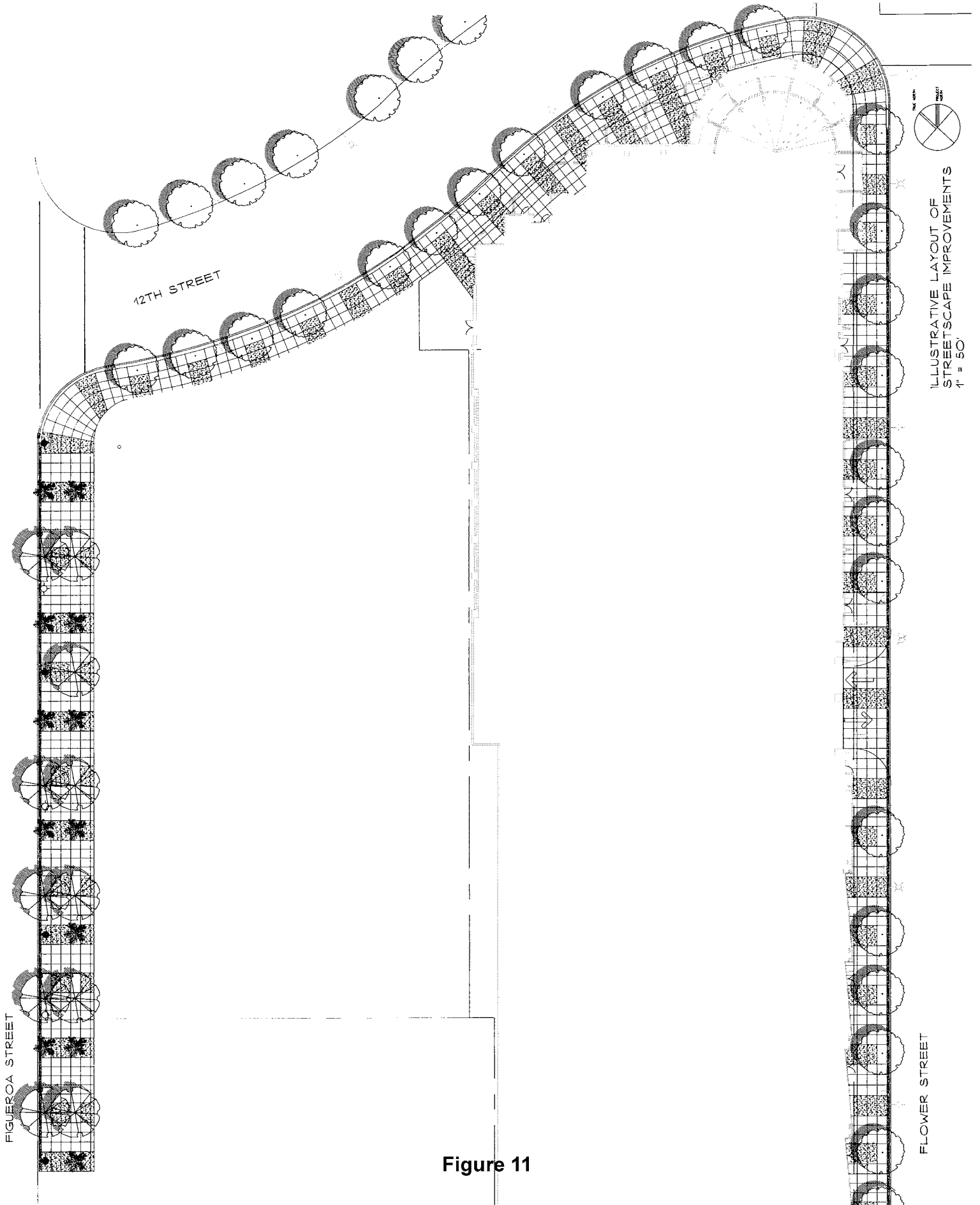


Figure 11



Olympic Special Detail



30' Electrolier with Steel Fluted Pole



Olympic Special

Figure 12. Photo of Roadway Lighting



**12' Octagonal Pole With Post Top
Fixture**



Detail of Post Top Fixture

Figure 13. Photo of Pedestrian Lighting

I

Sec. 3. 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.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By 
AMY BROTHERS
Deputy City Attorney

Date May 24, 2024

File No. 22-0538

Pursuant to Charter Section 559, I
disapprove this ordinance on behalf
of the City Planning Commission and
recommend that it **not** be adopted.

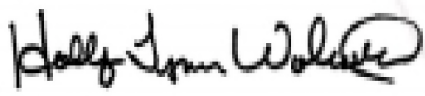

VINCENT P. BERTONI, AICP
Director of Planning

Date May 24, 2024

m:\real prop_env_land use\land use\amy brothers\lased\lased - final\2024.05.24 ordinance (disapproval).docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK



MAYOR



Ordinance Passed August 16, 2024

Approved 08/28/2024

Ordinance Posted: 08/29/2024
Ordinance Effective Date: 10/08/2024