

# AGENDA FOR THE SPECIAL MEETING OF THE LOS ANGELES MEMORIAL COLISEUM COMMISSION

Thursday, May 28, 2015 at 3:00 p.m.  
Coliseum Commission Board Room<sup>1</sup>  
3911 S. Figueroa Street, Los Angeles, CA 90037  
<http://lamcc.lacounty.gov> (213) 765-6387

## MEMBERS:

County of Los Angeles:	Mr. Mark Ridley-Thomas, President
	Mr. Don Knabe, (Alternate)
State of California:	Mr. William Chadwick, Vice President
City of Los Angeles:	Mr. Curren D. Price, Jr.
	Mr. Tom LaBonge (Alternate)
State Senator:	Mr. Ricardo Lara <sup>2</sup>
State Assemblymember:	Mr. Reginald B. Jones-Sawyer, Sr. <sup>2</sup>

## STAFF:

Chief Administrative Officer and Secretary	Mr. Robert E. Osborne
Treasurer	Mr. Joseph Kelly
Controller	Ms. Rachelle Anema
Co-Counsel	Mr. Thomas Faughnan
Co-Counsel	Ms. Noreen Vincent

**AGENDA POSTED:** Wednesday, May 27, 2015, 3:00 p.m.

At the discretion of the Los Angeles Memorial Coliseum Commission (the "Commission"), all items appearing on this Agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Commission.

## OPEN SESSION

1. CALL TO ORDER
2. ROLL CALL
3. PRESIDENT'S COMMENTS
4. PUBLIC COMMENT
5. USC'S REPORT ON INTERSTATE 110 FREEWAY SIGN RESTORATION

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<sup>1</sup> Entry located at Gate 33

<sup>2</sup> Ex officio, non-voting

## 6. PROPOSED LOS ANGELES MEMORIAL SPORTS ARENA REDEVELOPMENT PROJECT

- A. **Consideration of Proposed Agreement Between the Coliseum Commission and the Los Angeles Football Club for Further California Environmental Quality Act (CEQA) Review of the Project.**
- B. **Delegation of Authority to the Chief Administrative Officer to Retain a CEQA Consultant for Further Environmental Review of the Project.**
- C. **Delegation of Authority to the Chief Administrative Officer to Retain a Real Estate Consultant to Review and Advise on the Project.**
- D. **Authorization for Commission Staff to Work With All Necessary Parties to Prepare the Project for Review and Consideration by the Commission.**

### (DISCUSSION AND POSSIBLE ACTION)

### CLOSED SESSION

- CS-1. **Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(d)(1))**  
Case: Los Angeles Memorial Coliseum Commission, et al. v. Lynch, et al., BC 472814

### OPEN SESSION

### ADJOURNMENT

NOTICE: The meetings of the Los Angeles Memorial Coliseum Commission (the "Commission") are open to the public. A member of the public may address the Commission on any Agenda item, and a request to address the Commission must be submitted in person prior to the start of the meeting. The Commission may limit the public input on any item, based on the number of people requesting to speak and the business of the Commission. In addition, a member of the public has the right to address the Commission on items of interest which is within the subject matter jurisdiction of the Commission during the Public Comment portion of the Agenda.

As a covered entity under Title II of the Americans with Disabilities Act, the Commission does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received at least 48 hours in advance of the need. Requests received less than 48 hours prior to the need will be accommodated to the best of the Commission's ability. For more information or to declare a need, contact the Commission's administrative offices at (213) 893-0202.

Persons having matters before the Commission should read the following notice in connection with prohibited contributions to members of this agency.

#### NOTICE TO PERSONS HAVING MATTERS BEFORE THIS AGENCY REGARDING PROHIBITED CONTRIBUTIONS

Any person to a proceeding before this Commission involving a license, permit, or other entitlement (including all entitlements for land use, contracts -- other than competitively bid labor or personal employment contracts -- and all franchises) must disclose on the record any contributions in excess of \$250 to any elected or appointed officer of the Commission, including alternates, made within the preceding 12 months by the party, or his or her agent. The California contributions limitations of Government Code Section 84308 also prohibit contributions in excess of \$250 for three (3) months following the date of any final decision rendered by the Commission in such proceeding. Commissioners who have received such contributions within the past 12 months may not participate in the proceeding. Also, Commissioners may not receive such contributions while a matter affecting a contributor is pending.

LOS ANGELES MEMORIAL  
**COLISEUM**  
AND SPORTS ARENA

**Los Angeles Memorial Coliseum & Sports Arena  
General Manager Report for the Special Commission Meeting, May 28, 2015**

**Prepared By Joe Furin  
University of Southern California**

**1. 110 FREEWAY SIGN RESTORATION UPDATE**

- A. The 110 Harbor Freeway Sign, located at 3843 S. Grand Ave., Los Angeles, CA 90089 originally installed in 1984, has been in disrepair for a number of years and is badly in need of restoration. The internal electronic components that operate the display have passed their lifespan and malfunction on a regular basis due to rain, wind and exposure to other elements. The ability to promote Coliseum, Sports Arena and Exposition Park events is compromised, as are the contractual obligations related to facility advertisers.
- B. The University has initiated a project with Electra Media Inc. (EMI) in Lawndale, CA to restore the Freeway Sign to full functionality.
- C. The restoration project provides a fresh face-lift to the entire structure and does not alter the physical design of the Freeway sign in any way. Elements of the restoration include:
  - i. Repaint the entire cabinet and column structure top to bottom utilizing the original 1984 colors.
  - ii. The replacement and upgrade of all internal lighting components so illumination is provided utilizing energy-saving, LED lights.
  - iii. Replacement of the fabricated ID lettering spelling out 'Los Angeles Memorial Coliseum and Sports Arena' with backlit, white LED illumination.
  - iv. Replacement of the outdated tri-vision component of the upper advertising space and replacement of the static lower advertising space with modern, LED, full color display technology.
  - v. Fabricate and install modern, full-color LED technology for the Coliseum, Arena and Exposition Park display area.
  - vi. Fabricate and install modern, LED technology for the Time and Temperature displays

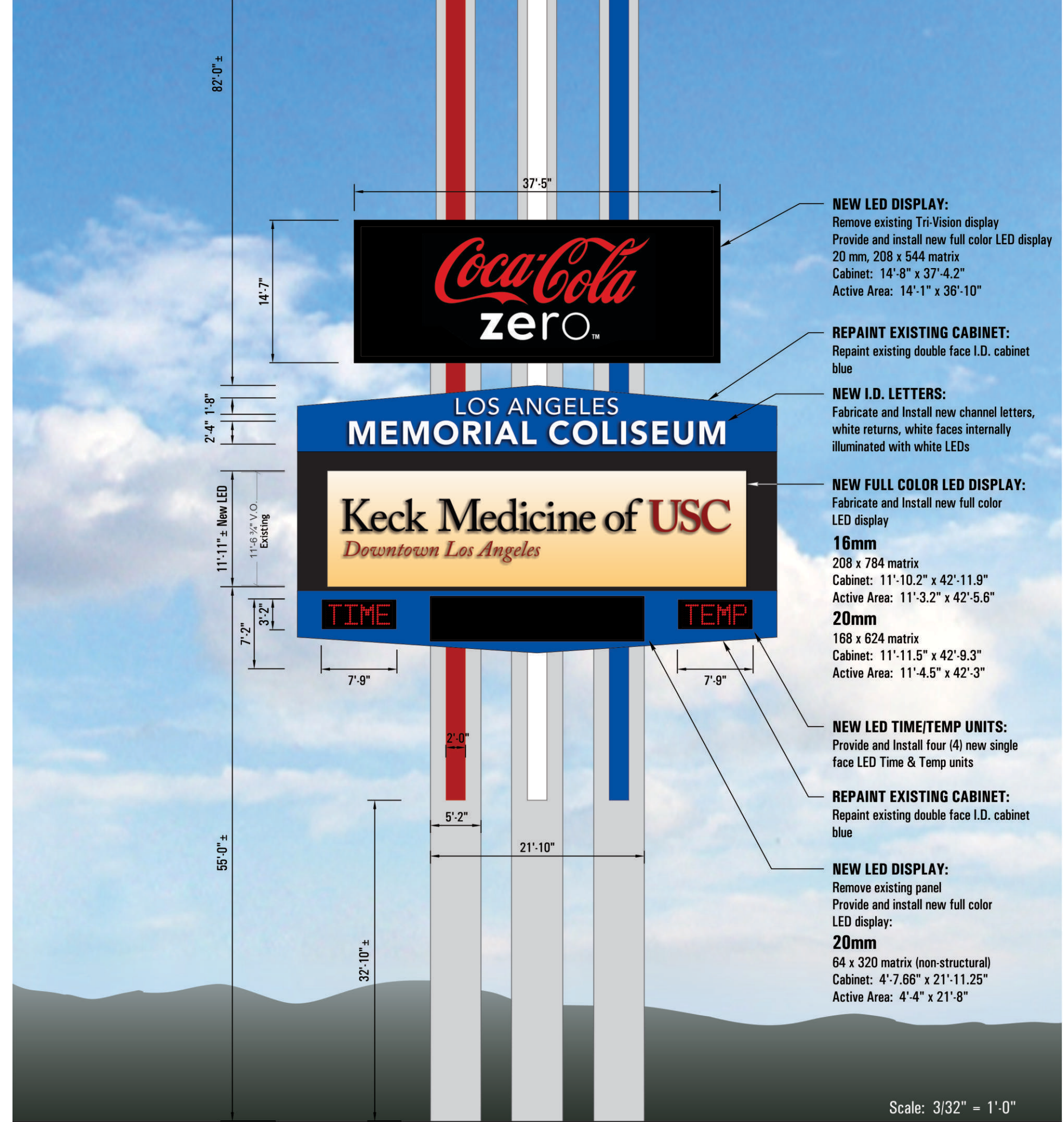
D. Project Timeline.

- i. EMI has secured permits and approvals from the City of Los Angeles and the Department of Transportation.
- ii. Fabrication of the internal components and new advertising and display boards has begun with a targeted completion date of early August.
- iii. Physical work on the sign will take approximately two weeks.
- iv. Targeted completion date for the project is August 30, 2015

E. Attachment. A rendering of the completed sign is attached.

**END OF REPORT**

**EXISTING PYLON**



**EXISTING FLAME:**  
 Repaint existing cabinet and returns  
 New illuminated channel logo  
 Yellow acrylic face, internally illuminated with amber LEDs

**EXISTING TOP:**  
 Repaint existing top

**EXISTING POLE COVERS:**  
 Repaint existing pole covers light gray (exact color T.B.D.)  
 Replace existing acrylic faces with new white acrylic/vinyl

**NEW LED DISPLAY:**  
 Remove existing Tri-Vision display  
 Provide and install new full color LED display  
 20 mm, 208 x 544 matrix  
 Cabinet: 14'-8" x 37'-4.2"  
 Active Area: 14'-1" x 36'-10"

**REPAINT EXISTING CABINET:**  
 Repaint existing double face I.D. cabinet blue

**NEW I.D. LETTERS:**  
 Fabricate and Install new channel letters, white returns, white faces internally illuminated with white LEDs

**NEW FULL COLOR LED DISPLAY:**  
 Fabricate and Install new full color LED display  
**16mm**  
 208 x 784 matrix  
 Cabinet: 11'-10.2" x 42'-11.9"  
 Active Area: 11'-3.2" x 42'-5.6"

**20mm**  
 168 x 624 matrix  
 Cabinet: 11'-11.5" x 42'-9.3"  
 Active Area: 11'-4.5" x 42'-3"

**NEW LED TIME/TEMP UNITS:**  
 Provide and Install four (4) new single face LED Time & Temp units

**REPAINT EXISTING CABINET:**  
 Repaint existing double face I.D. cabinet blue

**NEW LED DISPLAY:**  
 Remove existing panel  
 Provide and install new full color LED display:  
**20mm**  
 64 x 320 matrix (non-structural)  
 Cabinet: 4'-7.66" x 21'-11.25"  
 Active Area: 4'-4" x 21'-8"

Scale: 3/32" = 1'-0"

**EX-OFFICIO MEMBERS**

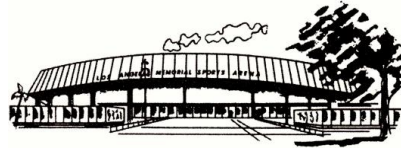
STATE SENATOR  
RICARDO LARA

ASSEMBLYMEMBER  
REGINALD JONES-SAWYER

ROBERT E. OSBORNE  
CHIEF ADMINISTRATIVE OFFICER  
SECRETARY



**SITE OF 1932 AND 1984  
OLYMPICS ATHLETICS COMPETITION  
OPENING & CLOSING CEREMONIES**



**SITE OF 1984 OLYMPICS  
BOXING COMPETITION**

**COMMISSION MEMBERS**

**STATE OF CALIFORNIA**

WILLIAM CHADWICK  
VICE PRESIDENT

**COUNTY OF LOS ANGELES**

MARK RIDLEY-THOMAS  
PRESIDENT

DON KNABE (Alternate)

**CITY OF LOS ANGELES**

CURREN D. PRICE, JR.  
TOM LaBONGE (Alternate)

**LOS ANGELES MEMORIAL COLISEUM COMMISSION**

3911 South Figueroa Street, Los Angeles, CA 90037

**AGENDA ITEM #6  
PROPOSED LOS ANGELES MEMORIAL SPORTS ARENA  
REDEVELOPMENT PROJECT**

**ROBERT E. OSBORNE  
THOMAS FAUGHNAN**

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**Proposed Actions:**

- A. **Approve** and authorize the Chief Administrative Officer to execute the proposed agreement between the Coliseum Commission and the Los Angeles Football Club for further California Environmental Quality Act (CEQA) Review of the Project, as shown in **Attachment 6-1**.
- B. **Delegate** authority to the Chief Administrative Officer to retain a CEQA consultant for further environmental review of the project.
- C. **Delegate** authority to the Chief Administrative Officer to retain a real estate consultant to review and advise on the project.
- D. **Authorize** Commission staff to work with all necessary parties to prepare the project for review and consideration by the Commission.

The proposed actions will authorize Commission staff to retain the necessary consultants and work with the Los Angeles Football Club (LAFC), USC, and the City of Los Angeles to return with an updated environmental document and other documents for consideration and approval by your Commission in furtherance of the proposed Los Angeles Memorial Sports Arena Redevelopment Project.

Article 12 of the Second Amendment to the Lease and Agreement by and between the Commission and USC (USC Lease) authorizes USC to demolish and replace the Sports Arena with improvements that are permitted by applicable land use laws and consistent with the public benefit requirements of the Commission's lease with the State for the Sports Arena Property. In 2011, the Commission certified a final environmental impact report for the Sports Arena Property that reviewed and considered the environmental impacts of improving the Sports Arena Property with either a 24,950 seat capacity soccer stadium or an event space (2011 FEIR).

On May 18, 2015, USC and LAFC announced their proposal to redevelop the Sports Arena Property with a new state of the art 22,000-seat soccer stadium which will include over 100,000 square feet of new restaurants, office space, a conference center and a world football museum. The Commission will need to approve the sublease of the Sports Arena Property to LAFC. LAFC will also need to apply to the City of Los Angeles for entitlements for the project.

Pursuant to Section 15.13 of the USC Lease, the Commission agrees to act as the lead agency with respect to any activity undertaken by USC under the USC Lease that is a "project" pursuant to the California Environmental Quality Act (CEQA), subject to the parties mutual agreement regarding CEQA compliance costs and indemnity.

**Approval of Agreement for Further CEQA Review:** The proposed agreement between LAFC and the Commission will govern the preparation of any necessary environmental documents and technical reports needed to update the 2011 FEIR for the Commission's consideration of the project as lead agency for CEQA purposes. LAFC has retained Eystone Environmental to prepare the additional environmental documents to update the 2011 FEIR. Pursuant to the agreement, the Commission will also retain a CEQA consultant to review the environmental documents and advise the Commission with respect to its independent review of the environmental documents prepared by LAFC's consultant, and LAFC will be responsible for 100 percent of the costs associated with its consultant and the Commission's consultant, and the copying and distribution costs of the documents. LAFC also agrees to indemnify and defend and hold the Commission harmless in the event of a third party challenge to the Commission's approval of the project.

**Authority to Retain CEQA Consultant:** In order to assist the Commission in its independent review of the environmental documents pursuant to CEQA, the Commission will need to retain a CEQA consultant. Per the agreement with LAFC, LAFC will pay 100 percent of the cost of this consultant. Staff recommends retention of Parker Environmental for this purpose. Parker Environmental's President, Mr. Shane Parker, prepared the Commission's 2011 FEIR, and is therefore, familiar with the project and the environmental review to date. Information regarding the firm's key personnel and project experience may be found in **Attachment 6-2**.

**Authority to Retain Real Estate Consultant:** In furtherance of the Commission's consideration of the proposed project, Commission staff will require the assistance of a

real estate consultant to review and advise on the transactional documents that will require the Commission's approval. The Commission has an existing contract with the law firm of Munger Tolles & Olsen LLP for such services and Commission staff recommends using Mr. Jeffery Heintz, Esq., of Munger Tolles for this purpose. Mr. Heintz was a part of the Commission's negotiating team for the USC Lease and is extremely familiar with the lease and its provisions with respect to the Sports Arena Property.

**Authority to Work with all Necessary Parties:** This final proposed action will authorize Commission staff to work with all parties associated with the proposed project as necessary to facilitate preparation of all documents and to take other necessary actions to return to your Commission for consideration and approval of the environmental documents and the proposed project.



**AGREEMENT FOR FURTHER CALIFORNIA ENVIRONMENTAL QUALITY ACT  
REVIEW OF LOS ANGELES MEMORIAL SPORTS ARENA REDEVELOPMENT  
PROJECT**

This agreement, hereinafter referred to as the "Agreement," is made and entered into by and between the Los Angeles Memorial Coliseum Commission, hereinafter collectively referred to as "Commission" and LAFC Sports, LLC, hereinafter referred to as "LAFC," for purposes of establishing the rights and responsibilities of the undersigned parties hereto in relation to the review of the above-referenced proposed project ("Project") pursuant to the California Environmental Quality Act, Public Resources Code § 21000 *et seq.* ("CEQA") and preparation of any and all necessary reports and other documents analyzing the environmental impacts of the Project in compliance with CEQA, including but not limited to, any addendum or supplement to the previously certified environmental impact report for the Project.

WHEREAS, the Commission is the Lead Agency pursuant to CEQA, having previously certified an environmental impact report for the Project, State Clearinghouse # 2010041059, on February 2, 2011 ("2011 EIR"), and has discretionary approval authority over aspects of the Project, as the Commission is the ground lessee of the land on which the Project will be developed ("Project Site"); and

WHEREAS, the City of Los Angeles ("City") is a Responsible Agency for the Project, having additional land use and planning authority over the Project Site, which is located within the City; and

WHEREAS, LAFC and the Commission's tenant, the University of Southern California ("USC"), intend to request the Commission's approval of a sub-lease or other conveyance by and between LAFC and USC in order to provide for the construction of the Project on the Project Site; and

WHEREAS, LAFC shall submit to the City an application for discretionary entitlements to develop the Project, which LAFC shall request the City to approve; and

WHEREAS, the Commission has determined pursuant to the provisions of CEQA that preparation of additional CEQA documentation for the Project, including but not limited to an addendum or supplement to the 2011 EIR (the "CEQA Documents") may be required prior to further consideration of the Project by the Commission or the City; and

WHEREAS, the Commission is authorized by Public Resources Code § 21082.1 and CEQA Guidelines § 15084 to choose from among the following arrangements or combination of arrangements for preparing the CEQA Documents: preparation of the CEQA Documents directly by Commission staff; contracting with another public or private entity to prepare the CEQA Documents; accepting draft materials prepared by LAFC, a consultant retained by LAFC or any other person; or executing a third-party contract with LAFC and/or independent contractor to govern the preparation of the CEQA Documents by an independent contractor; and

WHEREAS, LAFC has retained Eyestone Environmental, hereinafter referred to as "Applicant CEQA Preparer," to prepare the CEQA Documents to be submitted to the Commission for independent review; and

WHEREAS, the Commission has chosen to select and retain \_\_\_\_\_, hereinafter referred to as the "CC CEQA Consultant" to conduct the Commission's independent review of the CEQA Documents prepared by the Applicant CEQA Preparer, including working with the Commission's member agencies such as the City in the event any such member agency requests coordination with the CC CEQA Consultant; and

WHEREAS, the CC CEQA Consultant will be responsible for reviewing and revising the CEQA Documents in a manner that is satisfactory to the Commission to ensure the CEQA Documents may be finalized and presented for consideration by the Commission and other public agencies; and

WHEREAS, the Commission and LAFC understand and agree that the adequacy of performance of the CC CEQA Consultant shall be determined at the sole reasonable discretion of the Commission, and that the CC CEQA Consultant's responsibility to review the CEQA Documents and revise them as necessary is owed solely to the Commission; and

WHEREAS, the Commission and LAFC wish to define their relationship and areas of responsibility in the preparation, review, and management of the CEQA Documents and CEQA process.

NOW, THEREFORE, in view of the foregoing, and in consideration of the mutual covenants and agreements contained herein, the Commission and LAFC do hereby agree as follows:

**I. CEQA DOCUMENTATION**

The Commission and LAFC hereby agree that based on the analysis in the 2011 EIR, the development of the Project has the potential to cause a significant effect on the environment, that the previously certified 2011 EIR for the Project may be utilized for consideration of the Commission's discretionary approvals required for the Project, and that the 2011 EIR may require an addendum or supplement to address changes in the Project and/or environmental conditions since certification of the 2011 EIR.

**II. LAFC'S RIGHTS AND RESPONSIBILITIES**

A. Subject to the terms and conditions of this Agreement, the Commission acknowledges LAFC's selection and retention of the Applicant CEQA Preparer for preparation of the CEQA Documents

pursuant to an agreement between LAFC and the Applicant CEQA Preparer.

- B. LAFC shall be responsible for one hundred-percent (100%) of all costs associated with the Applicant CEQA Preparer's work, including but not limited to, any sub-consultant(s) costs, CEQA Documents preparation and document circulation costs incurred by LAFC or the Applicant CEQA Preparer, and all costs associated with participation in scoping meetings or community outreach meetings, as necessary.
- C. The Commission shall enter into a direct agreement with the CC CEQA Consultant for purposes of reviewing the CEQA Documents, and such agreement shall govern the entire scope of their arrangement. Such agreement shall comply with all terms and conditions set forth in this Agreement, and no term therein shall be inconsistent with any provision herein.
- D. LAFC shall be responsible for providing to the Commission one hundred-percent (100%) of all costs associated with the CC CEQA Consultant's work, including but not limited to, any of the CC CEQA Consultant's sub-consultant(s) costs and all costs associated with participation in scoping meetings or community outreach meetings, as necessary. LAFC shall also be responsible for one hundred-percent (100%) of all costs incurred by the Commission related to their independent review of the CEQA Documents, and all copying and distribution costs associated with review and approval of the CEQA Documents. LAFC shall pay all invoices submitted by the Commission pursuant to this section within thirty (30) days of submittal.
- E. LAFC shall cooperate fully with the Commission in its independent review of the CEQA Documents for the Project, and shall be responsible for the day-to-day management of the Applicant CEQA Preparer in the preparation of the CEQA Documents and associated technical reports, and shall ensure that the Applicant CEQA Preparer engages in all necessary and appropriate coordination with the CC CEQA Consultant.
- F. LAFC shall not enter into any form of agreement with the CC CEQA Consultant or any of the CC CEQA Consultant's sub-consultant(s) relating to the Project. Neither the CC CEQA Consultant nor any of the CC CEQA Consultant's sub-consultant(s) may be a subsidiary of LAFC or have any financial interest in the proposed Project or any other property or development in which LAFC has a financial interest.

### **III. COMMISSION'S RIGHTS AND RESPONSIBILITIES**

- A. Subject to the terms and conditions of this Agreement, the Commission agrees to select and retain the CC CEQA Consultant to conduct the Commission's independent review of the CEQA Documents.
- B. The Commission has the sole right and discretion to determine the adequacy of performance of the CC CEQA Consultant and any of the CC CEQA Consultant's sub-consultant(s). Final authority on all decisions concerning review of the CEQA Documents or any other document under this Agreement shall lie with the Commission.
- C. In accordance with Public Resources Code § 21082.1, it is the responsibility of the Commission to provide its independent review and analysis of the CEQA Documents.
- D. The Commission shall be responsible for evaluating the extent and detail of topic area discussions in the CEQA Documents, for scheduling and providing the public notice for the public meetings and hearings related to the Commission's consideration of the Project, and for distributing the CEQA Documents.
- E. The Commission and the City shall have the right to attend, or participate in, any and all meetings or conference calls with the Applicant CEQA Preparer and the CC CEQA Consultant.
- F. Upon completion of its review of and any necessary revisions to the CEQA Documents, the Commission shall cause the CC CEQA Consultant and/or any of the CC CEQA Consultant's sub-consultant(s) to submit a copy of such draft to the City and to LAFC prior to scheduling the public meeting at which the Commission will consider the CEQA Documents.
- G. The Commission shall cause the CC CEQA Consultant to maintain, inclusive of any of the CC CEQA Consultant's sub-consultant(s), a record of communications with LAFC and the Applicant CEQA Preparer that will be made available to LAFC and the City for review upon request.

### **IV. INDEMNIFICATION**

LAFC shall indemnify, defend and hold harmless the Commission and the Commission's constituent entities (the County of Los Angeles, City of Los Angeles and Sixth District Agricultural Association), and its and their

officers, directors, commissioners, officials, agents, employees and contractors from and against any and all liability, loss, injury or damage, including, but not limited to, demands, claims, actions, fees, costs, and expenses (including attorneys' and expert witness fees), arising from or connected with any challenges by third parties to Commission approvals of the Project and/or the validity of any sublease or assignment of any rights to LAFC under the Second Amendment to Lease and Agreement by and between the Los Angeles Memorial Coliseum Commission and University of Southern California, dated July 29, 2013, including without limitation, challenges arising under CEQA.

**V. EXPIRATION**

This Agreement shall expire at the time that the Project and the CEQA Documents become administratively final, and after all legal challenges associated with the Project and the CEQA Documents have been finally adjudicated.

**VI. COUNTERPARTS**

This Agreement may be executed in counterparts.

IN WITNESS WHEREOF, the Commission and LAFC have caused this Agreement to be executed below:

**LOS ANGELES MEMORIAL COLISEUM COMMISSION**

\_\_\_\_\_  
Chief Administrative Officer

Dated: \_\_\_\_\_

**LAFC SPORTS, LLC**

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Company Name

Dated: \_\_\_\_\_

**APPROVAL AS TO FORM:**

  
By \_\_\_\_\_  
Thomas J. Faughnan  
Commission Legal Counsel

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## KEY PERSONELL

### **Shane Parker, President** [email: [shane@parkerenvironmental.com](mailto:shane@parkerenvironmental.com)]

Mr. Shane Parker, President and founder of Parker Environmental Consultants, has over 17 years of experience in the environmental planning field. Mr. Parker is a reputable leader in the environmental planning industry, having consulted on numerous high profile and controversial development projects throughout the Southern California region. Mr. Parker has successfully managed and directed regionally significant projects involving high profile residential and mixed-use development projects, commercial office and retail developments, educational/institutional campus plans, regional shopping malls and regional entertainment and sporting facilities. Mr. Parker possesses a broad understanding of the complex physical and regulatory issues that affect land development in today's marketplace and has consulted numerous land use developers and governmental agencies in obtaining development entitlements under applicable CEQA and NEPA regulations.

#### **Educational Background and Professional Affiliations**

- BA in Geography/Environmental Sciences - UCLA
- Member of the Association of Environmental Professionals
- Member of the Urban Land Institute
- Former member of the City of Malibu Environmental Review Board (2002-2007)

#### **Professional Experience**

- 1999-2010, Vice President/Principal, Christopher A. Joseph & Associates (CAJA)
- 1995-1999, Senior Environmental Planner, PCR Corp.
- 1995, Environmental Technician, National Environmental Testing, Inc.
- 1992, Seasonal Firefighter, United States Forest Service - Bear Divide Station

### **Jennifer Kelley, Environmental Analyst** [e-mail: [Jennifer@parkerenvironmental.com](mailto:Jennifer@parkerenvironmental.com)]

Ms. Jennifer Kelley has a Master of City Planning Degree from Boston University and a Bachelor of Landscape Architecture Degree from California Polytechnic State University, San Luis Obispo. Ms. Kelley provides environmental analysis services for Parker Environmental Consultants and is a member of the American Planning Association (APA). With over 6 years of professional experience in environmental design and planning, site analysis and geospatial analysis, she has developed plans and analyses for projects related to environmental restoration, site mitigation, master planning and urban design guidelines. She possesses strong skills in graphic design, research methods and analytical writing. Ms. Kelley utilizes her design and planning experience to conduct environmental and land use research and prepare environmental impact analyses, and graphics.

### **Mariana Zimmermann, Assistant Environmental Planner**

[e-mail: [Mariana@parkerenvironmental.com](mailto:Mariana@parkerenvironmental.com)]

Ms. Mariana Zimmermann has a Bachelor of Science in Environmental Studies with a concentration in Earth Science from the University of California, Santa Barbara. Ms. Zimmermann assists in the writing and production of CEQA documents and environmental analyses. She possesses strong skills in technical writing, research, and graphic design. Prior to her position at Parker Environmental Consultants, Ms. Zimmermann was a Project Associate with UC Santa Barbara's Institute for Energy Efficiency.

### **Brett Pomeroy, Contract Planner** [e-mail: [Brett@parkerenvironmental.com](mailto:Brett@parkerenvironmental.com)]

Mr. Brett Pomeroy has a B.S. in Natural Science from Loyola Marymount University and is a member of the Association of Environmental Professionals (AEP). Mr. Pomeroy has over 9 years of professional experience providing CEQA and NEPA-based environmental analyses and possesses a strong technical background in quantitative analytical modeling for air quality, greenhouse gasses, noise, and shade/shadow impact analyses. Specifically, Mr. Pomeroy has experience with air dispersion modeling software, URBEMIS 9.2.4, CALINE4-based model, noise modeling based on the Federal Highway Administration's Traffic Noise Model (TNM), and the Amethyst Shadow Calc.

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## PROJECT EXPERIENCE

### Mixed-Use Commercial/Residential

- Millennium Hollywood Development Project (Millennium Partners, City of Los Angeles)
- 1,000 Grand Mixed Use Project (Hanover, City of Los Angeles)
- Olympic and Hill Mixed Use Project (Hanover, City of Los Angeles)
- Olympic and Olive Mixed Use Project (Hanover, City of Los Angeles)
- Shalhevet High School and Fairfax Mixed Use Project (Alliance Realty Partners, City of Los Angeles)
- Valencia Mixed Use Project (Astani Enterprises, City of Los Angeles)
- Olympic and Olive Mixed Use Project (Lennar Multifamily Investors, City of Los Angeles)
- Hollywood Park Redevelopment Project (Wilson Meany Sullivan, City of Inglewood)
- 9<sup>th</sup> and Flower Mixed Use Development (CIM Group, City of Los Angeles)
- Wilshire Center (Gerding/Edlen, City of Los Angeles)
- Park 5<sup>th</sup> (Park 5<sup>th</sup> Developers, CRA/LA)
- Sunset & Gordon Project (Gerding/Edlen, CRA/LA)
- Concerto/9<sup>th</sup> and Figueroa (Astani Enterprises, City of Los Angeles)
- 8<sup>th</sup> and Grand (Astani Enterprises, City of Los Angeles)
- 8<sup>th</sup> Grand & Hope (Mitsui Fudosan America, CRA/LA)
- Lot 114 ("Evo"), (The South Group, City of Los Angeles)

### Residential

- 504 Paseo del Mar (Mr. Mark Paullin, City of Palos Verdes Estates)
- San Clemente Sr. Apartment Complex EIR Addendum (Meta Housing Corp., City of San Clemente)
- Coronel Apartment Project EIR (Hollywood Community Housing Corporation, City of Los Angeles)

### Regional Commercial and Entertainment Venues

- Los Angeles Memorial Coliseum Redevelopment Project (EIR)
- Los Angeles Sports Arena Redevelopment Project (EIR)
- Howard Hughes Center (EIR and Addendums)
- Los Angeles Sports and Entertainment District Specific Plan Addendum(s) (Figueroa South and Central)
- Marriott Courtyard and Residence Inn Los Angeles (Williams and Dame, City of Los Angeles)

### Commercial Development Projects

- Ralph's Fresh Fare Supermarket - Sherman Oaks Store #31 (Kroger Co., City of Los Angeles)
- Malibu La Paz Office/Retail Development Agreement Project EIR (City of Malibu)
- Forge Lodge Bed and Breakfast Inn (City of Malibu)
- Metlox Civic Center Development Project (City of Manhattan Beach)
- Murrieta Commons (City of Murrieta)

### Schools, Hospitals, and Other Campus Master Plans

- Emerson College - Los Angeles Center EIR (Emerson College, City of Los Angeles)
- Martin Luther King Jr. Medical Center Campus Master Plan & The Willowbrook MLK Wellness Center Community Vision (Gensler, County of Los Angeles)
- FIDM Student Residences MND (FIDM, City of Los Angeles)



- Marlborough School for Girls: (Marlborough School, City of Los Angeles)  
Library Expansion Project MND and the Faculty Parking Lot MND
- Viewpoint School Modernization Program EIR (Viewpoint School, City of Calabasas)
- Los Angeles Trade Technical College 30-Year Master Plan EIR (LATTTC, LACCD)
- Edison Language Academy Redevelopment Project MND (SMMUSD)
- Hillcrest Christian School Master Plan EIR (Hillcrest Christian School, City of Los Angeles)
- Colburn School of Performing Arts MND (Colburn School of Performing Arts, CRA/LA)
- Southwestern Law School Student Housing and Campus Improvement Plan (Southwestern Law School, City of Los Angeles)
- Santa Monica College (SMC) Career and Educational Facilities Master Plan (2010 Update)
- SMC Student Services and Pico Promenade Improvements Project
- SMC Bundy Campus Master Plan EIR
- SMC Madison Theater (The Eli and Edyth Broad Stage at the SMC Performing Arts Center) EIR
- SMC Liberal Arts Building Replacement Project (EA)
- City of Hope Arnold and Mabel Beckman Center for Immunotherapeutics & Tumor Immunology ("CITI") Building MND (City of Hope, City of Duarte)

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