



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

**CITY PLANNING COMMISSION**

**DATE:** May 08, 2014  
**TIME:** after 8:30AM  
**PLACE:** City Hall  
Board of Public Works – Room 350  
200 N. Spring Street  
Los Angeles, CA 90012

**CASE NO:**

CEQA:

**LOCATION:****COUNCIL DISTRICT:****PLAN AREAS:**

CPC-2013-3169-CA

ENV-2013-3170-CE

Various

1,2,4,8,9,10,13,14,15

Boyle Heights, Central City,  
Central City North, Hollywood,  
Northeast Los Angeles, North  
Hollywood–Valley Village,  
San Pedro, South Los  
Angeles, Southeast Los  
Angeles, Westlake, West  
Adams, Wilmington-Harbor  
City

**SUMMARY:** A proposed resolution requesting the transfer of land use authority of redevelopment plans to the City of Los Angeles, a proposed ordinance adding or amending Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05 and 16.11 of the Los Angeles Municipal Code to modify or remove references to the former Community Redevelopment Agency (CRA), and other technical corrections to clarify existing regulations in the LAMC that are impacted by the transfer.

**RECOMMENDED ACTIONS:**

1. Adopt the staff report as its report on the subject.
3. Adopt the Categorical Exemption as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.
5. Approve and Recommend that the Mayor approve and the City Council adopt the attached proposed Transfer of Land Use Authority for Redevelopment Plans Resolution (Appendix A).

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Director of Planning

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**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Main Street, Room 272, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaed herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

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## SUMMARY

In 2011, the California State Legislature enacted legislation that dissolved redevelopment agencies throughout the state. The City of Los Angeles elected not to become the successor agency to the Community Redevelopment Agency of Los Angeles (CRA/LA) and, as a result, the Governor appointed a Designated Local Authority (DLA) to wind down the operations of the former CRA/LA. Additional legislation was passed by the State in 2012 that allowed a city to assume all land use related plans and functions of a former redevelopment agency upon request.

The proposed resolution requests that the land use authority in redevelopment project areas be transferred from the CRA to the City of Los Angeles. The resolution would allow the Department of City Planning ("the DCP") to assume only the land use authority vested in redevelopment plans, or provided for it in the City Charter and the Los Angeles Municipal Code. Authorities conferred by the redevelopment plans that are not land use related are not part of the request.

In addition, the proposed ordinance (Appendix B) adds or amends Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05, and 16.11 of the Los Angeles Municipal Code in order for DCP to immediately begin implementation of active redevelopment plans upon adoption of the resolution. This would allow for continuity, clarity and consistency in the processing of land use entitlement requests within redevelopment project areas.

## STAFF REPORT

### Initiation

On June 29, 2012, the City Council (C.F. No. 12-0014-S4) instructed the DCP to prepare an ordinance that would transfer redevelopment land use plans and functions to the City of Los Angeles.

### Background

The dissolution of the Community Redevelopment Agency of Los Angeles (CRA/LA) under AB1x26 took effect on February 1, 2012 in the immediate aftermath of the California Supreme Court decision regarding redevelopment in California. The City of Los Angeles elected not to become the Successor Agency for the CRA/LA, an option included in the dissolution legislation. In the absence of a successor agency, the Governor appointed a three-member governing board as the Designated Local Authority (DLA) to wind down the operations of the former CRA/LA.

The DLA's primary role is to make payments and to perform other activities related to the CRA/LA's enforceable obligations and otherwise dispose of CRA assets so that revenues can be shared among taxing entities such as the County, cities, school districts and other special districts. Enforceable obligations are defined in AB1x26 as bonds, loans required to be repaid pursuant to a repayment schedule, payments required by governmental agencies, judgments or settlements, or contracts necessary for the continued administration and operation of the DLA to the extent permitted by AB1x26.

Under California Redevelopment Law, Redevelopment Plans of the former CRA/LA contained significant authority to regulate land use and development within redevelopment project areas, going beyond that of the City Planning Department. While AB1x26 dissolved redevelopment agencies and thereby eliminated redevelopment's economic and financing tools, it did not abolish the City's existing Redevelopment Project Areas or eliminate the Redevelopment Plans.

In June 2012, the State passed additional legislation related to redevelopment (AB 1484) which allowed a city to request that all land use related plans and functions of the former redevelopment agency be transferred to the jurisdiction that authorized the creation of the redevelopment agency.

These plans continue to exist as legal expressions of public policy, adopted by the City Council, and the land use regulations and authorities granted in the Plans remain effective until the expiration date for each plan. The last of Los Angeles' Redevelopment Plans is set to expire in 2033. The Plans have continued to be implemented by the few remaining staff within the Successor Agency; however, the DLA no longer has the capacity to adequately administer the plans. Therefore, the Plans and their land use regulations need to be transferred to the City, specifically DCP, in part to ensure their continued implementation and to seamlessly permit development to take place in those areas.

Most of the 21 active Redevelopment Plans (Table 1) specify that permits cannot be issued without some level of signoff ensuring that development proposals are consistent with the Plans. Redevelopment land use approvals are therefore essential to allow property owners and applicants to utilize their full development rights, as well as to ensure community protection through careful review of design, signage, use restrictions, historic preservation and other local priorities in some of the City's most sensitive and economically disadvantaged communities.

Table 1

Community Redevelopment Agency Project Areas (Expiration Date)	
Adelante Eastside (March 2031) Broadway Manchester (December 2026) Central Industrial (November 2033) Chinatown (January 2022) City Center (May 2033) CD 9 Corridors (December 2027) Crenshaw Slauson (October 2027) Crenshaw (2026) Exposition/University Park (2030) Hollywood (May 2028) LA Harbor Wilmington Industrial (July 2018)	Mid City Recovery (May 2028) Monterey Hills (July 2015) North Hollywood (February 2021) Pacific Corridor (May 2033) Pico Union 2 (November 2017) Vermont Manchester (May 2028) Watts Corridors (November 2027) Western Slauson (May 2028) Westlake Recovery (May 2030) Wilshire Center (December 2025)

The proposed resolution and ordinance is the City's official request to effectuate the transfer.

## Issues

The CRA/LA was established in 1948 and for over 60 years has carried out redevelopment activities that included land use oversight for neighborhood improvement and protection. The transition of oversight to DCP of land use regulations allows for the continued implementation of adopted Redevelopment Plans and creates a continuity of land use controls for some of the most sensitive and economically disadvantaged communities throughout the City. Consolidating all such land use review into the Department of City Planning also provides an opportunity to align the Department's land use regulations with long-standing City revitalization goals.

The transition of authority to the Planning Department centralizes the land use planning function in the City that has been housed between the two departments. During the tenure of the CRA/LA, there was an often duplicative development review process between the two agencies. By assuming responsibility for the existing redevelopment plans still in place the transition to a single department will establish a single streamlined development review process in Redevelopment Plan Areas, create certainty for the development community, and advance development reform and land use permitting efficiency.

### Redevelopment Plan Land-Use Provisions

DCP develops and administers overlay zones and specific plans that have provided more tailored land-use requirements for many of Los Angeles' unique neighborhoods. Similarly, most of the 21 active Redevelopment Plans have tailored requirements that specify permits cannot be issued without some level of signoff ensuring that development proposals are consistent with the governing Redevelopment Plans.

Redevelopment Plans and land use review provide important protections for neighborhoods in regards to development scale, use, density, intensity, parking, design, and historic preservation. These land use tools provide standards for development in many of the City's most economically disadvantaged neighborhoods, in addition to large sections of Downtown Los Angeles, Hollywood, and other employment hubs.

Such review may no longer be implemented without the transfer of DCP authority to do so. The protections offered in the Plans vary by geography and range from basic land use controls (e.g., prohibiting pole signs and/or incompatible uses) to highly detailed urban design guidelines. Examples include:

#### South Los Angeles

South Los Angeles' commercial corridors have land use controls regulating auto related uses, design review of new construction, and preserving employment land uses.

#### Downtown Los Angeles

Many of Downtown's Historic Core neighborhoods receive design review protection

and historic preservation review by CRA/LA. While Broadway has a Community Design Overlay (CDO) adopted through the Department of City Planning, all of the adjacent downtown corridors, including Main Street, Spring Street, and Hill Streets relied upon CRA/LA design review and historic preservation review, which may no longer be implemented.

#### North Hollywood (Appendix D)

All development within North Hollywood underwent design review by CRA/LA to ensure appropriate scale, pedestrian orientation, and uses. There is no design review currently performed by DCP for most projects in this area.

Although most plans do not have design guidelines or standards that are as detailed as the North Hollywood Redevelopment Plan, many have some level of design review oversight and historic preservation provisions. As a result, DCP will have to conduct a fee study to establish a long-term revenue source to cover the City's long-term costs of implementing the land use controls contained within the Redevelopment Plans.

#### Development Rights Conferred by Redevelopment

Zoning ordinances in key redevelopment areas have granted oversight of density (floor area ratio) controls to CRA/LA. In some redevelopment areas, the CRA/LA Board must take action in order to allow developers to maximize property rights. Continued oversight will be needed to ensure that property owners have a legal mechanism to maximize their development rights.

### **Proposed Resolution and Ordinance**

#### Resolution

The proposed resolution is the first step for DCP to assume authority of the existing redevelopment plans' land use related provisions. Therefore, the City of Los Angeles requests, by way of this resolution, that all land use related plans and functions of the former Community Redevelopment Agency (CRA/LA), now under the purview of the Designated Location Authority (DLA), are transferred to the City of Los Angeles in conformance with Section 34173 of the California Health and Safety Code, as amended by AB 1484. The Department of City Planning would serve as the responsible agency for the continued implementation of the existing 21 active Redevelopment Plans, the latest of which expire in 2033.

As specified in the resolution, DCP would have to conduct a fee study to establish a long-term revenue source to cover the City's long-term costs of implementing the land use controls contained within the Redevelopment Plans.

#### Ordinance

The proposed ordinance amends the Los Angeles Municipal Code in order for DCP staff to immediately begin implementation of active Redevelopment Plans upon adoption of the resolution. This would allow for an effective transition of integrating the land use provisions in the Redevelopment Plans into DCP's entitlement processes. In short, it

would promote continuity and consistency in the processing of land use entitlement requests within redevelopment project areas.

### **Public Outreach**

DCP staff held a public hearing on March 12, 2014. Notice was sent to Neighborhood Councils, with a total of 8 individuals attending representing various community stakeholders. Two individuals provided oral testimony and submitted letters on behalf of CRA/LA and Hollywood Heritage. Comments included:

#### CRA/LA

1. Anticipate a swift and seamless transition of land use authority and related records to the City of Los Angeles.
2. CRA/LA expects that ongoing coordination with the City of Los Angeles detailing the rights and responsibilities of both the City and successor agency will occur and result in a meaningful transfer.

#### Hollywood Heritage

1. Encourage adequate funding and preparation for short and long term historic preservation planning in Hollywood
2. Integrate historic preservation efforts with any potential land use overlay tools including a Specific Plan or Historic Preservation Overlay Zone.

### **LAND USE FINDINGS**

The Department of City Planning recommends that the City Planning Commission find:

#### General Plan

In accordance with Charter Section 556 and 558, the proposed transfer of land use authority from the former CRA/LA to the City Planning Department is in substantial conformance with the purposes, intent, and provisions of the City's General Plan. The transition of land use authority and oversight from the former CRA/LA to the City Planning Department is consistent with the City's General Plan. Specifically, the proposed ordinance implements Economic Development Objective 7.4 to "Improve the provision of governmental services, expedite the administrative processing of development applications" in order to "Develop and maintain a streamlined development review process" (Policy 7.4.1), and to "Reform municipal service delivery through combining the services provided by various departments" (Policy 7.4.4). Each of the redevelopment plans have been adopted by the City and found by both the City Planning Commission and the City Council to be consistent with the City's General Plan. Further, consolidating the land use controls in the redevelopment plans to the City Planning Department is critical to ensure that the goals of the General Plan are met by maintaining important land use provisions in some of the City's most vulnerable communities and that the City retains local control over land use policy.

The proposed ordinance also meets objective 7.8, "Maintain and improve municipal service levels throughout the city to support current residents' quality of life and enable

Los Angeles to be competitive when attracting desirable new development" by creating a predictable and streamlined development process in parts of the City that have historically received less economic development.

### Charter

Los Angeles City Charter Section 558 requires that prior to the approval of a resolution related to the regulation of the use of land, City Council make findings that the resolution conforms to public necessity, convenience, general welfare, and good zoning practice. The transition of land use authority from the former CRA/LA to the City Planning Department makes certain that the Redevelopment Plans, which serve as legal expressions of public policy adopted by the City Council, will continue to be implemented to ensure continued community protection in the redevelopment plan areas.

Based on the above findings, the resolution to grant land use authority from the former CRA/LA to the City Planning Department is deemed in substantial conformance with the purposes, intent, and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC) and consistent with public necessity, convenience, general welfare, and good zoning practice.

### Environmental

A Categorical Exemption (ENV-2013-3170-CE) pursuant to Section 15320 of the California State CEQA Guidelines was prepared for the proposed resolution. The Environmental Clearance is consistent with State Guidelines and corresponds to Los Angeles City CEQA Guidelines under Class 20 "Changes in Organizations of Local Agencies" in that the delegation of authority from the former Community Redevelopment Agency to the Department of City Planning consists of changes in the organization or reorganization of local government agencies that do not change the geographical area in which previously existing powers are exercised. The attached Categorical Exemption reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 667, 200 North Spring Street.

### **Conclusion**

The proposed resolution and code amendment provides a smooth and predictable path to transition land use authority of Redevelopment Plans from the CRA/LA to the Department of City Planning. All stakeholders that are impacted by development and uses in redevelopment project areas stand to benefit. The proposal does not change the intent or function of the regulations in the Redevelopment Plans; however, it does provide certainty to the development community and neighborhoods that land use rights and controls in redevelopment project areas will continue to be enforced in a clear and consistent manner.

## **RESOLUTION**

WHEREAS, in 1945 the California State Legislature authorized the formation of community redevelopment agencies as a tool to revitalize blighted communities;

WHEREAS, in 1948, under this authority the City created the Community Redevelopment Agency of the City of Los Angeles (Former Agency) to establish, amend, and terminate various redevelopment plan areas;

WHEREAS, in the summer of 2011 the California State Legislature enacted measure AB1X 26, which dissolved redevelopment agencies and gave sponsoring cities the option to become the Successor Agency in charge of winding down the Former Agency's operations;

WHEREAS, on January 11, 2012 the City elected not to become the Successor Agency, and on February 1, 2012 the Governor appointed a Designated Local Authority (CRA/LA) to wind down the Former Agency's operations;

WHEREAS, on June 27, 2012 the State passed additional legislation (AB 1484) amending Section 34173 of the California Health and Safety Code to provide that "at the request of the city, county, or city and county, notwithstanding Section 33205, all land use related plans and functions of the former redevelopment agency are hereby transferred to the city, county, or city and county that authorized the creation of a redevelopment agency...";

WHEREAS, as of May 2014, the CRA/LA had 21 active redevelopment plan areas that expire at various dates beginning in the year 2014 and ending in 2033;

WHEREAS, transitioning the land use controls in the redevelopment plans to the City is critical to: 1) ensure continuity and certainty for the development community; 2) ensure that the City's economic development goals are achieved; 3) maintain important land use protections in some of the City's most vulnerable communities; and 4) retain local control over land use policy;

WHEREAS, in order for the Department of City Planning (the Department) to assume the existing redevelopment plans' land use related provisions and functions in a manner consistent with current Department practices and procedures, the Department will implement redevelopment plans' land use controls to conform with the City's land use powers, the City's General Plan, the City's Municipal Code, and other federal and state laws;

WHEREAS, in areas of the City where Community Plans are currently being updated, the Department will incorporate the redevelopment plans' land use controls into legislatively adopted Community Plan Implementation Overlays, or other land use regulations, wherever possible;

WHEREAS, in areas of the City where Community Plans are not currently being updated, the City will administer land use provisions of the Plans and incorporate them into future planning processes;

WHEREAS, the Department will also be responsible for historic preservation activities, consistent with City ordinances, in redevelopment plan areas where the Environmental Impact Report for the plan area identified eligible historic resources;

WHEREAS, the CRA/LA has advised that due to its reduced staffing levels and limited resources, the transfer of land use authority of redevelopment plans to the City should occur immediately;

WHEREAS, the Department will immediately need additional staff with expertise in Department policies, practices and procedures to immediately assume all land use related plans and functions of the CRA/LA;

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Los Angeles hereby requests from the CRA/LA that all land use related plans, records, covenants and functions, including the Transfer of Floor Area Rights (TFAR) documentation, of the CRA/LA immediately be transferred to the City of Los Angeles, as authorized by State law.

2. The Department shall implement the existing land use provisions of the redevelopment plans, except:

- (a) The Department shall not require an applicant to enter into a Disposition and Development Agreement or Ownership Participation Agreement as a condition to a project approval since the Department has no legal authority to enter into such agreements;
- (b) The Department shall not enforce any sign regulation contained within the redevelopment plans that purports to grant a licensing official unfettered discretion; instead, the Department shall implement the City wide sign regulations, and supplement those regulations with any additional sign prohibitions (such as prohibition on pole signs) contained within the redevelopment plans; and
- (c) The Department shall not impose any exactions (including any dedications or development fees) called for in the redevelopment plans, unless those exactions comply with the Mitigation Fee Act, and other state and federal laws.

3. The Department shall commence a fee study to establish a long-term revenue source to cover the City's long-term costs of implementing the land use controls contained within the redevelopment plans.

PRESENTED BY:

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JOSE HUIZAR  
Councilmember, 14<sup>th</sup> District

SECONDED BY:

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**ORDINANCE NO. \_\_\_\_\_**

An ordinance adding or amending Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05, and 16.11 of the Los Angeles Municipal Code to remove references to the Community Redevelopment Agency (CRA), which was dissolved on February 1, 2012.

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

**Sec.1.** Section 11.13 of the Los Angeles Municipal Code is added to read:

**SEC. 11.13 RECOMMENDATION OR APPROVAL BY THE COMMUNITY  
REDEVELOPMENT AGENCY**

A recommendation or approval by the CRA is not required for entitlements notwithstanding any contrary provision of the Code, any applicable specific plan, supplemental use district, or other land use regulation.

**Sec.2.** The definition of “Downtown Design Guide Project Area” in Section 12.03 of the Los Angeles Municipal Code is amended to read as follows:

**DOWNTOWN DESIGN GUIDE PROJECT AREA.** Those portions of the Central City Community Plan Area as shown in the shaded portion of Map A, dated April 30, 2010 \_\_\_\_\_, and attached to Council File No. 10-1196 \_\_\_\_\_, generally bounded by: The map is maintained by the Department of City Planning as part of the Geographic Information Systems database. The map is maintained by the Department of City Planning as part of its Geographic Information Systems database.

U.S. Highway 101 on the north, Alameda Street on the east, Second Street on the south, and Harbor Freeway (110 Freeway) on the west; Fourth and Fifth Streets on the north, the alley easterly of Hill Street (Lindley Place), Grand Avenue, and Olive Street on the east, Olympic Boulevard and James M. Wood Boulevard on the south, and Harbor Freeway (110 Freeway) on the west; Olympic Boulevard and Eleventh Street on the north, Figueroa Street on the east, Santa Monica Freeway (Interstate 10) on the south, and the Harbor Freeway (110 Freeway) on the west; and, Ninth Street on the north, Crocker Street on the east, Twelfth Street on the south, and Main Street on the west.

**Sec.3.** Section 12.03 of the Los Angeles Municipal Code is amended to add a new definition of “Enterprise Zone” as follows:

**ENTERPRISE ZONE.** An Enterprise Zone shall be that area designated by City Council resolution and which has received approval as such from the California

Department of Commerce under the Employment and Economic Incentive Act Program, the Enterprise Zone Act Program, or any subsequent State program.

**Sec.4.** The definition of “Greater Downtown Housing Incentive Area” in Section 12.03 of the Los Angeles Municipal Code is amended to read as follows:

**GREATER DOWNTOWN HOUSING INCENTIVE AREA.** Those portions of the Central City and Southeast Community Plan Areas generally bounded by the 101 Freeway on the north, the 110 freeway and Figueroa Street (south of Adams Blvd) on the west, Alameda and Grand Avenue (south of 21<sup>st</sup> Street) on the east, and Washington Boulevard and Martin Luther King Jr. Blvd (west of Broadway) on the south as shown in the shaded portions of Map AB, dated January 23, 2007 \_\_\_\_\_, attached to Council File No.05-1173 \_\_\_\_\_.The map is maintained by the Department of City Planning as part of its the Geographic Information Systems database.

**Sec.5.** Section 12.03 of the Los Angeles Municipal Code is amended to add new definitions of “Community Redevelopment Agency,” “Redevelopment Plan” and “Redevelopment Project Area” in proper alphabetical order to read as follows:

**COMMUNITY REDEVELOPMENT AGENCY (CRA).** The former Community Redevelopment Agency of the City of Los Angeles which was dissolved on February 1, 2012.

**REDEVELOPMENT PLAN.** A plan adopted by ordinance and created by the Community Redevelopment Agency of the City of Los Angeles within a Redevelopment Project Area.

**REDEVELOPMENT PROJECT AREA.** An area that geographically defines a Redevelopment Plan created by the Community Redevelopment Agency of the City of Los Angeles which was dissolved on February 1, 2012. Included are those portions of the City of Los Angeles shown in the shaded portions of Map C:

Adelante Eastside (Expires March 30, 2031); Broadway/Manchester (Expires December 19, 2026); Council District 9 Corridors (Expires December 13, 2027); Central Industrial (Expires November 15, 2033); Chinatown (Expires January 1, 2022); City Center (Expires May 15, 2033); Crenshaw (Expires December 6, 2026); Crenshaw/Slauson (Expires October 10, 2027); Exposition/University Park (Expires May 12, 2030); Hollywood (Expires May 7, 2028); LA Harbor/Wilmington (Expires July 18, 2018); Little Tokyo (Expires February 24, 2014); Mid-City Recovery (Expires May 10, 2028); Monterey Hills (Expires July 29, 2015); North Hollywood (Expires February 21, 2021); Pacific Corridor (Expires May 1, 2033); Pico Union 2 (Expires November 24, 2018); Vermont/Manchester (Expires May 14, 2028); Watts Corridors (Expires November 15, 2027); Western/Slauson (Expires May 14, 2028); Westlake (Expires May 12, 2030); Wilshire Center/Koreatown (Expires December 13, 2026).

This map is maintained by the Department of City Planning as part of its Geographic Information Systems database.

**Sec.6.** Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

**C.**—In order to regulate more adequately and restrict the height and ~~fFloor~~  
~~aArea~~ of ~~bBuildings~~ and ~~sStructures~~, each ~~tLot~~ shall include a height district designation. Height district designations shall be numbered from 1 to 4, CRA 1 to 4, and EZ 1 to 4, and CSA 1 to 4 and shall regulate the height or ~~Ffloor~~ ~~aArea~~ of ~~bBuildings~~ and ~~sStructures~~ as provided in Sections 12.21.1, and 12.21.2, 12.21.3, and 12.21.4, and 12.21.5. The height districts and their boundaries are shown on the Zoning Map by a combination of zone symbols and height district number markings such as, e.g., R2-1, C2-2, and M1-3, C1-CRA1, M2-EZ2, C2-CSA3, etc. Where a ~~Lt~~~~Lot~~ is located in more than one height district, the applicable zone symbol designations shall be separated by a slash mark. e.g., R2-CRA/CSA, C2-EZ1/CRA2, etc. The symbol "HD" preceding height district number markings, when shown on the Zoning Map or used in a zoning ordinance, is an abbreviation for the words "height district," ~~and refers to height districts.~~ The height districts for the "CW" Zone are the height districts shown in Section 6 of the Central City West Specific Plan. The height districts for the "ADP" Zone are height districts shown in Section 7 of the Alameda District Specific Plan. The height districts for the "WC" Zone are height districts shown in Section 7 of the Warner Center Specific Plan. The height districts for the "LASED" Zone are the height districts shown on Section 10 of the Los Angeles Sports and Entertainment District Specific Plan.

**Sec.7.** Subsection E of Section 12.04 of the Los Angeles Municipal Code is hereby amended to read as follows:

**E.** The boundaries of ~~Community~~—Redevelopment Project areas, as ~~geographically defined in Section 12.21.303 and as specifically designated on Maps numbered 30 to 47; Enterprise Zones, as defined in Section 12.21.403 and as specifically designated on Maps numbered 48 through 50; and Centers Study Areas, as defined in Section 12.21.5, and as specifically designated on Maps numbered 1 through 3 and 5 through 28,~~ shall be shown on the “Zoning Map.” **(Amended by Ord. No. 168,870, Eff. 8/9/93.)**

**Sec.8.** Subparagraph (1) of Paragraph (x) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(1) For any project for which an Owner Participation Agreement or Developer Disposition Agreement has been signed

between the owner or developer of a project and the Community Redevelopment Agency and approved by Council before February 28, 1989, the parking required shall be either the number of parking spaces described in the subject agreement, or the parking required by the Los Angeles Municipal Code as of February 29, 1989, whichever is greater.

(2) Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, for any structure designated on the National Register of Historic Places or State or City list of historical or cultural monuments, no additional parking spaces need be provided in connection with a change of use. Nevertheless, a decision-making body as part of a discretionary approval related to a change of use may impose conditions requiring additional parking requirements in connection with the change of use. Existing parking for such buildings shall be maintained if the proposed use requires the same or more parking. If the ~~f~~Floor ~~a~~Area of such ~~b~~Building is increased, then parking shall be provided for the increased ~~f~~Floor ~~a~~Area as set forth in Section 12.21 A.4 and 12.21 A.16. The parking requirements for existing buildings set forth in Section 12.21 A.4(m) ~~12.21A(4)m~~ shall still apply to an historic building and any change of use of that ~~b~~Building.

(3) Except for the Downtown Business District parking area described in Section 12.21 A.4(i),in the following described areas there need only be two parking spaces for every one thousand square feet of combined gross ~~f~~Floor ~~a~~Area of commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development ~~b~~Buildings on any ~~t~~Lot:

1. former Chinatown Redevelopment Project Area, delineated by Ordinance No. 153,385;
2. former Hollywood Redevelopment Project Area, delineated by Ordinance No. 161,202;
3. former Wilshire Center/Koreatown Recovery Redevelopment Project Area, delineated by Ordinance No. 170,806;

4. ~~Central Business District Redevelopment Project Areas delineated by Ordinance Nos. 140,069; 113,231; 135,900; 140,662; 147,480;~~

5.4. North Hollywood Redevelopment Project Area, delineated by Ordinance No. 152,030;

6.5. Any Enterprise Zone as that term is defined in Section ~~12.21.4~~ 12.03 of this Code.

7. ~~(Repealed by Ord. No. 177,103, Eff. 12/18/05.)~~

8. ~~(Repealed by Ord. No. 177,103, Eff. 12/18/05.)~~

9. ~~(Repealed by Ord. No. 177,103, Eff. 12/18/05.)~~

10. ~~(Repealed by Ord. No. 177,103, Eff. 12/18/05.)~~

**Sec.9.** The first unnumbered paragraph of Section 12.21.1 of the Los Angeles Municipal Code is hereby amended to read as follows:

No ~~b~~Building or ~~s~~Structure shall be erected or enlarged which exceeds the total ~~f~~Floor ~~a~~Area, the number of stories or the height limits hereinafter specified for the district in which the building or ~~s~~Structure is located. Provided, however, that with respect to height, ~~b~~Buildings and ~~s~~Structures located within the boundaries of the Century City North and Century City South Specific Plans shall comply solely with the requirements of the respective ~~s~~Specific ~~p~~Plan and the requirements of Section 12.21.2 of this Code;~~;~~ that buildings and structures located within ~~Community~~ Redevelopment Plan Areas shall comply with the requirements of Section 12.21.3 of this Code;—that buildings and structures located within Enterprise Zones shall comply with the requirements of Section 12.21.4 of this Code; and that buildings and structures located within Centers Study Areas designated on Maps Numbered 1 through 29 referred to in Section 12.21.5 of this Code, shall comply with the requirements of Section 12.21.5 of this Code. ~~Such designations are consistent with the purposes, intent and provisions of the General Plan.~~

**Sec.10.** Subsection A of Section 12.21.1 of the Los Angeles Municipal Code is amended to add Subdivision 11 to read as follows:

11. Within the boundaries of a ~~former~~ Community Redevelopment Project Area for which a Redevelopment Plan has been adopted, additional limitations on the height and/or ~~f~~Floor ~~a~~Area of any ~~b~~Building or ~~s~~Structure may be required as set forth in each applicable ~~former~~ Community Redevelopment Plan.

**Sec.11.** Section 12.21.4 of the Los Angeles Municipal Code is hereby amended as follows:

**Sec. 12.21.4. Height of Buildings or Structures in Enterprise Zones.**  
**(Added by Ord. No. 161,684, Eff. 11/3/86.)**

~~An Enterprise Zone shall be that area designated by City Council resolution and which has received approval as such from the California Department of Commerce under either the Employment and Economic Incentive Act Program or the Enterprise Zone Act Program. Within the boundaries of "Enterprise Zones," the height district limitations set forth below in Subsections A through F shall apply:~~

**Sec.12.** Paragraphs (a) through (c) of Subdivision 18 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(a) Any use permitted in the R5 Zone on any lot in the CR, C1, C1.5, C2, C4 or C5 Zones provided that such ~~t~~Lot is located within the Central City Community Plan Area or within an area designated on an adopted community plan as "Regional Center", or "Regional Commercial". Any combination of R5 uses and the uses permitted in the underlying commercial zone shall also be permitted on such ~~t~~Lot.

(b) Any use permitted in the CR, C1, C1.5, C2, C4 or C5 Zones on any lot in the R5 Zone provided that the ~~t~~Lot is located within ~~a~~\_the Central City Community Plan Area. Any combination of these commercial and residential uses shall also be permitted on the lot. Commercial uses or any combination of commercial and residential use may be permitted on any ~~t~~Lot in the R5 Zone by conditional use pursuant to Section 12.24 W.15 outside the Central City Community Plan Area.

(c) **Yards.** Except as provided herein, the yard requirements of the zone in which the ~~t~~Lot is located shall apply.

(1) The yard requirements of the C2 Zone shall apply to ~~b~~Buildings located on ~~t~~Lots in the R5 Zone in a former ~~Community~~ ~~r~~Redevelopment ~~p~~Project ~~a~~Area approved by the City Council if such ~~b~~Buildings are used exclusively for commercial uses.

**Sec.13.** Paragraph (a) of Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(a) No yard requirements shall apply except as required by the Urban Design Standards and Guidelines, ~~as prepared by the Community Redevelopment Agency and~~ approved by the City Planning Commission. The Director of Planning or his/her

designee shall stamp and sign the plans showing the required yards. The applicant shall submit the stamped and signed plans to the Department of Building and Safety along with the plans submitted for a building permit

**Sec.14.** Paragraphs (b) through (e) of Subdivision 30 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(b) **Definition of Project.** For the purposes of this Subdivision, a Project is the construction, erection, addition to or alteration, of any bBuilding or sStructure, or a use of land or change of use on a lLot located in whole or in part within the ~~areas described in Subparagraph (b) of this Subdivision~~ Downtown Design Guide Project Area, as defined in Section 12.03 and shown on the adopted ordinance map, which requires the issuance of a grading permit, foundation permit, building permit, sign permit or use of land permit.

A Project does not include any of the following: (1) demolition; (2) adaptive reuse of an existing building which conforms to Section 12.22 A.26 of this Code; (3) remodeling of designated historic resources; (4) alterations of or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50% of the bBuilding or sStructure's replacement value before the alterations or additions, as determined by the Department of Building and Safety; and (5) interior remodeling of any other existing bBuilding, unless the interior alterations are to the ground floor and will result in the alteration of windows, display windows, entrances, storefronts or otherwise minimize ground floor transparency.

(c) **Downtown Design Guide.** Every pProject within the Project Area must comply with the Downtown Design Guide standards and guidelines. The Director shall have the authority to review projects for compliance with the Downtown Design Guide prior to the issuance of a building permit in the Project Area.

(1) **Exception.** Projects conforming to the Downtown Design Guide shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A.23 of this Code.

(d) **Administrative Clearance - Authority of the Director for Sign Off.**

(1) **Application, Form and Contents.** To apply for an Administrative Clearance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any additional submission requirements. The Director shall determine if the application qualifies for Administrative Clearance and whether the Project complies with all applicable District regulations.

(2) **Application Fees.** The application fee for an Administrative Clearance shall be as set forth in Section 19.01 E or 19.01 I of this Code. The fee in Section 19.01 E shall be charged for administrative clearance of new construction permits only. The fee in Section 19.01 I shall be charged for all other building permit sign-offs.

(3) **Procedures.** Applicants for Projects that comply with the provisions of the Downtown Design Guide shall submit plans to the Director for conformance review and administrative sign off in accordance with Section 12.32 S.4 of this Code. The Director or his/her designee shall review the Project for compliance with the standards and guidelines in the Downtown Design Guide. Projects that fail to demonstrate compliance with the Downtown Design Guide shall follow relief procedures set forth below.

(e) **Adjustment - Authority of the Director with Appeals to the Area Planning Commission.** If an application fails to conform to the provisions of the Downtown Design Guide, the Director or the Director's designee shall have initial decision-making authority to grant an Adjustment in accordance with Section 11.5.7 E 1(a) and with the procedures set forth in Section 11.5.7 C.4 -6. of this Code.

(1) **Limitations.** An Adjustment shall be limited to deviations from regulations which do not substantially alter the execution or intent of those regulations as applicable to a proposed Project.

(2) **Findings.** The determination by the Director shall include written findings in support of the determination. In order to approve a proposed Project pursuant to this subsection, the Director must find that:

- (a) There are special circumstances applicable to the pProject or pProject site which makes the strict application of the Design Guide regulations impractical;
- (b) In granting the adjustment, the Director has imposed pProject requirements and/or decided that the proposed pProject will substantially comply with the purpose and intent of all Design Guide regulations;
- (c) In granting the adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way;
- (d) The pProject incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the pProject, to the extent physically feasible; and
- (e) The pProject is compatible with the neighborhood character of the surrounding district.

**Sec.15.** Paragraph (a) of Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

- (a) No yard requirements shall apply except as required by the ~~Urban Downtown Design Guide as Standards and Guidelines, prepared by the Community Redevelopment Agency and approved by the City Planning Commission.~~ The Director of Planning or his/her designee shall stamp and sign the plans showing the required yards. The applicant shall submit the stamped and signed plans to the Department of Building and Safety along with the plans submitted for a building permit.

**Sec.16.** The sentence beginning with “**Mixed use developments**” in Paragraph (b) of Subdivision 3 of Subsection T of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

- (b) Vesting conditional use permits may be filed for the following conditional uses under the authority of the City Planning Commission, Area Planning Commission, and Zoning Administrator as described in Subsections U, V and W:

**Mixed use developments** in the R5 Zone located in an approved redevelopment project area.

**Sec.17.** The definition of “**Economic Assistance Areas**” in Paragraph (a) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(a) **Definitions.** For purposes of this Subdivision the following words and phrases are defined as follows:

**Economic Assistance Areas** means the existing geographically defined areas: Five State Enterprise Zones, Federal Empowerment Zone, Federal Renewal Community Zone, ~~thirty-seven Community~~ active Redevelopment Agency Project Areas, and Earthquake Project Areas, and a one-mile buffer surrounding each of the above-identified zones, as identified by the Community Development Department and as shown on the "Los Angeles Economic Assistance Areas" Map, dated January 2004, which is attached to Council File No. 00-1675 S2 and is on file in the Community Development Department, and which may be amended from time to time.

**Sec.18.** Paragraph (d) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(d) **Superstores in Economic Assistance Areas**

(1) **Additional Findings.** In addition to the findings otherwise required by this Section and set forth in Paragraph (b) of this Subdivision, prior to approval of a Superstore that is located in an Economic Assistance Area, the City Planning Commission or the City Council on appeal shall find, after consideration of all economic benefits and costs, that the Superstore would not materially adversely affect the economic welfare of the Impact Area, based upon information contained in an economic impact analysis report submitted by the applicant, any other information received or obtained by the Community Development Department ~~or the Community Redevelopment Agency~~, a recommendation by the Community Development Department, ~~or the Community Redevelopment Agency~~ pursuant to Subparagraph (3) below, and any other information received before or at a public hearing required by this Section. The phrase "Impact Area" refers to a

three mile radius surrounding the proposed location of the Superstore.

(2) **Procedures.** An application for approval of a Superstore pursuant to this paragraph shall follow the procedures for conditional use permits otherwise required by this Section. In addition, the applicant shall prepare and submit the economic impact analysis report referenced in Subparagraph (1) to the Community Development Department ~~or to the Community Redevelopment Agency, where appropriate,~~ for review in conjunction with its application to the Department of Planning. The economic impact analysis report shall be reviewed by the Department ~~or Agency~~ and/or a consultant, if deemed necessary by the Department ~~or Agency~~ and paid for in full by the applicant. The Community Development Department ~~and the Community Redevelopment Agency~~ shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify whether:

- (i) Efforts to establish a market larger than 20,000 square feet within the Impact Area have been unsuccessful or whether the proposed use will have an adverse impact or economic benefit on grocery or retail shopping centers in the Impact Area;
- (ii) The Superstore would result in the physical displacement of any businesses, and, if so, the nature of the displaced businesses or would create economic stimulation in the Impact Area;
- (iii) The Superstore would require the demolition of housing, or any other action or change that results in a decrease of extremely low, very low, low or moderate income housing on site;
- (iv) The Superstore would result in the destruction or demolition of any park or other green space, playground, childcare facility, community center;
- (v) The Superstore would provide lower in cost and/or higher in quality goods and services to residents than currently available or that are currently unavailable from a

cost benefit perspective within the Impact Area in which the Project is proposed to be located;

(vi) The Superstore would displace jobs within the Impact Area or provide economic revitalization and/or job creation. For purposes of determining this impact, the applicant must identify the number of jobs displaced or created, the quality of the jobs, whether the jobs are temporary or permanent, and the employment sector in which the lost jobs are located;

(vii) The Superstore would have a fiscal impact either positive or negative on City tax revenue;

(viii) Any restrictions exist on the subsequent use of the property on which the Superstore is proposed to be located, including the provisions of a lease if applicable, which, in the event the owner or operator of the Superstore vacates the premises, would require the premises to remain vacant for a significant amount of time;

(ix) The Superstore will result in any materially adverse or positive economic impacts or blight on the Impact Area; and

(x) Any measures are available which will mitigate any materially adverse economic impacts, if any, identified by the applicant, if necessary.

(3) **Recommendation.** The Community Development Department, or the staff of the Community Redevelopment Agency if the Superstore is proposed to be located in a former Redevelopment Project area or in the surrounding one-mile buffer zone, shall review the economic impact analysis report and, after consideration of economic benefits and costs, make a written recommendation as to whether the proposed Superstore will result in a materially adverse economic impact on the Impact Area and, if so, whether conditions are available which will mitigate the economic impact. The written recommendation, including proposed mitigation measures, if any, shall be submitted to the Department of Planning by the Community Development Department, in accordance with the written procedures on file with the Department and the Agency.

**Sec.19.** Subparagraph (3) of Paragraph (d) of Subdivision 2 of Subsection V of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

- (1) in Height District Nos. 2, 3 or 4; or
- (2) not more than 1,500 feet distant from the portal of a fixed rail transit or bus station or other similar transit facility; or
- (3) within\_ a Community Redevelopment-Project Plan Area, an Enterprise Zone or a Centers Study Area, as described in Sections 12.21.3, 12.21.4, 12.21.5

**Sec.20.** Subdivision 7 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is hereby deleted.

7. The change of use of the whole or part of any Building for which the original certificate of occupancy was issued prior to September 17, 1971, and used in whole or in part for any use permitted in a C Zone to any residential use permitted in the R4 or R5 Zones, provided that the BbBuilding is located in whole or in part on any Llot located within the former Central Business District Redevelopment Project Area, and provided that the density of the residential uses shall not exceed one dwelling unit per 125 square feet of Lot area.

**Sec.21.** Subdivision 11 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

11. **CM** uses in the C1, C1.5, C2, C4, and C5 Zones where located within the boundaries of a former cCommunity RrRedevelopment PpProject AaArea and when the uses conform to the provisions of the applicable former rRRedevelopment PpPlan.

**Sec.22.** Paragraph (a) (e) and (f) of Subdivision 19 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

19. **Floor Area Ratio Averaging in-and Residential Density Transfer in Unified Developments. (Amended by Ord. No. 182,451, Eff. 4/4/13)**

(a) The averaging of fFloor aArea rRatios may be permitted for BbBuildings which will comprise a unified commercial, industrial or mixed use development in the C or M Zones citywide or in the R5 zone within the Central City Community Plan Area, even if BbBuildings on each individual parcel or Llot would exceed the permitted FfFloor AaArea

R<sub>r</sub>Ratio. However, the F<sub>f</sub>Floor A<sub>a</sub>Area R<sub>r</sub>Ratio for the unified development when calculated as a whole may not exceed the maximum permitted F<sub>f</sub>Floor A<sub>a</sub>Area R<sub>r</sub>Ratio for the height district in which the unified development is located.

(e) **Procedures.** In addition to the requirements of subsection A. through Q. of this section, all persons with an ownership interest in the property requesting fFloor aArea rRatio averaging, residential density transfer, or both, and all persons with mortgage interests, including those persons holding ground leases, must sign the application. A current title search shall be submitted with the application to ensure that all persons with an ownership interest in the property have signed the application.

(f) **Covenant.** If the Zoning Administrator approves the fFloor aArea rRatio averaging or residential density transfer, then the applicants shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits:

(2) indicating the F<sub>f</sub>Floor A<sub>a</sub>Area used on each parcel and the floor area potential, if any, that would remain;

**Sec.23.** Subdivision 28 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

28. **To permit two or more development incentives pursuant to Section 13.09 E.4 for a Mixed Use Project in a Mixed Use District.** In addition to the findings set forth in Section 12.24 E., the Zoning Administrator shall find that the project provides for an arrangement of uses, bBuildings, sStructures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

**Sec.24.** Subsection X of Section 12.24 of the Los Angeles Municipal Code is amended to delete Subdivision 15.

**15. Model Dwellings Within Council-Approved Redevelopment Areas. (Amended by Ord. No. 173,992, Eff. 7/6/01.)** Prior or subsequent to the recordation of a final tract map, the Zoning Administrator may, upon application for a model dwelling, designate certain lots as sites for the construction of model dwellings, provided that the construction is occurring within the boundaries of a Council-approved Community **Redevelopment** Agency project area. In no case, however, shall more than 20 lots in a tract be designated as sites for the construction of models nor shall more than 15% of the lots in a tract or units and

~~in no case shall more than 20 units in any proposed building be designated as model sites.~~

~~The Zoning Administrator may also permit the operation of one sales office within any of the designated model dwellings on the proposed site. In designating certain proposed lots for use as sites for model dwellings or sales offices, the Zoning Administrator may impose any conditions specified in Sections 12.22A10 and 12.22A11 or any other conditions which are appropriate to the particular model dwelling sites or sales offices being considered. In those cases where the Community Redevelopment Agency is the applicant, there shall be no fee for the designation of a site for the construction of model dwellings; in all other cases the fee, if any, shall be as set forth in this Code.~~

**Sec.25.** Subsection B of Section 13.11 of the Los Angeles Municipal Code is amended to read as follows:

**B. Establishment of Districts.** The procedures set forth in Section 12.32 S shall be followed, however each "SN" Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a "SN" Sign District provided that the R5 zoned ~~LH~~ lot is located within an area designated on an adopted community plan as a "Regional Center," "Regional Commercial," or "High Intensity Commercial," or within any ~~former-active~~ ~~Rr~~ Redevelopment ~~Pp~~ Project ~~Aa~~ Area. No "SN" Sign District shall contain less than one block or three acres in area, whichever is the smaller. The total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director of Planning. Precise boundaries are required at the time of application for or initiation of an individual district.

**Sec.26.** Subdivision 1 (e) of Subsection C of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

**C. Requirements**

1. Site Plan Review. **(Amended by Ord. No. 172,489, Eff. 4/16/99.)** No grading permit, foundation permit, building permit, or use of land permit shall be issued for any of the following development projects unless a site plan approval has first been obtained pursuant to this section. This provision shall apply to individual projects for which permits are sought and also to the cumulative sum of related or successive permits which are part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot, as determined by the Director.

(e) Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area that is not subject to Section 12.22 A.30. of this Code. **(Added by Ord. No. 179,076, Eff. 9/23/07.)**

**Sec.27.** Subdivision 3 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

D. Exemptions

3. Any development pProject located within the boundaries of an adopted Redevelopment pProject Aarea shall be exempt from site plan review when:

(a) The former Community Redevelopment Agency of the City of Los Angeles (CRA) and the City Council have approved an owner participation agreement, a disposition and development agreement, a loan agreement, a cooperation agreement or other discretionary agreement for the development project prior to February 1, 2012; and

(b) The project has been considered during a public hearing prior to February 1, 2012 conducted in accordance with the former-CRA's adopted policies and procedures for public hearings.

(c) ~~The residential (including Apartment Hotel or mixed-use) building is within the Greater Downtown Housing Incentive Area and has been determined by the Community Redevelopment Agency (CRA) to comply with the Urban Design Standards and Guidelines, prepared by the CRA and approved by the City Planning Commission when the City Planning Commission finds that the guidelines are consistent with the applicable community plans.~~

Prior to the issuance of any building permit, the former CRA shall certify to the Director and the Department of Building and Safety that the required notification, hearing and agreement have been completed.

**Sec.28.** Subdivision 7 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

D. Exemptions

{7}. Any residential (including Apartment Hotel or mixed use) building of less than 50 units and/or guestrooms and for mixed use projects less than 50,000 gross square feet of non-residential floor area

located within the Greater Downtown Housing Incentive Area that is not subject to Section 12.22 A.30. of this Code.

**Sec.29.** Subdivision 2 of Subsection G of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

**G. Procedure.**

2. **Environmental Review.** As part of the application for site plan review, the applicant shall file necessary forms and information for environmental review as prescribed by the Director. The Director, or his/her designee, shall cause to be prepared, concurrently with the review and approval of the site plan, the required environmental studies and notices for the ~~Project,; except that in the adopted Redevelopment project areas, the CRA shall assume lead Agency responsibilities for environmental review of all projects subject to the provisions of this section and shall prepare the required environmental studies and notices.~~

**Sec. 30.** Subdivisions 3 (a) and 3 (b) of Subsection G of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

**3. Notice – Hearing – Time Limits.**

(a) The Director shall refer all completed applications for site plan review to affected City departments for their review and report. ~~For projects in adopted Redevelopment project areas, the completed applications shall be sent to the Administrator of the CRA for review and report as to conformity with the adopted Redevelopment Plan applicable to the project.~~ Responses shall be returned within fifteen (15) days after receipt, or such other period agreed to by the Director and the affected Agency or department.

(b) If the Director finds that the matter may have a significant effect on neighboring properties, the Director shall set the matter for public hearing. If the application is set for public hearing, written notice of the hearing shall be sent by First Class Mail at least 15 days prior to the hearing to the applicant, owners and tenants of the property involved, owners and tenants of all property within 100 feet of the boundary of the subject site, the City Councilmembers representing the area in which the property is located, ~~the Administrator of the CRA for projects within an adopted Redevelopment project area,~~ and any organization representing property owners or the community in the project vicinity if they request in writing to be notified. Notice shall also be given

by at least one publication in a newspaper of general circulation in the City, designated for that purpose by the City Clerk, not less than 15 days prior to the date of the hearing.

**Sec.31.** Subsection A of Section 16.11 of the Los Angeles Municipal code is amended to read as follows:

**A. Composition.** The Green Building Team shall be composed of the following officers of the City or their duly authorized representatives:

The Mayor's Office, as Chairperson;

City Council President, as co-chairperson;

Chairperson, Energy and Environment Committee of the City Council, as co-chairperson;

Chairperson, Planning and Land Use Management Committee of the City Council, as co-chairperson;

Chief Legislative Analyst;

The Director of Planning;

The City Engineer;

The Superintendent of Building;

The Chief Engineer of the Department of Fire;

The Chief Executive Officer and General Manager of the Department of Water and Power;

The General Manager of the Environmental Affairs Department;

The General Manager of the Housing Department;

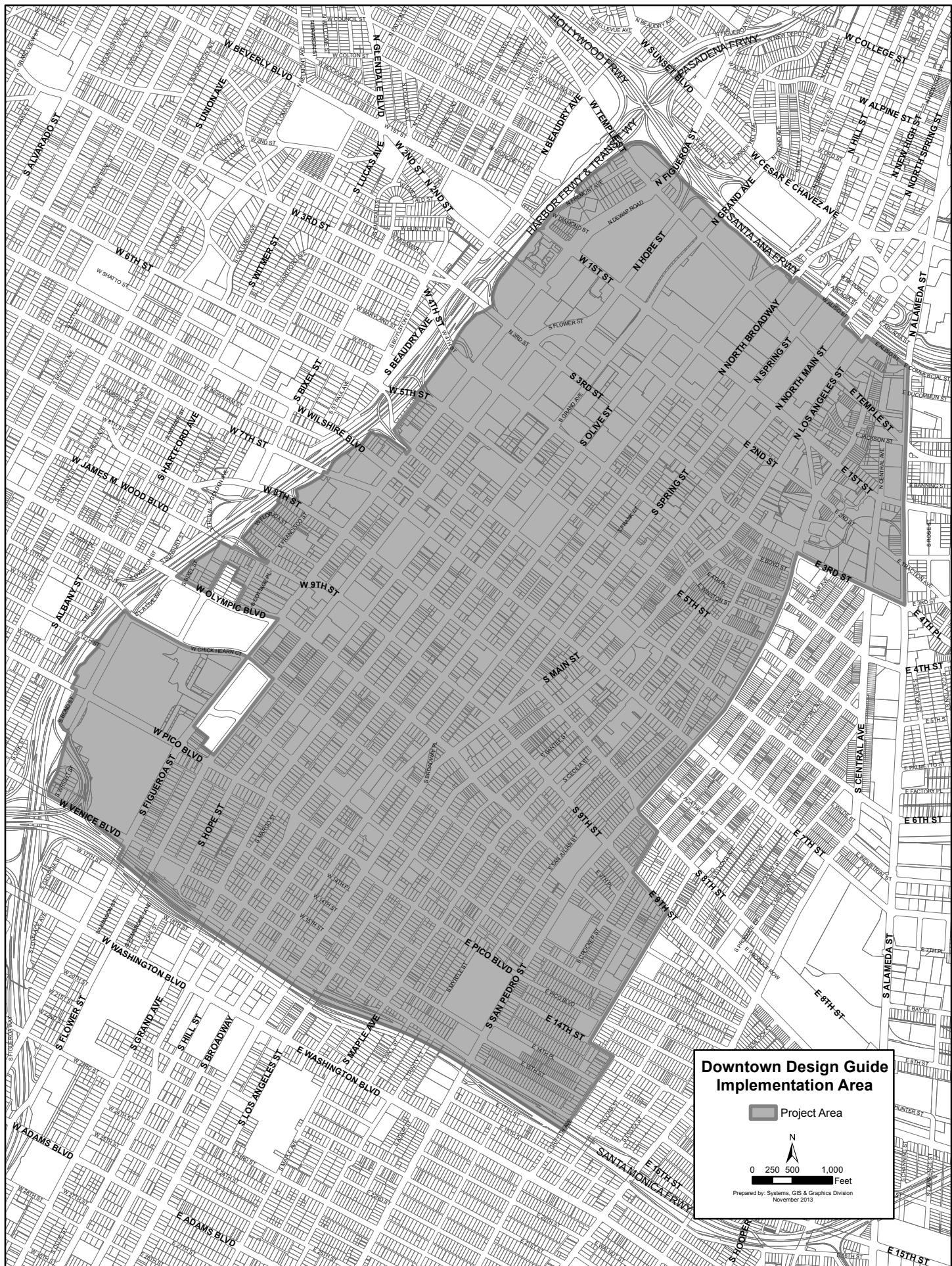
The Director of the Bureau of Sanitation of the Department of Public Works; and

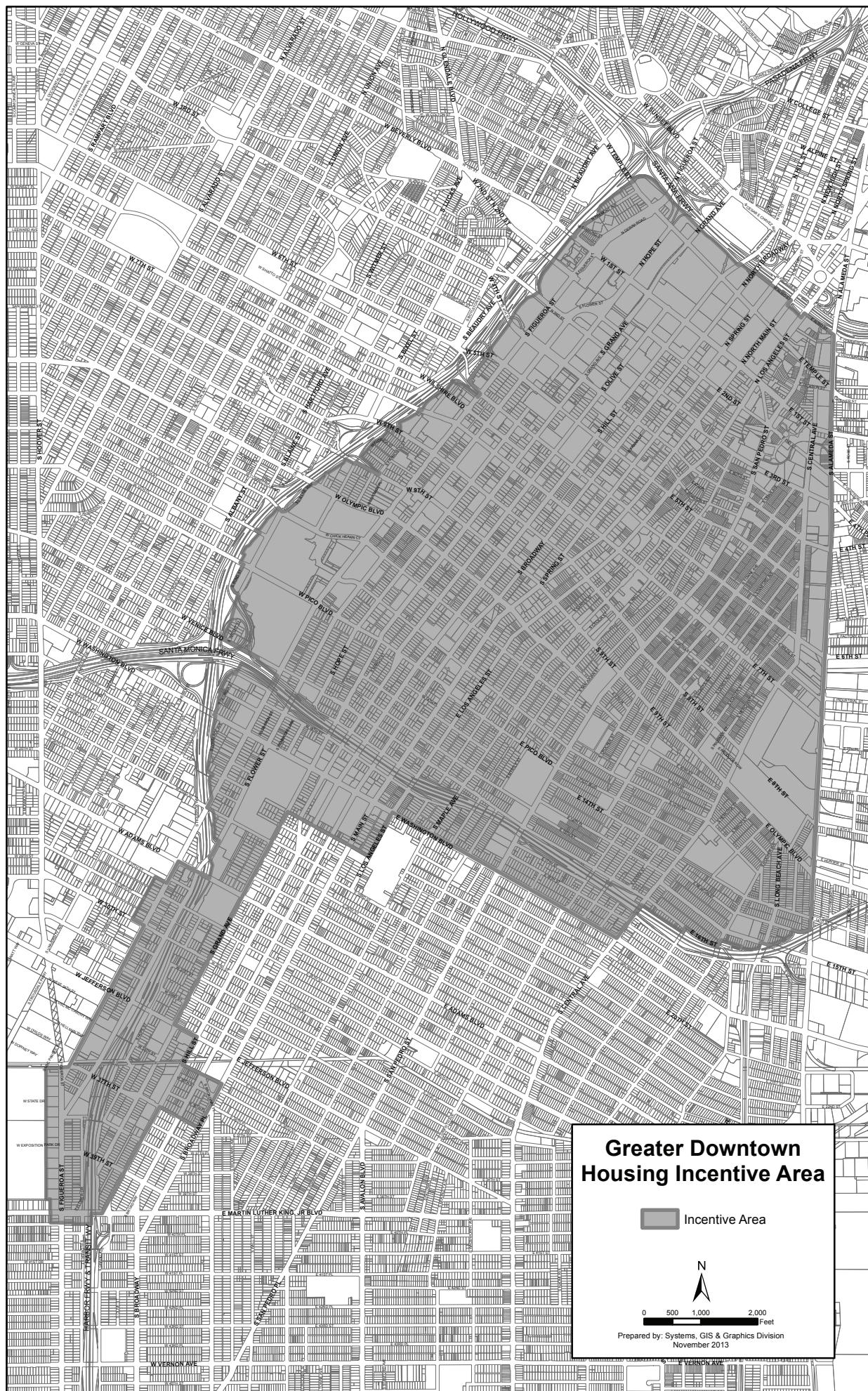
~~The Chief Executive Officer of the Community Redevelopment Agency of the City of Los Angeles.~~

Officers or their authorized representatives from additional departments shall participate as needed and may include:

The City Attorney;

The General Manager of the Department of Transportation;  
The Director of the Bureau of Street Services of the Department of Public Works;  
The Director of the Division of Urban Forestry of the Bureau of Street Services of the Department of Public Works;  
The General Manager of the Harbor; and  
The General Manager of the Los Angeles World Airport.

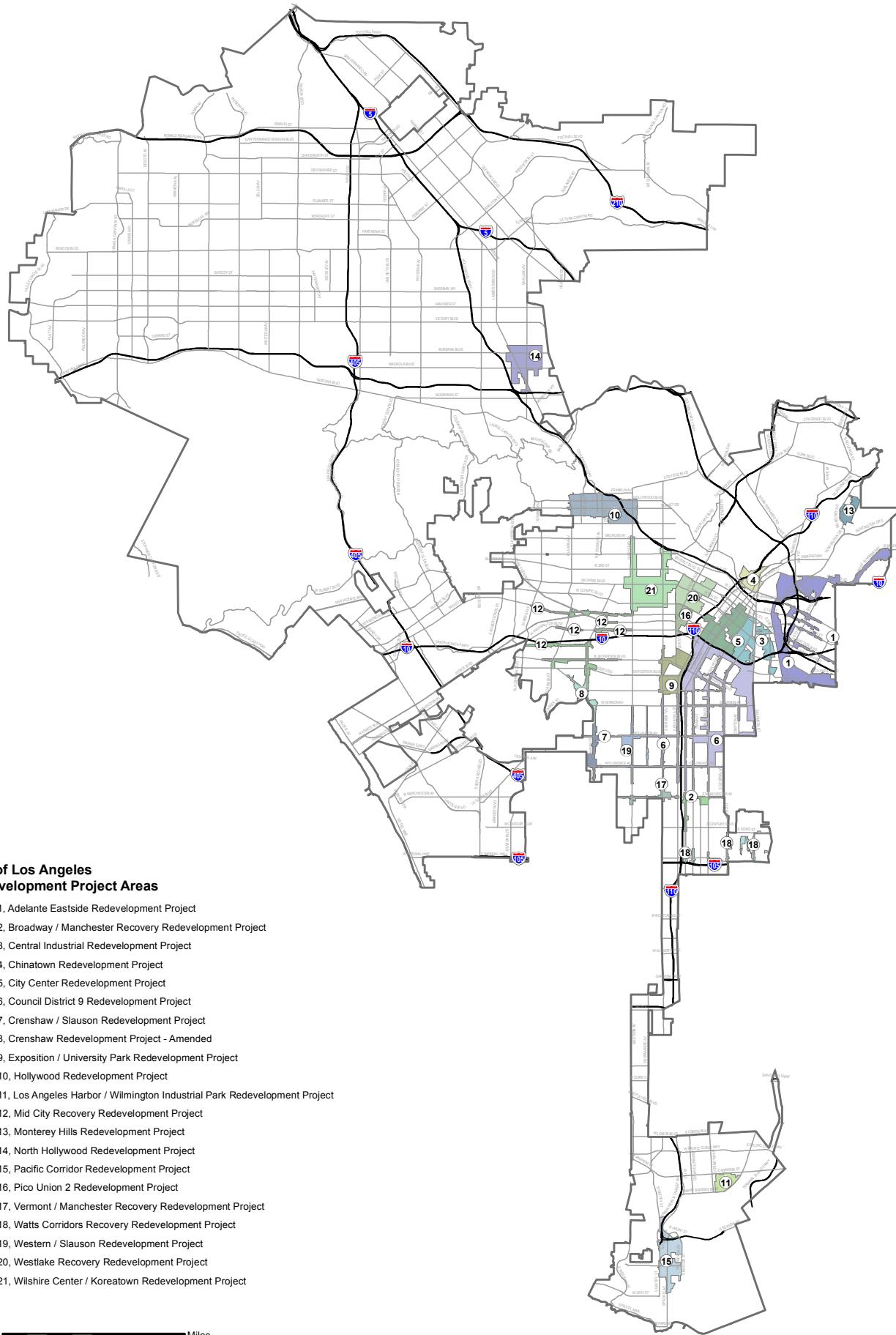




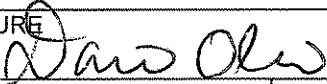
## APPENDIX B - MAP C

## Ordinance No.

CPC-2013-3169-CA



0 1.5 3 Miles  
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Prepared By: Systems, GIS & Graphics Division  
April 2014

COUNTY CLERK'S USE		CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012		CITY CLERK'S USE																										
<b>CALIFORNIA ENVIRONMENTAL QUALITY ACT</b>																														
<b>NOTICE OF EXEMPTION</b>																														
(California Environmental Quality Act Section 15062)																														
<p>Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.</p>																														
LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning (the DCP)</b>			COUNCIL DISTRICT 1,2,4,8,9,10,13,14,15																											
PROJECT TITLE ★Transition of Land Use Authority from CRA/LA to the Department of City Planning			LOG REFERENCE ENV 2013-3170-CE																											
PROJECT LOCATION ★Redevelopment Project Areas and the Greater Downtown Area																														
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: ★ (1) A technical modification to add or modify Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05 and 16.11 of the LAMC to remove or amend references to the former Community Redevelopment Agency (CRA); (2) technical corrections to clarify existing regulations in the LAMC that are impacted by the transfer of land use authority; and (3) a resolution requesting that all land use related plans and functions of the CRA/LA be transferred to DCP.																														
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: ★																														
CONTACT PERSON ★David Olivo		AREA CODE ★ 213	TELEPHONE NUMBER ★978 - 1205	EXT.																										
EXEMPT STATUS: (Check One)																														
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JUSTIFICATION FOR PROJECT EXEMPTION: Per State of California CEQA Guidelines, Sections 15320, Class 20, the ordinance is determined to constitute "changes in the organization or reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised", and involves only a transfer of land use authority of redevelopment plans in redevelopment project areas that exist within the boundaries of the City of Los Angeles. Per CEQA Guidelines, Section 15352, the passing of the ordinance by City Council is the final legislative action and constitutes an "approval" for purposes of CEQA.																														
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.																														
SIGNATURE 	TITLE <i>City Planner</i>	DATE																												
FEE: n/a	RECEIPT NO. n/a	REC'D. BY	DATE																											

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record.

Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED)  
\_\_\_\_\_  
\*Date \_\_\_\_\_

SIGNATURE  
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\*\_\_\_\_\_

THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF  
LOS ANGELES, CALIFORNIA

**AMENDED REDEVELOPMENT PLAN  
FOR THE  
NORTH HOLLYWOOD REDEVELOPMENT PROJECT**

North Hollywood Site Office  
5651 Vineland Avenue  
North Hollywood, CA 91601

**OCTOBER 2, 1997**

Redevelopment Plan adopted February 21, 1979, by Ordinance No. 152,030.  
Amended Redevelopment Plan adopted November 19, 1980, by Ordinance No. 154,705.  
Amended Redevelopment Plan adopted February 2, 1983, by Ordinance No. 157,440.  
Amended Redevelopment Plan adopted November 6, 1995, by Ordinance No. 170,753.  
Amended Redevelopment Plan adopted October 2, 1997, by Ordinance No. 171745

**AMENDED REDEVELOPMENT PLAN  
FOR THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT**

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# **AMENDED REDEVELOPMENT PLAN FOR THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT**

## **I. § 100 INTRODUCTION**

### **A. § 101 Project History**

The Redevelopment Plan for the North Hollywood Redevelopment Project was approved and adopted by the Los Angeles City Council on February 21, 1979 by Ordinance No. 152,030. The Redevelopment Plan has been amended three times. The first amendment, adopted on November 18, 1980 by Ordinance No. 154,705, suspended the land use provisions of the Plan and directed that the underlying zoning be the land use control. The second amendment redefined residential, commercial and industrial land use categories, added a residential density bonus provision and clarified certain language of the Redevelopment Plan (Ordinance No. 157,440, February 2, 1983). The third amendment, adopted on the date and by the ordinance set forth on the front cover hereof, among other things, extends the time limit for eminent domain proceedings, removes the dollar limitation on tax increments, amends the time limit to establish tax allocation indebtedness and increases the existing bonded indebtedness limitation.

### **B. § 102 General**

This is the Redevelopment Plan (the "Plan") for the North Hollywood Redevelopment Project in the City of Los Angeles (the "City"), County of Los Angeles, State of California. This Plan (§ 100 - § 1200) text, the Redevelopment Plan Map attached as Attachment "A", the Legal Description of the Project Area attached as Attachment "B", and the Proposed Public Improvements and Facilities Projects attached as Attachment "C" constitute the Redevelopment Plan for the North Hollywood Redevelopment Project. The Project is included in the Community Development Program of the City of Los Angeles, County of Los Angeles, State of California. This Redevelopment Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") pursuant to the Community Redevelopment Law of the State of California, (Health and Safety Code Section 33000 *et seq.*), the California Constitution, and all applicable laws and ordinances. The area covered by this Plan is The North Hollywood Project Area (the "Project Area"). The Project Area includes all properties within the Project boundaries shown on the Redevelopment Plan Map.

It is the intention of this Redevelopment Plan that the Agency comply with all applicable legal requirements in connection with the redevelopment of the Project Area pursuant to this Redevelopment Plan. In the event that compliance by the Agency with any provision of this Redevelopment Plan is prohibited by applicable law, as such applicable law may be interpreted and amended from time to time, the provisions of this Redevelopment Plan shall be superseded by such applicable law to the extent necessary to avoid any conflict between the provisions of this Redevelopment Plan and the provisions of applicable law. Where the Agency or the City Council has discretion to determine whether a provision of law should be made applicable to the Agency in connection with the redevelopment of the Project Area pursuant to this Redevelopment Plan, nothing in this Redevelopment Plan shall be construed to require the Agency or the City Council to make such provision of law so applicable.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Plan. This shall not be construed to limit the powers or duties of the Agency under the Redevelopment Law, which powers and duties shall be governed by the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

## **II. § 200 GENERAL DEFINITIONS**

The following definitions will govern the construction of this Redevelopment Plan unless the context otherwise requires:

- A. "Plan" and "Redevelopment Plan" mean the Redevelopment Plan for the North Hollywood Redevelopment Project, as amended by this Third Amendment to The North Hollywood Redevelopment Plan (as previously amended on November 19, 1980 by Ordinance No. 154,705; and on February 2, 1983 by Ordinance No. 157,440).
- B. "Map" and "Redevelopment Plan Map" mean the Redevelopment Plan Map for the North Hollywood Redevelopment Project attached as Attachment "A".
- C. "Project Area" means the area included within the boundaries of the North Hollywood Redevelopment Project, as shown on the Redevelopment Plan Map.
- D. "Agency" means the Community Redevelopment Agency of the City of Los Angeles, California.
- E. "City" means the City of Los Angeles, California.
- F. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
- G. "County" means the County of Los Angeles, California.
- H. "State" means the State of California.
- I. "Person" means any individual, or any public or private entity.
- J. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 *et seq.*).
- K. "Project Area Committee" (hereinafter referred to as PAC) includes the City Council approved community advisory committee for the North Hollywood Redevelopment Project as specified in the Ordinance adopting the Third Amendment to the Redevelopment Plan.
- L. "Eminent domain" means the court ordered acquisition of property by the Agency pursuant to the Eminent Domain Law (Title 7 of Part III of the California Code of Civil Procedure, commencing with Section 1230.010).

- M. "Participant" means an owner, operator of a business or tenant of any real property within the Project Area that enters into a binding agreement with the Agency by which the owner, operator of a business or tenant agrees to rehabilitate, develop or use the property in conformance with this Redevelopment Plan and to be subject to the provisions hereof.
- N. "Participation" means the rehabilitation, development or use of property within the Project Area by a Participant pursuant to the Redevelopment Plan.
- O. "Project" means the North Hollywood Redevelopment Project.

Except for the terms defined above or any other specifically defined terms contained in this Plan, the definitions of general terms which are contained in the Redevelopment Law shall govern the construction of this Redevelopment Plan.

### **III. § 300 PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION**

The boundaries of the Project Area are illustrated on the Redevelopment Plan Map attached as Attachment "A", and are described in the Legal Description of the Project Area, attached as Attachment "B".

### **IV. § 400 REDEVELOPMENT PLAN GOALS**

- 1. Encourage the involvement and participation of residents, business persons, and community organizations within the Project Area in a coordinated revitalization design to meet the diverse needs of the area.
- 2. The retention by means of rehabilitation of as many existing residences and businesses as possible.
- 3. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with this Redevelopment Plan and the Annual Work Program, and the Community Plan.
- 4. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Redevelopment Plan.
- 5. The preservation of historical monuments and buildings, where possible, through the maintenance and preservation of local property of historic significance.
- 6. To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and disabled groups of the community, maximizing the opportunity for individual choice.
- 7. To encourage the preservation and enhancement of the varied and distinctive residential character of the community and to preserve the stable single-family residential neighborhoods.
- 8. To promote the economic well being of North Hollywood through the encouragement of the revitalization of viable commercial areas.

9. To encourage the development of an industrial environment which positively relates to adjacent land uses.
10. To provide a basis for the location and programming of public service facilities and utilities including, but not limited to, libraries, senior citizen centers, child care facilities, youth centers, parks and recreation facilities, street lighting and to coordinate the phasing of public facilities with private development.
11. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.
12. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; to encourage the expansion and improvement of public transportation service in coordination with other public improvement projects.
13. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity.
14. To develop safeguards against noise, pollution and to enhance the quality of the residential/commercial community.
15. To coordinate the revitalization effort in North Hollywood with other public programs of the City of Los Angeles and the metropolitan area.
16. To promote and preserve the interest and well-being of all who live, work, own property, serve and do business within the Project Area.
17. To encourage the employment of low and moderate income Project Area residents.

## **V. § 500 PROPOSED REDEVELOPMENT ACTIONS**

### **A. § 501 General**

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

- (1) Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- (2) Rehabilitation, development or construction of low and moderate income housing and market rate housing within the Project Area and the City;
- (3) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements;
- (4) Acquisition of real property;
- (5) Management of property under the ownership and control of the Agency;
- (6) Demolition or removal of buildings and improvements;
- (7) Disposition of property for uses in accordance with this Plan;

- (8) Providing for participation by owners and tenants of properties located in the Project Area by extending preferences to remain or relocate within the redevelopment area;
- (9) Relocation assistance to displaced Project Area occupants;
- (10) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and,
- (11) The Agency shall take all reasonable steps to allow persons who are owners of property or businesses in the Project Area to redevelop their property or business in the Project Area in conformance to this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, except as expressly limited by this Plan.

## **B. § 502 Property Acquisition**

### **1. § 503 Acquisition of Real Property**

The Agency, consistent with the goals of the work program developed in consultation with the PAC and approved by the Agency, is authorized to acquire, by any means authorized by law, any real property located within the Project Area for one or more of the following purposes:

- (1) to remove a substandard structure requiring clearance as demonstrated by a structural inspection of the property.
- (2) to provide land for needed public facilities, including among others, rights of way, schools, public safety facilities, protective services, community centers, and recreational facilities;
- (3) to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities;
- (4) to effect a change in the land use as provided for this Plan.

The Agency shall not acquire real property on which an existing building is to remain on its present site and in its present form and use without the consent of its owner, unless:

- (1) such building requires structural alterations, improvement, modernization, or rehabilitation; or
- (2) the site or lot on which the building is situated requires modification in size, shape, or use; or

- (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in this Plan by executing a participation agreement.

During the site selection process for new development, several factors shall be taken into consideration, including but not limited to:

- (1) Conformance with this Redevelopment Plan;
- (2) Suitability of the site with the proposed development;
- (3) Locations for new development that are appropriate and where the owners of such property express an interest in promoting development;
- (4) PAC review and recommendations, and inclusion in the work program;
- (5) Agency Board and City Council concurrence; and
- (6) Relocation needs and associated costs;

The Agency shall not acquire real property if the owner complies with the participation agreement that the owner and the Agency agreed upon. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located, with the owner's consent. The Agency is also authorized to acquire any interest in real property less than a fee simple including but not limited to leasehold interests, deeds of trust and easements.

It is in the public interest for the power of eminent domain to be employed by the Agency, on a limited basis, to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Redevelopment Plan.

However, it is not the intent of this Redevelopment Plan to provide for the acquisition of single family residential structures and/or the real property on which such structure is located when such structure and/or such real property contribute to a sound residential environment. Therefore, in residentially designated areas of this Project, no eminent domain shall be available for the acquisition of single family residential structures and/or the real property on which such structure is located when such structures and/or such real property are in good condition and conform to the Planning and Zoning Code of the City.

The Agency shall make every reasonable effort to acquire real property by negotiation.

Real property shall be appraised before the initiation of negotiations and the owner or his designated representative, shall be given the opportunity to accompany the appraiser(s) during the inspection of the property.

Each property to be acquired shall be appraised independently by two professional appraisers, who shall be selected from appraisers in private practice.

Before the initiation of negotiations for real property, the Agency shall establish an amount which it believes to be just compensation therefore, and shall make a prompt offer to acquire the property for the full amount so established. In no event shall such amount be less than the Agency's determination of the fair market value of such property based on such appraisals. The Agency shall provide the owner of real property to be acquired with a written statement of, and summary of the basis for the amount it established as just compensation.

The Agency shall not take any action coercive in nature (including but not limited to advancing the time of condemnation, delaying negotiations, delaying condemnation proceedings or delaying the deposit of funds in court for the use of the owner) in order to compel an agreement on the price to be paid for the property.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Third Amendment to the Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan, in accordance with State law.

## **2. § 504 Acquisition of Personal Property**

Generally, personal property shall not be acquired. However, where necessary and with the owner's consent, in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

## **C. § 505 Participation by Owners and Tenants**

### **1. § 506 Opportunities for Owner and Tenant Participation**

Persons who reside in the Project Area shall be given the opportunity to retain or obtain on a preferential basis over non-residents (1) any dwelling unit, (2) any substandard dwelling unit capable of being rehabilitated, or (3) any land or parcel in the Project Area to be rehabilitated or developed in conformance with this Redevelopment Plan.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area, to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by this Plan. The Agency shall also extend similar preferences to other owners and tenants including but not limited to homeowners and landlords in the Project Area if they otherwise meet the requirements prescribed by this Plan. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and/or develop real property in the Project Area.

The Agency shall permit persons who are owners of real property in the Project Area to be given the opportunity to participate in the redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by land lease, by acquiring adjacent or other properties from the Agency and by purchasing other properties in the Project Area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by considering of such factors as: length of time in the area; accommodation of as many participants as possible; ability to perform; similar land use to similar land use; conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation is desired in the redevelopment of the Project Area by as many owners and tenants as possible. Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with this Plan; reduction in the total number of individual parcels in the Project Area; and assembly and development of areas for public and/or private development in accordance with this Plan.

## **2. § 507 Rules for Participation Opportunities**

In order to provide an opportunity for owners and tenants to participate in the growth and development of the Project Area, the Agency, in consultation with the PAC, has formulated and adopted rules for owner and tenant participation.

## **3. § 508 Participation Agreements**

Each person desiring to become a participant must be willing to enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event an owner-participant fails or refuses to rehabilitate or develop his/her real property pursuant to this Plan and a participation agreement as defined herein, the real property or any interest herein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area. "Prevailing Wages" shall not be required on any project or any portion of a project within the Project Area, that is not funded by tax increment or Agency funds. No private party who is undertaking any construction, demolition, or rehabilitation on his property without Agency participation or funding can be required by the Agency to accomplish said undertaking with "prevailing wages."

#### **4. § 509 Certificates of Conformance**

- (a) The Agency is authorized to issue Certificates of Conformance upon written request by the property owner for real property within the Project Area, including the improvements located thereon, that conforms to the land use provisions contained in Sections 600 to 630 of this Redevelopment Plan. If the property conforms with land use requirements, is in good repair, and complies with any previously approved Design for Development, the Agency Board of Commissioners, may approve issuance of a Certificate of Conformance
- (b) Such Certificate of Conformance may be recordable by the owners in the chain of title of the property in order to benefit all subsequent owners of and tenants at the property.
- (c) Any property which is the subject of a Certificate of Conformance shall not be subject to eminent domain by the Agency, unless this Redevelopment Plan is thereafter amended to expressly make the property subject to acquisition by eminent domain so long as the property remains in conformance with this Redevelopment Plan or applicable zoning requirement.
- (d) The Agency Administrator or designee shall review all applications for a Certificate of Conformance within 60 days of its submission, and make a recommendation to the Agency Board of Commissioners regarding the property's eligibility for a Certificate of Conformance within 120 days of submission of the application. The Agency Board shall approve or deny such applications within 30 days of the Agency Administrator's recommendation.
- (e) First priority in considering such applications shall be given to properties which are single family residences located within a portion of the Project Area designated by this Redevelopment Plan for residential use.

#### **D. § 510 Cooperation with Public Bodies**

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subjected to Agency approval.

The Agency will encourage the development of community facilities such as child care centers, libraries, schools, theaters, parks and recreation outlets as required to meet community needs.

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside of the Project Area) to the extent permitted by law and in consultation with the PAC.

**E. § 511 Property Management**

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

The Agency shall maintain all property that it acquires for future rehabilitation in a safe and sanitary condition.

The Agency may, but is not required, in any year which it owns property in the Project Area, pay from tax increments actually received by the Agency from the Project Area directly to all taxing agencies involved an amount that would have been received by each taxing agency had the property not been exempted by virtue of Agency ownership.

**F. § 512 Relocation of Persons Displaced by Agency Action**

**1. § 513 Eligibility and Assistance**

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons and business concerns in finding new locations which are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Project displacees shall be provided a priority for occupancy in housing with the Agency has facilitated.

As established by State statute there is a Relocation Appeals Board (the "Board") relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with State statutes pertaining to relocation, federal regulations, where applicable, and the requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

**2. § 514 Relocation Payments**

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260, *et seq.*), the guidelines of the California Department of Housing

and Community Development promulgated pursuant thereto, and the Agency rules and regulations adopted pursuant thereto.

**3. § 515 Displacement of Persons or Families of Low and Moderate Income**

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. The Agency shall not displace such person or family until such housing units are available and ready for occupancy, nor prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Redevelopment Law. If insufficient suitable housing units are available in the City for use by the persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Project Area. Permanent housing facilities shall be made available within three years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

**4. § 516 Priorities for Low and Moderate Income Displacees**

Whenever all or any portion of the Project Area is developed with low- or moderate income dwelling units, the Agency shall require by contract, or other appropriate means, that such dwelling units shall be made available for rent or purchase to the persons and families of low or moderate income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such dwelling units; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such dwelling units have been developed.

**5. § 517 Replacement Housing Plan**

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan that complies with applicable law.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

**G. § 518 Demolition, Clearance, Public Improvements, and Site Preparation**

**1. § 519 Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area owned by the Agency or with the consent of the property owner as necessary to carry out the purposes of this Plan. Dwelling units housing persons and families of low and moderate income shall not be removed or destroyed prior to the adoption of a Replacement Housing Plan pursuant to Community Redevelopment Law.

**2. § 520 Public Improvements, Public Facilities and Public Utilities**

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such improvements, facilities, and utilities include, but are not limited to schools, child care centers, senior citizens centers, libraries, library improvements, courthouses, subway stations, bus stations, police stations, fire stations, water and power distribution centers, public health centers, mental health centers, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas as set forth in Attachment "C", Proposed Public Improvements and Facilities Projects, which is incorporated herein by this reference. All new utilities shall be installed underground where feasible.

Prior consent of the City Council is required for the Agency to develop sites for industrial or commercial use by providing such improvements which an owner or operator of the site would otherwise be obliged to provide.

**3. § 521 Preparation of Building Sites**

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area, owned by the Agency or with the consent of the property owner. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

**H. § 522 Rehabilitation, Conservation and Moving of Structures by the Agency**

**1. § 523 Rehabilitation and Conservation**

It shall be the purpose of this Plan to allow for the retention of as many existing residences, industries, businesses, and other facilities as possible and to add to the economic life of these facilities by a program of voluntary participation in their conservation and rehabilitation. The Agency, in consultation with the PAC, is authorized to conduct a program of assistance to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of City codes and/or Property Rehabilitation Standards as may be adopted by the Agency in consultation with the Project Area Committee;
- c. The rehabilitation must not conflict with the expansion of public improvements, facilities and utilities;
- d. Rehabilitation must not conflict with the assembly and development of land in accordance with this Plan.

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings and structures in the Project Area. The Agency shall have no authority to exercise its powers under this Section unless the Agency owns the property or the consent of the owner or owners of the property involved has been obtained. The Agency is authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance. The Agency is also authorized to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area.

## **2. § 524 Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building which can be rehabilitated to a location within or outside the Project Area with the owner's consent.

## **I. § 525 Property Disposition and Development**

### **1. § 526 Real Property Disposition and Development**

#### **a. § 527 General**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest the Agency may have in real property. To the extent and in the manner permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall be not less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the

Agency without charge to the City and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of Section 33444.6 of the Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Project Area to be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market. The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

**b. § 528 Purchase and Development by Participants**

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition to and development by owner and tenant participants on a preference basis over other persons who are not owners or tenants in the Project Area.

**c. § 529 Purchase and Development Documents**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County. The duration of such safeguards shall not exceed the term of the Plan, except as to conditions required by other applicable law or lawful act of the City Council.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land,

rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, sex, age, disability, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Redevelopment Project shall contain the nondiscrimination clauses required by law.

d. **§ 530 Development**

To the extent now or hereafter permitted by law, the Agency with the opportunity for prior review by the Project Area Committee is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or public entity, provided that such building, facility, structure or other improvement would be of benefit to the Project Area. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) to the extent permitted by law.

The Agency may pay for, install or construct the following facilities, and may acquire or pay for the land acquired, therefore, including but not limited to:

1. Streets
2. Curbs
3. Gutters
4. Sidewalks
5. Landscaping
6. Open Space
7. Street Furniture
8. Site improvements for new development, including foundations and parking structures
9. Utilities
10. Street Lighting
11. Public Buildings

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed and that development in the Project Area is proceeding in accordance with development documents and time schedules.

With regard to the development plans where the Agency is assisting financially, said development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All such development must conform to this Plan and all applicable Federal, State and local laws. The Project Area Committee shall be given the opportunity to review and provide recommendations, prior to action by the Agency, on architectural plans and concepts for such new developments and zone changes.

**2. § 531 Personal Property Disposition**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that was acquired by the Agency.

**J. § 532 Provision for Low and Moderate Income Housing**

**1. § 533 Authority Generally**

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of very low, low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the duly authorized housing authority operating in the City of Los Angeles and may otherwise cooperate with the housing authority in carrying out the provisions of Section 532 herein.

**2. § 534 Replacement Housing**

Except as otherwise provided by law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, within the Project Area or territorial jurisdiction of the Agency, in accordance with all of the provisions of the Community Redevelopment Law.

**3. § 535 Increase, Improve and Preserve the Supply**

Except as otherwise provided by law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law for the project and Section 702 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of

the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one of the findings permitted by Section 33334.2 is made annually by resolution.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- (1) Acquire real property or building sites, subject to the provisions of Section 33334.16 of the Community Redevelopment Law.
- (2) Improve real property or building sites with onsite or offsite improvements, but only if the improvements directly and specifically improve or increase the community's supply of low- or moderate-income housing or the improvements are necessary to eliminate a specific condition that jeopardizes the health and safety of existing low and moderate income residents.
- (3) Donate real property to private or public persons or entities.
- (4) Finance insurance premiums pursuant to Section 33136 of the Community Redevelopment Law.
- (5) Construct buildings or structures.
- (6) Acquire buildings or structures.
- (7) Rehabilitate buildings or structures.
- (8) Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the Health and Safety code, lower income households, as defined by Section 50079.5 of the Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.
- (9) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.
- (10) Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency shall require as a condition of any assistance to be made available to multiple family dwelling unit buildings, that a management plan be submitted for Agency approval to assure compliance on an on-going basis with appropriate standards of maintenance and operation.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 534 above. These funds may be used inside or

outside the Project Area provided however, that such funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

**4. § 536 New or Rehabilitated Dwelling Units Developed Within Project Area**

To the extent and in the manner provided by the Redevelopment Law: (1) at least 30 percent of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and, of such 30 percent, not less than 50 percent thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least 15 percent of all new and rehabilitated dwelling units developed with the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and, of such 15 percent, not less than 40 percent thereof shall be available at affordable housing cost to very low-income households. The requirements set forth in this Section shall apply independently of the requirements of Section 536, Replacement Housing and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Section 534 and 535 remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in Section 900 of this Plan, except to the extent a longer period of time may be required by other provisions of law.

Notwithstanding the requirements of the preceding two paragraphs, for so long as permitted or authorized by applicable law, the following provisions shall apply:

1. The requirements of subdivision (1) of the first paragraph of this Section 536 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of subdivisions (1) and (2) of the first paragraph of this Section 536, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(iii) to (v), inclusive, and Sections 33413(b)2 (B) and (C), as applicable, of the Redevelopment Law.
3. To satisfy the provisions of Section 536, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.

4. The requirements of subdivision (2) of the first paragraph of this Section 536 shall only apply to dwelling units under the jurisdiction of the Agency.

The requirements of this section shall not be applied nor imposed upon a private entity or developer whose proposed land use is consistent with all applicable land use and zoning codes that are applied throughout the City of Los Angeles, irrespective of redevelopment project areas, and who does not receive any Agency assistance on this specific development.

**5. § 537 Duration of Dwelling Unit Availability and Agency Monitoring**

Except as otherwise required by law, the Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 534 and 536 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period set forth in Section 1000 for the duration of this Plan's land use controls.

The Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the provisions of the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

**VI. § 600 LAND USE PERMITTED IN THE PROJECT AREA**

No real property in the Project Area shall be developed, rehabilitated or otherwise changed after the date of the adoption of the Redevelopment Plan, except in conformance with the provisions of this Plan, the Los Angeles Municipal Code and other applicable laws.

**A. § 601 Redevelopment Plan Map**

The Redevelopment Plan Map attached hereto as Attachment "A" and incorporated herein illustrates the location of the Project boundaries, the immediately adjacent streets, the proposed public rights-of-way and the proposed land uses to be permitted in the Project Area for all public, semi-public and private land.

**B. § 602 Residential**

Subject to applicable State and City laws and regulations, areas shown on the Map as Residential shall be maintained, developed or used for single or multi-family housing at or below the housing densities indicated. It should be noted that the densities described in this section do not prohibit future development of single-family detached housing.

It is the goal of this Plan to maximize the opportunity for housing choices. Therefore, this Plan designates five residential categories in the Project Area which permit a variety of

housing choices in order to: encourage the preservation and enhancement of the varied and distinctive residential character of the community; preserve the stable single-family residential neighborhoods; and provide multiple-family dwelling units. All new housing shall be developed in accordance with the densities indicated below:

Low:	Up to 7 units per gross acre
Low Medium 1:	Up to 12 units per gross acre
Low Medium 2:	Up to 24 units per gross acre
Medium:	Up to 40 units per gross acre
High Medium:	Up to 60 units per gross acre

#### **1. § 602.1 Residential Density Bonus**

Subject to applicable State and City laws and regulations regarding density bonuses, in order to promote revitalization and improvement of residential properties, the Agency may, for developments which are subject to development or participation agreements between the Agency and the owner and/or developer, authorize new housing to be developed with more dwelling units per acre than otherwise permitted by Section 602 to achieve greater flexibility in housing design and well-planned neighborhoods offering variety in housing and environment to all socio-economic groups and to provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the owner/developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided for in the density limitations of Section 602 shall be known as bonus units. The owner and/or developer shall obtain all of the applicable City approvals as may be necessary.

Accordingly, the Agency, in consultation with the PAC, may authorize and approve bonus units provided that:

- a. No parcel shall be developed at a residential density which exceeds by more than 25% the density limitations for that parcel as set forth in Section 602.
- b. The total number of dwelling units permitted in areas designated as Residential or Commercial in the Project Area shall not exceed a combined total of 15,000 and the Agency shall not authorize and approve more than 1,500 bonus units.
- c. The Agency shall review the proposed development to ensure that the units have adequate floor area and living spaces in order to avoid excessively dense development.
- d. The Agency shall impose such other conditions as are necessary to ensure that all developments will contribute to a desirable residential environment including adequate open space and long-term neighborhood stability.
- e. Density bonus units shall not be authorized or approved in residential areas with a "Low" designation.

- f. Primary consideration shall be given to providing bonus units in areas served by transit facilities.
- g. In no case shall this provision preclude residentially designated property from being developed to the density permitted in Section 602.

**2. § 602.2 Commercial Uses Within Residential Areas**

Subject to Agency approval of a development or participation agreement, the Agency, in consultation with the PAC, may permit new commercial uses in residentially designated areas in the following instances:

- a. The commercial use is to be located within and primarily serve a new residential development. Such commercial uses shall be justified in terms of need based on development population characteristics and the proximity of similar uses and shall be limited to convenience shops such as: laundry/dry cleaners, pharmacies, offices and other related and appropriately scaled retail or community uses.
- b. The commercial use is on a parcel of land which is located partially within a commercial designated area and which has been a legally recorded parcel prior to the adoption of Section 602.2.
- c. Commercial uses in residential areas shall be permitted in connection with residential, industrial or aircraft use pursuant to the City Council adopted Commercial and Aircraft District Ordinance.

Conditions for approving commercial uses in residentially designated areas shall include the following: the commercial uses shall not be contrary to the goals of this Plan; the commercial development shall contribute to the long-term growth and stability of the residential areas; and that the commercial development, as well as the residential development, shall meet all design and location criteria specified by the Agency.

**C. § 603 Commercial**

Areas designated on the Map as Commercial shall be maintained, developed or used for Neighborhood Commercial, Community Commercial or Commercial Manufacturing uses as indicated.

Neighborhood Commercial uses shall conform with the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

- 1. Promote community revitalization.
- 2. Conform with the goals and objectives of this Plan.
- 3. Be compatible with the adjacent uses and the neighborhood.
- 4. Be neighborhood oriented uses.

5. Include but not be limited to office uses, institutional uses or retail or service businesses and include such uses as laundry/dry cleaners, pharmacies, offices, banks, clubs, churches, schools, theaters, parking, parking structures and parks.

Community Commercial Uses shall include Neighborhood Commercial uses and highway oriented commercial uses and shall conform with the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Be community and/or regional oriented.
5. Include but not be limited to office uses, institutional uses or retail or service businesses such as hotels, motels, and recreational uses.
6. Limited ancillary manufacturing or assembly is permitted when goods produced are sold at retail on premises and not more than five (5) persons are engaged in manufacturing.

Commercial Manufacturing uses shall include Neighborhood Commercial and Community Commercial uses and shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Include but not be limited to uses such as electronic assembly, jewelry manufacturing, baking, motion picture related uses and other related and compatible uses.

**D. § 604 Residential Uses Within Commercial Areas**

Subject to Agency approval of development or participation agreements, the Agency may permit the development of new residential uses within Commercial areas. The conditions for approving such a development shall be that the residential development, as well as all commercial development, meet all design and location criteria specified by the Agency in consultation with the PAC.

Residential uses in commercial areas shall be permitted in connection with commercial, industrial or aircraft use pursuant to the City Council adopted Commercial and Aircraft District Ordinance.

## **E. § 605 Industrial**

Areas designated on the Map as Industrial shall be maintained, developed and used for Limited Industrial or Light Industrial uses as indicated. Such uses shall be of a low noise and non-noxious nature and conform with the goals and objectives of this Plan and promote community revitalization.

### **§ 605.1 Limited Industrial Uses**

Limited Industrial uses shall conform with the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Include but not be limited to, machine and woodworking shops, electronic instrument and electrical appliance manufacturing, pharmaceuticals manufacturing, motion picture production, and other related and compatible uses.

### **§ 605.2 Light Industrial Uses**

Light Industrial uses shall include Limited Industrial uses and shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Include but not be limited to cold processing metal working and forming, electrical equipment manufacturing, furniture manufacturing, enameling, blending of non-noxious compounds and open storage.

## **F. § 605.3 Commercial Uses Within Industrial Areas**

Subject to Agency approval of a development or participation agreement, the Agency may but is not required to permit the development of new commercial uses within industrial areas, after consultation with the PAC. The commercial uses shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with and appropriate for the industrial uses in the area.

4. Meet design and location criteria required by the Agency

Commercial and residential uses in industrial areas shall be permitted in connection with commercial, residential or aircraft use pursuant to the City Council adopted Commercial and Artcraft District Ordinance.

**G. § 606 Open Space**

Areas designated on the Redevelopment Map as Open Space shall be maintained for use as Open Space and shall conform to the City's General Plan.

**H. § 607 General Plan Changes**

The land uses designated in the attached Redevelopment Plan Map and authorized under the terms of this Redevelopment Plan are intended to be consistent with the City's General Plan as of the date of adoption of the Third Amendment to this Redevelopment Plan. Notwithstanding any provision in this Redevelopment Plan to the contrary, if and when the City's General Plan is amended so as to change the land uses permitted within the Project Area, the land uses specified for the Project Area in the City's General Plan as so amended shall supersede the land use designations in the attached Redevelopment Plan Map and all of the other land use provisions of this Redevelopment Plan, to the extent that such Redevelopment Plan land use designations and provisions are inconsistent with the City's General Plan as so amended.

**I. § 608 Public and Quasi-Public Uses Throughout the Project Area**

**1. § 609 Public Street Layout, Rights of Way and Easements**

The public rights-of-way and principal streets proposed for the Project Area are illustrated on the Map.

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project Area as needed for proper development and circulation.

Any such proposal shall be submitted to the PAC for its review prior to final action by the Agency.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

**2. § 610 Other Public and Quasi-Public Uses**

In any appropriate zoned portion of the Project Area, the Agency in consultation with the PAC is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions

of this Plan applicable to the uses in the specific area involved. The Agency, in consultation with the PAC, may impose such other reasonable restrictions upon such uses as are necessary to protect the development and the use of the Project Area.

**J. § 611 Interim Use**

Pending the ultimate development of land by developers and/or participants, the Agency in consultation with the PAC is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan.

**K. § 612 Non-Conforming Uses**

The Agency is authorized to permit an existing use to continue, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for such existing uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding and Project Area uses and development.

So long as there is conformance with the Redevelopment Plan land use standards, no Agency approval whatsoever shall be required for, and the Agency shall exercise no jurisdiction over, the repair, remodel, modification, alteration, addition, rehabilitation, structure, relocation, demolition, or new construction on property in the Project Area, undertaken by an owner on his own property unless the property is the subject of a development or participation agreement between the Agency and the property owner. Nothing in this section shall limit, alter or amend in any way the authority of the Agency to acquire real property within the Project Area by any means authorized by law as set forth in Section 503 hereinabove.

"Conformance with the provisions of the Redevelopment Plan land use standards" as used in this Section 612 shall mean development of a parcel of property with the land use designated for that parcel of property on the Redevelopment Plan Map. These provisions of Section 612 shall remain in effect for the entire duration of the Redevelopment Project.

**L. § 613 General Controls and Limitations**

No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of the Redevelopment Plan. All real property in the Project Area, which is or shall be the subject of an owner participation or development agreement, is hereby made subject to the controls and requirements of this Plan.

The existing residential use of real property which was zoned Residential by the City of Los Angeles at the time of the adoption of the original Redevelopment Plan in 1979 and which is designated for commercial use under this Redevelopment Plan, shall be deemed to conform to the land use designation provisions of this Redevelopment Plan.

**1. § 614 New Construction**

All construction and development shall conform to all applicable state laws and City ordinances and regulations and shall be subject to review and approval by regulatory governmental bodies as required by law.

**2. § 615 Rehabilitation and Retention of Properties**

Property Rehabilitation Standards for rehabilitation of existing building and site improvements which are subject to an owner participation agreement, have been established by the Agency in consultation with the PAC. Any existing structure within the Project Area shall only be repaired, altered, reconstructed, or rehabilitated in such a manner that it will conform to all applicable laws and Rehabilitation Standards.

**3. § 616 Buildings of Cultural or Historical Significance**

Subject to the approval of the property owner, for any building identified as having cultural or historical significance by the Cultural Heritage Board of the City of Los Angeles, the Agency shall give special consideration to the extent practical, to the protection of said structure through preservation, rehabilitation, or moving to a new location.

**4. § 617 Cultural and Artistic Development**

It shall be the policy of this Redevelopment Plan to be in conformance with the Public Art Policy of the Agency, adopted by the Agency Board and approved by the City Council, as it may be amended from time to time.

It shall also be the policy of this Redevelopment Plan to encourage and support the development of cultural and arts facilities and public art within the Project Area. Toward this objective, not less than one percent (1%) of all taxes received by the Agency pursuant to Section 702 of this Plan shall be used for the provision of cultural and arts facilities and public art within the Project Area.

**5. § 618.1 Limitation on the Number of Buildings**

The number of buildings in the Project Area shall not exceed 5,800.

**6. § 618.2 Number of Dwelling Units**

At such time as the Project Area is fully redeveloped, approximately 15,000 dwelling units will be permitted within the Project Area.

**7. § 619 Limitation on Type, Size and Height of Buildings**

Except as may be set forth in other Sections of this Plan, the type, size, and heights of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations, and as generally diagrammed in Attachment "D" attached hereto and incorporated herein by this reference.

## **8. § 620 Open Spaces, Landscaping, Light, Air and Privacy**

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air, and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material. The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way. The public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Attachment "E" attached hereto and incorporated herein by the reference.

## **9. § 621 Signs**

All signs shall conform to City sign standards as they now exist or are hereafter legislated, and also conform to any sign design standards which are adopted by the Agency for the Project Area after consultation with the PAC.

## **10. § 622 Utilities**

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

## **11. § 623 Parking and Loading Facilities**

Parking shall be provided in accordance with existing parking requirements of the City of Los Angeles in a manner consistent with current standards, but in no case shall parking be less than the requirements of the Los Angeles Municipal Code. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces and facilities visible from streets shall be screened and/or landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities for commercial and industrial uses shall be located in a manner to avoid interference with public use of sidewalks and in conformance with the Los Angeles Municipal Code.

In developments subject to development or participation agreements, off-street loading facilities must also be screened by landscaping or suitable equivalent to the extent and in the manner required by the Agency.

## **12. § 624 Setbacks**

All setback areas shall be landscaped or suitable equivalent and maintained by the owner. Any portion necessary for access shall be paved. The Agency may establish setback requirements for new development within the Project Area in developments subject to development or participation agreements.

### **13. § 625 Incompatible Uses**

No new use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

### **14. § 626 Non-Discrimination and Non-Segregation**

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, age, national origin, disability or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

### **15. § 627 Employees and Trainees from the Community**

It is the intent of this Plan to preserve the area's existing employment base and revitalize the local commercial economy. Accordingly, residents of the Project Area shall be provided reasonable preferences in any new employment created as a result of the redevelopment work generated through Agency assistance. Also, to the greatest extent feasible, contracts for work to be performed in connection therewith shall be awarded to business concerns which are located in or owned in substantial part by persons residing in the Project Area.

The Agency may assist public agencies or private non-profit corporations to establish and maintain a small business incubator. In connection with this Section, the Agency may for purposes of redevelopment provide loan guarantees for small business located in the Project Area.

### **16. § 628 Minor Variations**

Under exceptional circumstances, the Agency, in consultation with the PAC, is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan and Zoning Code of the City.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure

compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

**M. § 629 Design for Development**

Subject to applicable State and City laws and regulations regarding Design for Development and within the limits, restrictions, and controls established in this Plan, the Agency in consultation with the PAC is authorized to establish floor area ratios, heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

**N. § 630 Building Permits**

No permit approval shall be withheld by the Agency if the project applied for is in conformance with the redevelopment plan and any Design for Development adopted.

**VII. § 700 METHODS FOR FINANCING THE PROJECT**

**A. § 701 General Description of the Proposed Financing Methods**

The Agency is authorized to finance the Project with financial assistance from the City, State and federal government of the United States of America, property tax increments, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, sale of Agency-owned property and/or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans, grants, and in-kind assistance.

As available, funds from the City's capital improvement program derived from gas tax funds from the State and County may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 702 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

**B. § 702 Tax Increments**

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Los Angeles, City of Los Angeles, any district,

or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of Ordinance No. 152,030 shall be allocated to and when collected to respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of Ordinance No. 152,030 but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of Ordinance No. 152,030 shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and
2. Except as provided in paragraph 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in paragraph (1) hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision (3) shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.
4. The portion of taxes mentioned in paragraph (2) above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.
5. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to,

or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Redevelopment Project.

6. The portion of taxes divided and allocated to the Agency pursuant to paragraph (2) of this Section shall not exceed a cumulative total of \$535,600,000 except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and 2) any funds required to be deposited in the Low and Moderate Income Housing Fund pursuant to Sections 33334.2 and 33334.3 of the Community Redevelopment Law as a result of the allocation to the Agency of tax increment revenue which is paid to taxing agencies as described in 1).
7. No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred on or after January 1, 2014. Such time limitation may be extended only by amendment of this Redevelopment Plan as may be permitted by law. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit.

This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. No indebtedness to finance, in whole or in part, the Project and which is to be repaid from the division and allocation of taxes to the Agency shall be repaid with such taxes beyond a period of 10 years after the termination date of this Plan.

8. The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes pursuant to paragraph (2) above which can be outstanding at any one time shall not exceed \$185,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law, and any funds required to be deposited in the Low and Moderate Income Housing Fund Pursuant to Sections 33334.2 and 33334.3 of the Community Redevelopment Law.

#### **VIII. § 800 ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys and other public rights-of-way, and for other

necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

- B. Institution and completion of proceedings necessary for changes and improvements of publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- E. The undertaking and completing of any other proceedings necessary to carry out the Project.

#### **IX. § 900 ADMINISTRATION AND ENFORCEMENT OF THIS AMENDED PLAN**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

#### **X. § 1000 DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS**

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective until February 21, 2019.

This section shall not be applied to limit allocation of taxes to an agency to the extent required to eliminate project deficits created under subdivision (e) of Health & Safety Code Section 33320.5, subdivision (g) of Health & Safety Code Section 33334.6, or subdivision (d) of Section 33487, in accordance with the plan adopted pursuant thereto for the purpose of eliminating the deficits or to implement a replacement housing program pursuant to Health & Safety Code Section 33413. In the event of a conflict between these limitations and the obligations under Health & Safety Code Section 33334.6 or to implement a replacement housing program pursuant to Health & Safety Code Section 33413, the legislative body shall section to modify the limitations to the extent necessary to permit compliance with the plan adopted pursuant to subdivision (g) of Health & Safety Code Section 33334.6 and to allow full expenditures of moneys in the agency's Low and Moderate Income Housing Fund in accordance with Health & Safety Code Section 33334.3 or to permit implementation of the replacement housing program pursuant to Health & Safety Code Section 33413.

This section shall not be construed to affect the validity of any bond, indebtedness, or other obligation, including any mitigation agreement entered into pursuant to Health & Safety Code Section 334401, authorized by the legislative body, or the agency pursuant to this part, prior to January 1, 1994. Nor shall this section be construed to affect the right of an agency to receive property taxes, pursuant to Health & Safety Code Section 33670, to pay the indebtedness or other obligation.

**XI. § 1100 PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established by Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

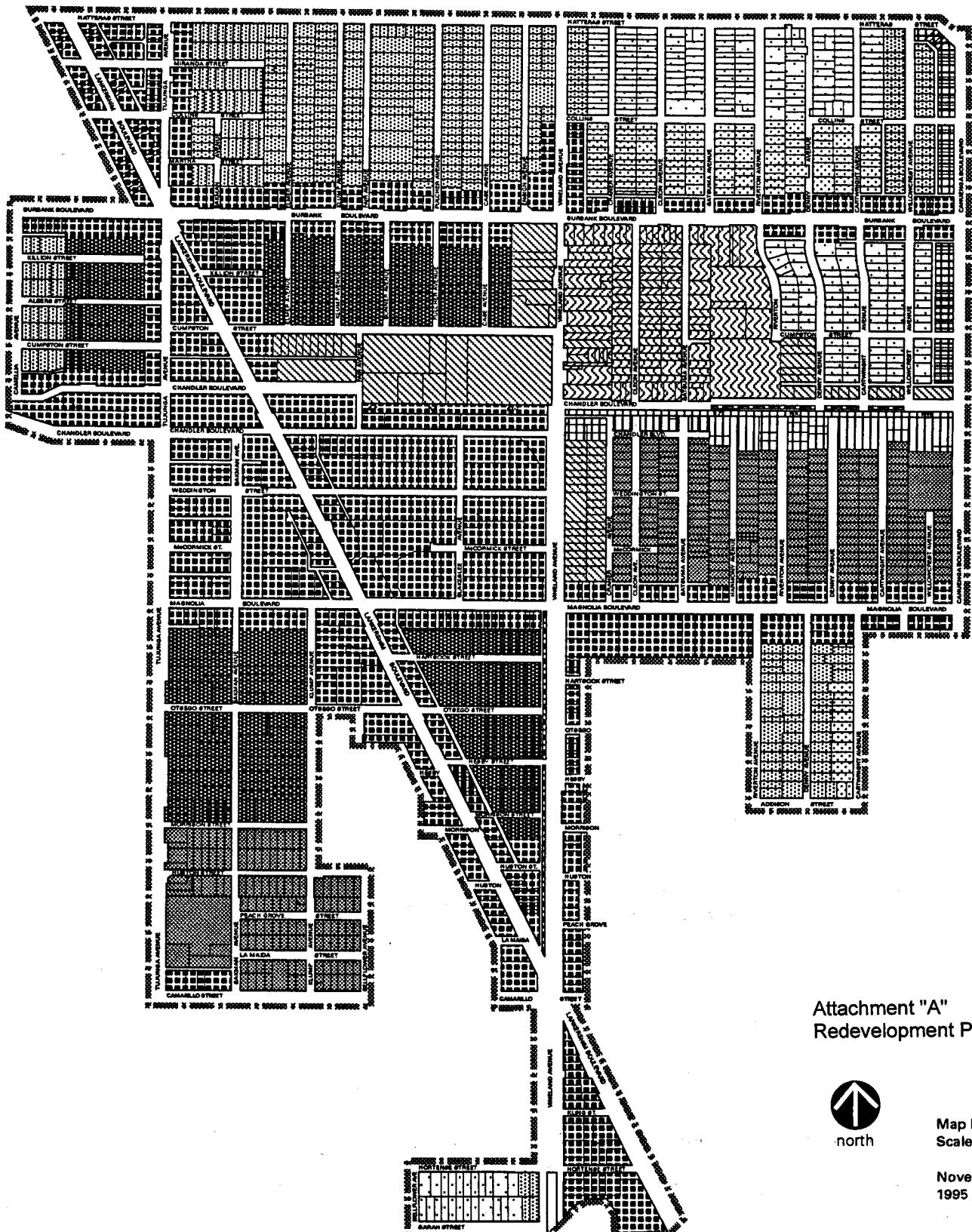
**XII. § 1200 PROJECT AREA COMMITTEE**

The PAC shall exist in conformance with the California Redevelopment Law, Health and Safety Code Sections 33385-33388 and the Ordinance adopting this Redevelopment Plan.

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## **North Hollywood Redevelopment Project**

Community Redevelopment Agency of Los Angeles



## **Redevelopment Plan Map**

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	OPEN SPACE
 <b>Low</b> Max 7 Units/Gross Acre	 <b>Medium</b> Max 40 Units/Gross Acre	 <b>Neighborhood</b>	 <b>Limited</b>
 <b>Low Medium 1</b> Max 12 Units/Gross Acre	 <b>High Medium</b> Max 60 Units/Gross Acre	 <b>Community</b>	 <b>Light</b>
 <b>Low Medium 2</b> Max 24 Units/Gross Acre		 <b>Commercial Manufacturing</b>	 <b>Open Space</b>

NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA  
NOVEMBER 1995

LEGAL DESCRIPTION

The legal description of the boundaries of the project area is as follows:

That certain area within the North Hollywood neighborhood in the City of Los Angeles, County of Los Angeles, State of California, within the following described boundaries:

Beginning at the Southeast corner of Lot 14, Tract No. 9121, as per map recorded in Book 151, Pages 2 and 3 of Maps, records of said county, said point being the intersection of the northerly line of Hatteras street with the southwesterly line of the 20 foot wide alley lying southwesterly of Lankershim Boulevard, said point also being the northwest corner of the Project area; thence,

North 88°54' East, along the easterly prolongation of the southerly line of said Lot 14, and the southerly line of Lot 15 of said Tract No. 9121, a distance of 101.80 feet to the easterly terminus of that course in the southerly line of said Lot 15; thence,

South 89°40'02" East, crossing Lankershim Boulevard, a distance of 134.70 feet to the southwest corner of Lot 57 of Tract No. 6410, as per map recorded in Book 66 Page 86 of Maps, records of said county; thence,

Easterly along the southerly line of Lot 57 and Lots 70 to 77 inclusive of said Tract No. 6410, being also the northerly line of Hatteras Street, 55 feet wide to the southeast corner of said Lot 70; thence,

Continuing easterly along the prolongation of said last mentioned southerly line (crossing Tujunga Avenue) to the southwest corner of Lot 128 of Tract No. 5881, as per map recorded in Book 61 Page 33 of Maps, records of said county; thence,

Easterly along the southerly line of said Lot 128, and the southerly line of Lots 151 to 172 inclusive of said Tract No. 5881, said line also being the northerly line of Hatteras Street, to the southeast corner of said Lot 151; thence,

Northerly along the easterly line of said Lot 151, and along the west line of Fair Avenue, a distance of 5 feet to an intersection with the westerly prolongation of the northerly line of Hatteras Street, as shown on the map of Tract No. 10092, as per map recorded in Book 141, Pages 71 and 72 of Maps, records of said county; thence,

Easterly along said northerly line of Hatteras Street and its prolongations, (crossing Fair Avenue, Fulcher Avenue, Vineland Avenue, Craner Avenue, Cleon Avenue, Satsuma Avenue, Riverton Avenue, Denny Avenue, Cartwright Avenue and the alleys), as shown on the map of said Tract No. 10092 and the map of Tract No. 9854 as per map recorded in Book 141 Pages 97 to 100 inclusive of Maps, records of said county, to the southwest corner of Lot 9, Block 15 of said Tract No. 9854; thence,

Continuing easterly along the northerly line of Hatteras Street and the southerly line of Lot 9 of said Block 15 and its easterly prolongation, a distance of 203.69 feet to a point on the southwesterly line of a 150 foot wide easement to the Los Angeles Department of Water and Power; thence,

Southeasterly along the southwesterly line of said easement, a distance of 42.15 feet to the centerline of Hatteras Street; thence,

Easterly along said centerline and its easterly prolongation (said centerline shown as the northerly line of Hatteras Street, 30 feet wide, on the map of Tract No. 10048, as per map recorded in Book 145 Pages 9 and 10 of Maps, records of said county) a distance of 150.74 feet, more or less, to the easterly line of Cahuenga Boulevard, 80 feet wide; thence,

Southerly along the easterly line of Cahuenga Boulevard the following ten courses:

First: Southerly to the northwest corner of Lot 24 Tract No. 9341 as per map recorded in Book 131 Page 7 of Maps, records of said county; thence,

Second: Easterly along the northerly line of said Lot 24, a distance of 3 feet; thence,

Third: Southerly along the easterly line of westerly 3 feet of said Lot 24 to the southerly line of said Lot 24; thence,

Fourth: Westerly along the southerly line of said Lot 24, a distance of 2 feet to the easterly line of the westerly 1 foot of Lot 23 of said Tract No. 9341; thence,

Fifth: Southerly along the easterly line of the westerly 1 foot of said Lot 23 to the southerly line of said Lot 23; thence,

Sixth: Westerly, along said southerly line, 1 foot to the northwest corner of Lot 22 of said Tract No. 9341; thence,

Seventh: Southerly along the westerly line of said Lot 22 and its southerly prolongation to the centerline of Collins Street, 60 feet wide; thence,

Eighth: Easterly along the centerline of Collins Street, a distance of 3 feet to an intersection with the northerly prolongation of the easterly line of the westerly 3 feet of Lots 17, 18 and 19 of said Tract No. 9341; thence,

Ninth: Southerly along said last mentioned line to the northerly line of Lot 16 of said Tract No. 9341; thence,

Tenth: Westerly along the northerly line of said Lot 16, a distance of 3 feet to the northwest corner of said Lot 16; thence,

Southerly along the easterly line of Cahuenga Boulevard and its prolongations (crossing Burbank Boulevard, Cumpston Street, Chandler Boulevard, Southern Pacific Railroad Company right-of-way and the alleys) as shown on the map of said Tract No. 9341, and the map of Tract No. 9521, as per map recorded in Book 135 Pages 30 and 31 of Maps, records of said county, to the northerly line of Lot 26 of Tract No. 1230, as per map recorded in Book 17 Page 200 of Maps, records of said county; thence,

Westerly along the northerly line of said Lot 26, a distance of 0.2 feet to an intersection with the easterly line of the westerly 14.8 feet of said Lot 26; thence,

Southerly along said last mentioned easterly line and along the easterly line of Cahuenga Boulevard, to the northerly line of Lot 25 of said Tract No. 1230; thence,

Easterly along the northerly line of said Lot 25, a distance of 0.2 feet to an intersection with the easterly line of the westerly 15 feet of said Lot 25; thence,

Southerly along the easterly line of the westerly 15 feet of Lot 1 and Lots 7 to 25 inclusive of said Tract No. 1230, also being the easterly line of Cahuenga Boulevard to the southerly line of Lot 1 of said Tract No. 1230; thence,

Continuing southerly (crossing Magnolia Boulevard) along the southerly prolongation of the easterly line of the westerly 15 feet of Lot 1 of said Tract No. 1230, and along the westerly line of Lot 1 of Tract No. 6152, as per map recorded in Book 98 Pages 32 and 33 of Maps, records of said county, to the southwest corner of Lot 1 of said Tract No. 6152; thence,

South  $81^{\circ} 41' 58''$  West (crossing Cahuenga Boulevard), a distance of 80.62 feet to the northeast corner of Lot 18, Block A, Tract No. 9732, as per map recorded in Book 134 Pages 65 and 66 of Maps, records of said county; thence,

South  $88^{\circ} 54' 20''$  west along the northerly line of said Lot 18 and its westerly prolongation, also being the southerly line of a 20 foot wide alley, (crossing Willow Crest Avenue) a distance of 590.19 feet to the northwest corner of Lot 32, Block B of said Tract No. 9732, said corner also being a point on the easterly line of Cartwright Avenue, 55 feet wide; thence,

Southerly along the easterly line of Cartwright Avenue and its prolongations (crossing Otsego Street) as shown on the map of said Tract No. 9732 and the map of Tract No. 10031, as per map recorded in Book 141 Page 36 of Maps, records of said county, to an intersection with the easterly prolongation of the southerly line of Addison Street (formerly Center Street) 55 feet wide, as shown on the map of Tract No. 8288, as per map recorded in Book 93 Page 29 of Maps, records of said county; thence,

Westerly along the southerly line of Addison Street and its westerly prolongation (crossing Denny Street) to a point in the easterly line of Lot 20, Tract No. 6089, as per map recorded in Book 75 Page 45 of Maps, records of said county, said point also being in the westerly line of Riverton Avenue; thence,

Northerly along the easterly line of said Lot 20 and the westerly line of Riverton Avenue, a distance of 30 feet to the northeast corner of said Lot 20; thence,

Westerly along the northerly line of said Lot 20, a distance of 5 feet to the southeast corner of Lot 43, Tract No. 7274, as per map recorded in Book 90 Page 40 of Maps, records of said county; thence,

Northerly along the westerly line of Riverton Avenue, formerly Blix Avenue (crossing Hesby Street, Otsego Street and Hartsook Street) as shown on the map of said Tract No. 7274, and the map of Tract No. 8275, as per map recorded in Book 93 Page 85 of Maps, records of said county, to the northeast corner of Lot 31 of said Tract No. 8275; thence,

Westerly along the northerly line of said Tract No. 8275 to the northwest corner of Lot 20 of said Tract No. 8275; thence,

Southerly along the westerly line of said Lot 20 and along the easterly line of Cleon Avenue to the southwest corner of said Lot 20; thence,

Westerly along the westerly prolongation of the southerly line said Lot 20 (crossing Cleon Avenue) and along the northerly line of Hartsook Street, 60 feet wide, to the southwest corner of Lot 11 of said Tract No. 8275; thence,

Southerly along the southerly prolongation of the westerly line of said Lot 11 (crossing Hartsook Street), to the northwest corner of Lot 52 of said Tract No. 8275; thence,

Southerly along the westerly line of said Lot 52 and its southerly prolongation (crossing Otsego Street and Hesby Street) also being the east line of a 20 foot wide alley lying easterly of Vineland Avenue as shown on the map of said Tract No. 8275, and the map of Tract No. 7274, as per map recorded in Book 90 Page 40 of Maps, records of said county, to the northwest corner of Lot 18 of said Tract No. 7274; thence,

Continuing southerly along the east line of said 20 foot wide alley and the westerly line of said Lot 18, a distance of 52.50 feet; thence,

Along the boundary line of said Lot 18, easterly a distance of 15 feet and southerly a distance of 82.50 feet to the southwest corner of said Lot 18, being also a point on the northerly line of Lot 1 of said Tract No. 6089; thence,

Westerly along the northerly line of Lot 1 of said Tract No. 6089, a distance of 25 feet to the northwest corner of said Lot 1; thence,

Southerly along the westerly line of Lot 1 of said Tract No. 6089 and its southerly prolongation (crossing Morrison Street) to the southwest corner of Lot 45 of said Tract No. 6089, said corner being on the north line of Huston Street, 50 feet wide; thence,

Easterly along the northerly line of Huston Street, a distance of 15 feet to an intersection with the northerly prolongation of the easterly line of the westerly 10 feet of Lots 5 and 42 of Tract No. 6088, as per map recorded in Book 72 Page 5 of Maps, records of said county; thence,

Southerly along said last mentioned line (crossing Huston Street) also being the easterly line of a 20 foot wide alley lying east of Vineland Avenue, to the northerly line of Peach Grove Street, 50 feet wide; thence,

Easterly along the northerly line of Peach Grove Street, a distance of 10 feet to an intersection with the northerly prolongation of the easterly line of the westerly 20 feet of Lot 45 of said Tract No. 6088; thence,

Southerly along said last mentioned line (crossing Peach Grove Street) and along the westerly line of Lots 12, 11, 10 and 7 and its prolongation, of Tract No. 9742, as per map recorded in Book 138 Pages 34 and 34 of Maps, to the southerly line of Camarillo Street, 83 feet wide; thence,

Westerly along the southerly line of Camarillo Street, a distance of 55.58 feet to the beginning of a tangent curve concave to the southeast, having a radius of 20 feet; thence,

Southwesterly, southerly and southeasterly along said curve, through a central angle of  $116^{\circ} 37' 55''$  an arc length of 40.71 feet to a point of tangency on the northeasterly line of Lankershim Boulevard said point being distant northeasterly 60 feet from the centerline of Lankershim Boulevard, as shown in City Engineers' field book 9521 pages 106, 108 and 109; thence,

Southeasterly along the northeasterly line of Lankershim Boulevard, a distance of 104.72 feet to a point in the northerly line of Blix Tract, as per map recorded in Book 21, Page 9 of Maps, records of said county; thence,

Westerly along said last mentioned northerly line a distance of 11.19 feet to the northeasterly line of Lankershim Boulevard, being parallel with and distant northeasterly 50 feet, measured at right angles from said centerline; thence,

Southeasterly along said last mentioned northeasterly line of Lankershim Boulevard (crossing Blix Street, Kling Street and Hortense Street) to a point of intersection with the northerly right-of-way line of the Ventura Freeway, said point being distant thereon South  $26^{\circ} 40' 34''$  East 456.78 feet from the intersection of said northeasterly line of Lankershim Boulevard with the southerly line of Hortense Street, 50 feet wide; thence,

South  $56^{\circ} 26' 34''$  West (crossing Lankershim Boulevard) a distance of 100.73 feet; thence,

Along the northerly right-of-way line of the Ventura Freeway the following eleven courses:

First: South  $86^{\circ} 39' 11''$  West, 297.10 feet; thence,

Second: North  $3^{\circ} 39' 47''$  West, 124.95 feet; thence,

Third: North  $33^{\circ} 19' 12''$  West, 128.67 feet to a point on the southerly line of Lot 249, Sheet 4, Tract No. 4606 as per map recorded in Book 62 Page 45 of Maps, records of said county; thence,

Fourth: South  $89^{\circ} 54' 44''$  West along the westerly prolongation of the southerly line of said Lot 249, a distance of 152.93 feet; thence,

Fifth: South  $63^{\circ} 37' 8''$  West, 89.19 feet; thence,

Sixth: South  $53^{\circ} 13' 10''$  West, 82.54 feet to the east side of Vineland Avenue; thence,

Seventh: South  $36^{\circ} 21' 29''$  West, 201.82 feet; thence,

Eighth: South  $89^{\circ} 57' 41''$  West, 25.00 feet; thence,

Ninth: North  $0^{\circ} 08' 25''$  West, 25.00 feet; thence,

Tenth: South  $89^{\circ} 57' 41''$  West, 35.00 feet to the northeast corner of Lot 22 of Tract No. 6449, as per map recorded in Book 76 Page 1 of Maps, records of said county; thence,

Eleventh: South  $88^{\circ} 52' 15''$  West along the northerly line and its westerly prolongation of Lot 22 of said Tract No. 6449, also being the southerly line of Sarah Street, 50 feet wide, a distance of 850.27 feet to the northeast corner of Lot 14 of said Tract No. 6449; thence,

Northerly (crossing Sarah Street and Hortense Street) along the easterly line of Lot 140, Sheet 4 of said Tract No. 4606 and along the easterly line of Lot 127, Sheet 3 of Tract No. 4606, as per map recorded in Book 55, Page 44 of Maps, records of said

county, also being the westerly line of Bellflower Avenue, 50 feet wide, to the southeast corner of Lot 110 of said Sheet 3; thence,

Easterly (crossing Bellflower Avenue) and along the southerly line of Lots 111 to 118 inclusive of said Sheet 3, also being the northerly line of Hortense Street, 50 feet wide, to the southeast corner of said Lot 118, said corner being a point in the westerly line of Vineland Avenue; thence,

Northerly along the westerly line of Vineland Avenue (crossing Kling Street and Blix Street) to a point of intersection of the easterly line of Lot 1, Sheet 1, Tract No. 4606, as per map recorded in Book 45 Page 53 of Maps, records of said county, with the southerly line of the northerly 15 feet of said Lot 1; thence,

Westerly along said last mentioned southerly line and its westerly prolongation, also being the southerly line of Camarillo Street, a distance of 265.27 feet to an intersection with the southerly prolongation of the easterly line of Lots 16 and 49 of Tract No. 8835, as per map recorded in Book 115 Pages 95 and 96 of Maps, records of said county; thence,

Northerly (crossing Camarillo Street) along said prolongation and said easterly line, also being the westerly line of a 20 foot wide alley as shown on the map of said Tract No. 8835, to the northeast corner of said Lot 49; thence,

North 27°46' 02" West (crossing La Maida Street) a distance of 73.97 feet to the southeast corner of Lot 50 of said Tract No. 8835; thence,

North 27° 45' 15" West along the northeast line of said Lot 50 and its northwesterly prolongation, also being the southwesterly line of a 20 foot wide alley, (crossing Huston Street) to the northeast corner of Lot 92 of said Tract No. 8835; thence,

Westerly along the northerly line of said Lot 92 and along the southerly line of Morrison Street, 60 feet wide, a distance of 94.55 feet to an intersection with the southerly prolongation of the easterly line of Lot 3, Tract No. 7634, as per map recorded in Book 81 Page 77 of Maps, records of said county; thence,

Northerly (crossing Morrison Street) along said prolongation and the easterly line of Lot 3, to the northerly line of said Tract No. 7634; thence,

Easterly along the northerly line of said Tract No. 7634, a distance of 18.75 feet to the southeast corner of Lot 21, Tract No. 7153, as per map recorded in Book 81 Page 57 of Maps, records of said county; thence,

Northwesterly along the northeasterly line of said Lot 21 and its northwesterly prolongation, also being the southwesterly line of a 20 foot wide alley, as shown on the map of said Tract No. 7153, (crossing Hesby Street) to the northerly line of said Tract No. 7153; thence,

Westerly along the northerly line of said Tract No. 7153 and its westerly prolongation to the westerly line of Fair Avenue (formerly Cordes Street) as shown on the map of Tract No. 7412, as per map recorded in Book 88, Page 59 of Maps, records of said county; thence,

Northerly along the west line of Fair Avenue to the southerly line of Otsego Street, 50 feet wide; thence,

Westerly along the northerly line of said Lot H, a distance of 7.70 feet to the easterly line of Lot 3 of said Tract No. 10157; thence,

Northerly along the east line of said Lot 3, also being the westerly line of Tujunga Avenue, to the southwest corner of Lot G of said Tract No. 10157; thence,

Easterly along the southerly line of said Lot G, a distance of 7.70 feet to the southeast corner thereof; thence,

Northerly along the easterly line of said Lot G, also being the westerly line of Tujunga Avenue, to the northeast corner of said Lot G; thence,

North  $89^{\circ} 40' 15''$  West along the northerly line of said Lot G and the northerly line of Lot 3 of said Tract No. 10157, also being the southerly line of Chandler Boulevard, a distance of 305.39 feet to an angle point therein; thence,

North  $89^{\circ} 50' 40''$  West, continuing along the northerly line of said Lot 3 and the southerly line of Chandler Boulevard, a distance of 334.01 feet to the beginning of a tangent curve, concave northeasterly, having radius of 478.70 feet; thence,

Northwesterly along said curve and the northerly line of said Lot 3, through a central angle of  $22^{\circ} 37' 12''$  an arc distance of 188.99 feet to the beginning of a reverse curve, concave to the southwest, having a radius of 821.30 feet; thence,

Northwesterly along said reverse curve and said northerly line of Lot 3, through a central angle of  $11^{\circ} 20' 58''$  and an arc distance of 162.69 feet to a point of intersection with the southerly prolongation of the westerly line of Camellia Avenue, 60 feet wide, as shown on the map of Tract No. 8332, as per map recorded in Book 121 Pages 49 and 50 of Maps, records of said county, a radial line to said point bears North  $11^{\circ} 25' 34''$  East; thence,

Northerly along the westerly line of Camellia Avenue and its prolongations (crossing Chandler Boulevard, Southern Pacific Railroad Company right-of-way, Cumpston Street, Albers Street, Killion Street, Burbank Boulevard and the alleys) to an intersection with the westerly prolongation of the northerly line of the southerly 10 feet of Lots 85 to 90 inclusive of Tract No. 7637, as per map recorded in Book 80 Pages 24 and 25 of Maps, records of said county; thence,

Easterly along said last mentioned line and its easterly prolongation, also being the northerly line of Burbank Boulevard, 100 feet wide, to the southeast corner of Parcel A of Parcel Map L.A. No. 2100, as per map filed in Book 34 Page 21 of Parcel Maps, records of said county; thence,

Northwesterly along the northeasterly line and its northwesterly prolongation of Parcels A and B of said Parcel Map, also being the southwesterly line of a 20 foot wide alley, lying southwesterly of Lankershim Boulevard (crossing Collins Street, Miranda Street, and Hatteras Street) to the POINT OF BEGINNING.

Excepting Therefrom Lots 11 through 19, inclusive, and a portion of Cleon Avenue (formerly Clement Street), 50 feet wide, as shown on Tract No. 8275, as per map recorded in Book 93 Page 85 of Maps, records of said county, more particularly described as a whole as follows:

Beginning at the northwesterly corner of said Lot 11; thence,

Westerly along the southerly line of Otsego Street to the east line of Klump Avenue, 50 feet wide; thence,

Southerly along the east line of Klump Avenue (crossing an alley and Morrison Street) to the southwest corner of Lot 67 of Tract No. 5867, as per map recorded in Book 62 Page 3 of Maps, records of said county; thence,

Easterly along the southerly line and its easterly prolongation of said Lot 67, also being the northerly line of Huston Street, to the easterly line of Bellflower Avenue, 50 feet wide, as shown on the map of said Tract No. 8835; thence,

Southerly along the easterly line of Bellflower Avenue and its southerly prolongation (crossing Huston Street, La Maida Street and Camarillo Street) to the south line of Camarillo Street, also being the southerly line of the northerly 15 feet of Tract No. 4606, Sheet 1, as per map recorded in Book 45 Page 53 of Maps, records of said County; thence,

Westerly along said last mentioned southerly line and its westerly prolongation, and the southerly line of Camarillo Street, a distance of 1393.22 feet to an intersection with the southerly prolongation of the easterly line of Lot 0, Tract No. 10157, as per map recorded in Book 180, Pages 41 to 45 inclusive of Maps, records of said county; thence,

Northerly along said last mentioned line, also being the westerly line of Tujunga Avenue as shown on the map of said Tract No. 10157, a distance of 1364.11 feet to the northeast corner of said Lot 0, thence,

Westerly along the northerly line of said Lot 0, a distance of 15 feet; thence,

Northerly along the easterly line of Lots 5 and 4 of said Tract No. 10157, also being the westerly line of Tujunga Avenue as shown on said map, a distance of 338.26 feet to the southwest corner of Lot M of said Tract No. 10157; thence,

Easterly along the southerly line of said Lot M, a distance of 15 feet to the southeast corner thereof; thence,

Northerly along the easterly line of said Lot M, and its northerly prolongation, also being the westerly line of Tujunga Avenue, to the northeast corner of Lot 1 of said Tract No. 10157; thence,

Westerly along the northerly line of said Lot 1, a distance of 7.70 feet to the easterly line of Lot 3 of said Tract No. 10157; thence,

Northerly along the easterly line of Lot 3, of said Tract No. 10157 also being the westerly line of Tujunga Avenue, to the southwest corner of Lot H of said Tract No. 10157; thence,

Easterly along the southerly line of said Lot H, a distance of 7.70 feet to the southeast corner thereof; thence,

Northerly along the easterly line of said Lot H, also being the westerly line of Tujunga Avenue, to the northeast corner of said Lot H; thence,

Easterly 525.00 feet along the northerly line of said Lots 11 through 19, and the northerly terminus of said Cleon Avenue, to the northwesterly corner of Lot 20 of said Tract No. 8275; thence,

Southerly 134.88 feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said Cleon Avenue and the northerly line of Hartsook Street (formerly Boyer Street), 60 feet wide, as shown on said tract; thence,

Westerly 525.00 feet along the northerly line of said Hartsook Street and the southerly line of said Lots 11 through 19, to the southwesterly corner of said Lot 11, said corner also being the point of intersection of the northerly line of said Hartsook Street and the easterly line of an alley, 20 feet wide, as shown on said tract; thence,

Northerly 134.98 feet to the northwesterly corner thereof and the POINT OF BEGINNING.

NOTE: The above recited metes and bound are intended to follow along the various courses of the outside edge of street rights-of-way as they are shown on record maps or may have been subsequently widened, acquired and/or dedicated for street purposes. All of said street names referred to herein, are as they are now known.

Containing 742.5177 Acres

Prepared under the supervision of:



Matthew J. Rowe, PLS 5810  
Psomas and Associates



This is a true and certified copy of the record  
as it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

NOV 17 1997

Craig S. McLean REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



## **ATTACHMENT C**

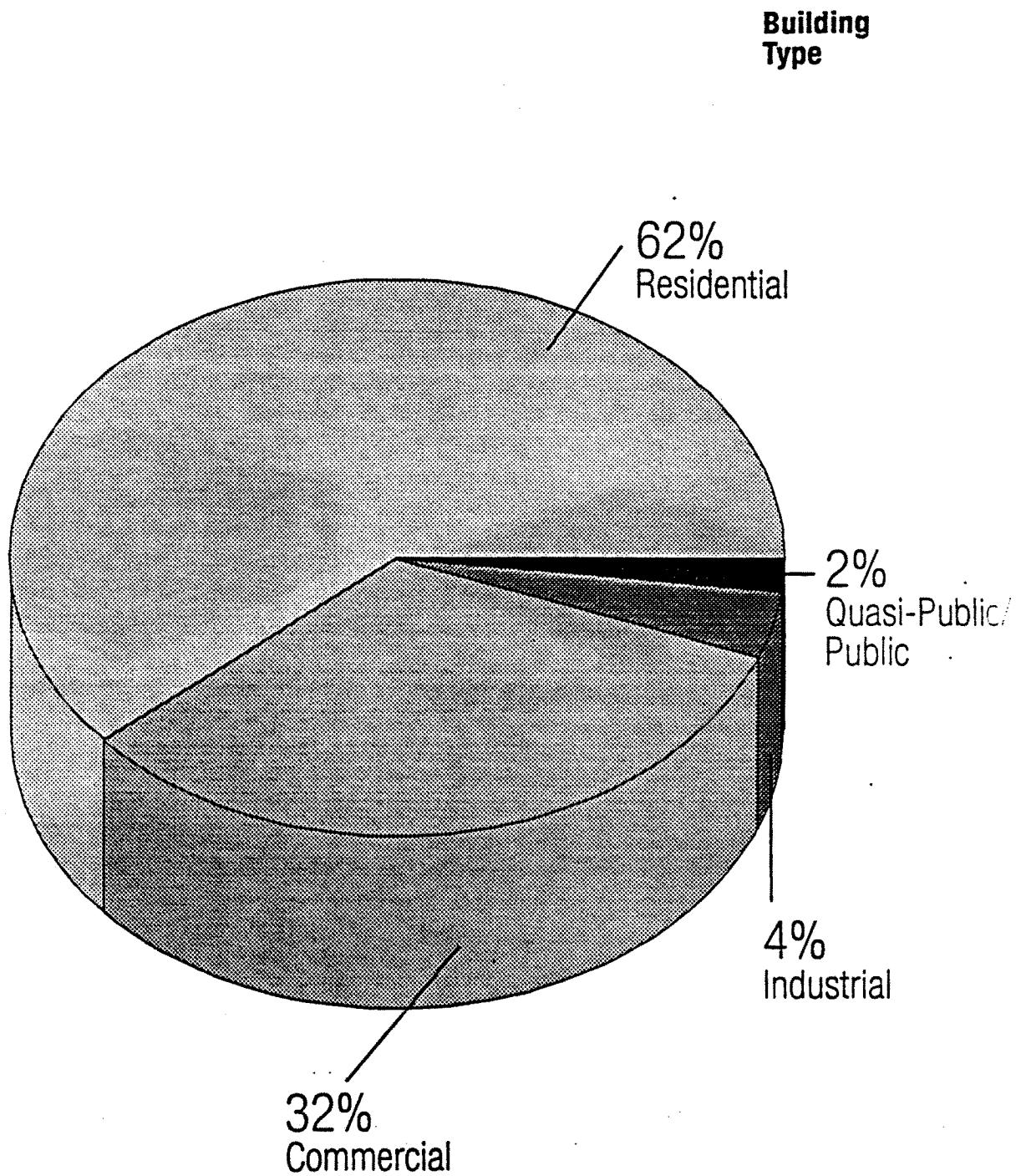
### **PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS**

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The Agency is authorized to install and construct, or to cause to be installed and constructed, public improvements and facilities and public utilities (within or outside the Project Area as necessary to carry out the Plan. The following list of public improvements, facilities and utilities projects are eligible for installation and construction by the Agency, subject to the availability of funds, setting of priorities, and other contingencies. The Agency's installation and construction of such projects is subject to the limitations as set forth in Section 520 of the Plan. These projects may include but are not limited to the following:

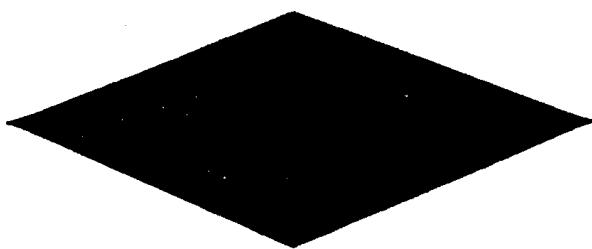
- Libraries, library improvements, schools, child care centers, senior citizen centers and court houses;
- Circulation and urban design improvements, including over- or underpasses, bridges, paving of streets, other street improvements, curbs, gutters, sidewalks, streetlights, medians, electrical, natural gas, telephone and water distribution systems, wastewater, sewers, storm drains, traffic signals and synchronization, parks and park facilities, lighting plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings, mass transportation, bicycle and pedestrian facilities, and transportation control measures and circulations improvements.
- Burbank Boulevard street widening, undergrounding utilities, storm drains, and installation of street trees and sidewalks.
- Chandler Boulevard and Southern Pacific Railroad Right of Way Improvements including bike trails, circulation improvements and landscaping.
- Lankershim Boulevard widening and streetscape improvements.
- Parking lot and alley improvements to assist in traffic circulation and business attraction.
- Street lighting improvements throughout the Project Area.
- Public art and cultural facilities.



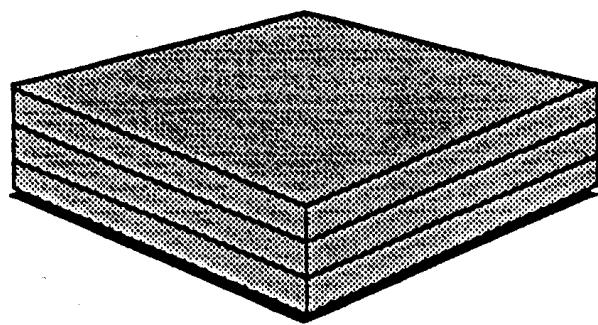
**Notes:**

1. Percentages are approximate, and the ultimate percentages may vary based on the fulfillment of plan objectives.
2. All development plans are subject to the review and approval of the Agency.
3. Building type, size and height are governed by all applicable Federal, State and local ordinances and regulations.

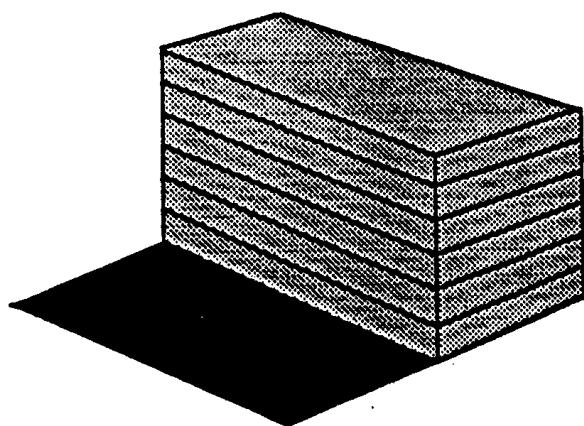
**Examples of  
3:1 Floor Area  
Ratio (3:1 FAR)**



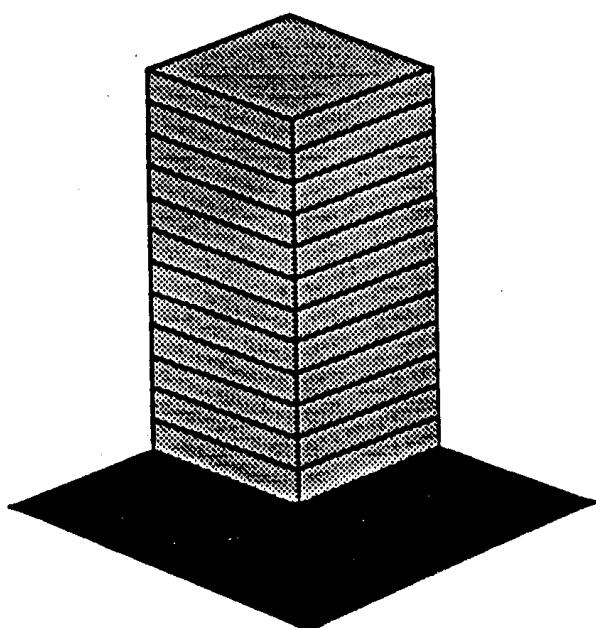
**Buildable Area**



**3 Stories**



**6 Stories**

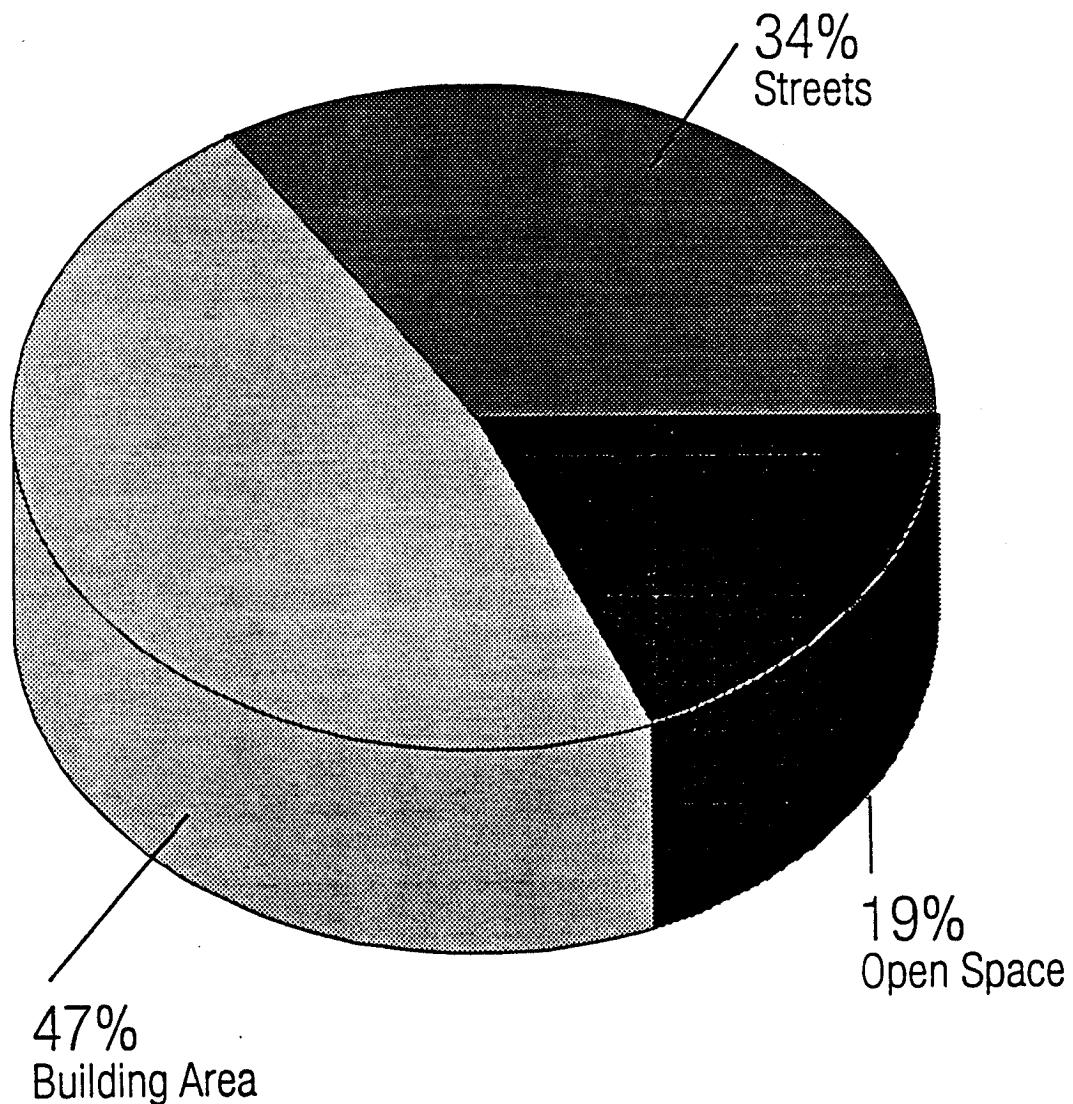


**12 Stories**

**E x h i b i t E**

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**Approximate  
Amount of  
Open Space**

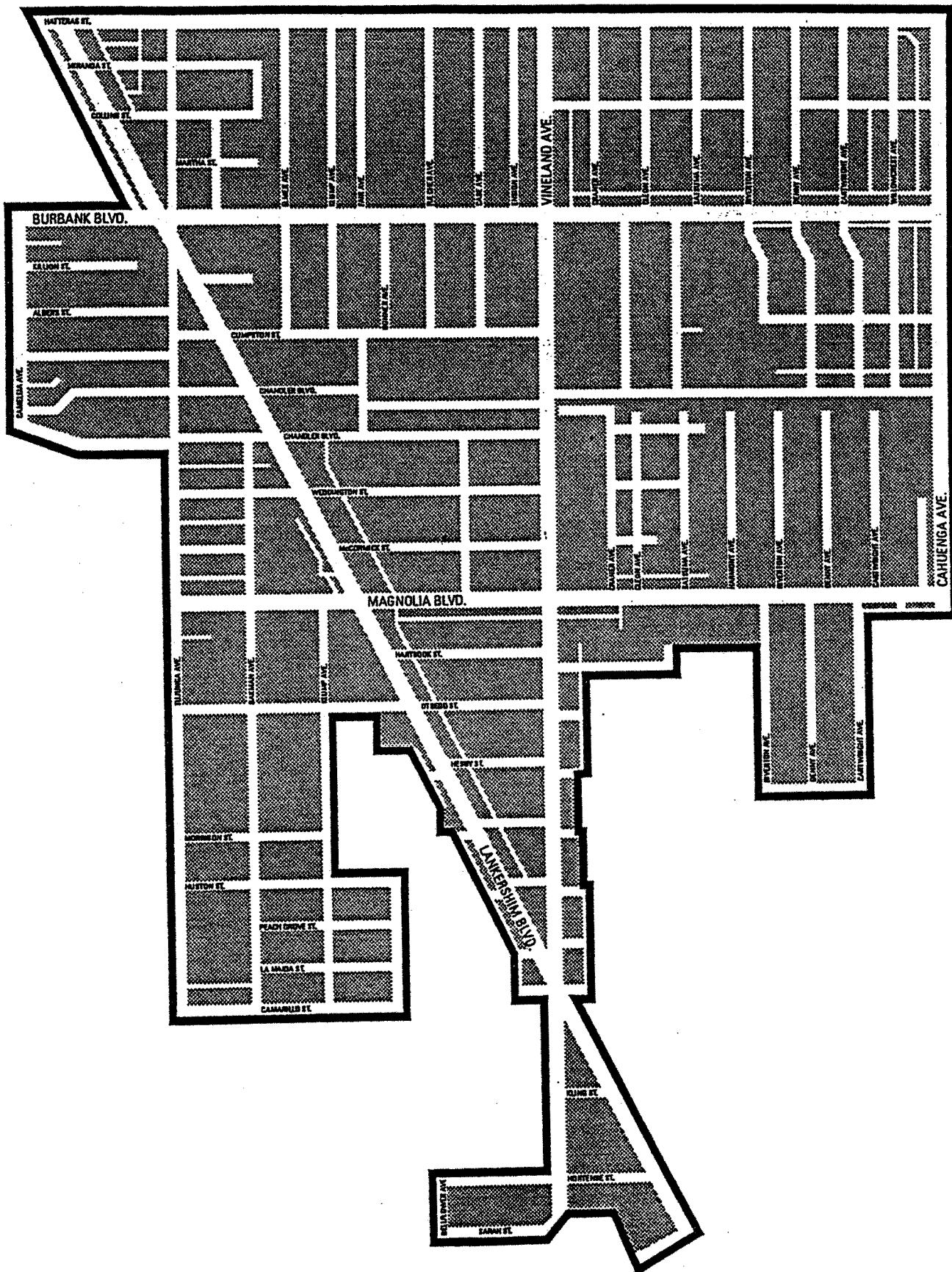


**Notes:**

1. Percentages are approximate.
2. "Open Space" means generally maintained as the area between buildings.
3. "Building Area" means land area devoted to buildings.

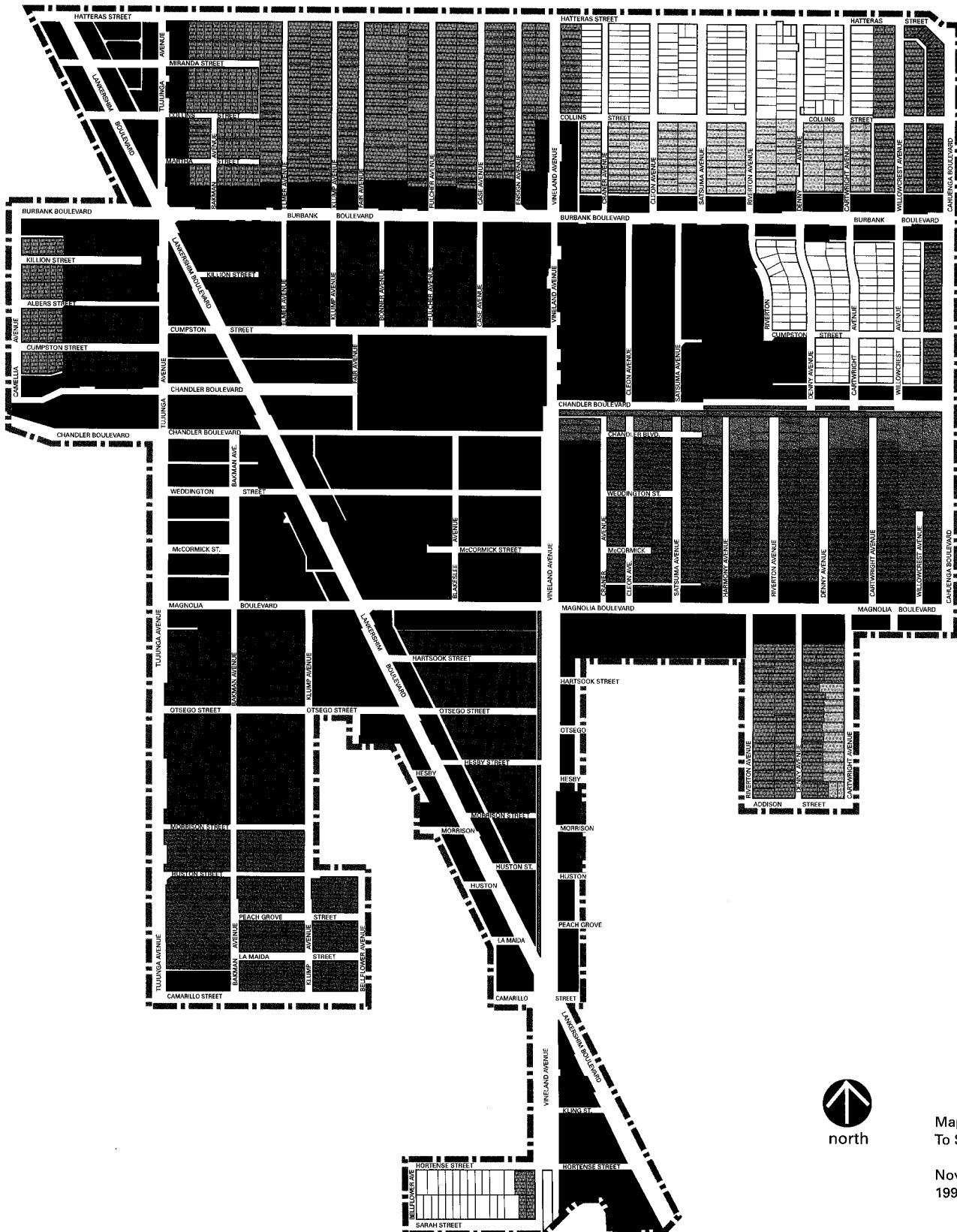
## North Hollywood

## Redevelopment Project



# North Hollywood Redevelopment Project

Community Redevelopment Agency of Los Angeles



Map Not  
To Scale

November  
1995

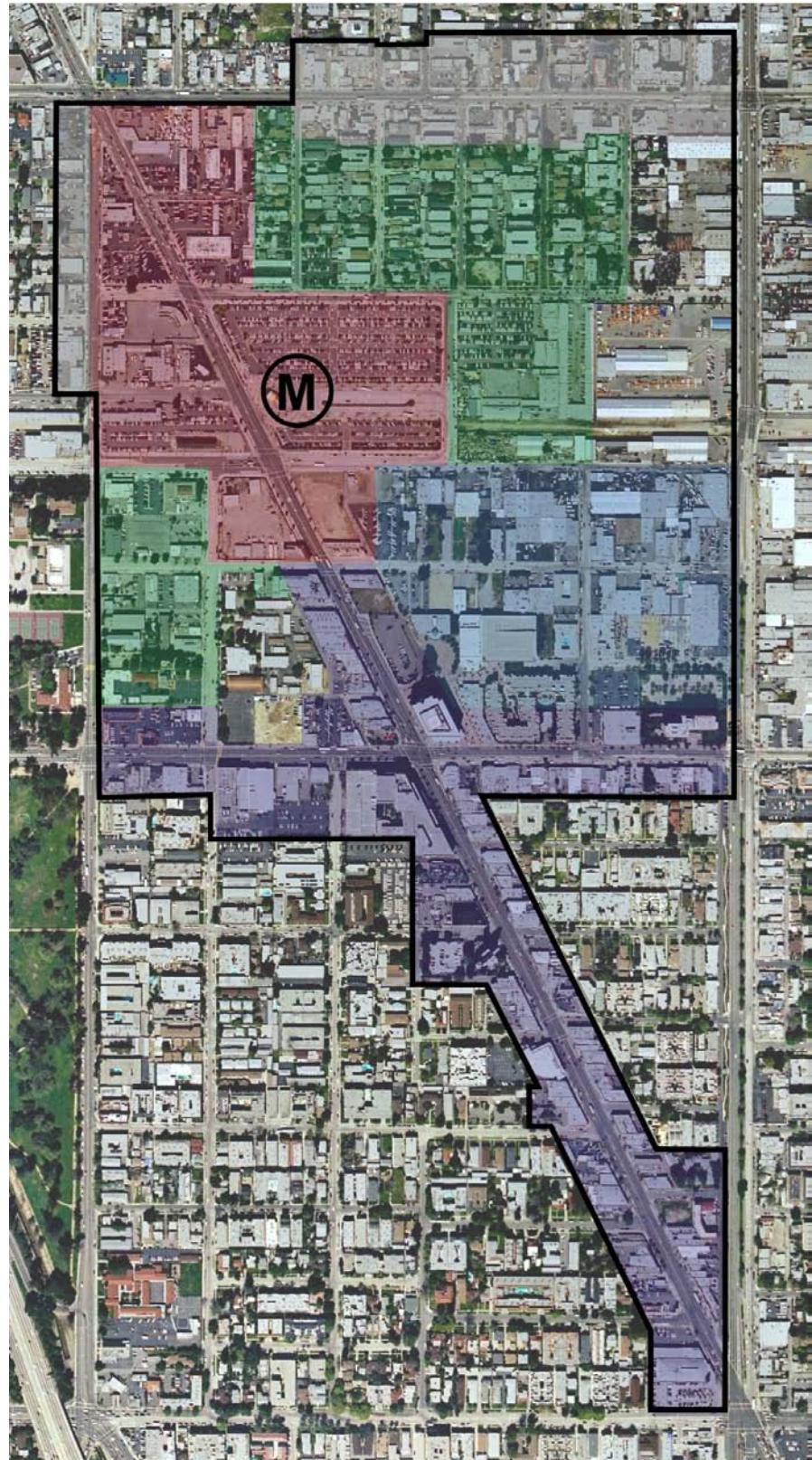
## Redevelopment Plan Map

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	OPEN SPACE
<ul style="list-style-type: none"> <li>Low: Max 7 Units/Gross Acre</li> <li>Low Medium 1: Max 12 Units/Gross Acre</li> <li>Low Medium 2: Max 24 Units/Gross Acre</li> <li>Medium: Max 40 Units/Gross Acre</li> <li>High Medium: Max 60 Units/Gross Acre</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood</li> <li>Community</li> <li>Commercial Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Limited</li> <li>Light</li> </ul>	<ul style="list-style-type: none"> <li>Open Space</li> </ul>

**Design for Development  
Establishing  
North Hollywood  
Redevelopment Project  
Commercial Core  
Urban Design Guidelines**

**Community  
Redevelopment Agency  
of the City of Los Angeles**

**adopted  
September 20, 2007**





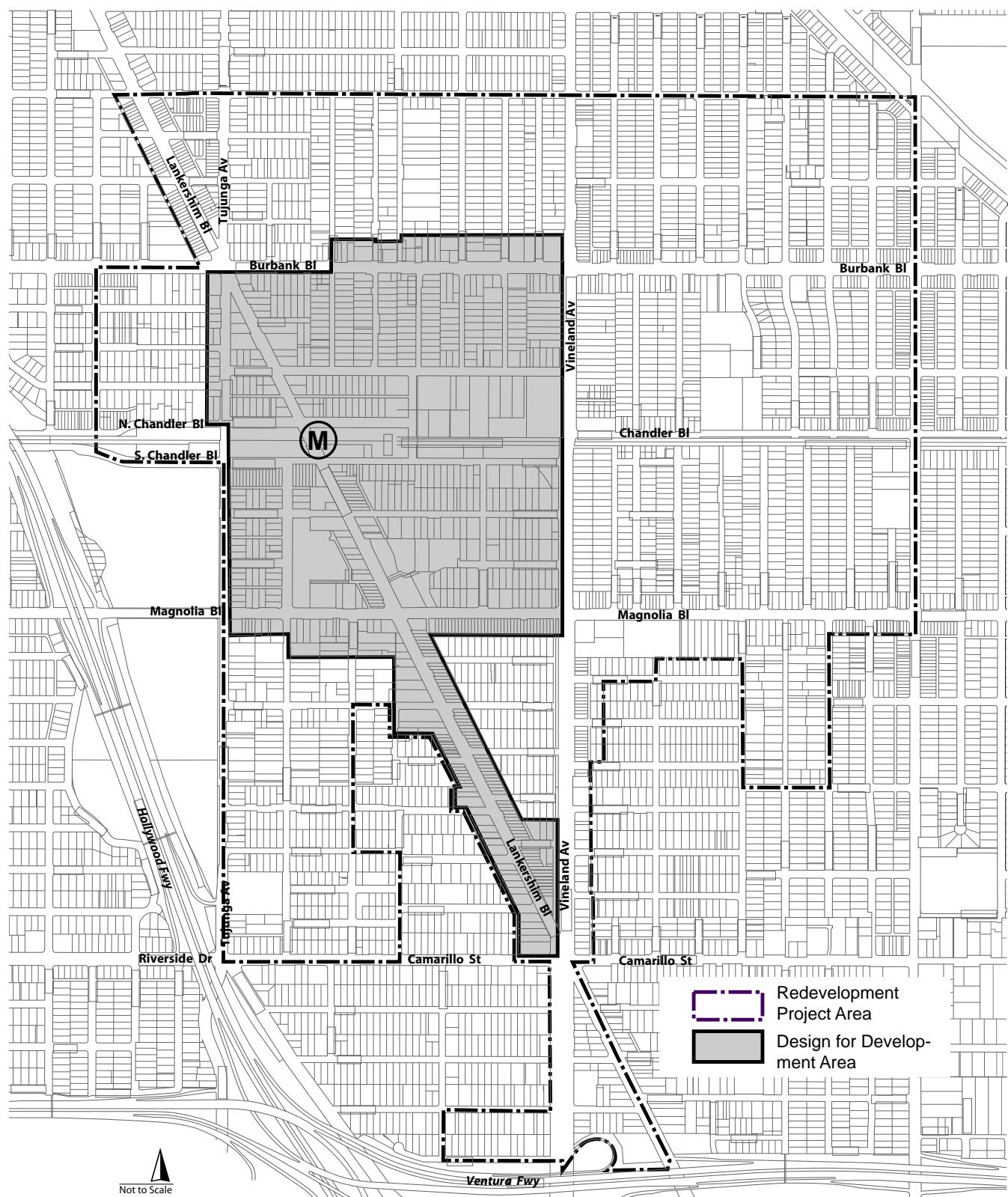
**Design for Development  
Establishing  
North Hollywood Redevelopment Project  
Commercial Core  
Urban Design Guidelines**

**Part I  
General Provisions**

1. Except as stated herein, all applicable State, County and City of Los Angeles regulations and code requirements shall apply. Where the Design for Development differs from the above, the more restrictive shall apply.
2. All development within the Design for Development Area shown on Exhibit 1 shall be subject to and conform to this Design for Development.
3. All development shall conform to the Amended Redevelopment Plan for the North Hollywood Redevelopment Project ("Redevelopment Plan").
4. All developments subject to this Design for Development shall comply with the Agency's Public Art Policy which is hereby incorporated by reference.
5. All developments subject to this Design for Development shall be required to obtain LEED™ Certification by the U.S. Green Building Council, or similar.
6. All developments incorporating housing that are subject to this Design for Development and require Agency discretionary land use action pursuant to Section 600 of the Redevelopment Plan may be required to include affordable housing units in support of the Agency's goal to meet or exceed the requirement that at least fifteen percent (15%) of new or rehabilitated dwelling units developed within the redevelopment project area by public or private entities or persons other than the Agency be available at affordable housing cost to, and occupied by, persons and families of low or moderate income in conformance with Section 33413(b) (2)(i) of the California Health and Safety Code and Section 536 of the Redevelopment Plan.
7. All developments subject to this Design for Development shall comply with the Design for Development Establishing Sign Design Standards for the North Hollywood Redevelopment Project Area, which is hereby incorporated by reference.
8. There shall be no increase in the height, size, floor area or residential density of any existing building except in conformance with this Design for Development.

9. Minor adjustments to provisions of this Design for Development may be approved administratively provided that all of the following determinations can be made: (a) the technical application of certain provisions of the Design for Development would result in practical difficulties inconsistent with general purpose and intent of the Design for Development; (b) approving a minor adjustment will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and (c) approving a minor adjustment would result in a development that substantially conforms with this Design for Development and is in full conformance with the Redevelopment Plan. No adjustment shall be approved that would modify provisions of this Design for Development addressing maximum residential density, maximum floor area ratio, maximum building height and/or land use without the approval of the Agency Board of Commissioners.
10. The Agency reserves the authority to disapprove any project that would result in the loss of existing low and moderate income housing units unless replacement of those units is provided.
11. Proposals and applications for permits shall be reviewed for compliance with this Design for Development, the Redevelopment Plan and CEQA requirements.

**Exhibit 1**  
**Design for Development Area Boundaries Map**



**Part II**  
**North Hollywood Redevelopment Project**  
**Commercial Core Urban Design Guidelines**

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## 1. INTRODUCTION AND OVERVIEW

### DESIGN PRINCIPLES

#### VISION

- ❑ Foster development that reinforces the identity of NoHo and enables its creative business and residential communities to flourish.
- ❑ Build a community of districts and neighborhoods, each with a distinct identity.



### DISTRICTS AND NEIGHBORHOODS

#### NoHo Arts District

- ❑ Preserve and reinforce the existing character of the NoHo Arts District.
- ❑ Support existing art, theater, and other cultural facilities and develop new facilities that complement the existing facilities.



The NoHo Arts District

#### Lankershim Core

- ❑ Create a significant concentration of commercial development (retail, hotel, entertainment and office), as well as housing, around the Metro Red and Orange Line Stations.
- ❑ Encourage convenience uses that will become a part of the everyday commute.
- ❑ Provide linkages between the transit-related development in the Lankershim Core, the NoHo Arts District and surrounding neighborhoods and between individual buildings in the Lankershim Core.

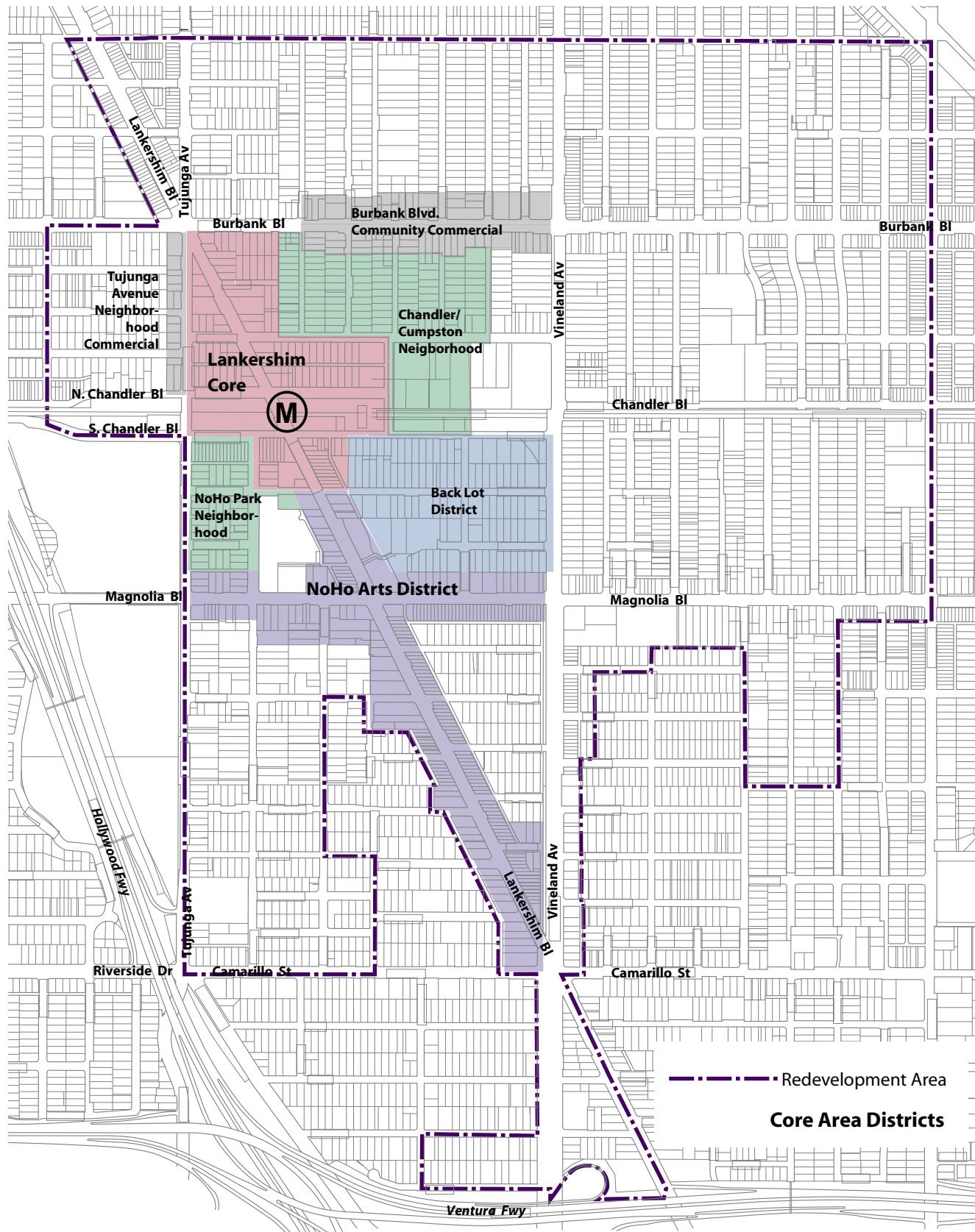


MTA site



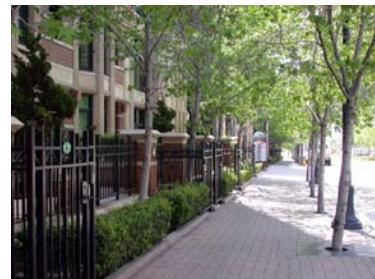
Existing blank-wall buildings on Lankershim Blvd. (upper) could have been designed with storefront retail and street trees (lower).

**Figure 1-1 North Hollywood Redevelopment Area Commercial Core Sub-Areas**



## **Residential and Live-Work Neighborhoods**

- Provide a broad range of housing types and price levels that offer a full range of choices and bring people of diverse ages, ethnicities, and incomes into daily interaction.
- Preserve existing stable neighborhoods, including existing housing stock that provides affordable, family housing.
- Cultivate compact, pedestrian-friendly residential neighborhoods where a variety of activities are within walking distance and new development is integrated into, not isolated from, the existing neighborhood.
- Design streets not just for vehicles, but as usable outdoor space for walking and visual enjoyment.
- Provide adequate public open space, including joint use open space with LAUSD and MTA within walking distance of residents.



## **Neighborhood and Community Commercial Districts**

- Reinforce Burbank Boulevard's function as a community serving commercial and mixed-use district.
- Reinforce Tujunga Avenue's function as a neighborhood-serving commercial and residential district.

## **BUILDING DESIGN**

- Recognize the dwelling as the primary building block of a neighborhood and a key to individual and community pride. Design dwellings that residents can be proud of, with comfortable living spaces, natural light and ventilation, and outdoor open space.
- Respect the existing neighborhoods, including massing and scale, while at the same time, encouraging innovative architectural design that expresses the creativity of NoHo.
- Accommodate vehicular access and parking in a way that respects pedestrians and public spaces and contributes to the quality of the neighborhood.
- Provide "eyes on the street" to create a safe and stable community and to encourage interaction and identity.



## SUSTAINABILITY

- Incorporate environmentally sustainable practices in all aspects of design.

## APPLICATION OF THE DESIGN GUIDELINES TO DEVELOPMENT PROJECTS

These guidelines are intended to provide guidance for creating a livable, walkable Transit Oriented District in North Hollywood.

## ORGANIZATION OF THE DESIGN GUIDELINES

This document is organized into the following sections:

1. Introduction and Overview (this section)
2. Land Use by District
3. Development Intensity and Building Height
4. Sidewalks and Setbacks
5. Building Massing and Street Wall Design
6. Ground Floor Treatment
7. Tower Treatment
8. Circulation, Parking and Loading
9. On-Site Open Space
10. Other Building Design Elements
11. Signage
12. Streetscape Improvements
13. Sustainable Design
14. Affordable Housing

## 2. LAND USE BY DISTRICT

- ❑ Reinforce the identity and character of each district and neighborhood in the North Hollywood Commercial Core by encouraging a distinctly different and complementary mix of land uses in each, as summarized in the Table 2-1. This land use mix is intended to:
  - Maintain and enhance the existing orientation of the NoHo Arts District as a center for the performing and visual arts;
  - Establish a regional-serving commercial center at the Metro station in the Lankershim Core;
  - Encourage in-fill multi-family residential development in the Chandler/Cumpston and NoHo Park Neighborhoods to reinforce their residential character;
  - Encourage entertainment industry support uses, along with live-work development in the Back Lot District;
  - Provide community and neighborhood-serving shops and services on Burbank Boulevard and Tujunga Avenue with housing above.
- ❑ Prohibited uses in all districts and neighborhoods include auto-related uses (except new automobile dealership franchises and their associated activities), flea markets, liquidation outlets, swap meets, storage facilities except those related to entertainment and multimedia uses, payroll advance/check cashing, and adult entertainment uses.

**Table 2-1 Land Use by District**

District/Neighborhood	Primary	Secondary
NoHo Arts District	arts-related cultural uses; specialty retail	office; services; residential
Lankershim Core	regional-serving office; retail	regional-serving cultural uses; residential
Chandler/Cumpston Neighborhood	residential	-
Back Lot District	Back Lot uses <sup>1</sup>	residential
NoHo Park Neighborhood	residential	retail/services
Burbank Blvd.	community-serving retail/services	residential
Tujunga Ave. Neighborhood Service District	neighborhood-serving retail/services	residential

<sup>1</sup> Back Lot uses are defined as entertainment and multi-media industry-related support services, including, but not limited to, development, production, post-production, distribution, licensing or marketing of motion pictures, television programming, video or audio recordings, video graphic images or animation.

### **3. DEVELOPMENT INTENSITY AND BUILDING HEIGHT**

**A. Establish maximum Floor Area<sup>1</sup>, residential density and height limits with which all Projects must comply unless they provide community benefits as described in Subsection B. below.**

- In Subarea 605, as defined by Ordinance No. 162937 (CPC 1986-0108) and illustrated in Figure 3-1, maximum Floor Area ratios (FARs) exclusive of community benefit bonuses shall be as specified in Table 3-1. Outside Subarea 605, maximum FARs shall be as specified by Zoning regulations.
- Maximum residential densities exclusive of community benefit bonuses shall be as specified in Table 3-1.
- Maximum height limits exclusive of community benefit bonuses shall be as specified in the Table 3-1 and illustrated in Figures 3-2 and 3-3 to:
  - Preserve the existing scale and character of the NoHo Arts District;
  - Create a dense activity center oriented around the Metro station in the Lankershim Core and Back Lot District;
  - Encourage in-fill of the Chandler/Cumpston and NoHo Park Neighborhoods at a scale and density that promote pedestrian activity and reinforce their residential character;
  - Encourage revitalization of Burbank Boulevard and Tujunga Avenue.



*Development intensity and height should be greater in the Lankershim Core than in other districts. Source: Urban Studio*

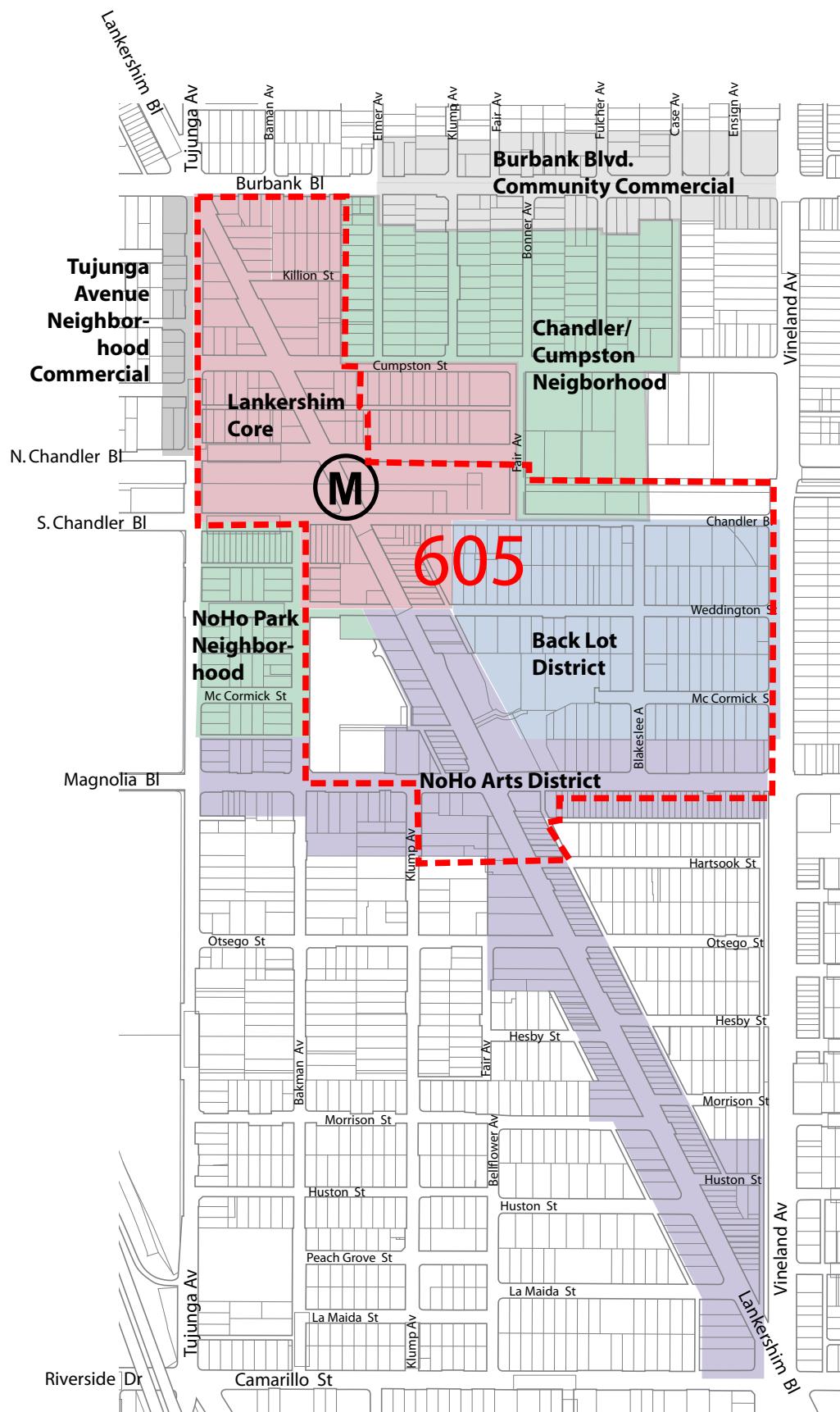
**B. Provide density, Floor Area and height bonuses in exchange for the provision of key community benefits.**

- Density bonuses of up to 25% may be authorized by the Agency pursuant to Section 602.1 of the Redevelopment Plan and State law. The Agency may authorize density bonuses for those projects that: 1) further the goals and objectives of the Redevelopment Plan; 2) minimize displacement of low and moderate income households and loss of low and moderate income dwelling units; 3) generate within the project Area variety in housing and residential environments for all socio-economic groups; 4) promote revitalization, improvement of residential properties and well-planned neighborhoods; 5) provide adequate floor area, living spaces and open space in order to avoid excessively dense development; 6) contribute to a desirable residential environment and long-term neighborhood stability; and 7) meet other criteria as may be negotiated between CRA/LA and the owner/developer. Building height and FAR may be increased to accommodate the additional housing units and comply with these design guidelines.
- In Subarea 605, the Floor Area Ratio of a project may be increased as follows, provided that the project conforms to Zoning regulations, including the following Zoning regulations for Subarea 605: 1) the

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<sup>1</sup> Floor Area is as defined in the Los Angeles Municipal Code.

**Figure 3-1 Subarea 605 in which FAR Limits in Table 3-1 Apply**



**Table 3-1 Maximum Residential Densities, Floor Area Ratios and Building Heights Exclusive of Community Benefit Bonuses<sup>1</sup>**

District/Neighborhood	Maximum Density (DU/Acre) <sup>2</sup>	Maximum Floor Area Ratio (FAR) Subarea 605 only	Maximum Building Height <sup>3</sup>
NoHo Arts	35	1.5:1	45' <sup>4</sup>
Lankershim Core			
Residential adjacent <sup>5</sup>	90	3:1	90'
Other locations	90	3:1	140'
Chandler/Cumpston	65		65'
Back Lot	55	3:1	65'
NoHo Park	55	3:1	65'
Burbank Blvd.			
Commercial only	NA		30'
Mixed use <sup>6</sup>			
South side	45		55'
North side	35		45'
Tujunga Avenue			
Commercial only	NA		20'
Mixed use <sup>7</sup> or residential	45		55'

<sup>1</sup> These maximums may be exceeded by a project that includes community benefit(s) approved by the CRA/LA, as specified in Subsection 3.B.

<sup>2</sup> Maximum Residential Density is calculated by multiplying the acreage of the development site (the horizontal area within the lot lines of the site after any required dedications are subtracted) by the maximum dwelling units per acre listed for each District/Neighborhood.

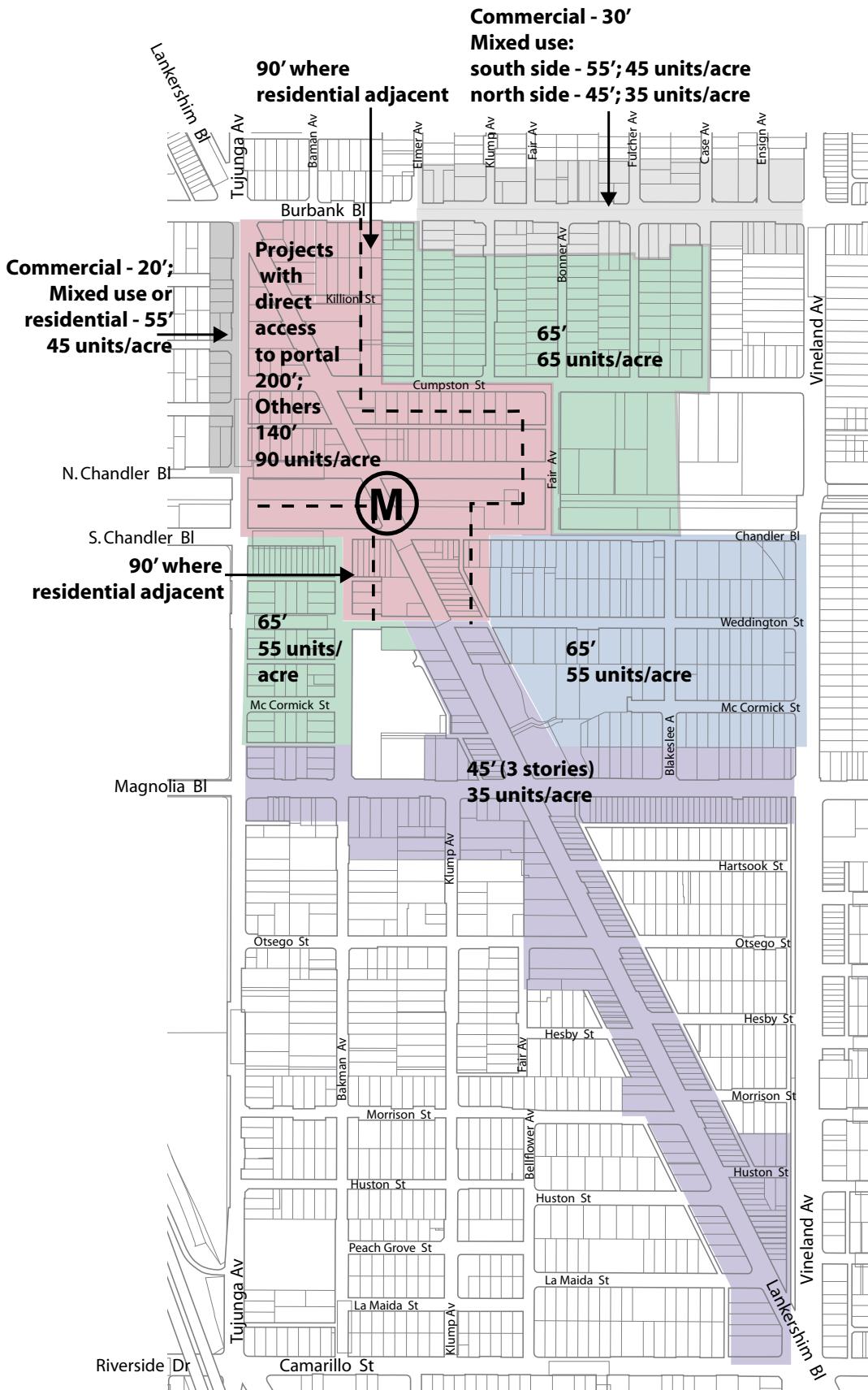
<sup>3</sup> Height is as defined by the Zoning Code.

<sup>4</sup> In the NoHo Arts District the number of stories is limited to a maximum of 3.

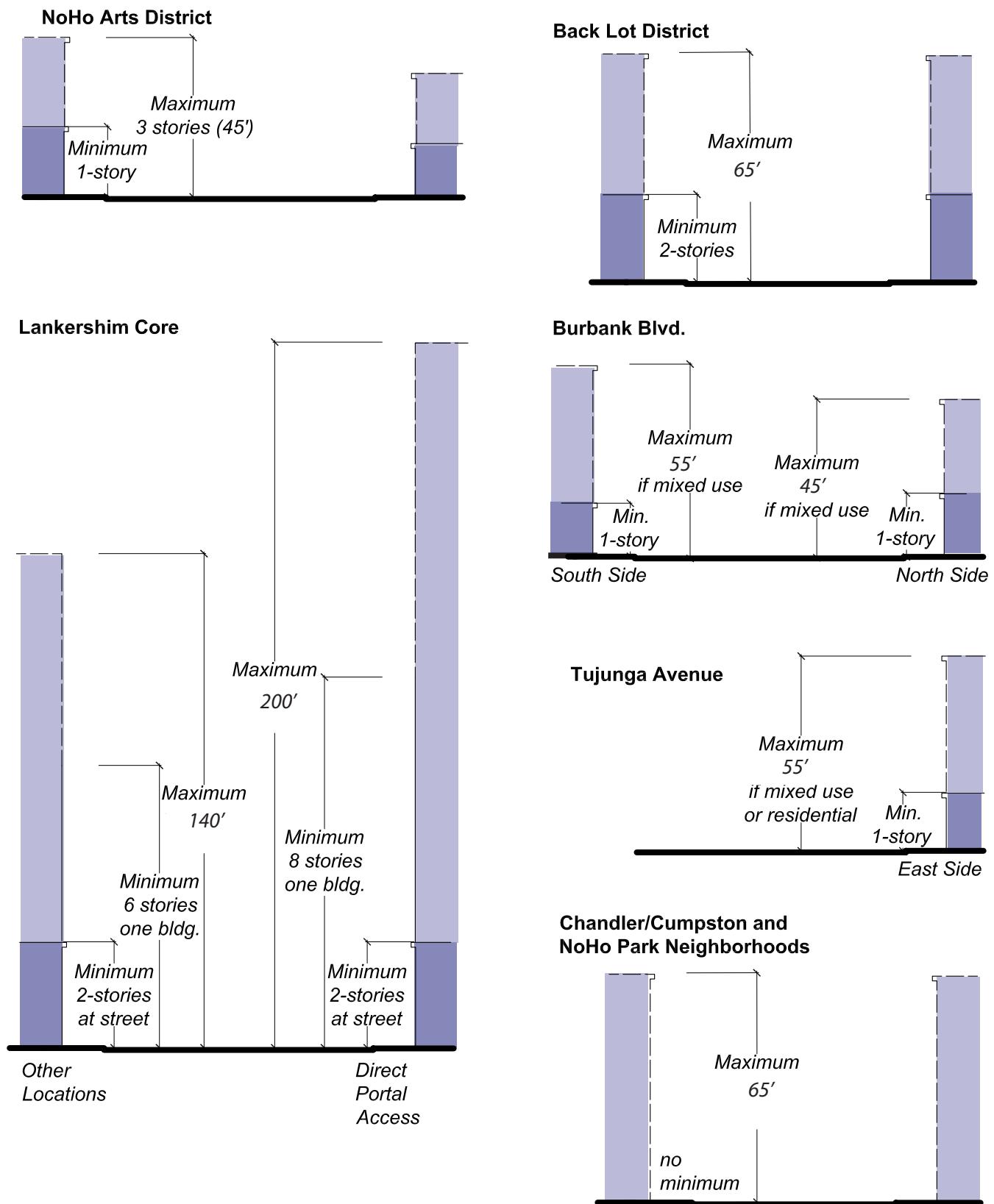
<sup>5</sup> "Residential adjacent" is defined as any area within 100' of a project's property line that abuts or is directly across the street from the Chandler/Cumpston or NoHo Park Neighborhoods or the Back Lot District as shown in Figure 3-2.

<sup>6</sup> To qualify as mixed use, 50% of the street frontage along the ground floor must be commercial.

**Figure 3-2 Maximum Building Height and Residential Densities Exclusive of Bonuses**



**Figure 3-3 Minimum and Maximum Building Heights by District Exclusive of Bonuses**



FAR on the project site shall not exceed 6:1; 2) the average FAR on all parcels in Subarea 605, excluding Floor Area required to accommodate affordable housing density bonuses, shall not exceed 3:1 and 3) all parcels shall have an available FAR, excluding density bonuses, of at least 2:1 in the Lankershim Core and Back Lot Districts and 1:1 in the No Ho Arts District.

- A project that achieves LEED Silver certification shall receive an additional FAR of 0.5. To qualify for the LEED Silver certification bonus, a project must be submitted for LEED design phase review and receive sufficient "anticipated" credits for LEED Silver certification prior to Agency approval of the project's building permit. If a project receives the LEED Silver bonus and subsequently fails to obtain LEED Silver certification, the project applicant shall provide the number of affordable housing units that would correspond to the Floor Area bonus received or shall pay an equivalent fee to be determined by the CRA/LA.
- A project shall receive a bonus of four square feet of Floor Area up to an FAR of 1.0 for each one square foot of public open space, provided that open space is: 1) at least 5,000 square feet in area with a minimum dimension of 50 feet in any direction; 2) located at street level and directly accessible and visible from the street; 3) open to the public during normal business hours; 4) 25% planted; 5) 75% shaded at noon PDT on June 21 by either structures or trees (based on 75% of the mature height of the specified tree species/cultivar); 6) 25% not shaded at noon PST on December 21; 7) maintained by the project property owner; and 8) lined with retail or cultural uses, programmed with activities, or otherwise integrated into the project.
- In the Lankershim Core, a project that includes direct portal access to the Metro Red Line station on the project site, that is, a public entrance to the station on the project site that connects directly to the below-grade station via an existing Knock Out Panel, or provides a direct underground connection between the Orange Line terminus and the Red Line station shall receive a bonus of 1.0 FAR.
- In the Lankershim Core, a project with a tower that has an average floor plate size of not more than 12,000 square feet and no horizontal dimension greater than 120 feet, shall receive an additional FAR of 0.5 and, the tower, except where "residential adjacent" as defined by Table 3-1, may exceed the height limit in Table 3-1.
- A project that includes a performing arts, visual arts or other cultural facility may receive a Floor Area bonus to be determined by the CRA/LA. The size of the bonus will depend upon the characteristics of the facility provided.
- Other community benefits to be determined by the CRA/LA.

Residential density and height may be increased, up to the maximum permitted by Zoning regulations, as needed to use any bonus Floor Area, except that height may not be increased where the project is “residential adjacent” as defined in Figure 3-2 and specified in Subsection 3.C.

#### **C. Other Floor Area, Height and Density Provisions**

- In the Lankershim Core, any project with direct portal access shall include a tower at least 8 stories tall, and any project without direct portal access should include a tower at least 6 stories tall.
- The first floor, including the main entry to a project, shall be at street level.
- The floor-to-ceiling height in all residential units shall be at least 9'-0".
- Towers in the Lankershim Core should create landmarks, define and preserve view corridors, and minimize shade and shadow impacts.
- Transitions in scale shall be provided as specified in Table 3-1:
  - In the Lankershim Core, buildings within 100' of a project's property line that abuts or is directly across the street from a primarily residential neighborhood, shall step down in height.
  - On Burbank Boulevard, building height on the north side of the street shall be limited to reduce shade/shadow impacts on neighbors.
- In all projects containing residential development, the habitable residential floor area on any floor shall not exceed 50% of the lot area, except that, in conjunction with any bonus in Subsection 3.B., the habitable residential floor area on any floor may equal up to 65% of the lot area.

## 4. SIDEWALKS AND SETBACKS

### A. Establish sidewalk widths that contribute to comfortable use of the sidewalk and support sidewalk activity.

- ❑ The sidewalk widths specified in Table 4-1 shall be provided by setting buildings back from the property line and treating the setback as part of the sidewalk, unless an alternate treatment is approved by the Agency.
- ❑ Where a dedication is required, but the roadway will not be widened, a temporary parkway zone that can be removed without disrupting the permanent sidewalk, including street trees, if the roadway is widened in the future shall be provided.

**Table 4-1 Sidewalk Widths**

<b>Street</b>	<b>Minimum sidewalk width</b>
Lankershim Boulevard	15'
Magnolia Boulevard	15'
All Back Lot Streets	14'
Other Lankershim Core streets	12'
Burbank Boulevard	12'
Tujunga Boulevard	12'
All other streets	12'



<sup>1</sup> Sidewalk width shall be measured from the face of curb after any anticipated roadway widening.

- ❑ Within the sidewalk, adequate walkway area and adequate area for street trees and other landscaping shall be provided as specified in Table 4-2. On Lankershim, Magnolia, Burbank and Tujunga Boulevards, provide paved parkways with tree wells. On all other streets, provide continuous landscaped parkways to be planted, irrigated and maintained by the adjacent property owners, except adjacent to bus stops and loading zones where tree wells shall be provided.

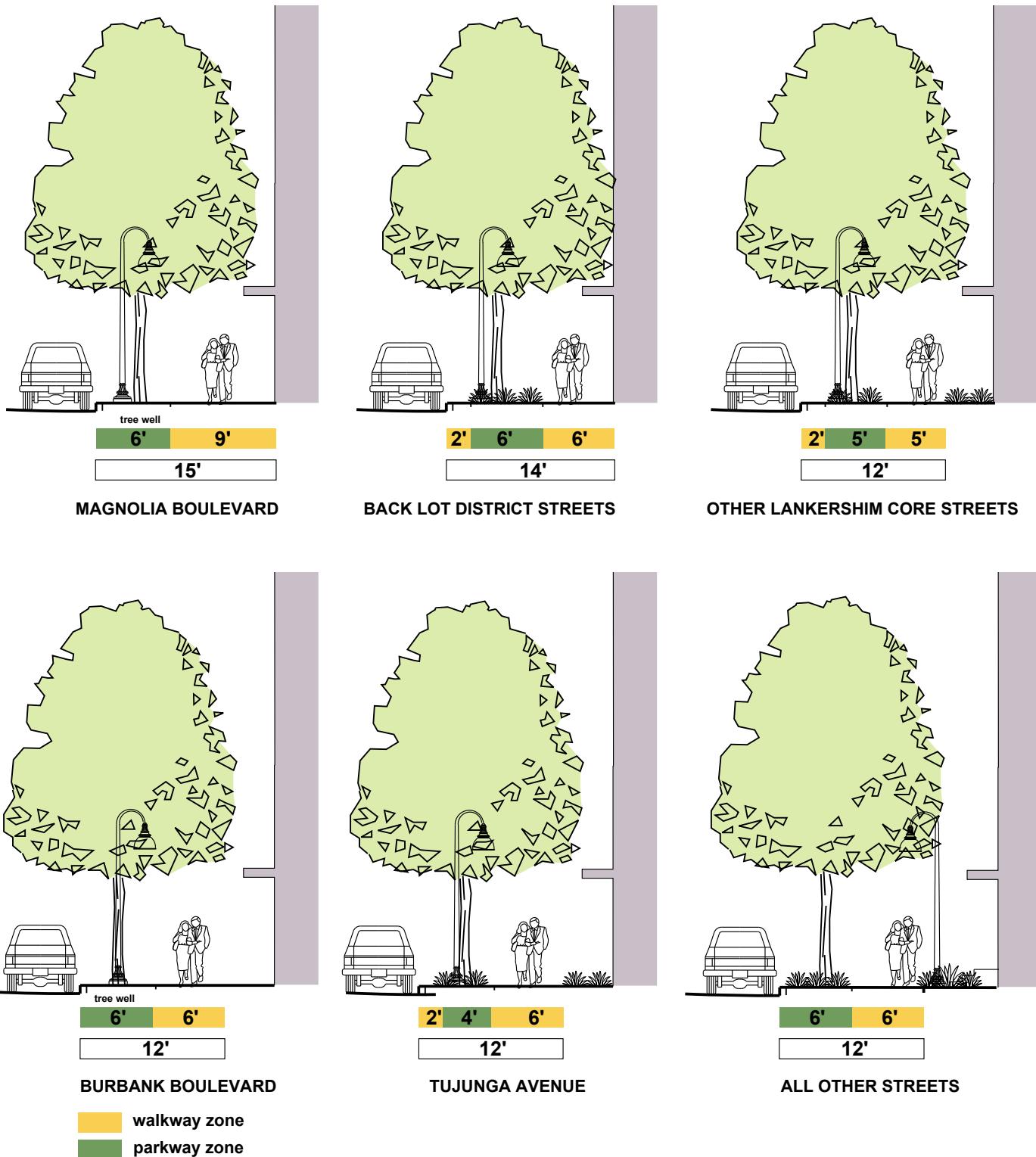
**Table 4-2 Minimum Walkway/Parkway Widths and Tree Wells<sup>1</sup>**

<b>Street</b>	<b>Minimum walkway width</b>	<b>Minimum parkway width</b>	<b>Minimum tree well</b>
Lankershim Boulevard	9'	6'	4' x 6'
Magnolia Boulevard	9'	6'	6' x 8'
All Back Lot Streets	6'	8'	NA <sup>2</sup>
Other Lankershim Core streets	5'	7'	NA <sup>2</sup>
Burbank Boulevard	6'	6'	6' x 8'
Tujunga Boulevard	6'	6'	NA <sup>2</sup>
All other streets	4'	6'	NA <sup>2</sup>

<sup>1</sup> See Figure 4-1 for configuration of parkway zone.

<sup>2</sup> Continuous landscaped parkway required - see Figure 4-1.

**Figure 4-1 Sidewalks by District**



- ❑ Design of parkways and large tree wells to collect and treat stormwater runoff is encouraged, provided that groundwater and street trees are not adversely affected.
- ❑ Where tree wells and parkways would conflict with existing underground vaults, historic paving materials, or other existing features, the tree well and parkway design shall be modified to eliminate such conflicts.

**B. Provide a central gathering place near the Metro Stations in the Lankershim Core.**

- ❑ Projects at the intersection of Lankershim Boulevard and Chandler Boulevard are encouraged to provide a plaza or plazas designed to both provide access to the Metro Red and Orange Lines and accommodate a variety of community activities.
- ❑ The street wall and ground floor treatment requirements for streets with Urban Street Walls in Sections 5. and 6. apply to buildings that line the central plaza or plazas.



Looking southeast at Central plaza at Metro Station. Source: Urban Studio

**C. Provide setbacks from the back of sidewalk appropriate to the land use and district.**

- ❑ On streets where an Urban Street Wall is required, as defined in Figure 5-1, and adjacent to ground floor space designed for retail use, the building street wall (as defined in Table 5-1) shall be located at or within a few feet of the back of sidewalk as specified in Table 4-3, except where a plaza or plazas are provided as described in B. above.
- ❑ On all other streets, buildings shall be set back from the back of walkway to provide a buffer between the sidewalk and building as specified in Table 4-3.
- ❑ Variations in the setback are encouraged to respond to building function and to create visual interest.
- ❑ Treatment of the setback required in Table 4-3 will vary with the use for which the ground-floor is designed:
  - Adjacent to retail, the setback, if any, should be primarily hardscape and may be used for outdoor dining and other commercial activities.
  - Adjacent to live-work space, the average two-foot setback, should include a little landscaping.
  - Adjacent to residential units with individual entries on the street, the setback should be primarily landscaped may include walkways, porches, solid walls up to 3 feet above sidewalk elevation, transparent fences (e.g., wrought iron or tubular steel) up to a height of 5 feet above sidewalk elevation. If the landscaped setback is at least 15 feet wide and is designed to be usable for residents, that landscaped setback may be counted as required usable open space.



Figure 4-2 illustrates variations in setback treatment in response to ground floor use and treatment.

**C. Provide a buffer between higher intensity commercial or mixed use development and lower density residential development.**

- In the Lankershim Core, where a project's property line abuts the Chandler/Cumpston Neighborhood, NoHo Park Neighborhood, or the Back Lot District, a 15-foot landscaped setback shall be provided.

**Table 4-3 Building Wall Setback Zone From Back of Sidewalk<sup>1</sup>**

<b>District/Neighborhood</b>	<b>Streets with Urban Street Wall (Min.- Max.<sup>2</sup> )</b>	<b>Other Streets (Average/Min.-Max.)</b>		
		<b>Corner Retail/ Professional Office/Live Work<sup>3</sup></b>	<b>Residential with individual Entries on Street<sup>4</sup></b>	<b>Residential - without Individuals Entries on Street<sup>5</sup></b>
NoHo Arts	0-2'	2'/0-10'	4'/2-8'	8'/4-12'
Lankershim Core	0-10'	5'/0-15'	8'/4-16'	12'/4-24'
Chandler/Cumpston	-	-	10'/5-15'	15'/15'
Back Lot	0-5'	2'/0-5'	6'/3-12'	10'/5-15'
NoHo Park	-	2'/0-5'	10'/5-15'	15'/15'
Burbank Blvd.	0-5'	2'/0-15'	8'/4-12'	12'/4-24'
Tujunga Ave.	-	2'/0-10'	8'/4-12'	12'/4-24'

<sup>1</sup> Back of sidewalk is based on sidewalk widths shown in Figure 4-1.

<sup>2</sup> Building wall may be located anywhere within the range shown.

<sup>3</sup> Corner Retail is retail within 50 feet on a street that intersects a street with a required Urban Street Wall. Setback should include some landscaping.

<sup>4</sup> Setback should include at least 50% landscaping.

<sup>5</sup> Setback should include at least 75% landscaping.

*Note: If at least 50% of the building frontage along a block face is occupied by designated Historic Resources or by buildings determined by the Administrator to be likely to remain for the next 30 years, then the setback shall match the average setback of those fixed buildings.*

**Figure 4-2 Setback Treatment In Response to Ground Floor Treatment**



## 5. BUILDING MASSING AND STREET WALL DESIGN

**A. Establish building massing along street frontages appropriate to the character of each district.**

- The building wall along the street (Street Wall) shall be located as specified in Table 5-1.

**B. Where retail and cultural uses line the ground floor, provide a building wall along the sidewalk to define and enclose the street and provide a comfortable scale for pedestrians.**

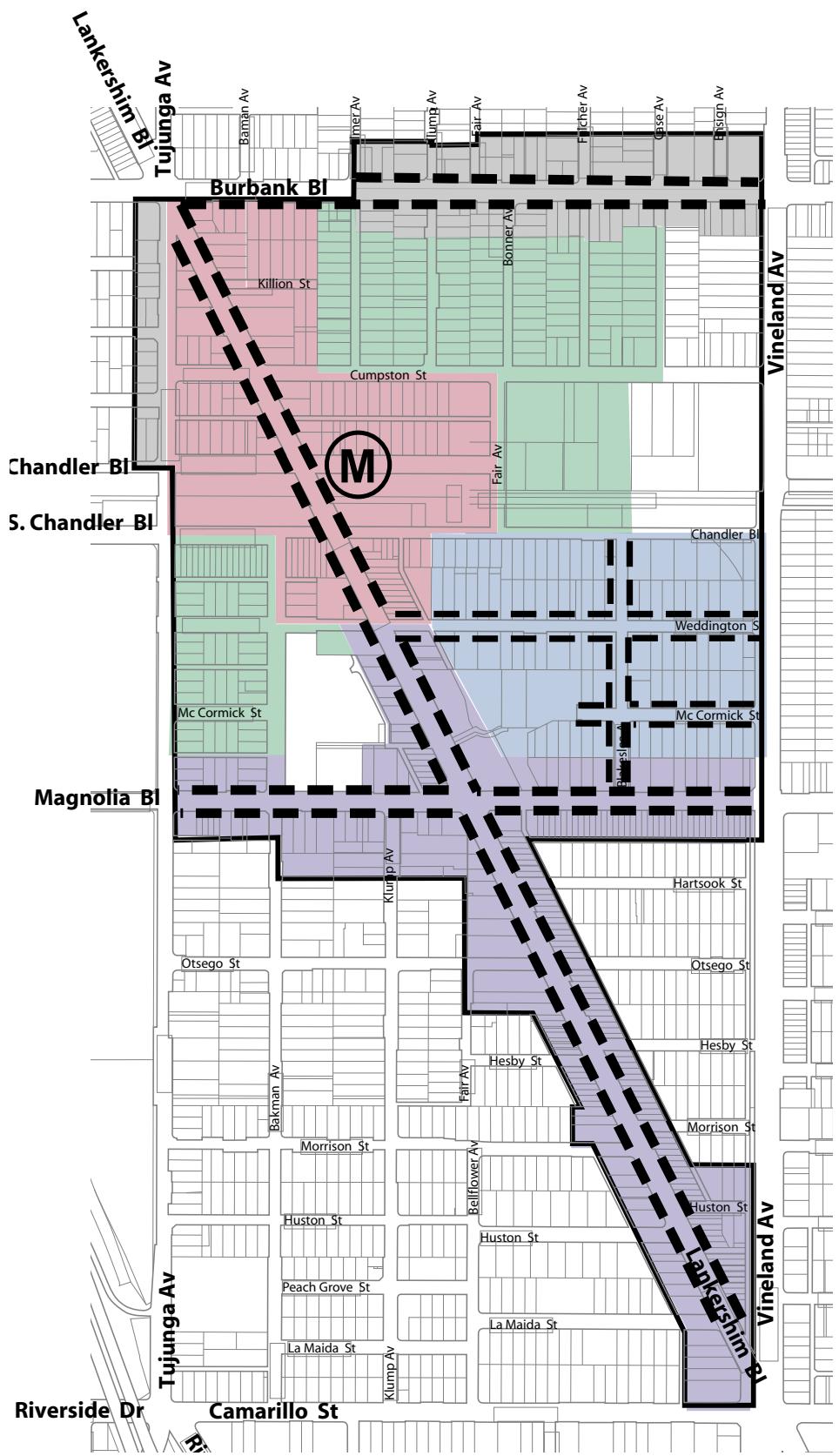
- Along streets that are intended to have continuous ground floor retail, cultural or live/work uses oriented to the sidewalk, that is, Lankershim Boulevard, Magnolia Boulevard, Burbank Boulevard, Weddington Street, McCormick Street, and Blakeslee Avenue, as shown in Figure 5-1, define the street with a largely continuous building wall at the back of sidewalk.
- 90% of a building's walls along the street shall have the minimum number of stories specified in Table 5-1.
- Building walls may, but are not required to, set back above the minimum height required along the street.
- Breaks in the building street wall shall be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
- An identifiable break shall be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors designed for office or retail use. This break may include a change in material, change in fenestration, or similar means of articulation.
- For buildings with towers, a distinct break should be provided at the top of the building base.
- The street wall façade should be vertically articulated by dividing it into sections and using balconies, articulated windows or other elements to create a regular rhythm of projections and recesses.

**C. Along other streets, provide additional façade articulation, both horizontally and vertically, to create visual interest.**

- Along streets not called out in Figure 5-1, the building wall along the street should step back an average of 4 feet above the first two stories and an average of 8 feet above the first 4 stories. The step backs should be varied both vertically and horizontally to provide visual interest, as appropriate to the architectural design of the building.



**Figure 5-1 Locations Where Urban Street Walls are Required**



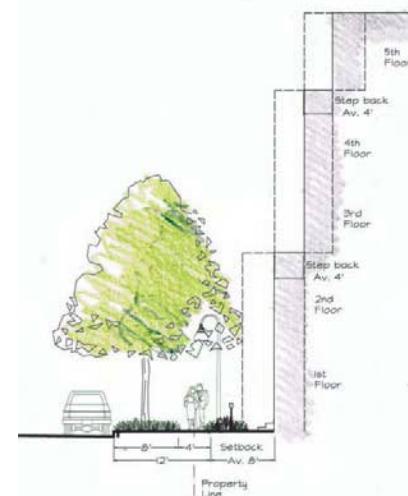
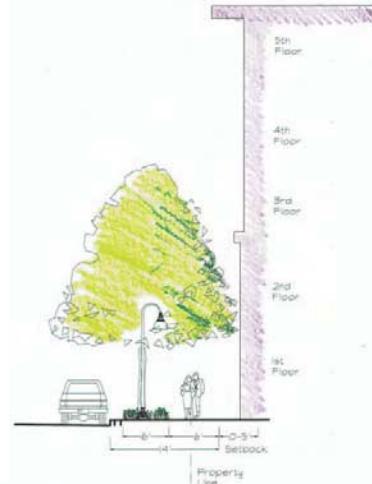
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Locations where consistent Urban Street Walls, as defined by Table 5-1, are required.

**Table 5-1 Building Street Wall Characteristics**

District/Neighborhood	Minimum Percent of Building Wall Built in Setback Zone <sup>1</sup>	Minimum Stories At Setback
NoHo Arts	85%	1
Lankershim Core:		
Lankershim/Burbank Boulevards	75% <sup>2</sup>	2
Other streets	0%	No minimum
Chandler/Cumpston	0%	No minimum
Back Lot	75%	2
NoHo Park Neighborhood	0%	No minimum
Burbank Blvd.	65%	1
Tujunga Ave.	65%	1

<sup>1</sup> Setback is as defined in Table 4-3.

<sup>2</sup> Minimum percentage may be reduced to accommodate plaza(s) at Lankershim and Chandler Boulevards, provided that buildings lining the plaza comply with these requirements.



## 6. GROUND FLOOR TREATMENT

**A. Along streets with required Urban Street Walls, design ground floor space for retail, cultural and live-work uses, orienting tenant spaces to the street and maximizing storefronts and entrances along the sidewalks to sustain street level interest and promote pedestrian traffic.**

- ❑ Ground floor space with a linear frontage equal to the following percentages of the required building street wall (as specified by Table 5-1) to at least the following depths shall be designed to accommodate the following uses:

**Table 6-1 Required Ground Floor Space**

Street	% of Required Street Wall	Min. Aver- age Depth	Ground Floor Use
Lankershim/Magnolia Blvds.			
NoHo Arts District	100%	30'	Retail or cultural
Lankershim Core	90%	40'	Retail or cultural
All Back Lot Streets	75%	35'	Entertainment industry-serving uses or live-work units
Burbank Boulevard	75%	25'	Commercial/live-work

*Note: The required ground floor space may be occupied by other uses initially, but will be available for retail or cultural uses in the future when there is demand.*

- ❑ Required ground floor retail space shall have a minimum 14'-0" floor-to-ceiling height.
- ❑ Ground floor space designed to accommodate commercial or live-work uses may, but is not required, to be provided in the Tujunga Avenue Neighborhood Service District and NoHo Park Neighborhood.
- ❑ Required ground floor space may be located along the required street wall or along a courtyard or plaza, provided the retail frontage is not more than 60 feet from the back of sidewalk and is visible from the sidewalk.
- ❑ Second and third floor space may be designed for retail or cultural uses, provided that space is accessed from ground floor retail space that fronts on Lankershim or Magnolia Boulevard or on a pedestrian paseo or plaza that is directly connected to Lankershim or Magnolia Boulevard.
- ❑ Ground floor space other than in the locations required in Table 6-1 may be designed for retail or cultural uses, provided that space is accessed from required ground floor retail space that fronts on Lankershim or Magnolia Boulevard or from a pedestrian paseo or plaza that is directly connected to Lankershim or Magnolia Boulevard and the entry is visible from Lankershim or Magnolia Boulevard.



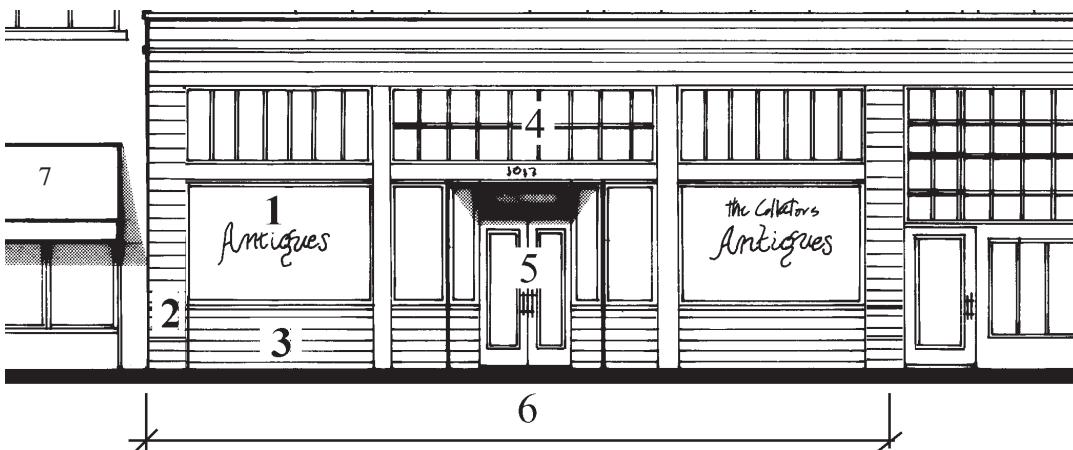
- The primary entrance to each street-level tenant space that has its frontage along a public street shall be provided from that street. Secondary entrances may be provided from within a project site.
- The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo or an open space area devoted to public gatherings, either of which is connected to the public street.
- Wall openings, such as storefront windows and doors, shall comprise at least 75% of a building's street level façade. In the Lankershim Core and Back Lot District, up to 25% of this requirement may be satisfied through architectural treatment, such as window boxes and displays or public art elements as approved by the Agency.
- Clear glass for wall openings, i.e., doors and windows, shall be used along a street-level façade for maximum transparency, especially in conjunction with a retail use. Do not use dark tinted, reflective or opaque glazing for any wall opening along street level facades.
- In the NoHo Arts District, the storefront bay rhythm established by existing buildings along each boulevard shall be maintained. Storefront bay widths shall be in the range of 25 to 40 feet and building facades longer than 100 feet shall be treated as 2 separate facades.

**Figure 6-1 Typical Elements in a NoHo Arts District Storefront Bay**

*The storefront bay is the opening in wall in which the storefront module is located.*

*The elements of the storefront module include:*

1. Display windows with transparent glass.
2. Pilasters, which are expressed to the ground.
3. Storefront bulkhead, which appears distinct from the pilaster due to a set back and/or change of material.
4. Transom windows, often with multiple lights
5. Entrance door - recessed single door or double doors that are simple and transparent.
6. Storefront bay width
7. Canopy or awnings.



**B. Design ground floor residential development to balance privacy and a connection to the street.**

- ❑ Residential units with individual entries on the street should have entries that are several feet above the sidewalk elevation with stairs and porches in the landscaped setback and windows on the ground floor that look out onto the street.
- ❑ Residential units that do not have individual entries on the street should have active, habitable space, such as recreation or common rooms, along the ground floor street wall and windows that look out onto the street.



**C. Orient buildings to the street to promote the sidewalk activity.**

- ❑ Locate 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, on a public street.
- ❑ Provide at least one public entrance along each building street frontage, which may be either a building or tenant/resident entrance.
- ❑ A corner building shall provide a public entrance at the corner and/or on both sides of the building, facing on the public streets.
- ❑ More public entrances than the minimum specified, including building and/or tenant/resident entrances, are encouraged.



**D. Incorporate pedestrian-oriented architectural features at the ground floor to 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.**

- ❑ Façade articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details, shall be used to promote pedestrian-scaled architecture along the street.
- ❑ Architectural features such as canopies, awnings, and overhangs, which are integral to the architecture of the building, are encouraged at storefronts and special features.
- ❑ Architectural features such as canopies, awnings and overhangs shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated, vinyl awnings are not permitted.



## 7. TOWER TREATMENT (LANKERSHIM CORE ONLY)

### A. Bulk



**Background.** Residential towers are considerably less bulky than office towers. The minimum size of a residential tower is determined by the size of its service core. Seismic requirements dictate the minimum size of the core, which comprises the majority of the non-leaseable/saleable floor area; and buildings over 240 feet in height require larger structural cores. To be financially feasible in Los Angeles, a residential tower requires a floor efficiency (ratio of leaseable/saleable to total area of a floor) of about 85%. As a result, for maximum efficiency, residential floor plate size in the Los Angeles area is about 12,000 to 14,000 square feet.

Evaluations in other cities suggest that towers are most attractive when they have a ratio of height to width of about 3.5:1, for example, 100 feet wide and 350 feet tall. Reducing the bulk of the top of a tower ("sculpting" the tower) makes it more attractive.

- In order to preserve views and provide privacy, light and air, point towers, rather than slab towers are encouraged.
- Towers in the Lankershim Core that have an average floor plate size of not more than 12,000 square feet and a length or width of not more than 120 feet, except a tower that is "residential adjacent" as defined by Table 3-1, may receive a Floor Area bonus and may exceed the height limit in Table 3-1 (see Section 3.).

### B. Spacing

Tower spacing is critical for the provision of privacy, natural light and air, as well as an attractive High Rise.



- Residential towers above 90 feet shall be spaced at least 80 feet from all existing or possible future towers, both on the same block and across the street, except: where the towers are offset (staggered) so that no wall with windows faces another wall, the distance between tower may be 60 feet. Where there is an existing adjacent tower, the distance should be measured from the wall of the existing adjacent tower to the proposed tower. Where there is no existing adjacent tower, but one is permitted and could be constructed in the future, the proposed tower must be 50 feet from an interior property line or 50 feet from the street center line shared with the possible future tower.

### C. Winter Shadows

- Towers should be located to minimize shadows on school yards, playgrounds and parks during the middle of the day (10 a.m. to 2 p.m.) during winter months.

## **8. CIRCULATION, PARKING AND SERVICE/LOADING FACILITIES**

**A. Provide parking, which, in conjunction with available public and shared parking and public transportation, is adequate to serve the North Hollywood Core Redevelopment Area and encourages the use of alternative modes of transportation.**

- In the NoHo Arts District, the Agency will endeavor to provide a combination of existing off-street parking and public and shared private or MTA parking adequate to serve the existing ground floor space occupied by retail and cultural uses.
- Shared parking of all parking facilities is encouraged. In particular, parking constructed to serve the Metro stations should be used during evenings and weekends, when transit use is lower than on weekdays, to serve theaters, restaurants and other non-residential uses within one quarter mile of the Metro stations.
- A minimum of one individually and easily accessible parking space per dwelling unit shall be provided.

**B. Minimize the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians.**

- Access to parking and to service/loading facilities shall be from an alley where feasible.
- Curb cuts, excluding handicapped ramps, are not permitted on Lankershim Boulevard and shall be limited to the minimum necessary in all other locations.
- Curb cuts and driveways shall be of the minimum width permitted.

**C. Locate parking and internal vehicular circulation to minimize its visibility along streets.**

- Except for the minimum ground-level frontage required for access to parking and loading areas, no parking or loading shall be visible on any building facade that faces a street. Any parking, loading or circulation not located below grade shall be lined by habitable floor area having a minimum depth of 20 feet along all street frontages or, if the project sponsor demonstrates that it is not feasible to line the parking with habitable space, to integrate it into the design of the building facade.
- Fast food drive-through aisles may not be visible from the street. They may, however, be located within parking structures or behind buildings.

**D. Locate access to service and loading facilities in non-obtrusive locations that are separated from pedestrian spaces and primary building entrances.**

- Where alley access is not feasible, street-level access to service and loading facilities shall be located a minimum of 40 feet from a primary building entrance, pedestrian paseo, or public outdoor gathering area. This guideline shall not apply to a residential, hotel or restaurant drop-off (porte-cochere).

**E. Screen and buffer service and loading facilities so as to block unsightly views from public streets, open spaces, and other sensitive uses.**

- 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 screen to a minimum height of 8 feet.

## 9. ON-SITE OPEN SPACE AND LANDSCAPING

### A. Provide adequate open space to serve residents.

Site landscaping and residential open space shall be provided as required by Section 12.21.G. of the Zoning Code (that is, 100 sf/ studio or 1-bedroom unit, 125 sf/2-bedroom unit, 175 sf/3-bedroom unit of which 50% must be common open space), except as follows:

- Common open space shall be located at the grade level or first habitable room level, except in the Lankershim Core and Back Lot District, where roof top open space is permitted.
- At least 75% of the required trees shall be canopy trees that shade open spaces, sidewalks and buildings.
- Recreation rooms of the sizes specified in the Zoning Code may qualify as private, not common, open space, up to 25% of the total required usable open space.



### B. 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 uses.

- The North Hollywood Redevelopment Core Area's common open spaces are comprised of the following types:

- *Streets:* Streets are the most public of all open spaces. Streets communicate the quality of the public environment and the care a City has for its residents. Streets, which are divided into sidewalks and roadways, should be safe and comfortable for pedestrians, while accommodating necessary vehicular movement. Sidewalks are further divided into walkways and parkways and, if wide enough, may also include a commercial use zone to support the businesses located along them. See Section 7 for applicable design guidelines.
  - *Building Setbacks:* Building setbacks along Lankershim and Magnolia Boulevard and in the Back Lot District are intended to expand the sidewalk to accommodate activities such as outdoor dining, window shopping, and pedestrian traffic. Building setbacks in residential neighborhoods are intended to provide a landscaped buffer between the public street/sidewalk and residences.
  - *Paseos:* Paseos are extensions of the street grid located on private property. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities.
  - *Entry forecourts:* Entry forecourts announce the function and importance of primary building entrances. They should provide a clear, comfortable transitions between exterior and interior space.



- *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 rooms with a high degree of enclosure.
  - *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.
  - *Roof Terrace*: Roof terraces and gardens can augment open space in the Lankershim Core. Their design and location should encourage human occupation and use. These spaces are especially encouraged in conjunction with hotels or residential uses.
- On-site open space types shall be sited in relation to the street in accordance with the Table 9-1.

**Table 9-1 Relationship of Open Space to the Street**

<b>Open Space Type</b>	<b>Location</b>	<b>Connection to Street</b>
Building Setback	street level	design as extension of sidewalk
Paseos	street level*	direct connection to street required
Entry Forecourts	street level*	direct connection to street required
Courtyards	street level or above grade	direct connection to street not required
Plazas	street level*	direct connection to street required
Roof Terrace	above grade or rooftop	direct connection to street not required

\* permits minor deviations of up to 2 vertical feet from sidewalk level provided that ADA access from the street is provided.

- On-site open space types shall permit public access in accordance with Table 9-2. At a minimum, public access shall be provided during normal business hours.

**Table 9-2 Public Access to Open Space**

<b>Open Space Type</b>	<b>Public Access</b>
Building Setback	required
Paseos	required
Entry Forecourts	required
Courtyards	not required
Plazas	required
Roof Terrace	not required

**C. Provide a diversity of open space, including space devoted to public gatherings, pedestrian movement, and other social and recreational functions.**

- ❑ The size of each on-site open space type shall be provided in accordance with Table 9-3, in addition to the regulations listed above.

**Table 9-3 Minimum Size of Open Space by Type**

<b>Open Space Type</b>	<b>Minimum Area</b>	<b>Min. Dimension</b>
Paseos	NA	20'
Courtyards	400 SF	15'
Plazas	1,000 SF	25'
Roof Terrace	400 SF	15'

**D. Incorporate amenities that facilitate outdoor activities such as standing, sitting, strolling, conversing, window-shopping and dining, including seating for comfort.**

- ❑ Each open space type shall provide amenities in the form of a minimum planted area and number of seats in accordance with Table 9-4. Planters, planter boxes and similar planting containers may count toward this requirement.

**Table 9-4 Landscaping and Seating in the Lankershim Core**

<b>Open Space Type</b>	<b>Minimum Planted Area</b>	<b>Minimum Seating*</b>
Paseos	5%	1 seat per 2,000 SF**
Courtyards	15%	1 seat per 500 SF**
Plazas	15%	1 seat per 500 SF**
Roof Terrace	15%	None specified

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

\*\*2 linear feet of bench or seat wall equals one seat

- ❑ Not more than one news rack, each accommodating up to 3 newspapers, may be located along each 300 feet of block face. It is recommended that the news rack enclosures be located in the private setback adjacent to the buildings where there is a building setback.
- ❑ Plazas and courtyards are encouraged to 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.

**E. Use landscape elements to provide shade and other functional and aesthetic objectives.**

- ❑ Roof terraces shall incorporate trees and other plantings in permanent and temporary planters that will shade, reduce reflective glare, and add interest to the space. These spaces shall also include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- ❑ 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.
- ❑ Landscape elements should establish scale and reinforce continuity between indoors and outdoors space. Mature canopy trees shall be provided within open spaces, especially along streets and required setbacks.
- ❑ Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the Development Site's identity is encouraged.
- ❑ Landscaping should be used to screen or break up the mass of blank walls. For example, trees and shrubs may be planted in front of a blank wall where there is room or vines may be trained on the wall where space is limited.



**F. 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.**

- ❑ Open space types shall generally be contained along a minimum percentage of their perimeter by building and/or architectural features, according to Table 9-5.

**Table 9-5 Containment of Open Space**

<b>Open Space Type</b>	<b>Minimum Containment</b>
Paseos	50%
Entry Forecourts	25%
Courtyards	75%
Plazas	50%
Roof Terrace	25%

## 10. OTHER BUILDING DESIGN ELEMENTS

### A. Provide privacy and natural light and air for all residential units.

- ❑ Front yard setbacks are addressed in section 1.A. Minimum setbacks from other lot lines shall be as follows:
  - Side yards: 5' + 1' for each additional story above 2 stories;
  - Rear yards: 15' + 1' for each additional story above 3 stories up to 20'.
- ❑ The shortest horizontal distance between the specified window of one residential unit and the specified window or wall of another residential unit in the same project shall have, at a minimum, the "line-of-sight" distances from the middle of the windows specified in Table 10-1.

**Table 10-1 Distances Between Windows**

	<b>Primary room- Largest window</b>	<b>Secondary rooms- Largest window</b>	<b>Blank Wall</b>
<b>Primary room -</b>			
<b>Largest window</b>	40'	-	-
<b>Secondary rooms -</b>			
<b>Largest window</b>	30'	15'	-
<b>Blank wall</b>	20'	15'	10'
<b>Public corridor</b>	8'	0'	0'
<b>Side property lines</b>	20'	setback	setback

**Primary room** is a living, dining, combined living/dining or family room.

**Secondary rooms** are all rooms not defined as the primary room. If there are more than one large windows, any may be selected as the largest.

**Blank walls** include garden walls 4' or more in height, frosted glass or other translucent but nontransparent material, and windows with a lower sill not less than 5'-6" above finished floor.

**Public Corridors** are corridors used for circulation. They may be located within window-to-window or window-to-wall spacing distances. However, such corridors shall also have a minimum privacy spacing distance from primary and secondary windows as established above.

- ❑ Operable windows shall be installed in all units to provide natural ventilation.

### B. Articulate all building facades to avoid extensive blank walls that detract from the visual interest and appearance of an active streetscape. In particular, use fenestration to unify a building's appearance and add to a street façade's interest, scale and three-dimensional quality.

- ❑ Along any street frontages no building shall be more than 300 feet in length. A passageway at least 20 feet wide shall be provided between buildings, except on Lankershim Boulevard.



Loft design can provide natural light and views.

- 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.
- A building façade above street level shall not extend more than 90 linear feet without some manner of articulation, such as fenestration relief, shadow line, or change in materials.
- Street level architecture that adds richness and variety to the pedestrian experience of NoHo Arts 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 NoHo Arts District's character.
- Well-marked, articulated and differentiated building entrances should be provided as helpful cue to access and use. 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.

**C. *Incorporate architectural elements, materials and colors appropriate to the district or neighborhood and consistent with the overall building design.***

- Projects should be designed in an architectural style and character that reinforces the NoHo Arts District's identity.
- Materials and colors that are compatible with the vibrant and energetic character of NoHo Arts District, while exhibiting a permanence and quality appropriate to an urban setting, are encouraged.
- Materials should unify a building's appearance and, at the same time allow for, expression of the individual identity of individual tenants.

**D. *Windows***

- Window placement, size, material and style should help define a building's architectural style and integrity.
- Except where inappropriate to the building's architectural style, windows shall be recessed (set back) from the exterior building wall or a reveal that creates a shadow line around the window shall be provided by other means.
- If a window contains divided lights, they shall be either true divided lights or a quality simulation in which the muntins are placed on both the interior and exterior.

**E. Materials and Finishes**

- ❑ Materials, finishes and colors should provide an enduring quality and enhance the architecture and massing of each building.
- ❑ All materials shall be durable and of a high quality. Materials that are short-lived, garish or insubstantial should be avoided.
- ❑ All façades of a building shall employ the same vocabulary of materials.
- ❑ The roof or roofs in a project should be consistent, employing the same roof type, slopes and materials, and should cover the entire width and depth of each building. The same roof style should be visible on all sides. Superficial roof forms, such as mansards, are discouraged.
- ❑ Stucco shall have a smooth finish, such as a smooth trowel or fine sand float finish, rather than a textured, lace or rough sand finish.
- ❑ Painted surfaces should use colors that reinforce the architecture of the building and are compatible with natural materials, such as brick or stone, used in the overall project.

**F. Architecturally incorporate or arrange roof top elements to screen equipment such as mechanical units, antennas, or satellite dishes.**

- ❑ Mechanical equipment shall be screened from public view or integrated with the architectural design of the building.

**G. Minimize glare upon adjacent properties, sensitive uses, and roadways.**

- ❑ A parking structure's internal light fixture luminaires shall be shielded from adjacent uses and properties.
- ❑ Lighting shall be directed away from adjacent properties and roadways, and shielded as necessary. In particular, no light shall be directed at the window of a residential unit either within or adjacent to a project.
- ❑ Innovative lighting technologies are encouraged.

**H. Provide well-designed architectural and landscape lighting**

- ❑ Architectural and landscape lighting that promotes public safety and supports The NoHo Arts District's vitality and nightlife is encouraged.
- ❑ Architectural lighting should complement and accentuate the building architecture.
- ❑ Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.

## **11. SIGNAGE**

### **A. *Applicability***

- The provisions in this section supplement the Zoning Code and Division 62 of the Building Code.
- The provisions in this section supplement the Design for Development Establishing Sign Guidelines for the North Hollywood Redevelopment project Area, which is hereby incorporated by reference.
- Signs permitted in the Residential/Accessory Services (RAS) 4 zone by Section 12.11.5, B, 4. of the Zoning Code are permitted in the **Back Lot District** and **NoHo Park Neighborhood**, that is, “each tenant space may only have one exterior wall sign or projecting sign, not exceeding 20 feet square feet in area, provided the sign does not extend more than two feet beyond the wall of the building, and does not project above the floor of the story immediately above the ground floor. Signs shall not be internally illuminated.”

### **B. *Sign Character***

- Signs should contribute to a lively, colorful, and exciting pedestrian atmosphere with signs and graphics that are compatible with residential uses.
- Signage should respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Small signs, no animation, limited lighting and shorter operating hours are appropriate where signs are visible from residences.

### **C. *Individual Sign Character***

- Signs should be conceived as an integral part of the project design so as not to appear as an afterthought application.
- The location, size, and appearance of building identification signs should complement the building and should be in character with the NoHo Arts District.
- Tenant identification signs should fit comfortably into the storefront architecture; at the same time, they should be bold and dynamic in image, color, materials, and design.
- The location, size, and appearance of tenant identification signs should contribute to street activity and enhance the shopping experience that is appropriate for The NoHo Arts District.

### **D. *Sign Visibility and Legibility***

- Signs shall face the center line of the street, except tenant blade signs, entertainment marquee signs, and temporary displays.

- Tenant identification wall signs shall be located directly behind or above clear, untinted storefront glazing.
- No sign shall be located above the second story, except that High Rise signs may be permitted on buildings at least 120 feet tall, if they meet the following criteria:
  1. **High Rise Sign Location.** On a flat topped building, High Rise Signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet. On buildings with stepped or otherwise articulated tops, High Rise Signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top. High Rise Signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.
  2. **Maximum Sign Area.** A High Rise Sign may not occupy more than 50% of the area in which the sign may be located on a single building face or 800 square feet, whichever is less and may include only a single line of text.
  3. **Number of High Rise Signs.** A building may have no more than two High Rise Signs on any two sides of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both High Rise Signs on a building must be identical.
  4. **Materials.** High Rise Signs must be constructed of high quality, durable materials that are compatible with the building materials. Cut-out letters that are individually pin-mounted and backlit are encouraged. Box signs are prohibited.
  5. **Orientation.** To the extent feasible, High Rise Signs shall not be oriented toward nearby residential neighborhoods.
  6. **Flexibility.** High Rise Signs shall be designed to be changed over time
  7. **Other Guidelines.** High Rise Signs are encouraged to meet the following guidelines:
    - a. The use of symbols, rather than names or words, is encouraged.
    - b. High Rise Signs should be integrated into the architectural design of the building.
    - c. Nighttime lighting of High Rise Signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of High Rise signs should include backlighting that creates a "halo" around the skylight sign. Backlighting may be combined with other types of lighting.

- ❑ A building or tenant identification wall sign should be legible to the pedestrian from the opposite sidewalk.

#### **E. Sign Illumination and Animation**

- ❑ Illuminated signs that reflect the character of the NoHo Arts District are encouraged.
- ❑ Signs shall use appropriate means of illumination. These include: neon tubes; fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.
- ❑ Signs may be illuminated during the hours of operation of a business, but not later than 2 a.m. or earlier than 7 a.m.
- ❑ Innovative sign technologies are encouraged.

#### **F. Prohibited Signs**

Provide signs that exhibit quality and contribute to the character of The NoHo Arts District.

- ❑ The following signs are prohibited:
  1. Internally illuminated awnings
  2. Conventional plastic faced box or cabinet signs
  3. Formed plastic faced box or injection molded plastic signs
  4. Luminous vacuum formed letters
  5. Animated or flashing signs
  6. Wall murals covering windows

## **12. STREETSCAPE IMPROVEMENTS**

### **LANKERSHIM AND MAGNOLIA BOULEVARDS**

See the North Hollywood Redevelopment Area Streetscape Plan.

#### **ALL OTHER STREETS**

Design all other streets as linear open space for the use and enjoyment of residents, employees and visitors.

##### **A. Responsibilities of the City**

- Establish and implement standards for improvements in the public rights-of-way that recognized the shared use of streets not just for moving traffic, but equally as 1) the front door to businesses that are the economic and fiscal foundation of the City and 2) outdoor open space for residents and workers in a City that is severely lacking in public open space. These standards include appropriate pavement and sidewalk widths and streetscape improvements.
- Do not unreasonably burden property owners, developers and business owners with complicated regulations and protracted processes.

##### **B. Responsibilities of the Developer**

- Install and maintain the improvements specified below.
- Execute a Maintenance Agreement with the City by which the developer agrees to maintain the streetscape improvements and accepts liability for them
- Install the ornamental street lighting specified below and agree to an on-going assessment by the City to maintain and operate the lights.

##### **C. Street and Sidewalk Widths**

See Section 4.

##### **D. Parkways**

See Section 4.

##### **E. Street Trees**

- Tree Species and Spacing.* Street trees shall be planted in conjunction with each project. The species shall be approved by the City of Los Angeles Bureau of Street Services Urban Forestry Division. The spacing shall be as specified by Agency staff, but not more than an average of 25 feet on center.

*Planting Specifications.* Key tree planting specifications for all new and relocated street trees are as follows:

- Minimum 24" box trees.
- Planted in the required 6-foot wide continuous landscaped parkways.
- An automatic irrigation system.

#### **F. Street Lights**

*Fixtures and Poles.* There are two types of street lights in the NoHo Arts District: roadway lights (also known as cobra lights) and pedestrian-scale lights. Roadway lights provide illumination of both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security. Pedestrian street lights are ornamental and do not contribute to the required illumination level, but they may supplement it. Pedestrian street lights contribute to the pedestrian scale of the street and add a warm glow of yellow light on the sidewalk.

On Lankershim Boulevard and in the Back Lot District, street lights shall be as specified in the North Hollywood Streetscape Plan, that is, the combined roadway/pedestrian light pole currently installed along much of Lankershim Boulevard located along the curb and as approved by the City of Los Angeles Bureau of Street Lighting. On all other streets, pedestrian street light shall be installed on private property as follows:

- Where the building is located along the back of sidewalk, the pedestrian street lights shall be attached to the building façade. The lowest point of the luminaire or arm bracket shall be 10' above the sidewalk. Lights shall be located 50 feet on center starting from the southern most edge of the building on north-south streets and the easternmost edge of the building on east-west street.
- Where the building is set back from the sidewalk, the pedestrian street lights shall be installed on poles directly adjacent to the back of sidewalk. Lights shall be located 50 feet on center starting from the southern most edge of the property on north-south streets and the easternmost edge of the property on east-west street.
- All light sources shall be as close to 3,000 Kelvin (a warm tone) as possible and all optic systems shall be cut-off.

Street lights shall vary by district as determined by the Bureau of Street Lighting and the CRA/LA.

#### **G. Street Furniture**

- Businesses may provide street furniture on the public sidewalk adjacent to their business, provided that a 5-foot wide continuous clear path of travel is provided on the sidewalk.
- Each tenant with at least 20 linear feet of ground-floor street frontage shall provide and maintain a planter or planters that are fabricated of concrete or an equally durable material, at least 4 square feet in area and

2 feet deep, and compatible with the design of the storefront. Artisit-designed planters are encouraged. The planters should be planted with grasses, flowering perennials or shrubs that contribute to a lively streetscape.

- ❑ Fences and walls may not be constructed on the sidewalk in the public right-of-way to define an outdoor dining area.

#### **H. Streetscape project Approval and 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-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.
- ❑ **Revocable Permit:** Revocable Permits are the second or mid-level of street improvement permits. Revocable permit applications require the submittal of professionally prepared drawings on standard City (Bureau of Engineering) drawing sheets 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.
- ❑ **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.

### ***I. Maintenance of Streetscape Improvements***

The developer must prepare 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 developer or subsequent assignees and shall not be transferred to individual project developers.

## **13. SUSTAINABLE DESIGN**

**Achieve LEED certification (preferred) or meet the following requirements.**

### **A. Interior and Exterior Building Materials and Finishes**

- ❑ Maximum use of recycled content materials, sustainably harvested and produced materials, pre-coated building materials and non-VOC architectural coatings, as well as durability and minimal maintenance shall be specified for all building materials and systems.
- ❑ Exotic hardwoods, redwood and similar non-sustainable products shall not be used.
- ❑ Dark colors for exterior finishes and paving materials shall be avoided. Exterior roof membrane material shall have a minimum Solar Reflectance Index (SRI) of 0.90.



*LEED certified mixed use development in Downtown Los Angeles.*

### **B. Illumination**

- ❑ All illumination shall be energy efficient and shall incorporate "smart system" technology, such as light and motion sensors, as well as automatic and timed controllers.
- ❑ The lighting plan shall maximize the use of state-of-the-art lighting technologies, such as T-5, T-8 and compact fluorescent lighting technology with electronic ballasts.



*Traugott Terrace in Seattle was the first LEED certified affordable housing project in the United States.*

### **C. Landscaping, Water Conservation and Surface/Storm Water Management**

- ❑ Landscaping and irrigation shall be designed to be aesthetically attractive, durable, low maintenance and water conserving and to maximize site retention of surface and storm water run-off.
- ❑ Site topsoil, if suitable for plant growth (as determined by a soil test of texture, nutrients and heavy metals,) shall be stockpiled on site for use in on-grade planting areas.
- ❑ Landscaping shall be installed and maintained using "environmentally friendly" fertilizers, herbicides and pesticides.
- ❑ The landscaping and irrigation plans shall incorporate drought-resistant plant materials along with water-saving drip/buried-tube irrigation and state-of-the-art water management control systems to minimize water use and run-off.
- ❑ Water management controls shall incorporate automatic rain shut-off, soil moisture sensors and solar power.

- Large grass/turf areas and high water usage plants shall be avoided.
- All plumbing fixtures and appliances shall meet or exceed the low water usage standards set by the Los Angeles Department of Water and Power.
- Any surface/storm water discharge from the site shall be treated/filtered as needed on-site, using "Best Practices," prior to discharge to avoid downstream pollution.

### **Parking**

- Parking shall be well lit, using "smart system" technology and energy efficient lighting (such as T-5 or T-8/electronic ballast fluorescent lighting) as well as natural light where possible.
- Parking structures shall be designed to use natural ventilation where possible. Any mechanical ventilation shall employ "smart system" technology, such as CO monitors and variable speed motors, and maximize energy efficiency.

### **Energy Conservation**

- The Developer shall to the greatest extent feasible, taking into account projected operational savings and incentive program benefits, minimize the energy required to operate the project over its lifetime and to incorporate "smart building" technology and alternative energy sources. The Developer shall ensure that the project exceeds Title 24 requirements by at least 20%.
- The Developer shall equip the project with mechanical equipment, appliances, lighting and glazing selected from the U.S. Department of Energy and U.S. Environmental Protection Agency's Energy Star product list.

### **Waste Reduction/Recycling**

- A Waste Reduction and Recycling Program Plan shall be prepared by the Developer and implemented for the demolition and construction stages of the project and for the management and operation of all occupancies.
- Facilities shall be provided to accommodate the physical requirements for these identified programs. Implementation shall include education and outreach programs for all project occupants and employees to reduce the output of solid waste, including yard waste, through recycling and reduction of waste at the source.

## **14. AFFORDABLE HOUSING**

All developments incorporating housing that are subject to this Design for Development and require Agency discretionary land use action pursuant to Section 600 of the Redevelopment Plan may be required to include affordable housing units in support of the Agency's goal to meet or exceed the requirement that at least fifteen percent (15%) of new or rehabilitated dwelling units developed within the redevelopment project area by public or private entities or persons other than the Agency be available at affordable housing cost to, and occupied by, persons and families of low or moderate income in conformance with Section 33413(b) (2)(i) of the California Health and Safety Code and Section 536 of the Redevelopment Plan.