

CORNFIELD ARROYO SECO

SPECIFIC PLAN

DRAFT August 6, 2012

Acknowledgements

MAYOR

Antonio Villaraigosa

CITY COUNCIL DISTRICT ONE

Ed P. Reyes, Councilperson
Jill Sourial, Environmental Deputy
Susan Wong, Planning Deputy
Michael Fong, Former Field Deputy

DEPARTMENT OF CITY PLANNING (DCP)

Executive Office

Michael LoGrande, Director
S. Gail Goldberg, AICP, (Retired) Director
Alan Bell, AICP, Deputy Director
Jane Blumenfeld, (Retired) Acting Deputy Director
Eva Yuan-McDaniel, Deputy Director
Lisa Webber, Deputy Director

City Planning Commission

William Roschen, President
Regina M. Freer, Vice President
Barbara Romero
Diego Cardoso
George Hovaguimian
Justin Kim
Robert Lessin
Michael Woo
Sean Burton

Project Staff

Ken Bernstein, Principal Planner
John Butcher, GIS Chief
Kevin Keller, Senior City Planner
Faisal Roble, Senior City Planner
Ly Lam, Senior Management Analyst I
Elvia Hernandez, Graphics Designer III
Michael Uhlenkott, (Retired) Graphic Designer III
Claire Bowin, AICP, City Planner
Patricia Diefenderfer, City Planner
Simon Pastucha, City Planner
David Somers, Planning Assistant
Maria Ortiz, Management Analyst II
Nekpen Aimiwu, Management Analyst
Joyce Odell, (Retired) Cartographer
Shakeh Boghoskhanian, Graphic Designer II
Louisa Ranick, Graphic Designer II

Interns

Alex Campbell
Diana Fox Pangetsu
Laura Kwak
Brian Lobel
Kyung Mi Park
Avani Sheth
Ting Wang
Alycia Witzling
Jennifer Wong
Ryan Lue

CONSULTANT TEAM**Arup, Inc.**

Jim Jordan, Project Director
Mark Shorett, Project Manager – Specific Plan
Mayra Madriz, Deputy Project Manager
Angus Deuchars, Senior Acoustical Consultant
Joseph Digerness, Acoustical Consultant
Jake Levitas, LEED® AP, Graduate Sustainability Consultant
Alex Mitchell, Project Manager -- EIR
Yolanda Owens, Project Administrator
Rowan Roderick-Jones, Senior Consultant
Michael Whiteman, Acoustical Consultant
Tom Berry, Senior Geotechnical Engineer
Gary Hsueh, Senior Transportation Planner
Kimberly Seigel, Master of Environmental Management, Duke University
Marlene Wong, Geotechnical Engineer

Fehr and Peers

John Muggridge, AICP, Associate
Kevin Johnson, Engineer/ Planner

Baloffet International, LLC

Armando Baloffet, Ph.D. Colorado State University

Ninyo & Moore

James Barton, Senior Geologist
Carol Price, Principal Geologist
Jalal Vakili, Principal Engineer

Terence O'Hare Associates

Terence O'Hare, Principal Urban Planner

Ultra Systems

Paul Brenner, Senior Scientist

VFL Planning Consulting

Viviana Franco Lua, Planner

COMMUNITY REDEVELOPMENT AGENCY (CRA)

Cecilia Estolano, Former Chief Executive Officer
Christine Essel, Chief Executive Officer
Don Spivack, Retired Deputy Chief of Operations and Policy (retired)
David Riccitiello, Regional Administrator
Lillian Burkenheim, Retired Project Manager (retired)
Karen Yamamoto, Senior Planner (retired)
Ed Huang, Retired Senior Planner (retired)
Bibiana Yung, Assistant Project Manager (retired)
Jason Neville, Associate Planner

DEPARTMENT OF TRANSPORTATION (DOT)

Jay Kim, Principal Transportation Engineer
Tomas Carranza, Senior Transportation Engineer
Michelle Mowery, Bikeways Coordinator

DEPARTMENT OF PUBLIC WORKS (DPW)

Bureau of Engineering's (BOE) River Project Office

Deborah Weintraub, Deputy City Engineer II
Carol Armstrong, Environmental Supervisor II
Lawrence Hsu, Senior Civil Engineer

Green Streets Committee

Paula Daniels-Former Board of Public Works Commissioner
Jane Adrian- DPW/BOE
Melinda Bartlett- DPW/Bureau of Sanitation (BOS)
Michael Brown- DPW/BOE
Tomas Carranza- DOT
Johanna Chang- Los Angeles Department of Water and Power (LADWP)
Steven Chen-DPW/BOE
Robert Espinoza-CRA
Jose Gutierrez- DPW/BOS
Robert Gutierrez- DPW/Bureau of Street Services (BSS)
Eric Yoshida- LADWP
Edward Huang- CRA
Steven Naikaido-DPW/BOSS
Andy Niknafs- LADWP
Lance Oishi- DPW/BSS
Ron Olive-DPW/BSS
Jeong Park- DPW/BOE
Simon Pastucha-DCP
Majid Sadeghi-DPW/BOS
J. Shih-CRA
Susan Shu-DPW/BOE
Wing Tam-DPW/BOS

Aldo Ubau- Department of Building and Safety (DBS)

Bureau of Street Lighting

Kerney Marine

Bureau of Urban Forestry

Ron Lorenzen, Street Tree Superintendent I

DEPARTMENT OF WATER AND POWER

Tom Erb, Director of Water Resources

David Pettijohn, Managing Water Utility Engineer

Natali Kassis, Civil Engineering Associate

Terrence McCarthy, Civil Engineering Associate

Imudiase Aimiuwu, Operations & Statistical Research Analyst

CALIFORNIA STATE PARKS

Ruth Coleman, Director

Jeff Brown, Sr. Landscape Architect

Ron Schafer, Superintendent - Los Angeles District

Sean Woods, Superintendent – Los Angeles Sector

Randy Novack, Project Manager

Stephanie Campbell, Associate Park & Recreation Specialist

NEIGHBORHOOD COUNCILS

Arroyo Seco Neighborhood Council

Chinatown-Alpine Hill Neighborhood Association

Eagle Rock Neighborhood Council

Elysian Valley Riverside Neighborhood Council

Glassell Park Neighborhood Council

Greater Cypress Park Neighborhood Council

Historic Cultural Neighborhood Council

Lincoln Heights Neighborhood Council

Silver Lake Neighborhood Council

Solano Canyon Neighborhood Council

BUSINESSES AND ORGANIZATIONS

Alpine Recreation Center

American Institute for Architects

Arroyo Seco Foundation

Audubon Society

California Endowment's Center for Healthy Communities

Center for Sustainable Cities

Chinatown Advisory Committee

Chinatown Redevelopment Commission

Chinatown Service Center

Chinese American Citizens Alliance

Chinese Chamber of Commerce

Creative Environments

Cypress Park Recreation
Cypress Park Youth & Family Center
Downey Recreation Center
El Pueblo de Los Angeles
Farm Lab
Friends of Los Angeles River (FoLAR)
Goodwill Industries
Homeboys Industries
Lincoln Park Recreation Center
Los Angeles & San Gabriel Watershed Council
Natural Resources Defense Council
North East Trees
Puerta del Sol
San Antonio Winery
Santa Monica Mountains Conservancy
The City Project
Tree People
Tujunga Watershed Stakeholders
William Mead Residents Association
Young Nak Church

SCHOOLS

Albion Street Elementary
Ann Street Elementary School
Cal State University, Northridge
Cathedral High School
Cal Poly Pomona
Franklin High School
Occidental College- Urban Environmental Policy Institute
University of California, Los Angeles
University of Southern California
Woodbury University

NATIONAL PARK SERVICE

Barbara Rice
Ann Cole
Patrick Johnston

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1.1

ADMINISTRATION

- A. ESTABLISHMENT
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An ordinance establishing a Specific Plan, known as the Cornfield Arroyo Seco Specific Plan, for a portion of the Central City North, Northeast, and Silverlake-Echo Park Community Plan areas.

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

A. ESTABLISHMENT

The City Council establishes the Cornfield Arroyo Seco Specific Plan for the area within the lines on the Plan Boundary Map.

B. PURPOSES

This Specific Plan is intended to:

1. Implement the Central City North, Northeast LA and Silverlake/Echo Park/Elysian Valley Community Plans.
2. Transform an underserved and neglected vehicular-oriented industrial and public facility area into a cluster of mixed-use, pedestrian-oriented and aesthetically pleasing neighborhoods.
3. Increase access to open space.
4. Provide economic growth opportunities for emerging clean technologies.
5. Re-connect historical communities.
6. Maintain and enhance the concentration of jobs, in both the public and private sectors.
7. Provide a range of housing types and price levels that offer a full range of choices, including affordable housing opportunities, for people of diverse ages, ethnicity, household sizes and incomes.
8. Provide shops and services for everyday needs, including groceries, day care, cafes and restaurants, banks and drug stores, within an easy walk from home or work.
9. Facilitate pedestrian mobility, encourage bicycle use, provide shared and unbundled parking spaces, provide access to a variety of transit options including frequent light rail and bus connections, shared vehicles and bicycles, and taxis.
10. Lessen dependence on automobiles, and thereby vehicle emissions, while enhancing the personal health of residents, employees and visitors.

- A. Provide “eyes on the street” to create a safe and stable community and to encourage interaction and identity.
- B. Respect historically significant buildings, including massing and scale, while at the same time, encouraging innovative architectural design that expresses the identity of contemporary urban Los Angeles.
- C. Reduce the use of energy and potable water, improve the ecology surrounding the Los Angeles River Watershed and Arroyo Seco, create connections from the community to the River and Arroyo Seco, and support the Los Angeles River Revitalization Master Plan (LARRMP).
- D. Provide places for people to socialize, including parks, sidewalks, courtyards and plazas that are combined with shops and services.
- E. Provide adequate public recreational open space within walking distance of residents and employees, and to integrate public art and contribute to the civic and cultural life of the City.

C. DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in LAMC Sections 12.03, or 91.201-227.

Project. The construction, erection, alteration, or addition to any building, sign or structure, on a lot located in whole or in part within the areas shown in Plan Boundary Map which requires the issuance of a demolition, grading, foundation, sign or building permit, or use of land permit.

Active Street. A street where retail, cultural, office, and/or residential uses are encouraged at the ground floor level where adjacent to street frontage.

Active Industrial Street. A street where retail, office, lobby, meeting rooms or sales areas are encouraged at the ground floor level where adjacent to street frontage.

Affordable Housing. Rental Housing that includes units restricted to households earning Extremely Low, Very Low or Low, Incomes or For-Sale Housing that includes units restricted to households earning Moderate Income or less.

Affordable Housing Floor Area Bonus. An increase in floor area greater than the otherwise maximum allowable floor area.

Allocation Plan. A plan that describes the amount of additional Floor Area that a project is seeking through either the bonus or transfer FAR Program.

Ancillary. A permitted use that is limited to 10% of the FAR of the on-site principal use. May be located in a standalone building or structure separate from the principal use. More than one ancillary use may be permitted on a single site but in no case shall the combined maximum floor area of all ancillary uses exceed a floor area ratio of 1.0. Uses designated as Ancillary are intended specifically for the use and benefit of the employees and families, residents, or patrons of the nearby industrial/ commercial/recreational/transit/residential/educational facilities such as food and beverage stores, health and personal care, recreational facilities, book stores, or similar uses.

Animal Clinic / Kennels. Uses where animals or pets are given medical or surgical treatment by an authorized licensing agent to treat injuries, illnesses and diseases of animals, including uses

where small, domesticated animals and pets are cared for and boarded overnight for a limited amount of time.

Architectural Feature. Those purely aesthetic elements of the building, designed internal to the overall style of architecture, that are not habitable or otherwise to be counted toward floor area. \

Area Median Income (AMI). The median income in Los Angeles County as determined annually by the California Department of Housing and Community Development (HCD) or any successor agency, adjusted for household size.

Automobile Fueling and Service Stations. Uses for fueling stations and car washes.

Average Building Height. The average building height is calculated by dividing the roof area of each building section by the total roof area and multiplying the height of each building or building section by its associated area percentage. The sum of each of these calculations represents the average building height.

Base FAR. The base floor area ratio (FAR) established for each district within the Plan area.

Block. A block is a tract of land bounded on all sides by streets or by a combination of streets, public parks, railroad rights-of-way, pier head lines or airport boundaries.

Building Frontage Facade. Those portions of the exterior of a building or structure that are closest to the frontage of the property.

Brownfield. Abandoned or under used industrial or commercial facilities (including older gas stations and auto repair yards located on smaller sites adjacent to residential neighborhoods) that may be contaminated by low concentrations of hazardous waste or pollution and have the potential to be redeveloped into other uses once environmental remediation has been performed.

Central Parking. A parking structure or surface lot accessible and available for use by the public.

Commercial Office. Uses that provide space for professional services.

Community Serving Uses. Uses may include, but are not limited to, child care and other educational services, public library, fire station, medical services, or other non-profit whose services directly benefit the community.

Conservation, Environmental, and Social Service Organizations. Organizations engaged in conservation, environmental, and social service activities.

Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund means that certain interest-bearing Trust Account administered by the City Clerk's Office designated as Cornfield Arroyo Seco Specific Plan Floor Area Payment Fund XXXX, from which funds may be distributed as set forth in Sub-Section 6.E.4 of this Plan.

Designated Historical Resource. A building, structure, landscape element or natural feature listed in or formally determined to be eligible for the National Register of Historic Places, California Register of Historical Resources, or the City's list of Historic-Cultural Monuments, or a Contributing Element in a City Historic Preservation Overlay Zone.

Dual Pipe. A system of plumbing installations used to supply both potable and reclaimed water to a home or business through separate pipes. Under this system, two completely separate water piping systems are used to deliver water to the user.

Doner Site. A site from which Floor Area Rights are transferred pursuant to the provisions of this Plan.

Eligible Historical Resource. A building, structure, landscape element, or natural feature identified through a completed historic survey or assessment to be eligible for recognition as historically or architecturally significant either individually or as part of a district at the local, State or national level.

Entertainment, Exhibits and Multi-Purpose Cultural Facilities. Uses designed to host public or private gatherings for cultural activities , exhibits, or entertainment.

Floor Area Payment means that dollar sum established by the application of the formula set forth in Section 2 of this Plan.

Floor Area Rights means the right to construct additional floor area within a Project, pursuant to an approved Transfer Plan, in excess of the amount of floor area such Project would be allowed based on its lot area.

Free-Standing Fast Food Establishment. A single or multiple tenant free-standing structure designed solely for restaurant use which dispenses prepared food over a counter or by way of drive through service for consumption on or off the premises. This definition does not include cafeterias.

Greenway. A new zoning district established by this Plan that provides for open space.

Heavy Manufacturing. Uses that fabricate, assemble, process, extract or treat predominantly raw materials; uses that require explosive or petroleum materials; or uses that produce noise, odor, dust, hazardous materials or other pollutants/nuisances that cannot be contained on site.

Hospitals, Nursing and Residential Care Facilities. Uses involved in providing medical, surgical, or assisted living care to patients and offering short and long-term overnight care.

Holiday Lighting. Seasonal displays of 60 days or less within one calendar year, using multiple low wattage bulbs (approximately 15 lumens or less) provided they do not constitute a fire hazard, create a nuisance, and are maintained in a safe condition.

Hotels. Housing built to accommodate the general and traveling public for a typical fee, generally limited to stays of less than 31 days.

Identification Sign. A wall sign that is limited to a company logo, generic type of business, or the name of a business or building.

Illuminated Architectural Canopy Sign. An exposed illuminated structure that is attached to the wall of a building with the face of the sign approximately parallel to the wall and with the message integrated into its surface.

Income, Very, Very, Very Low (35% AMI), Very Very Low (45% AMI), Very Low (50%), Lower (60%), Low (80%) Moderate (120% AMI), or Workforce (150% AMI). Annual income of a household that does not exceed amounts designated for each income category as determined by HUD, or any successor agency.

Inflatable Device. A sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable or similar method. The term inflatable device shall not include any object that contains helium, hot air or a lighter-than-air substance.

Information Sign. A sign that is limited to a message giving directions, instructions, menus, or selections.

Light Manufacturing and Assembly. Uses that process, fabricate, assemble, treat, or package finished parts or products and/or whose noise, odor, dust, hazardous materials or other pollutants/nuisances capable of harming or disrupting adjacent uses can be contained on site.

Light Trespass. Light from any outdoor lighting onto neighboring property or property that is within a direct line from the light source that interferes with viewing of night sky, eliminates the ability to have darkness on the property or shines on any area on these properties or structures.

Los Angeles River Revitalization Master Plan (LARRMP). Plan approved in 2007 by the Los Angeles City Council, which describes a vision for the revitalization of the 32 miles of the Los Angeles River that are within the City boundaries of the City of Los Angeles.

Lot Coverage. Lot coverage is that portion of a zoning lot which, when viewed from above, is covered by a building.

Maximum FAR. The maximum floor area ratio (FAR) established for each district within the Plan area.

Monument Sign. A sign that is erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the existing or artificially created grade to the bottom of the sign.

Mural Sign. A sign that is painted on or applied to and integral with a wall, the written message of which does not exceed three percent of the total area of the wall.

North Facade. North facades are defined as these facades between -22.5 and +22.5°N.

Off-Site Sign. A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere other than on the premises where the sign is located.

On-Site Sign. A sign that is other than an off-site sign.

Parking "Cash-Out". A program that allows employees to opt out of a parking space, instead receive compensation. The employer who leases (or owns) a space pays the employee not park.

Partially Shielded Fixture. A fixture employing a top shield to reduce upward light, but otherwise does not shield the lamp from view.

Paseo or Pedestrian Walkway. Walkway that is open to the sky and that provides pedestrian passage between structures, or through landscaping, or parking lots, which is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

Pedestrian Amenities. Uses, services, or features typically available within, or adjacent to, a public right-of-way that assist and enhance the pedestrian experience. Amenities may include but are not limited to street furniture, wayfinding signage, kiosks, street lighting, street trees, coffee shops, and bookstores.

Pedestrian Lighting. Freestanding lighting fixtures that illuminate the sidewalk or other pedestrian path of travel.

Personal Services. Uses involved in personal service-oriented sales to the general public.

Pole Sign. A freestanding sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a monument sign.

Projecting Sign. A sign, other than a wall sign, that is attached to a building and projects outward from the building with one or more sign faces approximately perpendicular to the face of the building.

Projection. The distance by which a sign extends beyond the building line.

Publishing, Motion picture, and Broadcasting Industries. Uses engaged in film, video, audio, and other media production; but excluding movie houses and theatres.

Public Benefit. Serves a public purpose benefitting the Plan area, such as: providing infrastructure or amenities to the public including, but not limited to, open space, pedestrian walkways, historic preservation, recreational, cultural, community and public facilities, new infrastructure, maintenance and improvement of existing infrastructure, job training and outreach programs, affordable housing, affordable child care, streetscape improvements, public arts programs, homeless services programs, or public transportation improvements.

Publicly Accessible Open Space. Active or passive open space that is accessible to the public for a minimum of 10 hours per day or during all daylight hours, whichever is more.

Publicly Funded Affordable Housing. Residential development or substantial rehabilitation project-including mixed-use projects that receives a grant, loan, or other financial subsidy from any Federal, State or local agency requiring at least 20% of its units to be affordable to and occupied by low, very low, or extremely low-income households.

Public Service Facilities. Uses that provide government services to the public (except health-related services; See Hospitals, Nursing and Residential Care Facilities).

Receiver Site. A Receiver Site is a site that receives additional Floor Area Rights from a Donor Site pursuant to the provisions of this Plan.

Repair and Maintenance Facilities. Uses engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Repair and service of consumer goods falls into the Personal Services category.

Research and Development. Uses engaged in scientific and technical research leading to the development of new products and processes, including development/testing activities and prototype fabrication.

Restricted Affordable Units. A residential unit for which rental or mortgage amounts are restricted so as to be affordable to, and occupied by, Very Low, Low, Moderate or Workforce Income households, as determined by the Los Angeles Housing Department.

Retail Street. A street where retail and community serving uses are encouraged at the ground floor level where adjacent to street frontage.

Recreation Facilities. Uses engaged with both indoor and outdoor recreational activity for the general public.

Religious Institutions. Uses identified as Religious institutions or organizations by the IRS.

Residential-Multi-Family. Structures containing more than one dwelling unit located on a single lot. A structure that provides multiple living units that may have separate sleeping areas and some

combination of shared bath or toilet facilities. In addition, the structure may or may not have separate cooking facilities for each unit. Single Room Occupancy (SRO) residential structures, residential hotels, homeless shelters and rooming houses are also included in this category.

Residential-Single Family. Dwelling units where no more than one dwelling unit is located on a lot, usually detached, and occupied by a single household unit. An accessory unit ("granny flat") or servant quarters may also be provided.

Restaurants and Bars. Uses involved in food, beverage and entertainment-oriented retail sales to the general public. Adult entertainment is not included in this category.

Retail. Uses involved with the sale or lease of new or used products to the general public.

River Buffer Area. A 300 feet buffer area adjacent to the Los Angeles River and Arroyo Seco. The 300 liner foot distance is calculated horizontally from the bottom of the channel perimeter.

River Public Benefits means amenities provided to the public such as affordable housing; public open space; historic preservation; recreational, cultural, community and public facilities; storm water management; watershed protection and preservation; habitat restoration; flood control; streetscape improvements; public arts programs; or public transportation improvements with a demonstrable connection to improvements to the Los Angeles River and its environs.

Roof Sign. A sign erected upon a roof of a building.

Schools, Colleges, Tutoring, and Technical Training Programs. Uses that includes public and private schools as well as institutions offering courses of general or specialized study leading to a degree or certificate.

Server Farms. Centers established for the exclusive purpose of storing computer and internet data.

Setback/Street Line. A setback is the portion of a building that is set back above the base height (or street wall or perimeter wall) before the total height of the building is achieved. The position of building setback in height factor districts is controlled by sky exposure planes and, in contextual districts, by specified distances from street walls.

Street Frontage. The length of a lot line separating a lot from one street.

Streetwall (or street edge). The vertical face of one or more buildings adjacent within setback area and parallel to the public right-of-way.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, or mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods, and which does not comply with the following provisions of L.A.M.C. Sections: 14.4.10, 14.4.16, 14.4.17, 14.4.18; and/or 14.4.20.

Transfer. Means the conveyance of unused allowable Floor Area of a lot from a Donor Site to a Receiver Site, which is approved in accordance with the requirements of this Plan.

Transfer Plan means a plan which identifies and describes the Donor Site(s), Receiver Site(s), amount of Floor Area Rights to be transferred and the River Public Benefit Payment.

Transportation Amenities. Bus shelters, bus benches, bicycle lockers, showers, public restrooms, café, restaurant, or community serving retail located adjacent to, or within 150' of a bus and/or rail station,

Trucking and Transportation Terminals. Uses engaged in the dispatching , maintenance and long-term or short-term storage of large vehicles such as tractor-trailers, catering trucks, shipping vessels, helicopters, locomotives, and airplanes, among others.

Urban Center. A zoning district established by this Plan that permits the integration of residential and employment uses within a single site. The inclusion of residential activities is limited as a proportion of the overall employment areas.

Unused FAR. FAR that a Donor Site does not need and has elected to transfer to a Receiver Site.

Urban Agriculture. An activity that produces, processes, and markets food and other food products, applying intensive production methods, and (re)using natural resources and urban wastes, to yield a diversity of crops and livestock.

Urban Village. A zoning district established by this Plan that permits the integration of commercial, residential and industrial uses within a single site.

Urban Innovation. A zoning district established by this Plan that permits a variety of industrial employment uses. The inclusion of commercial and residential activities are limited as a proportion of the overall employment area.

Use. Any activity, business or operation, listed in Table 8.2, which is conducted in a building or on a tract of land.

Utilities. Uses that provide the transfer or delivery of power, water, natural gas, sewage, stormwater runoff, telephone and related communication services.

Wall Sign. Any sign attached to, painted on or erected against the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall.

Warehousing and Storage. Uses that provide, hold, and distribute goods in large quantities, especially to retail sales establishments. Long-term and short-term storage of commercial goods and personal items are included.

Waste Management and Remediation Services. Uses that receive solid or liquid wastes (including hazardous wastes) for on-site disposal, recycling, or transfer to another location, including uses that manufacture or produce goods or energy from the biological decomposition of organic material.

Wholesale. Uses engaged in the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses (not individual customers). The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited.

Window Sign. Any sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within six feet of a window or door in a manner so that the sign is visible from the outside of the building.

D. USES AND BUILDINGS MADE NON-CONFORMING BY THIS PLAN

Any legally existing uses, buildings or structures which are made nonconforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Legal, nonconforming uses may not be expanded.

E. INTERPRETATION

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan.

F. SEVERABILITY

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

1.2 APPLICATION PROCESS

- A. RELATIONSHIP TO PROVISIONS OF THE LAMC
- B. PROHIBITIONS
- C. DEVELOPMENT REVIEW PROCEDURES
- D. ADMINISTRATIVE PROCEDURES FOR ALLOCATION OF FLOOR AREA RIGHTS

A. RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE

1. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC) Chapter 1, as amended, and any other relevant ordinance, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.
2. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space, and landscape requirements), which are different from, more restrictive or more permissive than would be allowed or required pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.
3. **Site Plan Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 and 12.24 U 14 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
4. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.22 A 23, and 12.24 W 27 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
5. **Development Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A 18 and 12.24 V 2 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes those sections.
6. **Hotels.** Approvals pursuant to LAMC Section 12. 24 W 24 are not required for Projects within this Specific Plan area, because the Specific Plan supersedes that section.
7. **Landscape Ordinance.** Compliance with the provisions of this Specific Plan shall be considered compliance with the requirements of LAMC Sections 12.40, 12.41, 12.42 and 12.43.

B. PROHIBITIONS

1. No demolition permit, grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area, unless the Project complies with all applicable provisions of this Specific Plan, as determined by the Director.
2. The provisions of this Specific Plan shall not apply to:
 - a. Any Project that has obtained a still-valid discretionary land use approval from the City prior to the operative date of this Specific Plan,
 - b. Underground tank removal/remediation, and/or seismic reinforcement/retrofitting,
 - c. Any Project where plans were accepted by the Department of Building and Safety for plan check prior to the effective date of this Specific Plan,
 - d. Any Project complying with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition,
 - e. The interior remodeling of any existing building.
3. Land area subject to easements granted pursuant to this Specific Plan shall be counted as buildable area for the purposes of determining maximum floor area ratio.

C. DEVELOPMENT REVIEW PROCEDURES

1. Application.

- a. All or a portion of the provisions of this Specific Plan shall apply to all Projects located on any lot located in whole or in part within this Specific Plan area as illustrated in the Project Table.
- b. All Projects proposed with the Plan area shall be submitted with an application to be filed 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 the guidelines adopted by the Director of Planning. Prior to deeming the application complete, the Director shall determine, and if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid.

PROJECT TABLE

Section No.	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	3	Appendix
Standards	Zoning	Building Mass	Urban Design	Open Space	Parking	Conservation	Performance	Sign	Streets	MMP
Project Type										
Building										
Change of Use	x			x-4	x-1		x	x		
Use of Land	x			x			x	x	x	x
New Construction	x	x	x	x	x	x	x	x	x	x
Addition >50% building value	x	x	x		x	x	x	x		x
Exterior Alteration >50% building value										x
• Street Facing Façade			x-2			x-5				
• River-Arroyo Facing Façade			x-2			x-5				
• Plaza or park facing Façade			x-2			x-5				
Interior Alteration >50% building value						x-5				
Eligible or Designated Historic Resource	x			x-4	x	x-3	x	x	x	x-6
Demolition*										x
Pool/Spa										
Signs-New/Alterations								x		
Site Grading										x
Fences and Block Walls										
Underground Tank Removal/Remediation										
Seismic Reinforcement/Retrofit										
Division of Land										
Parcel Map	x	x	x	x	x	x	x	x	x	
Tract Map	x	x	x	x	x	x	x	x	x	
Public Works Permit										
A Permit						x		x	x	
B Permit								x	x	

PROJECT TABLE FOOTNOTES:

- Existing parking located along a street frontage is not required to be relocated although the design of the parking area shall be modified to conform to the applicable design and parking standards.
- Existing ground floor space is not required to be redesigned to accommodate active uses; however, entrance location and transparency standards apply
- Projects identified as potential historic resources will need to comply with Section 2.6.C
- Applied to extent feasible.
- Applicable only to area being altered and to applicable construction activities.
- Subject to only Historic Resource Mitigations.

* Eligible or Designated Historic Resources seeking a demolition permit shall contact the Office of Historic Resources. See Section 1.2.C.2.b.

2. **Administrative Clearance.** When the Director determines that a Project complies with the requirements of this Specific Plan, a permit may be issued with an Administrative Clearance from the Director for the following types of Projects:
 - a. Demolition of an existing building or structure not identified as an historic resource or potential historic resource;
 - b. A project identified as a historic resource, or potential historic resource with less than 50 dwelling units and/or 50,000 gross square feet that has met the Secretary of the Interior's Standards as determined by the Office of Historic Resources;
 - c. Exterior Remodeling that does not result in an increase in floor area beyond the Base FAR prescribed in Section 2.1.G
 - d. Change of use;
 - e. Signs;
 - f. Projects that provide Affordable Housing for at least 20% of the residential portion of their project and are not identified as an historic resource or potential historic resource;
 - g. Projects with less than 50 dwelling units or guest rooms, or combination thereof, that conform to the provisions contained in Sections 2.1-2.8 of this Plan and that do not require an Allocation of Floor Area Rights and are not located on a block identified in the Maximum Block Length Map that requires the introduction of a paseo;
 - h. Projects with less than 50,000 gross square feet of nonresidential floor area, that conform to the provisions contained in Sections 2.1-2.8 of this Plan and that do not require an Allocation of Floor Area Rights and are not located on a block identified in the Maximum Block Length Map that requires the introduction of a paseo.
 3. **Project Permit Compliance.** No permit shall be issued for any Project other than those identified above in Section 1.2 above, unless the Director has issued a Project Permit Compliance approval pursuant to the procedures set forth in L.A.M.C. Section 11.5.7, and for Projects requesting an Allocation of Floor Area Rights, the additional requirements specified in Section 1.2.C.5. of this Plan. Projects that fail to demonstrate compliance with the provisions of Section 2.2 of this Plan shall follow additional procedures set for in Section 1.2.C.4.
 4. **Director's Determination of Alternative Design.** If a proposed Project fails to meet the urban design regulations contained in Section 2.3 of this Plan, the applicant may apply to the Director of Planning for a Director's Determination. Such application shall be processed in accordance with the procedures specified in LAMC 11.5.7 E.1. The limitations specified in LAMC 11.5.7 E.2 shall not apply. The Director shall approve a Project upon a written finding that the Project satisfies each of the following requirements, in addition to any other required specific plan findings that may pertain to the Project Permit Compliance:
 - a. That the project conforms with the intent of the Urban Design Regulations required by Section 9 of this Specific Plan;
-

- b. That there are special circumstances applicable to the project or project site which make strict application of the urban design regulation(s) impractical;
- c. That in granting the request, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all other applicable specific plan regulations; and
- d. In granting the request, the Director has considered and found no detrimental effects of the proposed project on surrounding properties and public rights-of-way.

5. Allocation of Floor Area Rights for Transfer FAR.

- a. **Application for Transfer of FAR.** An Applicant seeking an Allocation of Floor Area Rights for a Transfer FAR shall file a Project Permit Compliance Application along with a request for approval of an Allocation with the Department on a form prescribed by the Director. The request shall be accompanied by a proposed Allocation Plan. The Allocation Plan shall be the only mechanism for approving the Allocation for any Project involving an Allocation of Floor Area Rights, pursuant to this subsection.
- b. **Action by Director.** After reviewing the Application, the Director may approve, approve with conditions or disapprove the request for Allocation, including the Floor Area Payment to be provided, based upon whether the proposed Project meets the findings required by Section 11.5.7 C.2 of the L.A.M.C. and, additionally, the following findings and conditions:
 - i. Findings.
 - a) The increase in Floor Area generated by the proposed Allocation is appropriate with respect to location and access to the circulation system, compatible with other existing and proposed developments and the City's supporting infrastructure, or otherwise determined to be appropriate for the long-term development of the Central City; and
 - b) The Floor Area Payment is used for Public Benefits, as defined herein.
 - ii. Conditions of Approval.
 - a) The Allocation shall provide a Floor Area Payment in conformance with the requirements of this Plan; and
 - b) The Project receiving an Allocation must comply with the urban design standards contained in this Plan; and
 - c) The Director may require additional conditions for the Allocation, as he or she deems necessary to accomplish the purposes and objectives of this Plan.

c. **Floor Area Payment.** A Floor Area Payment shall be provided as part of an approved Allocation Plan when a Project receives density from a site owned either by the City of Los Angeles or the River Revitalization Corporation (Corporation). Prior to approving an Allocation Plan, the Director shall make a finding that the Floor Area Payment proposed by the Applicant in the Allocation Plan will result in public benefits or improvements with an economic value consistent with the sum of the Floor Area Payment set forth in Subsection (1.2.C.5.c.iii) below.

- i. A Floor Area Payment may be provided by any combination of the payment of monies to the River Public Benefit Trust Fund or by the direct provision of Public Benefits by the Applicant; provided, at least 50% of the Floor Area Payment must consist of cash payment made by the Applicant to the Cornfield Arroyo Seco Floor Area Payment Trust Fund.
- ii. The Payment under any Allocation Plan when a Project receives density from a site owned either by the City of Los Angeles or the River Revitalization Corporation shall equal (a) the sale price of the Receiver Site, if it has been purchased through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer, or the value of an Appraisal, if it has not, (b) divided by the Lot Area (prior to any dedications) of the Receiver Site, (c) further divided by the Base Floor Area Ratio Factor, (d) multiplied by 40%, and (e) further multiplied by the number of square feet of Floor Area Rights to be transferred to the Receiver Site.
- iii. Example: If Receiver Site with a Lot Area of 50,000 square feet (before any dedications) was purchased for \$2,500,000 (through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer), the Floor Area Payment under an Allocation Plan transferring 25,000 square feet of Floor Area Rights would equal: (a) \$2,500,000 (the purchase price), (b) divided by 50,000 (the Lot Area of the Receiver Site), (c) divided by the base FAR, for example, 3 (the Floor Area Ratio Factor), (d) multiplied by 40%, and (e) multiplied by 25,000 (the number of square feet of Floor Area Rights to be transferred) = \$166,666.67 (or \$6.66 for each square foot of transferred Floor Area Rights).
- iv. For sites owned by the Corporation, the Corporation shall receive 100% of the cash portion of the Payment, and for sites owned by the City of Los Angeles, the Corporation shall receive 50% of the cash portion of the Payment. The Payment may be used by the Corporation for any purpose which the Corporation is authorized to undertake. The cash payment may be used to fund the operating costs of the Corporation.
- v. The non-cash portion of the Payment, which shall not exceed 50% of the overall Payment, shall be provided as set forth in the Allocation Plan to the satisfaction of the Director.

d. **Payments and Vesting.** Any Floor Area Payment (when applicable) shall be provided as set forth in the Allocation Plan and as set forth below in this subsection:

- i. If the Project Permit Compliance Application specifies a single-phase Project on the Receiver Site, then the owner of the Receiver Site shall

pay the Administrative Fee together with the Floor Area Payment (when applicable) on or before the earlier of

- a) The issuance of the building permit for the Project; or,
 - b) Twenty-four months after the final Project Permit Compliance approval of the Allocation, the expiration of any appeals or appeals periods and recordation of the document running with the land described below in Paragraph A.2 of subsection 1.6.7 of this Plan, unless extended by the Director in accordance with LAMC 11.5.7 C.4(e).
- ii. If the approved Project Permit Compliance Application specifies a multi-phased Project on the Receiver Site, then the owner of the Receiver Site may elect to pay the Administrative Fee together with the Floor Area Payment (when applicable) in any one of the three manners set forth below, unless extended by the Director in accordance with LAMC 11.5.7 C.4 (e).
- a) In total for all phases of the Project, on or before the earlier of (i) the issuance of the building permit for the first phase of the Project or (ii) 24 months after the final approval of the Allocation, the expiration of any appeals or appeals period for all phases of the Project and recordation of the document running with the land described below in Paragraph A.2 of subsection 1.6.7 of this Plan; or
 - b) Incrementally by each phase of the Project, proportionate to the Floor Area Rights utilized in each such phase, on or before the issuance of the building permit for each such phase, with the amount of each payment being recalculated as of the date that the building permit for each phase is issued in accordance with an Appraisal establishing the fair market value of the Receiver Site within six months prior to the issuance of the building permit for that phase.
 - c) Upon the Applicant's payment to the City of all of the Floor Area Payment (when applicable) together with all of the Administrative Fee Payment required under an approved Allocation, all Floor Area Rights allocated to the Receiver Site pursuant to the Allocation Plan shall vest in the Receiver Site and thereafter run with the land. Need to include info about what happens when transaction is between private parties.
- e. Any Transfer approved pursuant to this Section shall be evidenced by a recorded document, signed by the owner of the Donor Site and the owner of the Receiver Site and in a form designed to run with the land and satisfactory to the City Attorney. This document shall clearly set forth the amount of Floor Area Rights transferred, restrict the allowable Floor Area remaining on the Donor Site, and transfer Floor Area Rights to the Receiver Site.

D. ADMINISTRATIVE PROCEDURES FOR ALLOCATION OF FLOOR AREA RIGHTS.

1. General Requirements.

- a. The Department shall establish an accounting of all Allocations and Floor Area Payments in the Cornfield Arroyo Seco Specific Plan Area.

- i. The Department shall maintain a record of the available Floor Area Rights in the Cornfield Arroyo Seco Specific Plan Area, and any Allocations and other records as may be necessary or desirable to provide an up-to-date account of the Floor Area Rights available for use in the Cornfield Arroyo Seco Specific Plan Area. The records shall be available for public inspection.
 - ii. The Department shall maintain an accounting of all Floor Area Payments received from an Allocation, and an accounting of all expenditures made from Floor Area Payments. The records shall be available for public inspection.
 - b. Any Allocation of Floor Area Rights approved pursuant to this Specific Plan shall be recorded by covenant, or similar instrument, to the satisfaction of the Director of Planning. This document shall clearly set forth the amount of Floor Area Rights allocated to the Receiver Site.
- 2. **Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund.** Funds held in the Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund (exclusive of funds paid to the Corporation) shall be disbursed in accordance with the provisions of Los Angeles Administrative Code **Section 5.566**; and
 - a. As determined by a committee comprised of one representative from each of the following: the City Council Office for the City Council District in which the Receiver Site is located, the Chair of the Ad Hoc Committee on the Los Angeles River (unless they are the same), the City Engineer, the Mayor's Office, the Chief Administrative Officer and the Chief Legislative Analyst, the Department of City Planning, and the Corporation Board in accordance with the procedure previously established for the Public Benefit Trust Fund,
 - b. Within five years after receipt, and
 - c. For use on projects or programs providing a Public Benefit, as set forth in this Section. The above notwithstanding, the Corporation shall, as noted above, receive 50% of cash contributions to the Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund as set forth in Sub-Section 6.E.4, which funds may be used for any purpose the Corporation may legally perform.

2

ZONING AND STANDARDS

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2.1 ZONING

- A. PURPOSE
- B. LAND USE
- C. ZONING DISTRICTS
- D. PERMITTED USES
- E. USE LIMITATIONS
- F. LOT AREA
- G. FLOOR AREA
- H. BONUS FLOOR AREA
 - 1. DENSITY BONUS
 - 2. COMMUNITY BENEFIT
- I. TRANSFER OF FLOOR AREA

A. PURPOSE

1. To protect existing light industrial areas from residential encroachment.
2. To provide areas where residential, commercial, and light industrial uses can co-locate both horizontally and/or vertically.
3. To facilitate the development of mixed-use and affordable housing projects.

B. LAND USE.

1. In order to regulate the use of property in the Plan the area is divided into four land use categories known as:
 - a. Public Facility
 - b. Open Space
 - c. Residential Multi-Family
 - d. Hybrid Industrial
2. The boundaries of each land use area are illustrated on the Generalized Land Use Map.

C. ZONING DISTRICTS.

1. In order to regulate the use of property in the Plan, the Plan, as set forth in Section 12.04 of the LAMC, is divided into four zones to be known as:
 - a. Greenway (CASP)
 - b. Urban Village (CASP)
 - c. Urban Innovation (CASP)
 - d. Urban Center (CASP)
2. The boundaries of each zone are indicated on the Zoning District Map.

- D. **PERMITTED USES.** The permitted uses of the underlying zoning, as specified in the Use Classification Table on the next page, shall apply, as applicable, to all lots with the Plan. In addition, the following uses shall be permitted:
- a. **Accessory Uses** that are customarily incidental to that of the main building/use of the land/ and on the same lot with a main building or main use are implicitly allowed although not directly identified as permitted in the Use Classification Table.
 - b. **Outdoor Eating Areas.** Notwithstanding LAMC Section 12.24 A1(a)(10), outdoor eating areas on all floors of buildings, sidewalk easements and on public sidewalk areas, when in compliance with all other applicable local, state and federal code requirements, shall be permitted. Outdoor eating areas shall be designed in accordance with the applicable urban design standards.

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Heavy Manufacturing	No	No	No	No
Light Manufacturing and Assembly	No	Yes	Yes	Yes
Repair and Maintenance Facilities	No	Yes ²	Yes	Yes
Research and Development	No	Yes	Yes	Yes
Publishing, Motion Picture, Broadcasting	No	Yes	Yes	Yes
Trucking and Transportation Terminals	No	No	No	No
Urban Agriculture	No	Yes	Yes	Yes
Utilities	Yes	Yes	Yes	Yes
Warehousing and Storage	No	Ancillary ⁴	Ancillary ⁴	Ancillary ⁴
Waste Management and Remediation	No	CUP	CUP	CUP
Wholesale	No	Ancillary	Ancillary	Ancillary
Automobile Fueling and Service Station	No	CUP	CUP	CUP
Commercial Office	No	Yes-1	Ancillary	Yes-1
Parking	No	CUP ⁶	CUP ⁶	CUP ⁶
Restaurants and Bars	Yes	Ancillary ^{1,3}	Ancillary ^{1,3}	Ancillary ^{1,3}
Retail	Ancillary	Ancillary ¹	Ancillary ¹	Ancillary ¹
Personal Services	No	Ancillary	Ancillary	Ancillary
Server Farms	No	Ancillary	No	Ancillary
Residential-Multi-Family	No	Yes-1	Yes-1	Yes-1
Residential-Single Family	No	No	No	No
Hospitals, and Nursing and Residential Care Facilities	No	CUP	No	No
Hotels	No	Yes ^{1,7}	Yes ^{1,8}	Yes ^{1,7}
Entertainment, Exhibit & Cultural	Yes	Yes	Ancillary-11	<u>Yes</u> Ancillary
Recreation Facilities and Spectator	Yes	Yes	Ancillary	Yes
Religious Institutions	No	Yes	Yes-12	Ancillary
Conservation, Environmental and Social Service Organizations	Yes-10	Yes	<u>Ancillary</u> Yes	Yes
Schools, Colleges, Tutoring, and Training Programs	No	Yes	Yes ⁵	Yes

FOOTNOTES FOR USE CLASSIFICATION TABLE

Yes. Allowable Use but often with footnotes to denote some constraint.

No. Use is not permitted

1. See Limits Table ~~8-3~~ for limits on area FAR or square footage limits
2. Excludes truck repair
3. Free Standing Fast food establishments permitted with a Conditional Use Permit.
4. Excludes personal storage
5. Limited to Technical Training Schools or Programs
6. Subject to area Parking Cap
7. Residential hotels or rooming houses permitted with a Project Permit Compliance
8. Residential hotels or rooming houses not permitted.
9. Permitted with a Conditional Use Permit
10. Limited to Block 70
11. Limited to Block 52
12. Limited to Blocks 50/51

E. USE LIMITATIONS

1. The following uses shall be prohibited within the Plan area:
 - a. Auto-oriented uses, except as an accessory use.
 - b. Drive-through establishments.
2. Certain uses are further limited as to their overall percentage, square footage, or number of rooms as described in the Limits Table.

LIMITS TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Office	N/A	65% ¹	10% ¹	65% ¹
Retail	1,200 sf ²	15,000 ² sf	5,000 ² sf	100,000 ²
Residential Multi-Family	N/A	90% ³	15% ^{3,4}	15% ^{3,4}
Hotels	N/A	150 rooms	100 rooms	<u>200 rooms</u>

FOOTNOTE FOR LIMITS TABLE

1. Floor area of Commercial Office shall not exceed the allowable percentage of the total gross floor area of all principal and ancillary uses combined.
2. Limited square footage permitted for each establishment
3. Floor area of Residential Multi-Family shall not exceed the allowable percentage of the total gross floor area of all principal and ancillary uses combined.
4. Construction shall only be permitted if built after or concurrent with on-site non-residential uses.

- A. LOT AREA. The maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions of the L.A.M.C.
- G. FLOOR AREA RATIO.
1. A Base Floor Area Ratio (Base FAR) and Maximum Floor Area Ratio (Max-FAR) is established for each parcel as set forth in the FAR Table Below and further illustrated in the FAR Map.
 2. Where applicable, additional FAR, up to the Max FAR, can be added to the Base FAR through the Bonus FAR and/or Transfer of Floor Area (TFAR) Programs described in Section 2.1.I of this Plan.
 3. Residential projects with more than 15 units will need to utilize the Bonus FAR Program in order to be eligible for the TFAR Program.
 4. Where applicable, non-residential projects may pursue either the Bonus FAR and/or TFAR Programs up to the allowable Max FAR.

FAR TABLE

Density	Greenway	Urban Village	Urban Innovation	Urban Center
Base FAR	1.5	3.0*	3.0	3.0
Base FAR within River Buffer Areas	1.5	1.5	1.5	1.5
Max FAR**	1.5	3 to 5	3 to 4	3 to 6
Max FAR within River Buffer Areas	1.5	1.5	1.5	1.5
Max FAR within River Buffer Areas with Density Bonus	NA	2	1.8	1.8

FAR TABLE FOOTNOTES

* Projects with more than 15 units of residential are limited to a Base FAR of 2.5 unless the residential portion of the project is equal to or less than 75% of the FAR.

** Varies- see FAR Map

H. BONUS FAR. Projects may obtain additional FAR through complying with the Density Bonus Option and/or Community Benefit Bonus Options as described below.

1. **Density Bonus Option.** A Project in the Urban Village, Urban Innovation, or Urban Center District that includes Residential uses may participate in the Density Bonus Option. Projects are either defined as Publicly Funded or Not Publicly Funded and shall utilize the appropriate Density Bonus strategy.
 - a. **Publicly Funded.** Projects that meet the definition of a Publicly Funded Affordable Housing Project may add, depending upon the District it is located in, and its location in, or, outside of, the River Buffer Area, additional FAR, in exchange for providing the proscribed percentage of restricted affordable units, based upon the table below :

DENSITY BONUS FAR-PUBLICLY FUNDED PROJECTS TABLE

Affordability Level/Location	Greenway	Urban Village	Urban Innovation	Urban Center
20% Affordable	NA	3.375:1	3.15:1 (max of .6:1 FAR Residential)	3.15:1 (max of .6:1 FAR Residential)
100% Affordable	NA	4:1*	3.45:1 (max of .9:1 FAR Residential)	3.45:1 (max of .9:1 FAR Residential)
20% Affordable River Buffer	NA	2:1	1.6:1 (max of .3:1 residential)	1.6:1 (max of .3:1 residential)
100% Affordable River Buffer	NA	2:1	1.8:1 (max of .525:1 residential)	1.8:1 (max of .525:1 residential)

DENSITY BONUS FAR-PUBLICLY FUNDED PROJECTS FOOTNOTE

*Projects in an area with a Max FAR of 3:1 shall be limited to a 3.375:1 Density Bonus FAR

b. **Not Publicly Funded.** Projects that are not Publicly Funded may add Density Bonus square footage, up to the permitted Bonus Square Footage, by including affordable units as described in the tables below.

i. **Bonus Square Footage.** Projects may add Density Bonus square footage by including affordable units. The amount of bonus square footage is proportionally tied to the square footage of, and level of affordability of, each of the affordable units. The affordable unit square footage, plus the bonus market square footage shall be added together to determine the total amount of bonus square footage permitted as described in the table below:

BONUS SQUARE FOOTAGE TABLE

Affordability	Affordable SF	Market SF	Total Bonus SF
Extremely-Low	1	6	7
Very Low	1	4	5
Low	1	2	3
Moderate (for-sale only)	1	3	4

ii. **Bonus FAR.** Projects may add, depending upon the District it is located in, and its location in, or, outside of, the River Buffer Area, additional FAR, up to the limits in the table below:

DENSITY BONUS FAR-NOT PUBLICLY FUNDED PROJECTS TABLE

Location	Greenway	Urban Village	Urban Innovation	Urban Center
Not River Buffer	NA	4:1	3.45:1 (max of .9:1 FAR Residential)	3.45:1 (max of .9:1 FAR Residential)
River Buffer	NA	2:1	1.8:1 (max of .525:1 residential)	1.8:1 (max of .525:1 residential)

DENSITY BONUS FAR-NOT PUBLICLY FUNDED PROJECTS FOOTNOTE

*Projects in an area with a Max FAR of 3:1 shall be limited to a 3.375:1 Density Bonus FAR

- c. **Incentives.** Up to three, on or off-menu, incentives are offered to both Publicly Funded and Not Publicly Funded Projects that participate in the Density Bonus Program.
- i. **Publicly Funded.** A publicly funded project:
 - a) With at least 20% affordable units is eligible for two incentives.
 - b) With 100% affordable units is eligible for three incentives.
 - ii. **Not Publicly Funded.** A project that is not publicly funded that achieves:
 - a) A 3.0 FAR shall be eligible for one incentive
 - b) A 3.5 FAR shall be eligible for two incentives
 - c) A 4.0 FAR shall be eligible for three incentives.
 - iii. **On-Menu Incentives.**
 - a) Project may increase the proportion of residential from 90% to 95% of the overall FAR.
 - b) Projects that have used the previous incentive may request an increase of residential FAR from 95 to 100% FAR.
 - c) Project may increase their maximum height by 15'
 - d) Projects may exclude any public areas, accessible to all residents, including public common areas that serve both residential and commercial uses, and any unenclosed architectural features and areas of a building from the total floor area calculation.
 - iv. **Off-Menu Incentives.** Project may request a waiver or modification from any development standard. Project shall provide a pro forma or other documentation to show that the waiver or modification is necessary in order to make the Restricted Affordable Units economically feasible.
 - v. **Covenant.** Prior to issuance of a Building Department, the following shall apply:
 - a) **Rental Units.** For any applicant that receives an Affordability Bonus, in exchange for providing restricted rental units, a covenant acceptable to the Los Angeles Housing Department (LAHD) shall be recorded with the Los Angeles County Recorder, guaranteeing that the occupancy restriction will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.
 - b) **For-Sale Units.** For any applicant that receives an Affordability Bonus, in exchange for providing restricted for-sale units, a covenant acceptable to the Los Angeles Housing Department and consistent with the for-sale requirements of California Government Code Section 65915(c)(2) shall be recorded with the Los Angeles County Recorder guaranteeing that the

affordability criteria will be observed for at least ten years from the issuance of the Certificate of Occupancy.

- c) If the duration of affordability covenants provided for in this section conflicts with the duration of any other government requirement, the longest duration shall control.
- d) Any covenant described in this section must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

2. Community Benefit Option.

- a. **A Residential and/or Mixed-Use Project** with a Base FAR of 2.5:1 that has obtained a 3.375:1 by utilizing the Density Bonus Option may up to an additional .625 FAR in locations where the Max FAR Is 4 or more.
- b. Projects that include more than 15 residential units will need to comply with the Density Bonus Option in order to be eligible for the Community Benefit Option. Such projects will also need to utilize the Bonus FAR Program in order to be eligible for the TFAR Program.
- c. **A Non-Residential Project** with a Base FAR of 3:1 may add up to an additional 1 FAR (where permitted) by providing one of the following Community Benefits and submitting, as part of the Project Permit Compliance Application, an Allocation Plan as described in Section 6.G of this plan.
- d. **Open Space.** A Project may add 3 square feet of Floor Area for each square foot of publicly accessible open space.
- e. **Community Facility.** A Project may add 6 square feet of Floor Area for each square foot of area provided for a community facility (including access and loading/unloading), which may include but is not limited to child care and other educational services, public library, fire station, transportation amenities, medical services, or non-profit whose services directly benefit the community.
- f. Public benefits may be provided on the same site as the Project or on a site within the Specific Plan Area.
- g. The owner or owners of said property which is the recipient of the Community Benefit Bonus SF shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide said public benefit (or a substitute benefit approved by the director) so long as the building or use the public benefit is intended to serve is maintained.

I. Transfer of FAR (TFAR) Program

1. Where applicable, non-residential projects may pursue either the Bonus FAR and/or TFAR Programs up to the allowable Max FAR.
2. Receiving Sites that participate in the Bonus FAR Program may also participate in the TFAR Program.
3. An existing parcel which has a total FAR that is less than the Base FAR may transfer its Unused FAR to a Receiver Site that is located within the same District.
4. An existing parcel within the Greenway District which has a total FAR that is less than the Base FAR may transfer its Unused FAR to a Receiver Site that is located within the Specific Plan.
5. Properties within the River Buffer Area may transfer any portion of their Unused FAR to another property within the same district but may not be a Receiver Site.
6. The Unused FAR shall henceforth be referred to as the TFAR.
7. The value of the TFAR shall be determined between the participants of the Transfer unless the Donor Site is owned by either the City of Los Angeles or the Los Angeles River Revitalization (Corporation) in which case the Floor Area Payment described in Section 1.2.D. will be used to establish the value and payment method.

2.2 BUILDING FORM

- A. PURPOSE
- B. YARD AND SETBACKS
- C. STREET WALL AND MASSING
- D. MAXIMUM LOT COVERAGE
- E. HEIGHT
- F. BUFFERS
- G. BLOCK LENGTH

A. PURPOSE.

1. To provide spatial and proportional standards that reinforce the street as a large public outdoor room.
2. To emphasize the public realm (streets and public open spaces) more than individual buildings.
3. To ensure that development is designed with a pedestrian orientation.
4. To reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.
5. To respect the smaller scale of adjacent low-density buildings

B. YARD AND SETBACK REGULATIONS

1. Yard Requirements. No yard requirements shall apply except as required by the applicable urban design standards. Where required by the Street Standards established in Section 3 of this Plan, a Project shall be required to provide a Sidewalk Easement.

2. Setbacks.

- a. The building setback along any lot line that abuts a street, flood control channel, rail corridor or an adjacent side rear lot shall be as defined in the Building Setback Table below. The setback area for the building portion adjacent to the front lot line shall be further governed by the building’s ground floor use.
- b. The ground floor street wall (including entries and display windows) may be set back farther than the specified range, provided that structural columns and building walls above the ground floor are located within the specified range.

SETBACK TABLE

Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Front Yard/Ground Floor Use				
- Retail	N/A	0'-5' max	0'-10' max	0'-3' max
- Professional Office/Live Work	N/A	0'-10' max	0'-15' max	0'-5' max
- Industrial	N/A	0'-10' max	0'-15' max	0'-10' max
- Residential	N/A	0'-15' max	N/A	0'-10' max
Alley, Side or Rear Yard	0' min	0' min	0' min	0' min
Public Parks	30' min	30' min	30' min	30' min
River or Arroyo Seco	50' min	50' min	50' min	50' min
Rail Tracks	30' min	30' min	30' min	30' min

B. Street Wall & Massing.

1. **Street Wall.** A minimum percentage of the Street Wall shall built to the property line or anywhere within the allowable setback area (pursuant to the Setback Table on the previous page. See Street Wall Table below.

STREET WALL TABLE

Minimum Percent of Building Street Wall at Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Facing River or Arroyo Seco	NA	0%	0%	0%
Secondary Modified	NA	85%	80%	90%
Collector Modified	NA	75%	70%	80%
Local Modified	NA	65%	60%	70%

2. **Massing.** Break the facade of large projects into a series of appropriately scaled buildings so that no building shall be more than 300 feet in length at the base.

C. Maximum Lot Coverage. Projects shall limit the percentage of building footprint relative to the overall site area as defined in the Maximum Lot.

MAXIMUM LOT COVERAGE TABLE

Max Lot Coverage	Greenways	Urban Village	Urban Innovation	Urban Center
Maximum Buildable Lot Coverage*	25%	85%	85%	85%
Maximum Buildable Lot Coverage for projects within 300 linear feet of the bottom of adjacent edge of the River or Arroyo (River Buffer Area)*	25%	50%	50%	50%

MAXIMUM LOT COVERAGE TABLE FOOTNOTES

*Existing buildings are exempt from this limitation

D. HEIGHT.

1. 90% of a Street Wall shall comply with the minimum height as defined on the Building Heights Map.
2. The average height of the Project shall not exceed the maximum height established in the Building Heights Map.
3. Parapet walls and other guard rails utilized to enclose roof terraces, gardens or green roofs shall be permitted to exceed the maximum allowable height by no more than 42 inches.
4. Building shall be designed such that there is no more than 1.5 hours of shadow projection on any parks, open spaces, and/or rooftop areas of abutting properties between 10am and 2pm on December 21.

E. BUFFERS. Projects located adjacent to the RD 1.5 and RD 2 zones in Sub-Area 2 or other low-density residential uses outside, but immediately abutting the Specific Plan boundaries, shall:

1. Provide an open space buffer of no less than 30' between the edge of the building and the property line of the low density use; and,
2. At the buffer line and for a distance of 20' back from the buffer line, no building shall exceed a height of 125% of the buffer distance plus the side or rear yard setback (B) required by the zoning of the abutting property.
3. Additional height is permitted within a 50 degree envelope.

F. Block Length. The block length in the three urban districts shall not exceed:

1. Urban Village 450 linear feet.
2. Urban Innovation 600 linear feet.
3. Urban Center 500 feet.
4. See the Maximum Block Length Map for identification of blocks that are known to exceed the block length.
5. A Project that is in a block that is longer than the allowable block distances, as defined in Sections 2.2F.1-3 above, that is located on either a thru lot, a lot abutting an alley or the Los Angeles State Historic Park, and has a street frontage in excess of 300 linear feet shall provide a through passageway that extends from the street to the nearest public right-of-way.
 - a. The owner or owners of said lot on which the paseo or pedestrian passage is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide said paseo as a publicly accessible pedestrian passageway so long as the building or use the paseo is intended to serve is maintained.
 - b. Such a passageway shall permit unlimited 24 hour public access to pedestrians, bicyclists, and emergency vehicles where feasible.
 - c. Passageways shall be designed in conformance with Section 2.4.J.3.

2.3 URBAN DESIGN

- A. PURPOSES
- B. ENTRANCE
- C. GROUND FLOOR
- D. WINDOWS AND GLAZING
- E. EXTERIOR LIGHTING
- F. MINIMIZE IMPACTS ON NEIGHBORS

A. PURPOSES

1. Maximize the advantage of the area's moderate climate by emphasizing the public realm-streets and public spaces-more so than individual buildings.
2. Promote pedestrian-scaled architecture along the street.
3. Promote fine-grained and well articulated development while enabling desired development intensities to be achieved.
4. Orient buildings to the street to promote sidewalk activity and reinforce the pedestrian environment along the sidewalk.
5. Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.
6. Incorporate glazing that contributes to a warm, inviting environment while also reducing bird collisions by minimizing the reflection of surrounding habitat or sky.
7. Provide well-designed, energy efficient, architectural and landscape lighting that contributes to a safe and inviting atmosphere without casting light into the night sky, adjacent properties, or sensitive habitat areas.
8. Integrate all exterior lighting (building, landscape, and security) with the building design to be of a character and scale that relates to the pedestrian and accentuates major architectural and special landscape features.
9. Respect neighboring properties, and design major mechanical systems, trash and recycling, antennas, glare lighting, and reflective materials to limit adverse impacts.
10. Balance the need for security doors and windows with the need to create an attractive, inviting environment.

B. ENTRANCE.

1. Primary entrances shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street.
2. At least one functional pedestrian building entrance, which may be either a building or tenant/resident entrance, shall be provided every 75 feet, on average along all street frontages except on Local Industrial Modified Streets. (See the Active Streets Map)
3. The primary entrance to each street or sidewalk-level tenant space that has its frontage along a public street shall be provided from that street.
4. 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, courtyard or plaza, which is connected to a public street.
5. Primary entrances shall not be permitted from a parking area.
6. Ground floor residential units with individual entries shall include windows on the ground floor that look out onto the street.

C. GROUND FLOOR

1. Frontage Uses

- a) At least 75% of the ground floor frontage of a building located on a Retail Street identified on the Active Streets Map shall be designed specifically for and occupied by retail and community serving uses.
 - b) At least 50% of the ground floor frontage of a building located on an Active Street shall be designed to accommodate the following uses: retail, cultural, professional office, live/work units, residential units with individual entries along the street, and/or other active space such as recreation and meeting rooms, lobby or sales areas, or common rooms. (See the Active Streets Map)
 - c) At least 25% of the ground floor frontage of a building located on an Active Industrial Street shall be designed to accommodate the following uses: lobby or sales areas, retail, professional office, and/or other active space such as meeting rooms. (See the Active Streets Map)
 - d) The owner or owners of said lot on which the ground-floor uses are to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide said ground-floor uses as long as the building or use the ground-floor uses are intended to serve is maintained.
2. **Transit Information.** All Projects shall provide information about local transit service at a primary entry point to the site or building. The information shall be prominently displayed, updated quarterly, and shall include phone numbers for transit, paratransit, and taxis as well as brochures and maps for local bus and rail service.

3. Ground Floor Transparency.

- a) Along Retail Streets, transparent wall openings, such as storefront windows and doors, shall comprise at least 50% of a building's street level façade that is between 2 feet to 8 feet from the ground.
- b) Along Active Streets and Paseos, transparent wall openings, such as storefront windows and doors shall comprise at least 35% of the street level façade that is between 2 feet to 8 feet from the ground.
- c) An exception shall be made for older structures that are being renovated if the transparency requirement would render the building structurally infeasible or would compromise the historical integrity or original character of the building.

4. Ground Floor Façade. To avoid blank walls that would detract from the experience and appearance of an active streetscape there shall be no blank walls (without doors or windows) longer than 50 feet along sidewalks on Active or Retail Streets. Walls with public art installations such as murals shall be exempt.

5. Ground Floor Retail.

- a) All ground floor retail space shall be located either along the 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.
- b) Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14 feet - 20 feet floor to ceiling height.
- c) Where Retail streets intersect other streets, the ground floor retail space shall wrap the corner onto the other streets.

D. WINDOWS AND GLAZING.

1. Windows

- a) To reduce interior heat gain and improve energy performance the window to wall ratio (exclusive of the ground floor) shall not exceed 40% on the E, W, SW, NW, SE and NE facades unless an alternative façade design can demonstrate through building specific analysis that it provides the same or greater reduction in cooling loads of the building.
- b) All windows on the aforementioned facades shall be shaded by 1' fins or overhangs or other architectural feature that provides the equivalent shading value unless an alternative design solution can be demonstrated through building specific analysis that it provides the same or greater reduction in cooling loads of the building.

2. Glazing.

- a) All ground-floor window and door glazing shall be transparent and have a 0-10% reflectivity rating.
- b) Glazing on the upper floors shall include one or more of the following: 0-10% reflectivity, etching, sandblasted patterns, fretting, or low-e patterning, shading devices, screen and other barriers to reduce birds' access to glass, and/or angle the glass between 20-40 degrees from vertical.

E. EXTERIOR LIGHTING.

1. General Requirements

- a) Light levels shall be measured with a photoelectric photometer, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.
 - b) All projects in the Urban Center, Innovation, and Village Districts shall design all site and building mounted lighting such that it produces a maximum initial illuminance value no greater than 0.20 horizontal and vertical foot candles at the site boundary and no greater than 0.01 horizontal foot candles 15 feet beyond the site. No more than 5.0% of the total initial designed lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down).
 - c) All projects in the Greenway District shall design all site and building mounted lighting such that it produces a maximum initial illuminance value no greater than 0.01 horizontal and vertical foot candles at the site boundary and beyond. None of the total initial designed lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down).
 - d) Provide lighting along all vehicular access ways and pedestrian walkways.
 - e) All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to preclude light pollution or light trespass on any of the following; an abutting residential land use district; a lot zoned for residential use; public right of way, park, or open space.
 - f) Lighting (exterior building and landscape) shall be directed away from properties and roadways, and shielded as necessary. In particular no lighting shall be directed at the window of a residential unit either within or adjacent to a project.
2. **Exemptions:** The following outdoor lighting fixtures and activities are exempt from the requirements of this section:
- a) Fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps.
 - b) All neon, argon or krypton outdoor lighting fixtures.
 - c) Emergency lighting operated by a public utility or agency during the course of repairing or replacing damaged facilities.
 - d) Emergency lighting and fixtures necessary to conduct rescue operations, provide emergency medical treatment or address any other emergency situation.
 - e) Lighting fixtures within five feet of an entrance or exit door and/or alcove of a dwelling unit, not exceeding a height of eight feet and a wattage not exceeding 75 watts provided there is no light pollution, or light trespass, or when the lighting fixtures are regulated by a motion detector.
 - f) Internally illuminated signs.
 - g) Holiday lighting fixtures or displays.
 - h) Architectural lighting whether it is freestanding or attached to a building which does not exceed an intensity of 60 watts.
 - i) Pedestrian lighting that does not have an intensity greater than 60 watts.
 - j) Vertical lighting for proper display of U.S. And State of California flags which does not exceed an intensity of 140 watts.

F. MINIMIZING IMPACTS ON NEIGHBORS.

1. Mechanical Systems and Trash enclosures

- a) Mechanical units shall be either screened from public view or the equipment itself shall be integrated into the architectural design of the building.
- b) Ventilation intakes/exhausts shall be located at least 20' vertically and horizontally from a sidewalk and air flow shall be directed away from the public realm.
- c) Recycling and trash facilities shall be screened from public view.
- d) Exterior trash enclosures shall:
 - i. Be designed to complement the primary building with a wall height that exceeds the disposal unit it is designed to contain by 18 inches,
 - ii. Have a solid roof to deter birds and to block views from adjacent properties,
 - iii. Be comprised of solid metal doors that accommodate a lock and shall remain closed when not in use, and
 - iv. Not be constructed of chain link or wood.

2. Ground Floor Utilitarian Uses.

- a) "Back of house" uses shall not be located within the first 20' depth of the ground floor street wall.
- b) Electrical transformers, mechanical equipment, water meters and other equipment shall not be located along the ground floor street wall unless screened from public view.
- c) Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented shall not be located within 100' of a corner.

3. Security Grills and Roll-Down Doors and Windows.

- a) Exterior roll-down doors and security grills are not permitted unless they are designed to be 75% transparent (open), or retractable and designed to be fully screened from view during business hours.
- b) Any ground-level retail storefront windows must be kept open and visible (unshuttered) at night. A covenant shall be recorded binding future owners to comply with this provision.
- c) Windows with security features shall not block out more than 30% of the natural light to the interior, and shall be designed as an architectural feature compatible with the building's style.

2.4 OPEN SPACE

- A. PURPOSE
- B. TYPOLOGIES
- C. AREA REQUIREMENTS
- D. PERMITTED USES
- E. ACCESS
- F. DIMENSIONS AND BOUNDARIES
- G. LANDSCAPE
- H. OPERATIONS AND MAINTENANCE
- I. SPECIALTY DESIGN REQUIREMENTS

A. PURPOSES

1. Provide inviting, safe and accessible public open space.
2. Increase recreational opportunities for residents, employees, and visitors.
3. Provide pedestrian linkages throughout the Plan area.
4. Provide parks and open space that minimizes demand for potable water resources.
5. Encourage areas for community-based and local food production.
6. Provide open space areas that provide for native habitat and facilitate the migration of local species.
7. Provide adequate lighting to create a park environment where residents feel safe.
8. Generate visual interest by creating focal points and meeting places to enhance the area's image.
9. Support an easy transition between indoors and outdoors.
10. Include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.

B. OPEN SPACE TYPOLOGIES

Alleys. Alleys provide access to service activities and while not typically the most visible of public spaces they can facilitate physical connections between traditional open spaces.

Balconies. Balconies, are typically private open space areas generally available exclusively to a unit's occupants and their visitors.

Community Gardens. Community Gardens provide community members with local opportunities to tend individual plots and grow their own food.

Courtyards. Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. A courtyard is typically contained on three sides by building and/or architectural features.

Entry forecourts. Entry forecourts announce the function and importance of primary building entrances. They should provide a clear comfortable transition between exterior and interior space. An entry forecourt is typically contained on two sides by building and/or architectural features.

Parks. Parks provide a wide range of passive, active recreational, and picnic opportunities for multiple users.

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. A paseo is typically contained on two sides by building and/or architectural features.

Patios. Similar to Balconies, Patios are typically private open space areas generally available exclusively to a unit's occupants and their visitors

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. A courtyard is typically contained on only one side by building and/or architectural features.

Promenade. A public area set aside as a pedestrian walkway.

Residential Setbacks. Building setbacks adjacent to residential buildings provide a transition between the public and private realm, allowing residents to have private spaces with visual access to the public realm.

Roof Terrace. Roof terraces and gardens can augment open space and are especially encouraged in conjunction with hotels or residential uses.

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.

Trails. Trails provide opportunities for walking and hiking without the interruption of vehicular traffic.

C. AREA REQUIREMENTS

1. All Projects in the Greenway District shall provide 25% of the lot area as publicly accessible open space.
2. All Projects in the Urban Village, Urban Center and Urban Innovation Districts shall provide:
 - a. One square foot of common open space per every 16 square feet of residential space; and
 - b. One square foot of common open space for every 48 square feet of non-residential space.
3. Projects subject to Quimby Fees as described in either 17.12 or 17.58 may utilize the 2.4.C.2 requirements above towards their Quimby contribution.
4. All common open space areas shall be designed to meet L.A.M.C. Section 12.21. G. 2 (a).
5. Projects may provide up to 25% less common open space if the open space is publicly accessible and is maintained at no public expense.
6. Up to one-half of the required common open space area can be provided as private open space and shall be designed to meet the standards outlined in L.A.M.C. 12.21 G. 2 (b).
7. Any common area or publicly accessible open spaces shall be located within 900 feet of the Project.
8. Individual Projects may combine the open space requirement of each Project into a single open space equal to no less than the sum of the requirement of each parcel as long as the combined spaces remain accessible to all of the residents, employees or visitors of the respective Projects.
9. In the case of a Transfer of Floor Area Rights, a Project may comply with the provisions of this Section by providing the required open space on either the recipient or the Donor Site.
10. All or a portion of a parking area, including access aisles, and driveways may qualify as usable common or publicly accessible open space to the extent that the area complies with the following design standards:
 - a. Traffic design speed is 5 mph or less; and
 - b. Parking Lot Design Standards in Section 2.5. D. 3. of this Plan.
11. Public alleyways, paseos, or new streets that are added to a Project site shall qualify as public accessible open space and may contribute to the open space requirement.

D. PERMITTED USES. Publicly Accessible Open Spaces shall be designed to serve at least one functional use listed below that includes but is not limited to:

Basketball Courts

Bicycle Rental Center

Community amenities

Community garden space

Farmers' Market

Information or newstand kiosk (as long as it does not exceed 1.5% of the open space area).

Off-leash Dog Park

Open air cafe (as long as it occupies no more than 20% of the open space).

Picnic Area or other seating

Soccer Field

Softball Field

Tennis Courts

Trails, Alleys, Streets, Paseos for walking and bicycling

Transit Hub Amenities

Exercise Areas, Yoga, Pilates, and Tai Chi

E. ACCESS

1. All paths of travel shall conform to the standards of the Americans with Disabilities Act (ADA).
2. Publicly accessible open spaces shall:
 - a. Be at the same level as the public sidewalk for at least one half of its frontage and a depth of 10 feet, and may not be more than three feet above or below the street curb level.
 - b. Be visible from an adjoining street(s) or adjacent parks.

F. DIMENSIONS AND BOUNDARIES.

1. All publicly accessible open space shall have a minimum area of 650 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries.
2. Blank walls longer than 100 feet are not permitted adjacent to common or publicly accessible open space areas.

G. SEATING. Provide one linear foot of seating for every 500 square feet of common or publicly accessible open space area. The flat top of walls and ledges may count as seating as long as they are no less than 15 inches in depth, between 15 inches and 20 inches in height, and have smooth surfaces to ensure comfort.

H. LANDSCAPE

1. **Trees.**
 - a. Install deciduous trees at a minimum of one tree per 600 square feet of publicly accessible open space area.
 - b. Trees in common and/or publicly accessible open space areas must have a minimum caliper size of 4 inches at planting and have a canopy of at least 10 feet at maturity.

- c. A permeable surface shall be maintained below each tree for a distance of 2 feet from the trunk for every 1 inches of caliper. A tree with an expected 10 inches caliper at maturity would be required to have a 20 feet radial permeable surface below it.

2. Irrigation

- a. Irrigation systems shall be equipped with a Weather Based Irrigation Controller such that the system does not turn on during a storm event or when the soil has moisture level sufficient to support the plant species.
- b. Irrigation systems shall be designed to the water needs of different parts of the landscape. This is referred to as Zoned Irrigation.
- c. Any irrigation system shall be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available.
- d. All irrigation systems shall be either drip, microspray, or subsurface where appropriate.

3. Hardscape and Materials

- a. Hardscape materials shall have a Solar Reflectance Index (SRI) of at least 29.
- b. No spikes, pointed railings, or other sharp objects shall be permitted.

I. OPERATIONS AND MAINTENANCE.

- 1. Open space areas shall be maintained by pruning, weeding, and the use of supplemental irrigation and supplemental mulch as necessary. See instructions and guidelines in the book, Care and Maintenance of Southern California Native Plant Gardens written by Bart O'Brien, Betsey Landis, and Ellen Mackey.
- 2. Tree maintenance shall be provided by an arborist certified by the International Society of Arboreal Culture.
- 3. Open space areas shall be maintained free of litter. Litter receptacles shall be provided at a ratio of at least one cubic foot for every 2,000 square feet of open space, with an additional cubic foot for every 2,000 square feet of space if outdoor eating is present.
- 4. The owner or owners of said lot on which the publicly accessible open space is to be provided and maintained shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide and maintain said publicly accessible open space as described in Sections 5 of the Plan so long as the building or use the open space is intended to serve is maintained.

J. SPECIALTY DESIGN REQUIREMENTS

1. Community Gardens

- a. Community gardens shall provide fencing, watering system and a secure storage space.
- b. Community gardens must have solar access of at least 4 hours of summer sun between the hours of 10am and 2pm.
- c. The Project shall identify the parties responsible for maintaining the garden's operation.

2. **Park Recreational Areas.** Park-Recreational areas shall be designed to the specifications of the Department of Recreation and Parks
3. **Paseos.** Paseos shall be designed to:
 - a. Be at least 20 feet wide;
 - b. Have a clear line of sight from the street to the end of the passageway, gathering place, or focal element;
 - c. Be at least 50% open to the sky or covered with a transparent material; and,
4. **Off-Leash Dog Park** Off-leash dog parks shall use softscaping to capture and “scrub” animal fecal matter.

2.5 PARKING AND ACCESS

- A. PURPOSE
- B. PARKING REGULATIONS
- C. PARKING CAP
- D. PARKING DESIGN
- E. VEHICULAR ACCESS
- F. DROP-OFF ZONES

A. PURPOSE

1. Manage and control the parking supply and demand.
2. Avoid an oversupply of parking.
3. Increase pedestrian, bicycle, and transit use, and reduce vehicular trips to, through, and within the area.
4. Minimize the area's parking footprint and preserve land for other productive uses.
5. Reduce the cost of parking typically associated with new construction.
6. Provide vehicular access from side streets or alleyways to minimize driveways along Active Streets and to maintain building continuity and avoid vehicle and pedestrian conflicts.
7. Create active ground floors around the base of parking structures that are adjacent to Active Streets.
8. Screen parking to provide a safe, aesthetically pleasing and secure environment for pedestrians.
9. Provide adequate signage to public parking structures to aid visitors in finding them upon arrival and getting oriented to their surroundings.
10. Encourage the use of alternate modes of transportation by reducing the availability of off-street parking.
11. Limit the number and width of curb cuts and vehicular entries to promote street wall continuity and reduce conflicts with pedestrians.

B. PARKING REGULATIONS.

1. **Supersedes LAMC requirements.** Where this Specific Plan contains language or standards that require more parking or permit less parking than LAMC Section 12.21, this Specific Plan shall supersede the LAMC.
2. Parking which is assigned to a particular Project or lot may be located anywhere within 1,500 feet of the Project site.
3. Tandem parking spaces are not permitted.
4. All Projects that elect to provide any parking shall provide:
 - a. Vehicle charging stations for a minimum of 5% of vehicle parking spaces.
 - b. In a publicly accessible area, one shared vehicle parking space for every 25 units and/or 25,000 square feet, and
 - c. Designated stalls for scooters, mopeds and motorcycles at a ratio of one space for every 25 units and/or 25,000 square feet.
5. Residential Parking standards. Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, the following parking standards shall apply to Residential Projects or those portions of Mixed-Use Projects uses within the Specific Plan area:
 - a. Provide a minimum of one bicycle parking space or locker for every two units, and
 - b. Provide a maximum of one vehicle parking space per unit, exclusive of the shared vehicle and electric charging parking spaces.
6. **Non-Residential Parking standards.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, the following parking standards shall apply to Non-Residential Projects or those portions of Mixed-Use Projects that are non-residential uses within the Specific Plan area:
 - a. Provide a minimum of one bicycle space or locker for every 2,000 square feet.
 - b. Provide a maximum of one vehicle parking space per 1,000 square feet, exclusive of the shared vehicle parking spaces.
7. **Open Space and Public Park Parking Standards.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, the following parking standards shall apply to Open Space areas and Public Parks within the Specific Plan area:
 - a. Provide a maximum of four parking spaces per acre. There is no minimum parking requirement.
 - b. Provide a minimum of two bicycle parking spaces for every 15,000 square feet of open space or park area.
8. **Additional Parking Capacity.** Publicly accessible parking spaces (above and beyond the Project's maximum parking limit) may be developed, sold and/or rented for either short and/or long term periods of time, at the prevailing market rate, so long as they are not designated for a single property or use. The development of said spaces (exclusive of any spaces developed within the allowable Project maximum) shall not exceed the allotted Parking Cap established for the geographic Plan Subarea in which the Project is located.

9. Shared Parking Standards.

- a. The owner or owners of said lot on which publicly accessible shared parking space(s) are to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide said parking spaces for the use of a publicly accessible shared vehicle so long as the building or use the vehicle(s) are intended to serve is maintained.
- b. Any parking space may be used for shared parking purposes. The purchaser or lessor of a parking space may rent the space to a secondary shared user for hours and/or days when the primary user of the space is not occupying the space.

10. Unbundled Parking.

- a. Projects shall unbundle the cost of parking from the cost of living and employment areas, either by charging a rent or lease fee, or selling the parking space separately. The owner or owners of said lot on which the parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide said parking spaces separate from the cost of the sale or lease of the living and/or employment areas so long as the building or use they are intended to serve is maintained.
- b. To incentivize transit use, commercial projects shall include a plan to allow the cashing-out of any parking subsidies provided by an employer in the event an employee does not require parking.

C. PARKING CAP.

1. In order to regulate the quantity of publicly available parking provided in the Specific Plan Area a Parking Cap is established for each of the five geographic Plan Subareas identified in the Parking Cap Map. The Cap defines the maximum number of public parking spaces, above and beyond the maximum parking spaces permitted for each project that can be built within each of the Plan Subareas. The Cap for each subarea is:
 - Subarea 1- 462 spaces
 - Subarea 2- 114 spaces
 - Subarea 3- 153 spaces
 - Subarea 4- 205 spaces
 - Subarea 5- 187 spaces
2. The Department of City Planning (DCP) shall maintain a database of publicly accessible parking spaces within each Subarea.

D. PARKING DESIGN REQUIREMENTS.

1. **Bicycle Parking Design.** Bicycle parking racks shall be provided in accordance with the amounts required in Subsections 13.B of this plan. and shall be:
 - a. Located at a distance no greater than the vehicle parking spaces or 250' whichever is less,
 - b. Located inside a parking structure or shall be located in other areas protected from the weather when automobile parking spaces are provided in a structure,
 - c. Clearly marked and separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car,

- c. Clearly marked and separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car,
 - d. Sufficient to accommodate a cycle at least six (6) feet in length and two feet wide and shall have a minimum of six feet of overhead clearance,
 - e. Provide some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism,
 - f. Placed no closer than 24" from a wall,
 - g. Spaced such that there is at least 30" between the racks from side to side (measured from the center of the rack), and at least 48" between the racks from end to end (measured from the end points of each rack).
 - h. Provide aisles, at least five feet in width to access bicycle parking spaces, and
 - i. Display signage, which is clearly legible upon approach to all pedestrian building entrances that indicates the location of bicycle parking.
2. **Parking Structure Design.** Good parking structure design can elevate the building's stature and contribute to the overall quality of the built landscape.
- a. Parking structures shall have an external skin designed to improve the building's appearance and conceal ramps, walls and columns. This can include heavy-gage metal screen, pre-cast concrete panels, laminated glass or photovoltaic panels.
 - b. Parking structures that include parking at the ground level shall either line the perimeter with active uses and/or provide a low screen to block views of parked vehicle bumpers and headlights from pedestrians.
 - c. Vertical circulation cores (elevators and stairs) shall be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points.
 - d. Automobiles on parking levels above the ground floor shall be screened from public view.
 - e. Parking structures that abut or are adjacent to any residential use shall:
 - i. Contain solid decorative walls and/or baffles to block light and deflect noise along those sides closest to residential use,
 - ii. Contain solid spandrel panels at a minimum of 3 feet 6 inches in height, installed at the ramps of the structure, to minimize headlight glare,
 - iii. Construct garage floors and ramps using textured surfaces to minimize tire squeal,
 - iv. Not contain exhaust vents along sides closest to residential uses, and
 - v. Not produce glaring light sources toward adjacent units.

3. Parking Lot Design

- a. Parking lot area may contribute towards open space requirement as long as it meets the standards described in Section 2.4.C.10.a. of this Plan.

- b. The parking capacity of a surface parking lot shall be limited to no more than 10% of the maximum parking allowed for the specific project unless the parking area also complies with the standards described in Section 2.4.C.10.a.
- c. No at-grade parking space shall be located within the front yard.
- d. Off-street parking facilities containing five or more spaces and not in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct vehicle sight distances, entrances and exits and shall consist of one or a combination of the following:
 - i. A strip at least five feet in width of densely planted shrubs or trees which are at least two feet high at the time of planting and are of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year round visual screen, or
 - ii. A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than fifty percent of the face is open. The wall, barrier or fence shall be at least four feet and not more than six feet in height.
- e. Provide any combination of the following strategies for 50% of the surface parking lot and driveways:
 - i. Shade within five years of occupancy,
 - ii. Paving materials with a Solar Reflectance Index (SRI) of at least 29, or
 - iii. Open grid pavement system.
- f. On grade, open parking facilities which contain five or more parking spaces shall be landscaped in accordance with the design regulations required by Sections 2.4.H.2-2.4.I.3, the Landscape Requirements of the Los Angeles River Improvement Overlay and the following requirements:
 - i. At least five percent of the interior area of the parking facility shall be landscaped. This does not include the perimeter planting provided for beautification or to satisfy screening requirements.
 - ii. Each planting shall be at least twenty five square feet in area and have no dimension less than five feet.
 - iii. Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.
 - iv. Trees used to satisfy parking lot landscaping requirements shall be a minimum of three inch caliper at planting and shall be suitable for location in parking lots.
 - v. Existing trees shall be preserved wherever possible.
 - vi. Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.
 - vii. Parking lots shall be designed to provide clear and designated paths of travel for pedestrians.
 - viii. Paths shall conform to the standards of the Americans with Disabilities Act.

E. VEHICULAR ACCESS.

1. No curb cuts are permitted from Secondary Modified and Collector Modified Streets except when no other street type is adjacent to the Project.
2. Local Modified, Local Modified Industrial Streets and Alleyways shall provide the primary point of vehicular access for service and parking facilities.
3. Not more than two driveways shall be permitted per building, and at least 20 feet in distance should span between them.
4. Driveways shall not exceed the minimum width required by LADOT.
5. Parking and loading access shall be located a minimum of 25 feet from primary building entrances, pedestrian paseo, or public outdoor gathering area.
6. A vehicular exit from a parking structure within five feet of a sidewalk area, paseo, or trail shall feature a visual/audible alarm to warn pedestrians and cyclists of exiting vehicles.

F. DROP-OFF ZONES. Drop-off Zones, including residential, hotel and restaurant drop-off areas shall be provided either:

1. Within, or along the driveway access to the off-street parking facilities, or
2. Alongside the required curb line where there is a full-time curbside parking lane, with no sidewalk narrowing.

2.6 CONSERVATION

- A. PURPOSE
- B. PLUMBING
- C. INTERIOR LIGHTING
- D. ENERGY PRODUCTION
- E. HEAT ISLAND REDUCTION
- F. WINDOWS/GLAZING
- G. POOLS AND JACUZZIS

A. PURPOSE

1. Reduce energy demand
2. Recycle water and decrease demand for potable water
3. Reduce waste and use of new materials
4. Reduce demand on natural resources.

B. PLUMBING AND PLUMBING FIXTURES : *For all projects installing or replacing plumbing or plumbing fixtures.*

1. All faucets not governed by City Ordinance 180822 shall not exceed 1.5 gallons per minute.
2. Residential shower stalls are not permitted to have more than one shower head per stall. Shower head flow shall be no greater than 2.0 gallons/minute.
3. All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.
4. All Projects, which involve the installation of new internal rough plumbing system, shall install a dual plumbing system such that toilets and approved industrial uses can be served by recycled water.
5. Tankless and on-demand Water Heaters shall be installed in lieu of standard water heaters.
6. Conductivity Controllers or pH Conductivity Controllers shall be used when installing Cooling Towers.
7. Install a hot water on demand, re-circulation pump(s) to service any and all faucets requiring hot water.

C. INTERIOR LIGHTING DESIGN AND OPERATIONS: *For all projects installing or replacing interior lighting system.*

1. All non-residential buildings or portions thereof shall install lighting controls to extinguish all unnecessary exterior and interior lights from 11pm to sunrise.
2. All buildings shall schedule nightly maintenance activities to conclude before 11pm.
3. All non-residential buildings or portions thereof use gradual, "staggered switching" to turn on building lights at sunrise rather than instant light-up of the entire building.
4. All non-residential buildings or portions thereof shall install devices such as photo-sensors, infrared and/or motion detectors to turn off lights when no occupants are present.
5. All commercial and industrial buildings or portions thereof shall design lighting layouts in smaller zones and avoid wholesale area illumination.
6. All non-residential perimeter space with a continuous depth of 20ft shall have 20% dimming ballasts and day lighting control.
7. All buildings shall include dimmers in lobbies, atria and perimeter corridors for nighttime use.

D. ENERGY GENERATION: *For all new construction projects.*

1. All New Construction Projects shall install and maintain an onsite renewable energy generation system to provide a minimum of 20% of the Project's non-residential electrical needs and 10% of the projects residential demand.
2. Participation in DWP's Green Power for Green LA Program may be used to satisfy the above requirement. Proof of annual participation will be required.

E. HEAT ISLAND REDUCTION. *All Projects that are installing or replacing a roof* shall use roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface of all buildings within the Project or install a green (vegetated) roof for at least 50% of the roof area of all buildings within the Project. Combinations of SRI compliant and vegetated roof can be used provided that they collectively cover 75% of the roof area of all buildings.

Roof Type	Slope	SRI
Low-Sloped Roof	<2:12	78
Steep-Sloped Roof	>2:12	29

F. WINDOWS/GLAZING. *All projects that are installing or replacing windows* shall refer to Section 9. Urban Design Regulations for requirements that will assist Projects in reducing internal heat gain.

G. POOLS AND JACUZZIS

1. All pools shall be installed with a water-saving pool filter.
2. A leak detection system shall be installed on all swimming pools and Jacuzzis.

2.7

PERFORMANCE

- A. PURPOSE
- B. COMPLIANCE
- C. MAINTENANCE AND DELIVERY
- D. NOISE
- E. RECYCLED MATERIALS
- F. STORAGE
- G. VIBRATION
- H. UTILITIES

A. PURPOSES

1. To provide for a safe, clean, and healthy environment.
2. To minimize the effects of noise and vibrations on the surrounding environment.
3. To reduce the visual impact of utility facilities.

B. COMPLIANCE. Prior to the issuance of a building permit or land use permit, the owner of the lot or lots shall execute and record a covenant and agreement, acknowledging that the owner shall implement each of the applicable regulations set forth in this Section. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by the law.

C. MAINTENANCE AND DELIVERY STANDARDS

1. All Projects shall be maintained in a clean, safe and sanitary condition.
2. All Projects shall keep the site clear of weeds, rubbish, and all types of litter and combustible materials at all times.
3. All projects shall permit no loitering, camping, public begins, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises.
4. All projects shall prevent standing water from accumulating anywhere on site.
5. Loading and unloading of vehicles shall occur either on site, within an alley, or a local modified, or local industrial modified street. Loading and unloading of vehicles from a Secondary street shall be permitted only when no other public right of way is adjacent to the project site.
6. Site cleaning, sweeping, trash collection, deliveries, and loading and unloading to the site are limited to the hours in table below.

MAINTENANCE AND DELIVERY SCHEDULE TABLE

Hours	Greenway	Urban Village	Urban Innovation	Urban Center
Mon-Friday	6am-10pm	7am-7pm	24 Hours	6am-10pm
Sat., Sun., & Legal Holidays	8am-5pm	8am-5pm	24 Hours	8am-8pm

D. NOISE

1. Loudspeakers or public address systems are not permitted to be installed or operated within any portion of Projects in the Urban Village, Urban Innovation, or Urban Center Districts.
2. Loudspeakers or other public address systems are permitted in the Greenway District but their use is limited to the hours of 8am-7pm Monday-Thursday, 10am-10pm Friday-Saturday, and Noon-5pm Sundays and Legal Holidays. In any event the maximum noise level may not exceed 90 dba lbn.
3. At the boundary line between two districts, the presumed ambient noise level of the quieter zone shall be used.
4. Maximum Noise Levels within Industrial Workspaces shall be as defined in the Industrial Noise Level Table below.

INDUSTRIAL NOISE LEVEL TABLE

Noise levels between	Greenway	Urban Village	Urban Innovation	Urban Center
7am-10pm	55 dba lbn	55 dba lbn	70 dba lbn	65 dba lbn
10am-7pm	45 dba lbn	45 dba lbn	65 dba lbn	55 dba lbn

- Maximum Noise Levels within Commercial Workplaces shall be as defined in the Commercial Noise Level Table below.

COMMERCIAL NOISE LEVEL TABLE

Noise levels between	Greenway	Urban Village	Urban Innovation	Urban Center
7am-10pm	55 dba lbn	55 dba lbn	65 dba lbn	65 dba lbn
10am-7pm	45 dba lbn	45 dba lbn	60 dba lbn	55 dba lbn

- Maximum Noise Levels within Residential Habitable Spaces shall be as defined in the Residential Noise Level Table below.

RESIDENTIAL NOISE LEVEL TABLE

Noise levels between	Greenway	Urban Village	Urban Innovation	Urban Center
7am-10pm	NA	50 dba lbn	50 dba lbn	50 dba lbn
10am-7pm	NA	45 dba lbn	45 dba lbn	45 dba lbn

E. RECYCLED MATERIALS

- All Projects shall provide a recycling area that is clearly labeled, and easily accessible.
- All Projects are required to develop a recycling program and contract for recycling pick-up if all recycled refuse is not re-used on site.
- All recycled goods shall be placed or stored in Recycling Receptacles by the end of the business day and not be left in plain view on the site.
- All recycling receptacles shall be kept covered, and made of durable, waterproof, rustproof, of incombustible construction, and of sufficient capacity to accommodate the materials collected.
- The recycling area shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.
- Paper products and other lightweight materials shall be immediately placed into covered recycling receptacles.
- All recycling receptacles and containers shall be kept in a secure location to prevent unauthorized entry and scavenging and theft of recyclable materials.
- Recyclable materials, other than recyclable materials contained in reverse vending machine commodity storage bins, shall be emptied from recycling receptacles when full or every week, whichever comes first.

F. STORAGE

1. No materials or equipment shall be stored out of doors to a height greater than the height of the enclosing wall or fence.
2. Open air storage of merchandise or materials must be confined to a storage area completely enclosed by a solid, non-combustible wall (with self-closing gates).
3. Trash storage bins shall be located within a gated, covered enclosure masonry block wall at least six feet in height.

G. VIBRATION. Consistent with ASHRAE 200 and the L.A.M.C Section 111.02 the Maximum Vibration Levels for Industrial, Commercial, and Residential uses shall be as defined in the Vibration Levels Table below.

VIBRATION LEVELS TABLE

Use	Hours	Urban Village	Urban Innovation	Urban Center
Industrial	7am-10pm	16,000 pin/s	32,000 pin/s	16,000 pin/s
	10pm-7am	5,600 pin/s	32,000 pin/s	8,000 pin/s
Commercial	7am-10pm	16,000 pin/s	16,000 pin/s	16,000 pin/s
	10pm-7am	5,600 pin/s	16,000 pin/s	8,000 pin/s
Residential	7am-10pm	8,000 pin/s	8,000 pin/s	8,000 pin/s
	10pm-7am	5,600 pin/s	5,600 pin/s	5,600 pin/s

H. UTILITIES

1. All new utility lines, which directly service the lot or lots, shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions should be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
2. All utility boxes located within the public right-of-way shall be wrapped with a graphic image.

2.8 SIGNS

- A. PURPOSE
- B. PROHIBITIONS
- C. PERMITTED SIGNS

A. PURPOSES.

1. To create strong building identity that is well integrated with the design of the architecture.
2. To provide clear and attractive business identity.
3. To attract visitors to publicly accessible open space areas.

B. PROHIBITIONS.

1. The exposed unfinished backs and sides of all signs shall not be visible from a public right-of-way or greenway.
2. The following signs are prohibited; animated, blinking or scrolling signs, inflatable devices, off-site, supergraphics, pole signs, roof, and window signs.
3. Signs shall not obscure the architecture, windows or window trim and molding.
4. No signs other than flags and banners, shall be located above the second story.
5. Additional signs, beyond the Permitted signs described above, shall not be permitted.

C. PERMITTED SIGNS.

1. Each premise or business shall be permitted one identification sign limited to a maximum of 12 square feet in size and shall not exceed a depth of one 1 foot. An additional sign is permitted if the premise abuts another street, alley, public parking area, park or open space. An identification sign may be located on any portion of an awning as long as the sign does not exceed the maximum allowable dimensions.
2. For projects that have multiple storefront tenants of similar size, all Identification signs shall be of the same type but may vary in respect to font style and color. (ie. Cut out, blade signs, painted panel), the same relative size and source of illumination.
3. Building Identification Signs shall be permitted one per building, and shall not exceed 16 square feet for one story-buildings. For each story above the first, the size of the sign may increase an additional 4 square feet. An additional Building Identification Sign shall be permitted for buildings located on a corner lot or where a second façade is visible to a publicly accessible park or open space. This secondary sign shall not exceed the size of the primary sign.
4. Each premise or business shall be permitted one Information sign limited to a maximum of six square feet in size and shall not exceed a depth of one foot. An additional sign of equal size is permitted if the premise abuts another street, alley, public parking area, park or open space.

5. Each building, premise or business shall be permitted one Street Address Information sign limited to a maximum of six square feet in size and shall not exceed a depth of one foot. An additional sign of equal size is permitted if the premise abuts another street, alley, public parking area, park or open space.
6. Identification, Building Identification, Information, and Street Address Information signs shall be permitted as wall, awning/canopy, or projecting signs.
 - a. Projecting signs shall not extend more than five feet beyond the property line, shall not be located lower than eight feet above the sidewalk grade or edge of roadway grade nearest the sign and shall not extend above the top of the wall.
 - b. Wall signs that are made up of individual letters that use the wall of the building as background, the allowable sign area may be increased by 20 percent, provided there is no change in color between the background and the surrounding wall area. A wall sign shall not extend above the top of the wall of the building. Wall signs may extend no more than one foot beyond the face of the building.
7. Original art murals or public art installations are permitted with approval pursuant to Section 14.4.20.
8. One portable menu board sign may be permitted in the right-of-way for eating establishments, bakeries, florists, and similar businesses whose primary sales consist of perishable goods, provided that all of the following conditions are met:
 - a. The sign is removed at the end of each business day.
 - b. The sign's dimensions do not exceed two feet by four feet.
 - c. The sign does not interfere with pedestrian movement or wheelchair access.
 - d. The sign has a mounted base capable of keeping the sign upright in a moderate wind.
 - e. The sign is not illuminated.
 - f. The sign's permits have been secured from the appropriate City of Los Angeles departments.
9. Each publicly accessible park area shall be permitted one monument sign for every eight acres and each monument sign shall have a maximum of 75 square feet of sign face visible to the same direction of traffic and shall be limited to an overall height of eight feet above sidewalk grade or edge of roadway grade nearest the sign.
10. Each publicly accessible park area shall be permitted one flag or banner style sign for every acre or portion thereof.
 - a. Each flag/banner shall have a maximum of 24 square feet of sign face visible to the same direction and be affixed to a building or pole at a height no lower than eight feet above sidewalk grade or edge of roadway grade nearest the banner.
 - b. Height of the top of the flag/banner shall be measured from the nearest sidewalk or edge of roadway grade to the top of the sign. The overall height limitation of the flag/banner shall be determined by the length of adjoining street frontage as follows:
 - i. 25 feet for lots having 50 feet of street frontage;
 - ii. 35 feet for lots having more than 50 feet and less than 100 feet of street frontage; and
 - iii. 42 feet for lots having at least 100 feet of street frontage.

3

STREETS

- A. PURPOSE
- B. STREET DEFINITIONS
- C. STREET MODIFICATION SUMMARY
- D. SIDEWALK
- E. STREET DESIGN
- F. STREET MODIFICATION DETAILS

A. PURPOSE.

1. To connect the area to its neighboring communities, the City of Los Angeles, and the greater Los Angeles region through a safe, efficient and accessible circulation network that embraces pedestrians, bicyclists, transit, truck traffic, and automobiles.
2. To recognize the shared use of streets not only for moving traffic, but also as the front door to businesses that are the economic and fiscal foundation of the City and as public outdoor space for residents and workers.
3. To develop an efficient yet balanced circulation system that defines different types of streets based on their transportation function and community role.
4. To provide residents, employees, and visitors with a variety of transportation alternatives that result in a more efficient use of transportation resources.
5. Encourage a vibrant pedestrian-oriented environment, with activity centered along property edges at the interface between building and street.
6. Design streets and sidewalks so that pedestrians, bicyclists, transit riders, transit vehicles, trucks and automobile traffic can coexist safely.
7. Build linkages to the neighboring Chinatown, Lincoln Heights, Cypress Park, Elysian and Heritage Square neighborhoods as well as nearby regional park amenities such Elysian Park, Debs Park, El Rio de Los Angeles State Park, and Arroyo Seco and Los Angeles River Greenways.
8. Promote a multi-modal street network
9. Establish recommended standards for modified cross sections
10. Illustrate modified street standards
11. Establish street assumptions and criteria

B. STREET DEFINITIONS.

Collector Modified Streets. Collector Modified Streets emphasize multi-modal neighborhood travel and serve as a “Main Street” for Urban Villages and Urban Centers. Collector Modified Streets have one vehicle lane in each direction. Typical features include wide sidewalks, exclusive bicycle lanes, on-street parking, and street trees.

Local Modified Streets. Local Modified Streets emphasize access to individual properties and serve living or work spaces. Local Modified Streets allow for one lane in each direction and are not designed to accommodate regular bus or truck traffic. Typical features include relatively narrow cross sections, on-street parking sidewalks, and street trees.

Local Industrial Modified Streets. Local Industrial Modified Streets emphasize truck access to industrial properties. Local Industrial Modified Streets allow for one lane in each and includes a bicycle lane. Typical features include limited on-street parking, sidewalks, and street trees.

Modified Alleys. Modified Alley’s emphasize access to individual properties, and accommodate parking access and service functions as an alternative to other streets and provide the opportunity to incorporate stormwater BMPs.

Pedestrian Street Lights: Provide ornamentation to supplement the required illumination level. Pedestrian street lights contribute to the pedestrian scale of the area by adding a soft flow of light on the sidewalk and enhance pedestrian safety.

Roadway Lights. Provide roadway illumination.

Secondary Modified Streets. Secondary Modified Streets emphasize intra-city, multi-modal travel and connect urban activity centers. Secondary Modified Streets have two lanes in each direction and carry a mix of local and regional traffic. Typical features include on-street parking, exclusive bicycle lanes and wide sidewalks, and street trees.

Sidewalks. A sidewalk is that portion of the public-right-of-way that is typically raised above the street surface and is physically defined as the area between the property line and the curb. A sidewalk can be divided into three separate zones; parkway, pedestrian, and furniture zone.

Parkway Zone. The sidewalk area adjacent to the curb is typically referred to as the Parkway zone and depending upon the level of activity may include landscaping, trees, transit infrastructure, signage, lighting, benches, fire hydrants, and vending machines.

Pedestrian Zone. The Pedestrian Zone is the portion of the sidewalk that shall be maintained clear of obstructions for the safe and accessible passage of pedestrians.

Furniture Zone. The sidewalk area immediately abutting the property line is typically referred to as the Furniture Zone. The width of the Furniture Zone will vary throughout the Plan area depending upon the overall width of the sidewalk area.

C. STREET MODIFICATION SUMMARY. For the purposes of this Subsection, the regulations and procedures contained in L.A.M.C. Section 12.37 shall be followed. Notwithstanding L.A.M.C. Section 12.37 H, the modified highway and street improvement standards illustrated in Section 3.G. of this Plan and summarized in the Street Modification table on the following page and on the Modified Street Standards Map shall be utilized, to the extent physically feasible, for any improvements of streets required in the Specific Plan area.

STREET MODIFICATION TABLE

Street	Current Designation	New Designation
Albion	Local Street	Local - Modified
Alhambra	Local Street	Local – Modified
Ann (b/t Spring & Main)	Collector Street	Local – Modified
Ann (Sough of Main)	Local Street	Local – Modified
Artesian	Local Street	Local – Modified
Aurora	Local Street	Local – Modified
Ave 16	Local Street	Local – Modified
Ave 17	Local Street	Local – Modified
Ave 18	Local Street	Local – Modified
Ave 19	Local Street	Collector- Modified
Ave 20 (South of Broadway)	Collector Street	Collector- Modified
Ave 20 (North of Broadway)	Secondary Hwy	Collector- Modified
Ave 21	Local Street	Local- Modified
Ave 22	Local Street	Local- Modified
Ave 23	Local Street	Local - Modified
Ave 25	Local Street	Local - Modified
Ave 26	Secondary Hwy	Collector- Modified
Ave 33	Local Street	Local - Modified
Baker – to Aurora	Local Street	Local - Modified
Barranca	Local Street	Local - Modified
Bloom	Local Street	Local - Modified
Bolero	Local Street	Local - Modified
Broadway	Major Hwy Class II	Secondary - Modified
Cardinal	Local Street	Local - Modified
Clover	Local Street	Local – Modified
College	Local Street	Local – Modified
Darwin	Local Street	Local – Modified
Elmyra (North of Main)	Collector Street	Local – Modified
Elmyra (South of Main)	Local Street	Local – Modified
Figueroa	Major Hwy Class II	Secondary- Modified
Gibbons	Local Street	Local – Modified
Humbolt	Local Street	Local – Modified
Lacy	Local Street	Local – Modified
Lamar	Local Street	Local – Modified
Leon	Local Street	Local – Modified
Leroy	Local Street	Local – Modified
Livingstone	Local Street	Local – Modified
Llewellyn	Local Street	Local - Modified
Magdalena	Local Street	Local – Modified
Main	Secondary Hwy	Collector – Modified
Messenger	Collector Street	Local – Modified
Moulton	Local Street	Local – Modified
Mozart	Local Street	Local – Modified
Naud	Collector Street	Local – Modified
Pasadena	Secondary Hwy	Collector- Modified
Rondout	Local Street	Local – Modified
San Fernando	Secondary Hwy	Collector – Modified
Sotello	Collector Street	Local – Modified
Spring	Major Hwy Class II	Secondary – Modified
Weyse	Collector Street	Local – Modified
Wilhardt	Collector Street	Local – Modified

D. SIDEWALK REGULATIONS.

1. Sidewalks.

- a. Required minimum sidewalk widths for all streets in the plan area are shown in Section 3-G.
- b. Street furniture, trees and similar amenities shall be located outside of the Pedestrian Zone.
- c. A minimum 6' wide barrier free continuous path of travel shall be provided in all Pedestrian Zones.
- d. Projects selecting to install a paving pattern or non-standard material shall need to obtain approvals from DPW.
- e. Sidewalks shall be maintained by the adjacent property owner.

2. Street Lighting.

- a. Roadway lights shall be spaced 90 to 110 feet apart and designed to illuminate both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security.
- b. Space trees from other elements, as specified by the Urban Forestry Division, except that trees may be positioned within 10' of pedestrian lights. The adjacent property owner shall agree to maintain any tree planted within 10' of a pedestrian light so that the lights are accessible for maintenance purposes.
- c. Energy-efficient Pedestrian Style Lighting Fixtures shall be installed midway between two street lights and no less than every 100' or as determined by the Bureau of Street Lighting.
- d. Once a Pedestrian Style Lighting Fixture is selected for a particular block the entirety of that block shall be designated with that lighting fixture type.
- e. All light poles will be located adjacent to the curb as required by the Bureau of Street Lighting.
- f. If the streets are widened or narrowed the existing street lights shall be moved along with the new curb line to maintain the existing street light and tree spacing pattern.
- g. Obtain City Approval from Board of Public Works-Bureau of Street Lighting and Cultural Affairs Department.
- h. Maintenance is provided by the Bureau of Street Lighting funded through the assessment district process. Any additions or changes to the rates must be approved by all affected property owners through the Proposition 218 process.

3. Special Lighting.

Special lighting that adds to the Area's sense of place will be permitted within the public right-of-way, provided that it does not interfere with pedestrian movement, vehicular safety, the approved street light/street tree spacing pattern, or other required streetscape elements.

- a. Examples of special lighting include accent lighting of landscape and architectural features, and seasonal light displays celebrating holidays or special events.
- b. Special lighting may be installed with a revocable permit. The infrastructure for this lighting will be maintained by the permit holder and not BSL.

4. Street Trees.

- a. The Parkway area shall be planted with the selected street tree (See Street Tree Variety Map in Section 4 and Appendix A3. Street Tree List) at the designated spacing for the selected tree. Street trees are typically spaced from 20 to 40' feet on center. If a particular tree species has not been identified, and there are no existing trees within the block the applicant may select the tree species, with the approval of the Urban Forestry Division. Once a tree is selected and planted for a particular block that same tree species shall be planted by subsequent projects that develop within the same block.
 - b. Where existing street trees must be removed as a result of required street widening, or other improvements, they shall be relocated or replaced, as approved by, the Urban Forestry Division.
 - c. Plant minimum 36" box trees.
 - d. Trees shall be planted with 4' x 8' foot tree wells with a 3" decomposed granite on the tree well surface, compacted to no more than 80%.
 - e. Structural soil to a depth of three feet shall be installed under the entire width of sidewalk within 25 feet of all new or relocated street trees.
 - f. Obtain city approval from the Department of Public Works-Urban Forestry Division.
 - g. The adjacent property owner shall be responsible for regular pruning, staking, and supplemental irrigation for the first three years as needed.
5. **Sidewalk Dining Facilities.** Just as sidewalk dining contributes to street life, the physical facilities associated with it should contribute to the quality of the street environment and the project. While sidewalk dining is not required, projects that elect to include sidewalk dining shall follow the following regulations:
- a. All dining facilities located on the sidewalk shall be freestanding, shall not be attached to the sidewalk, and shall be removed when the dining facilities are not open for business.
 - b. Enclosures are required only where alcohol is served, but may be provided elsewhere to create a sense of security. Enclosures shall not exceed 42 inches in height and shall be fabricated of durable materials that are in the same family as, or compatible with, the project's architectural materials.
 - c. A revocable permit, from the DPW is required for outdoor dining facilities.

E. STREET INTERSECTION DESIGN REGULATIONS

1. Crosswalks.

- a. Painted ladder or white zebra striped crosswalks shall be installed at all intersections that include either a Major Class II, Modified Secondary and/or Collector street as indicated on the Subarea Street Maps in Section 4.
- b. The Bureau of Engineering (BOE) shall flag intersections that require crosswalks on Navigate LA.

2. Signalized Intersections.

- a. Traffic signals shall be added to the intersections indicated below and illustrated on the Street Maps in Section 4.

N. Main Street and W. College

Ann Street and N. Spring Street

Sotello Street and N. Spring Street

Mesnager and N. Spring Street

Wilhardt Street and N. Main Street

S. Avenue 21 and N. Main Street

Humboldt and Avenue 26

- b. The Bureau of Engineering (BOE) shall flag intersections that require signals on Navigate LA.

3. Bicycle, Vehicle, and Parking Lanes

- a. **Traffic Lanes.** Roadbeds shall be marked with the number of traffic lanes that coincide with the standard plans on Navigate LA.
- b. **Bikeways.**
 - i. All Bicycle Friendly Streets identified in the 2010 Bicycle Plan shall be improved to include Bicycle Friendly Street improvements as described in the 2010 Bicycle Plan and highlighted in the 2010 Bicycle Plan's Technical Design Handbook.
 - ii. Any landscaped portions of a bicycle friendly feature shall be planted with drought tolerant trees and/or low-maintenance, drought tolerant shrubs and groundcover.
 - iii. Bicycle lanes shall be included on N. Spring, N. Main, Pasadena Avenue, San Fernando Boulevard, Figueroa Street, and a portion of Avenue 26 as illustrated on the cross-section standard plans on Navigate LA and on the Street Maps in Section 4.
 - iv. Bicycle sharrow markings shall be included on Avenue 26 between the Arroyo Seco (Pasadena) Freeway and the Gold Line Bridge as severe roadway width constraints, due to the freeway on and off-ramps prohibit the addition of bicycle lanes.

c. Parking Lanes.

- i. Car Share, Bicycle share or bicycle corrals shall be given priority access to on-street parking spaces.
- ii. Approval for any enhancement or unique design treatments in the parking lane shall be obtained from DOT.
- iii. In the case that a parking space is reserved for a bicycle corral the adjacent property owner shall assume maintenance responsibilities beyond the normal re-stripping and repair that will continue to be the purview of DOT.

d. Landscaped Median.

- i. A landscaped median shall be installed along Spring Street between College and Baker Streets. The median improvements will be interrupted to accommodate left-turn pockets at Ann Street, Sotello and Mesnager Streets.
- ii. The landscaped median shall be approximately 10' feet in width and shall be planted with mature, drought-tolerant, shade canopy trees and low-maintenance, drought-tolerant ground cover and shrubs.
- iii. Approval for the design, plant selection, and irrigation plans for the landscaped median shall be obtained from DOT and the Department of Public Works.
- iv. The Bureau of Street Services shall be responsible for regular pruning, weed control, tree and/or plant replacement, and irrigation repair and replacement.

F. STREET STANDARDS

1. The Plan's Street Standards are modifications of the existing street designations and apply to the Plan's street segments illustrated in the cross-sections on the following pages. The primary distinction between the various street designations that occur in the Plan is their number of traffic lanes. The designations are then further distinguished by the width of sidewalk and the presence or absence of on-street parking and/or bicycle lanes.

- a. **Major Class II.** Four full-time traffic lanes (two in each direction) and two additional peak-period traffic lanes that displace off-peak parking.
- b. **Secondary.** Four full-time traffic lanes (two in each direction). Depending upon the road width and its particular role this designation also may include full-time parking lanes and/or bicycle lanes.
- c. **Collector.** Two full-time traffic lanes (one in each direction) and full-time parking and bicycling lanes.
- d. **Local.** Two full-time traffic lanes (one in each direction) and full-time parking on at least one side of the street.

2. The Plan's Street Standards are illustrated by a series of cross-sections. The cross-sections show the typical midblock conditions. Intersections are not shown. For each street, the existing street designation and existing cross sections by segment are shown in the left column. The proposed cross-sections for those same segments are shown in the right column. The legend on the following page identifies each element in the cross section diagrams.

3. The proposed Plan Street Standard for each street segment includes:
 - a. **Right-of-way width (ROW).**
 - b. **Roadway width (curb to curb).**
 - c. **Sidewalk width within the ROW.** The sidewalk width cannot be reduced. In other words, the roadway cannot be widened at the expense of the sidewalk.

4. Upon final approval of these standards the Bureau of Engineering will add a layer to its Navigate LA website to inform all developers of the future block-by-block requirements for streets and sidewalk widths.

4 MAPS

PLAN BOUNDARY MAP

GENERALIZED LAND USE MAP

ZONING DISTRICTS MAP

FAR MAP

BLOCK NUMBERS MAP

MAXIMUM BLOCK LENGTH MAP

BUILDING HEIGHTS MAP

ACTIVE STREETS MAP

PARKING CAP MAP

MODIFIED STREET STANDARDS MAP

STREET LABEL MAP (REFERENCE ONLY)

STREET TREE VARIETY MAP

SUBAREA 1 STREET MAP

SUBAREA 2 STREET MAP

SUBAREA 3 STREET MAP

SUBAREA 4 STREET MAP

SUBAREA 5 STREET MAP

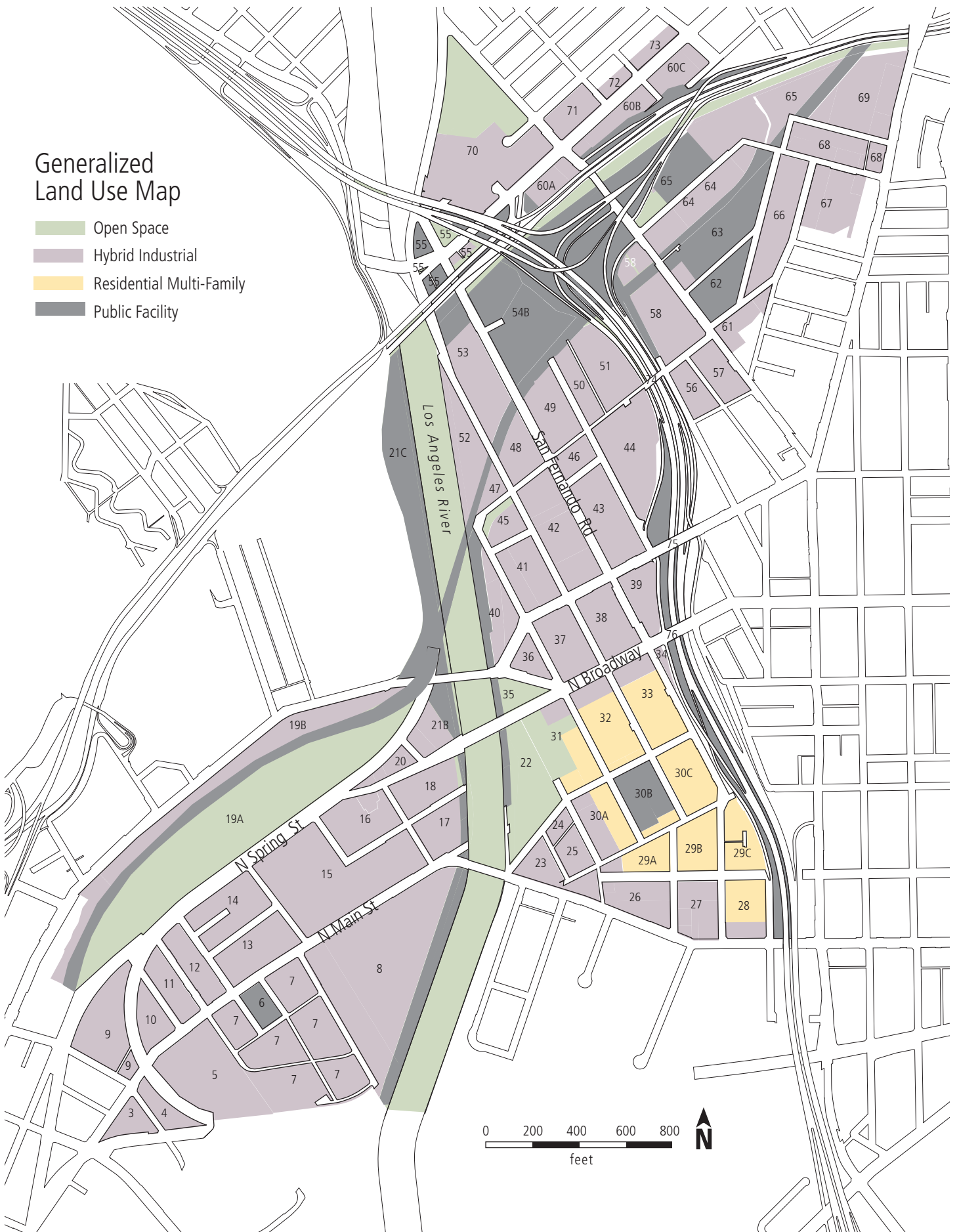
Plan Boundary Map

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Metro Gold Line & Station












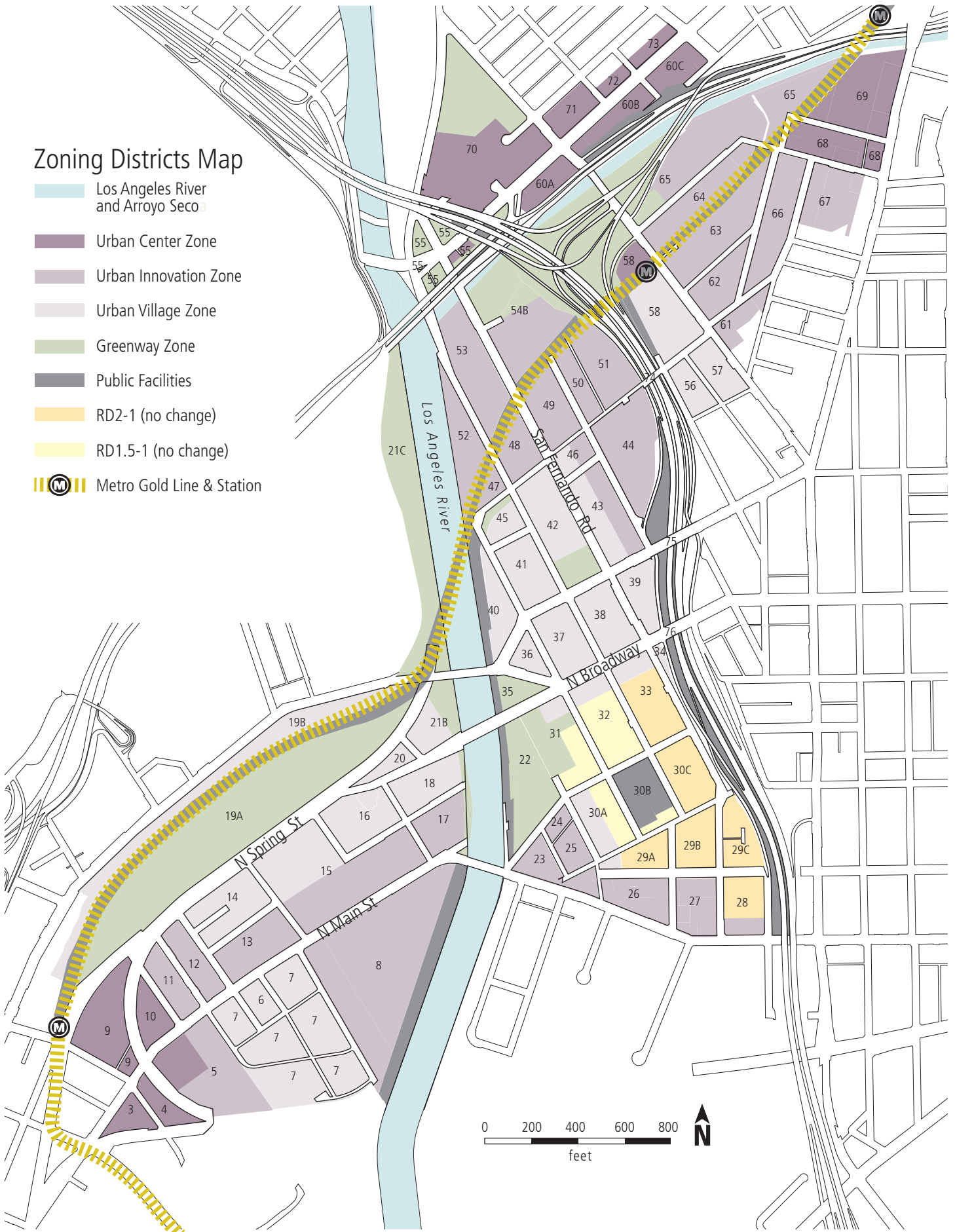
Generalized Land Use Map

- Open Space
- Hybrid Industrial
- Residential Multi-Family
- Public Facility












Zoning Districts Map

-  Los Angeles River and Arroyo Seco
-  Urban Center Zone
-  Urban Innovation Zone
-  Urban Village Zone
-  Greenway Zone
-  Public Facilities
-  RD2-1 (no change)
-  RD1.5-1 (no change)
-  Metro Gold Line & Station



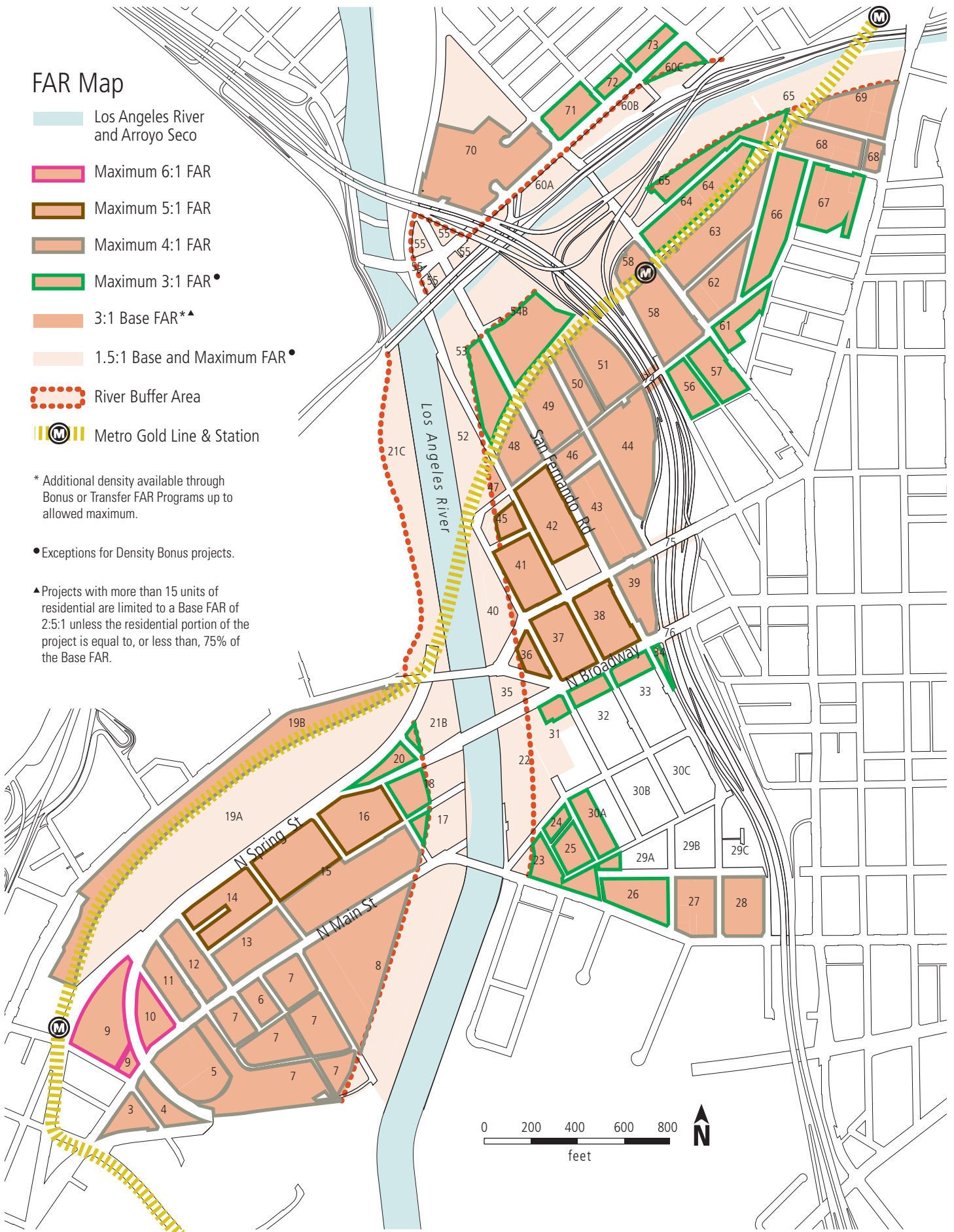
FAR Map

-  Los Angeles River and Arroyo Seco
-  Maximum 6:1 FAR
-  Maximum 5:1 FAR
-  Maximum 4:1 FAR
-  Maximum 3:1 FAR •
-  3:1 Base FAR*▲
-  1.5:1 Base and Maximum FAR •
-  River Buffer Area
-  Metro Gold Line & Station

* Additional density available through Bonus or Transfer FAR Programs up to allowed maximum.

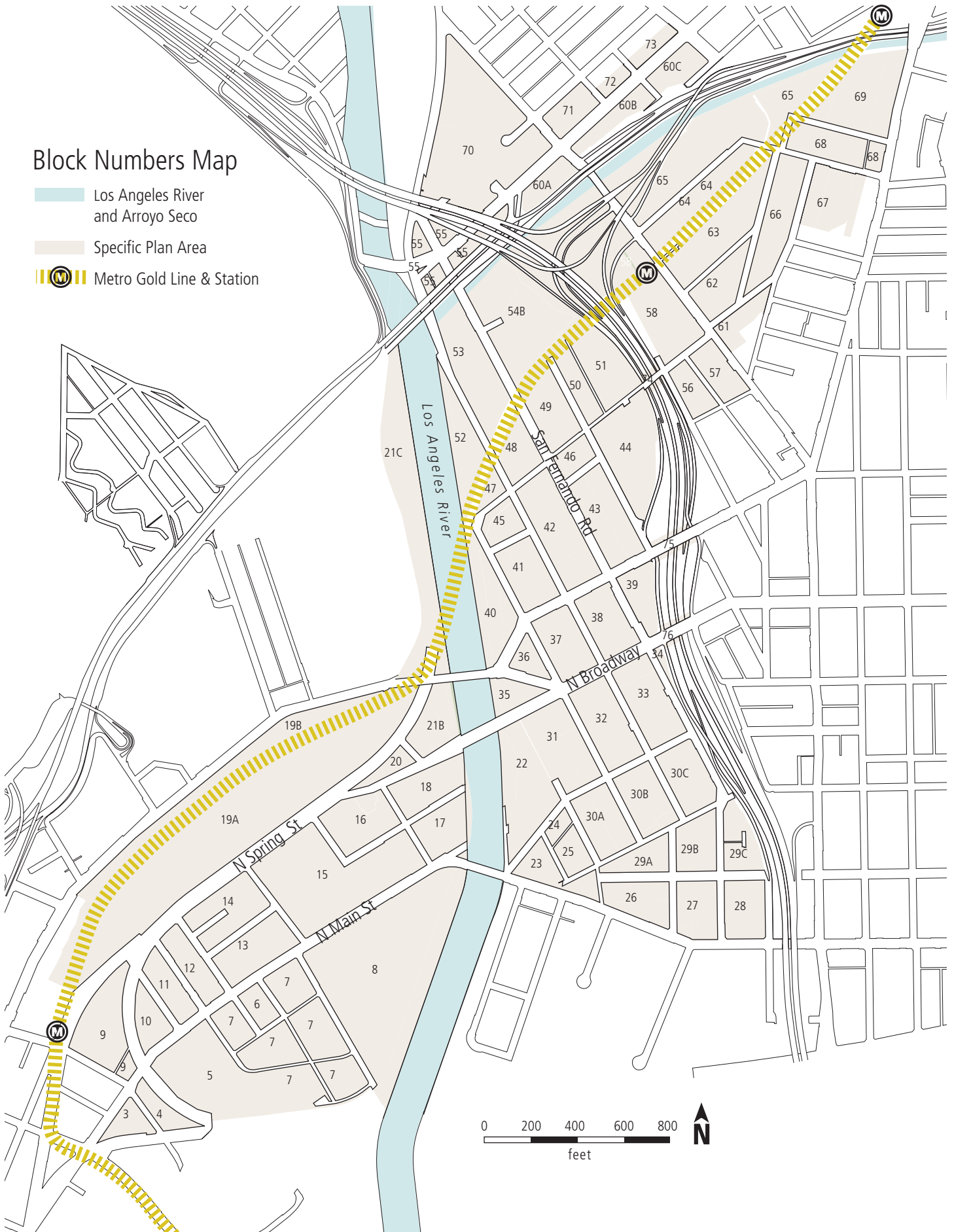
• Exceptions for Density Bonus projects.

▲ Projects with more than 15 units of residential are limited to a Base FAR of 2.5:1 unless the residential portion of the project is equal to, or less than, 75% of the Base FAR.













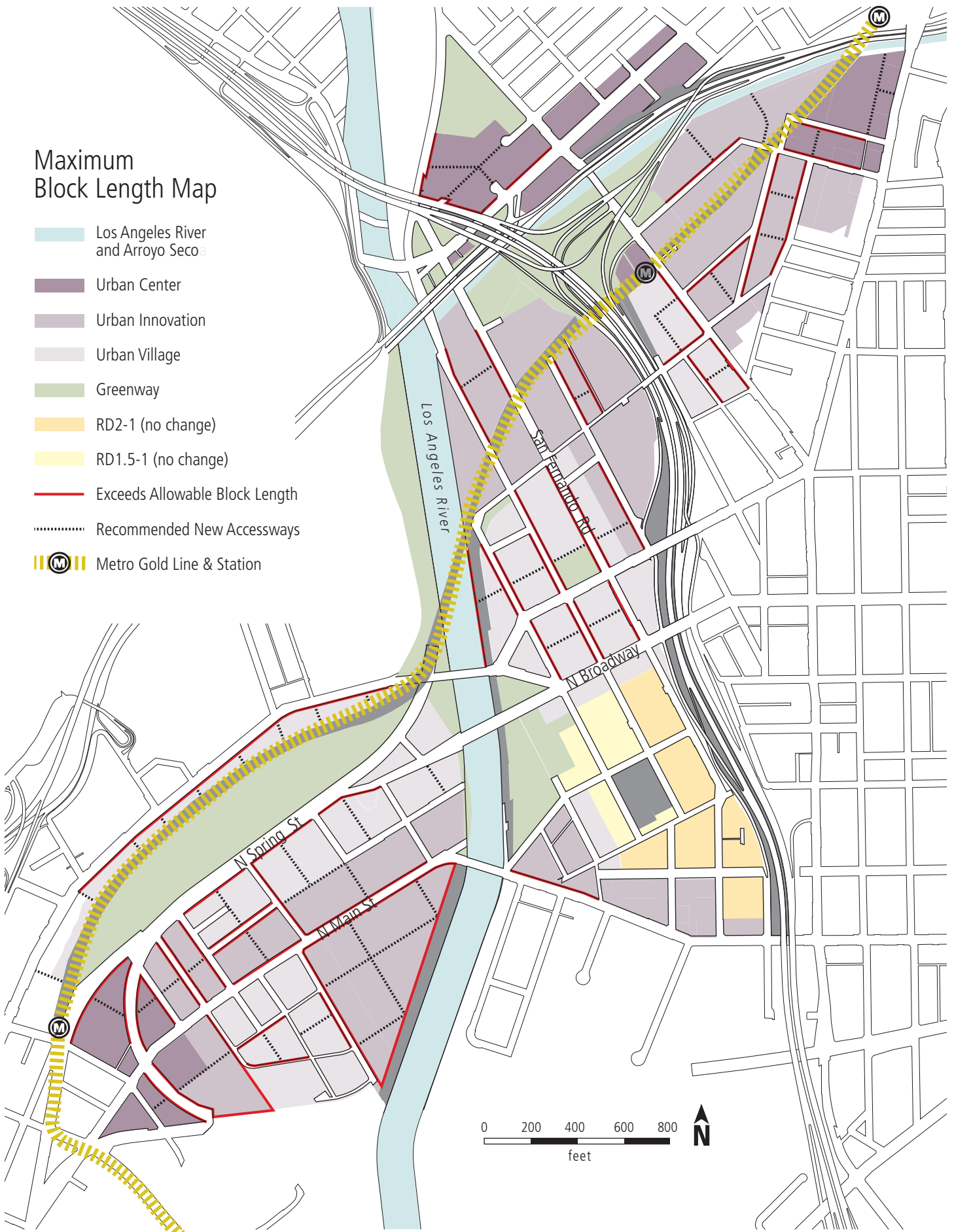
Block Numbers Map

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Metro Gold Line & Station










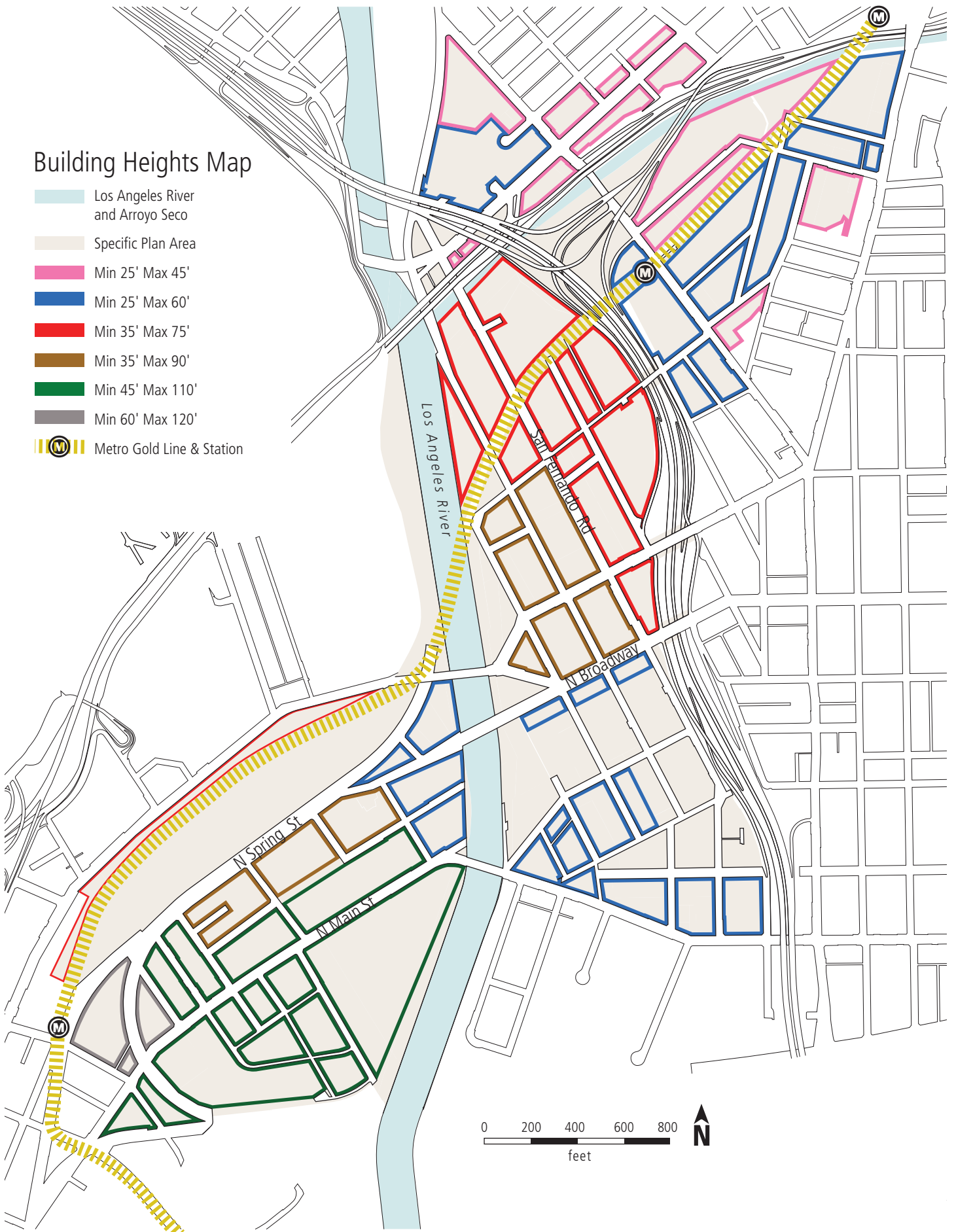
Maximum Block Length Map

-  Los Angeles River and Arroyo Seco
-  Urban Center
-  Urban Innovation
-  Urban Village
-  Greenway
-  RD2-1 (no change)
-  RD1.5-1 (no change)
-  Exceeds Allowable Block Length
-  Recommended New Accessways
-  Metro Gold Line & Station



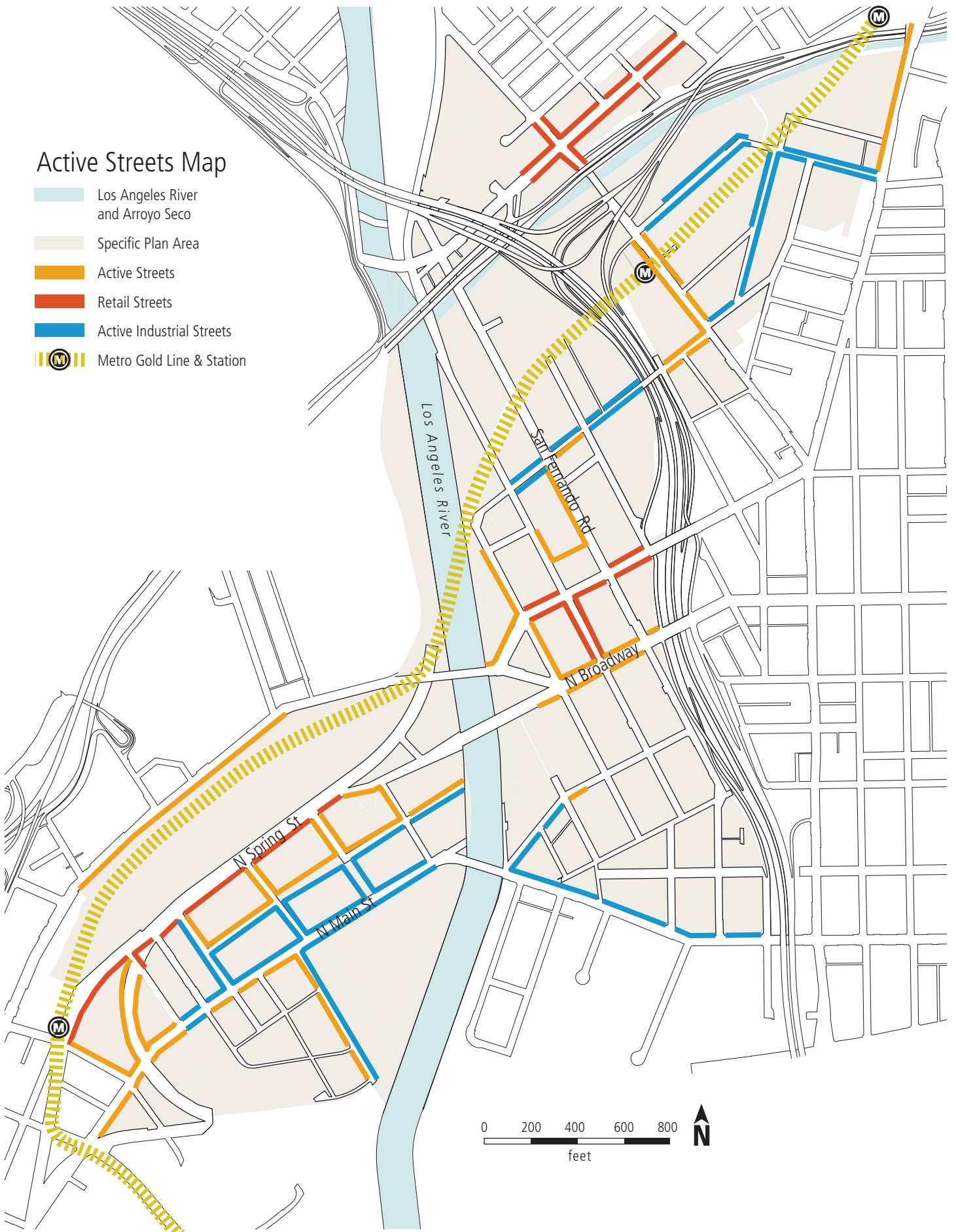
Building Heights Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Min 25' Max 45'
-  Min 25' Max 60'
-  Min 35' Max 75'
-  Min 35' Max 90'
-  Min 45' Max 110'
-  Min 60' Max 120'
-  Metro Gold Line & Station






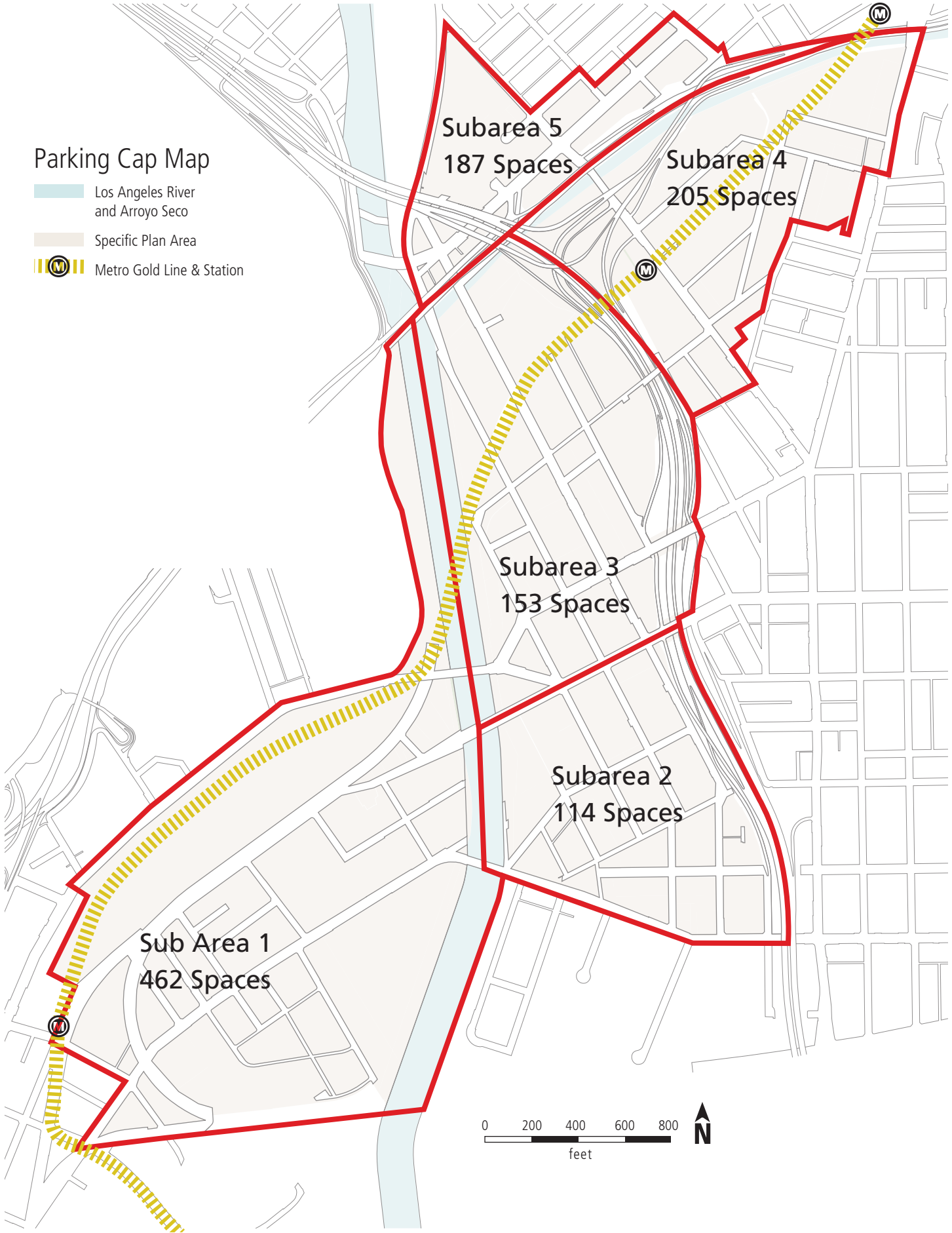
Active Streets Map

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Active Streets
- Retail Streets
- Active Industrial Streets
- Metro Gold Line & Station











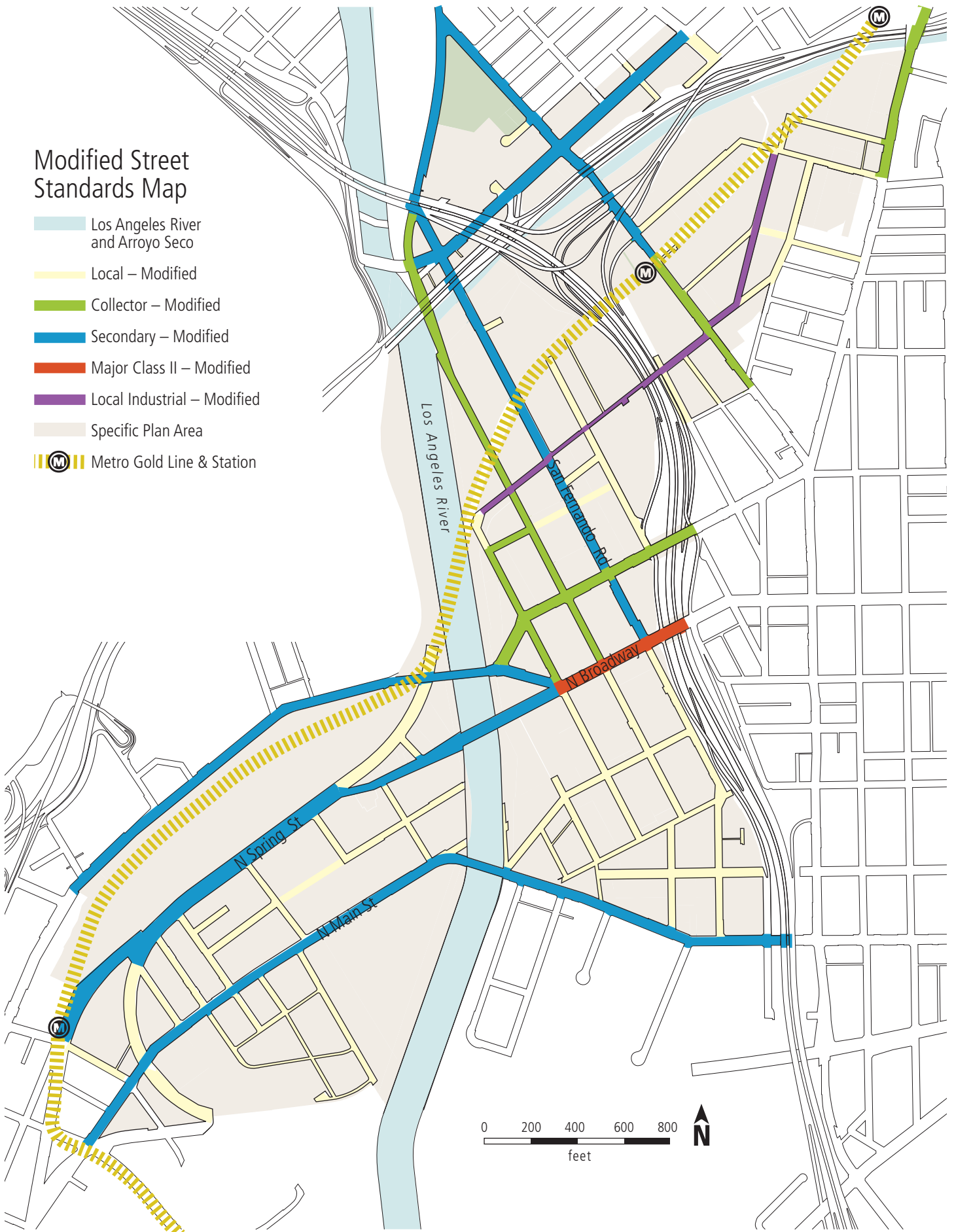
Parking Cap Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Metro Gold Line & Station



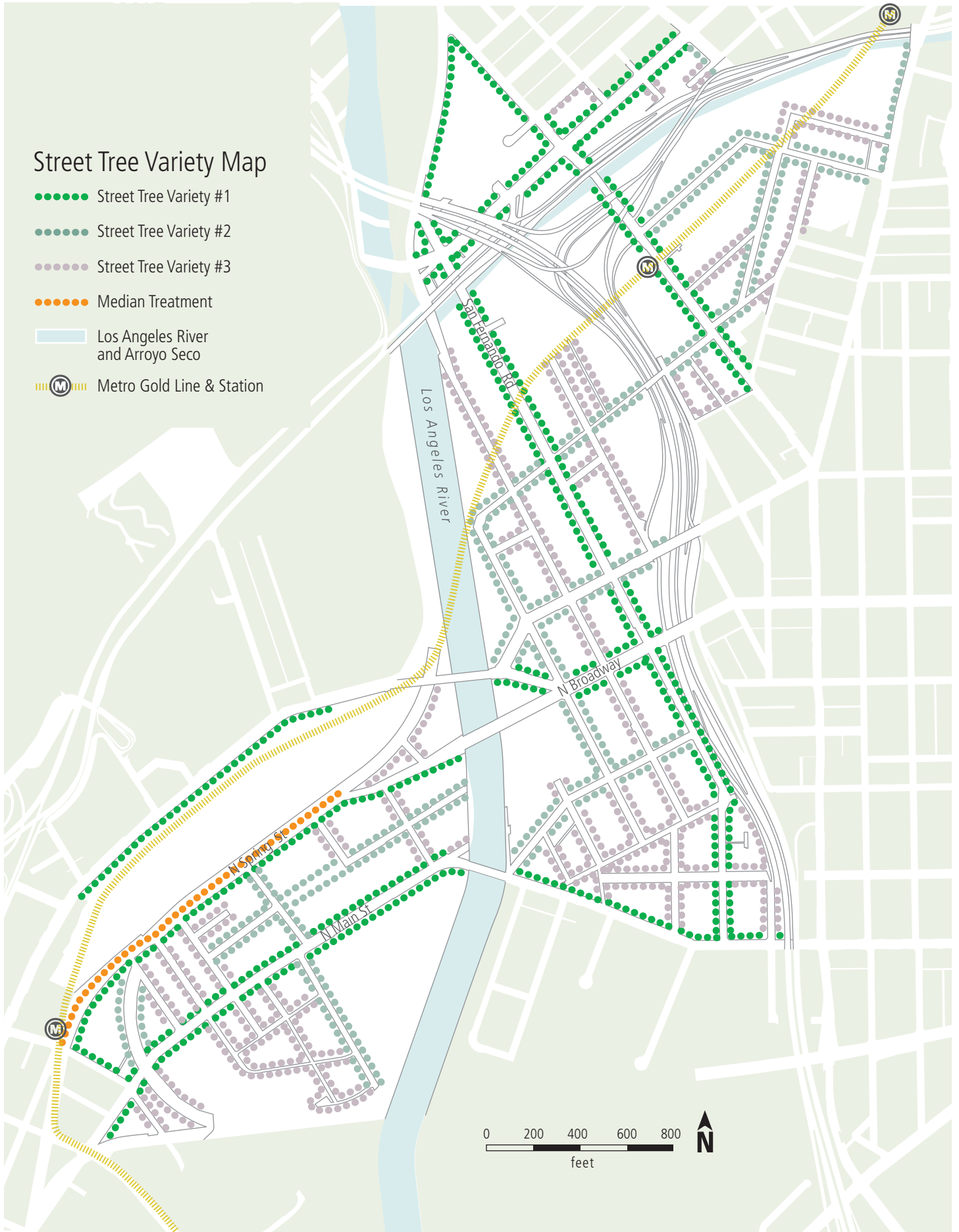
Modified Street Standards Map

-  Los Angeles River and Arroyo Seco
-  Local – Modified
-  Collector – Modified
-  Secondary – Modified
-  Major Class II – Modified
-  Local Industrial – Modified
-  Specific Plan Area
-  Metro Gold Line & Station



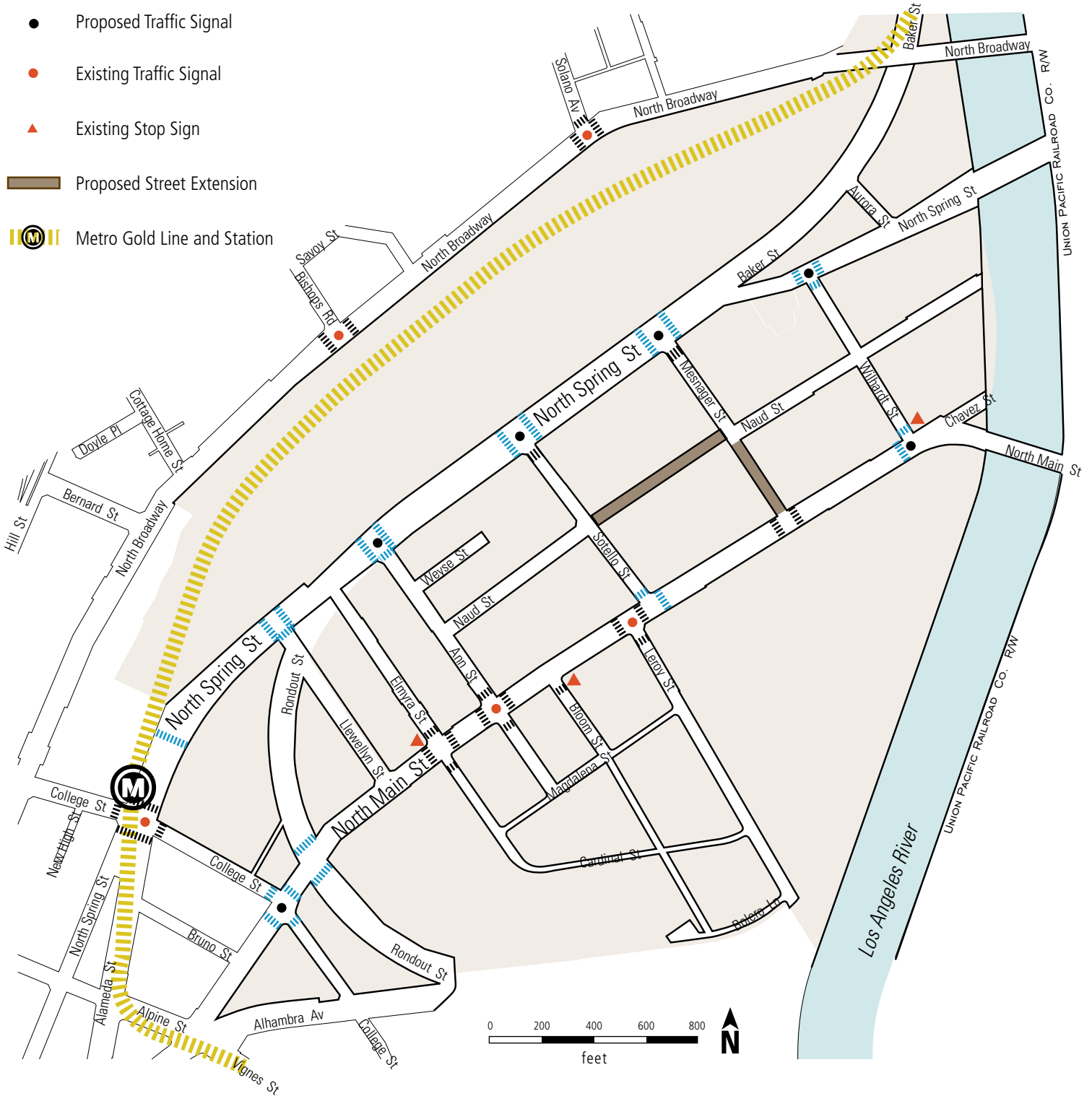
Street Tree Variety Map

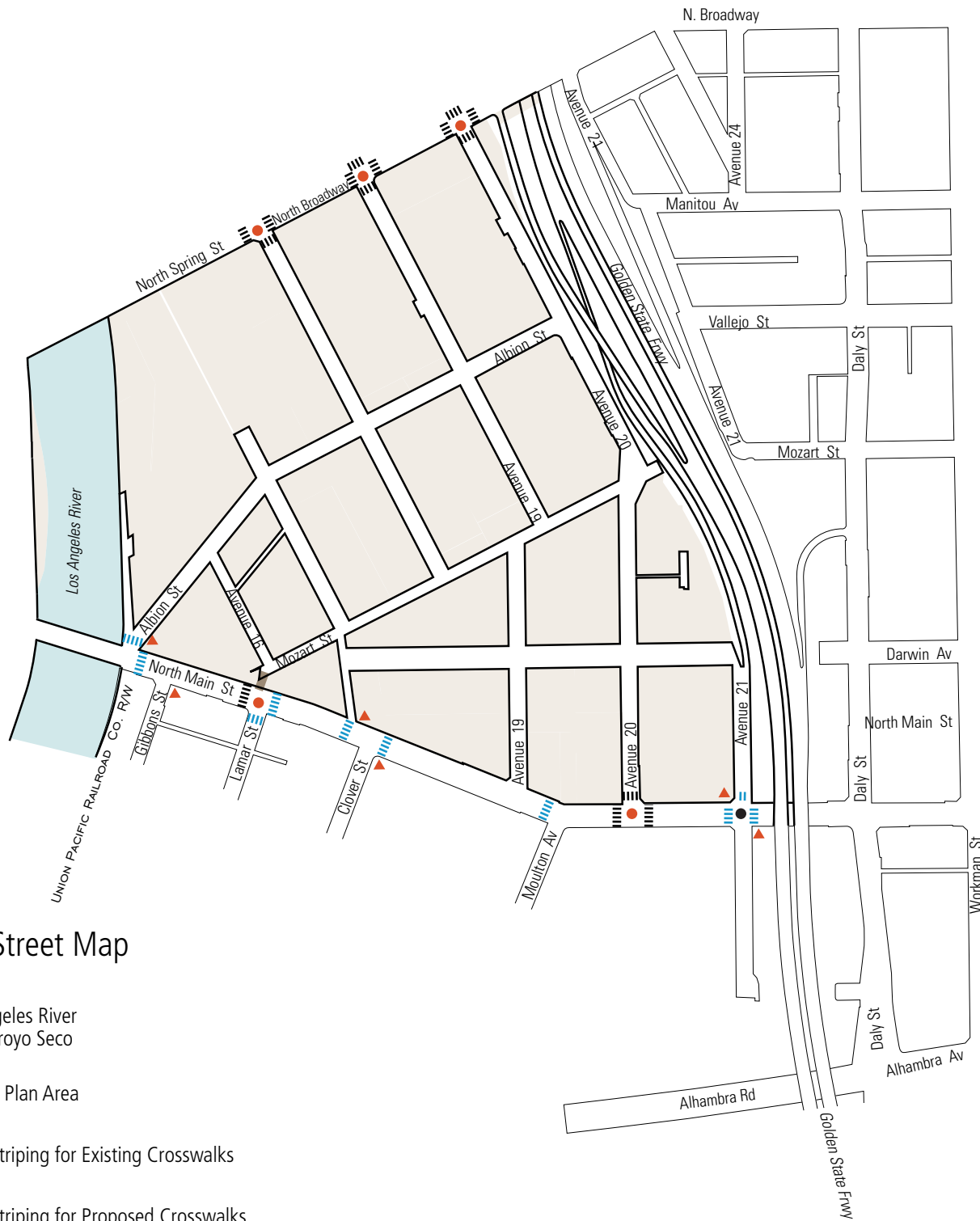
- Street Tree Variety #1
- Street Tree Variety #2
- Street Tree Variety #3
- Median Treatment
- Los Angeles River and Arroyo Seco
- Ⓜ Metro Gold Line & Station










Subarea 1 Street Map

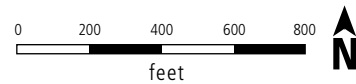
- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Zebra Striping for Existing Crosswalks
- Zebra Striping for Proposed Crosswalks
- Proposed Traffic Signal
- Existing Traffic Signal
- Existing Stop Sign
- Proposed Street Extension
- M Metro Gold Line and Station



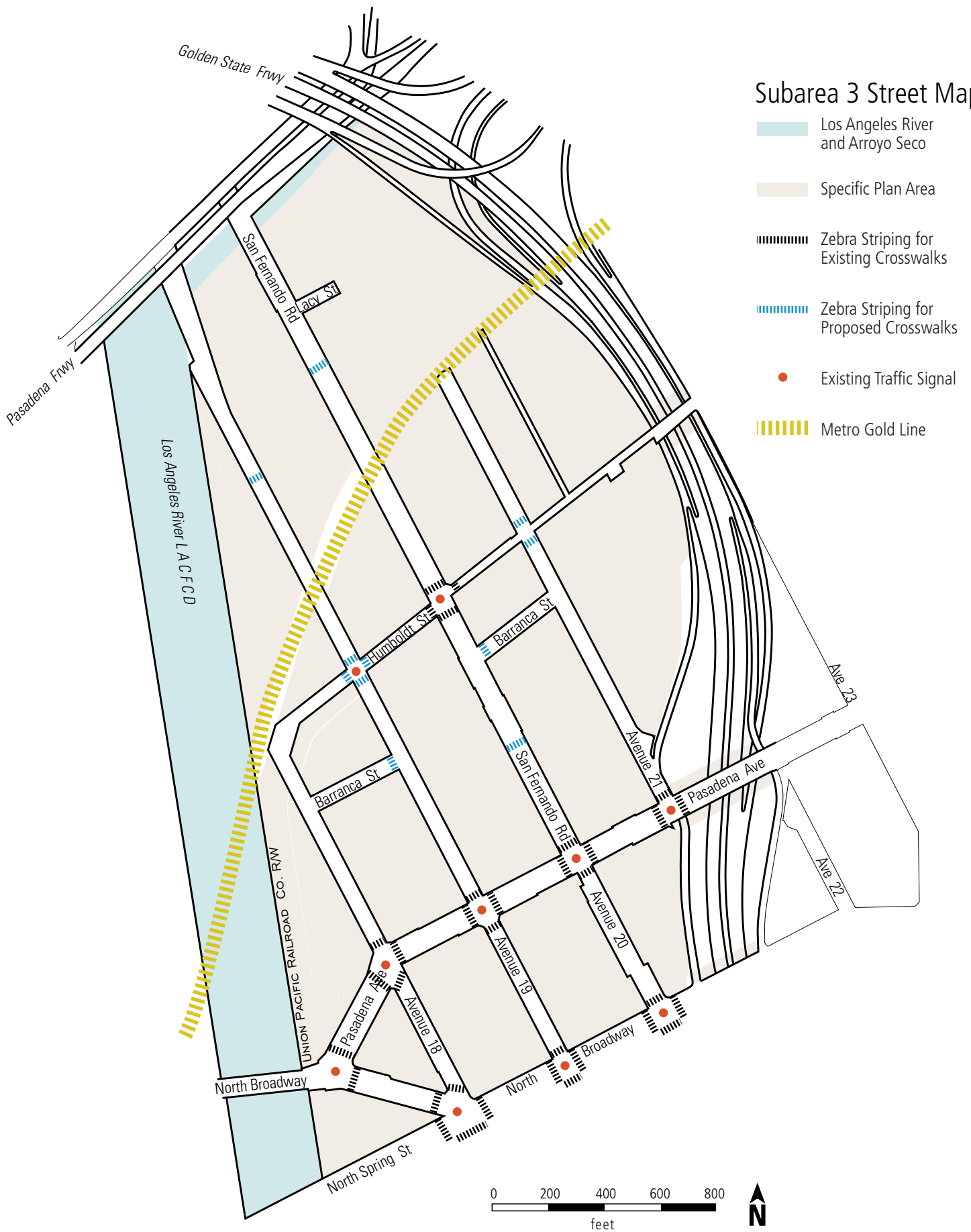


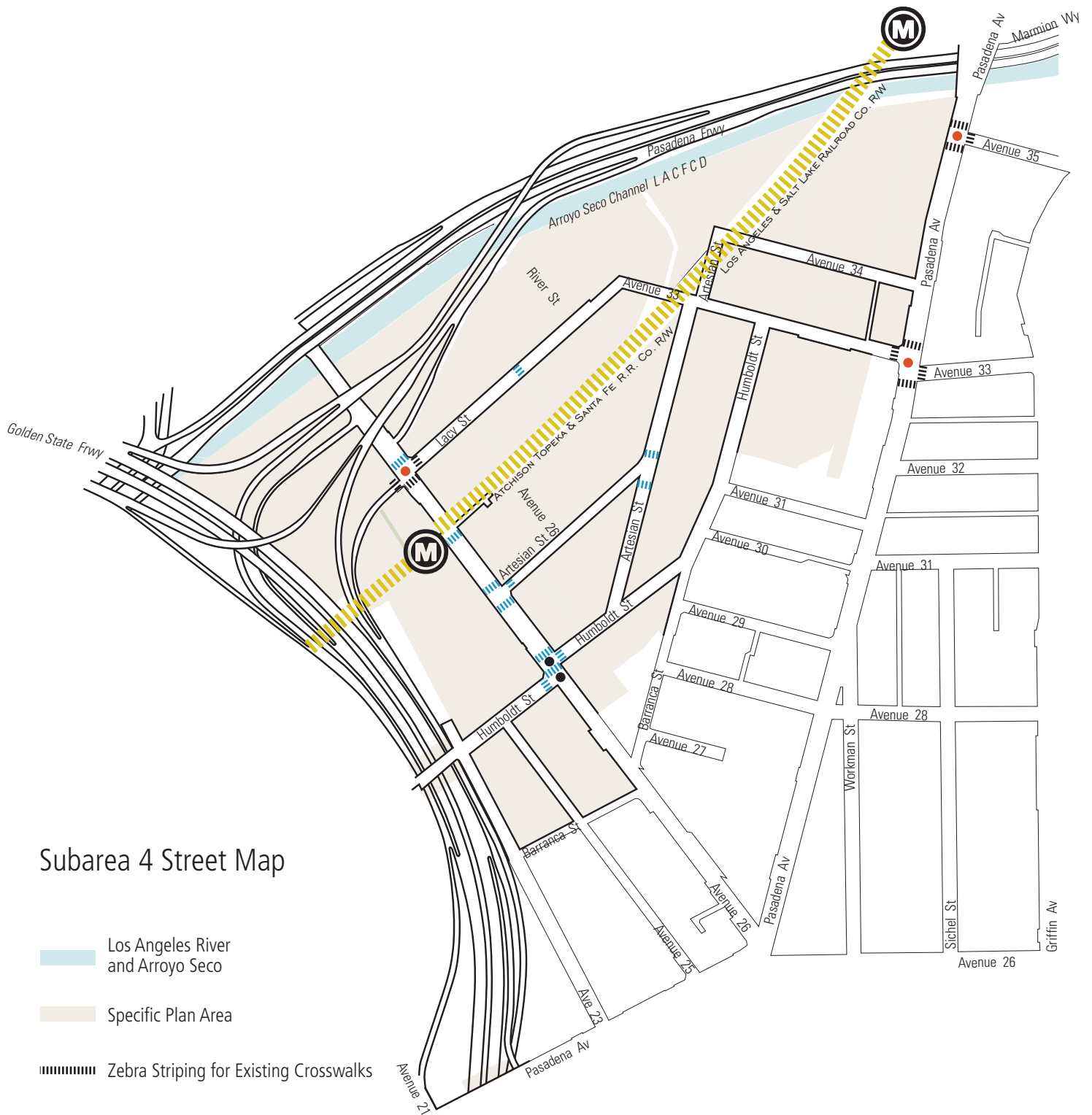
Subarea 2 Street Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Zebra Striping for Existing Crosswalks
-  Zebra Striping for Proposed Crosswalks
-  Proposed Traffic Signal
-  Existing Traffic Signal
-  Existing Stop Sign
-  Proposed Street Extension



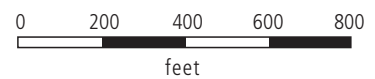
Subarea 3 Street Map





Subarea 4 Street Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Zebra Striping for Existing Crosswalks
-  Zebra Striping for Proposed Crosswalks
-  Proposed Traffic Signal
-  Existing Traffic Signal
-  Metro Gold Line & Station





Subarea 5 Street Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Zebra Striping for Existing Crosswalks
-  Zebra Striping for Proposed Crosswalks
-  Existing Traffic Signal
-  Existing Stop Sign
-  Metro Gold Line & Station

