



B&C
ZONING

3500 South Boulevard Street, Suite 4B
Edmond, OK 73013
800-787-8390

Bock & Clark Zoning Report

***UNION STATION DEPOTS #1 AND #2
800 AND 810
NORTH ALAMEDA STREET
THE CITY OF LOS ANGELES***

Site #3883

*Date of Report:
January 10, 2011*

This report is certified to:
TPG Partners VI, L.P.
345 California Street, Suite 3300
San Francisco, CA 94104
Attn: Greg Kranias

Site Information

Property Name: Union Station Depots #1 and #2
Property Address: 800 and 810 North Alameda Street
Property Jurisdiction: The City of Los Angeles, CA
Property Size: 38.32 Acres or 1,669,341 Square Feet +/-
Existing Use: Train Station

Jurisdiction Information

Current Zoning of Property:
(ADP, M3-1, [Q]M3-1 and Subareas ADP-80/4.2, ADP-400/4.2, ADP-550/4.2) Alameda District Specific Plan, Heavy Industrial District, Historic Subarea, Mixed Use/Office Subarea and Transit/Office Subarea.

Is the existing property a permitted use in this district?
Yes, see the attached Alameda District Specific Plan.

Current Zoning Ordinance Attached:
Yes, see attached documents.

Certificate of Occupancy Attached:
Yes, see the attached documents.

Outstanding Building and/or Code Compliance Violations:
No, currently there are no Building and/or Code Compliance Violations on file, see attached letter.

Outstanding Fire and/or Safety Code Violations:
No, currently there are no Fire and/or Safety Code Violations on file, see attached letter.

Property Condemnation:
All documents have been requested from the jurisdiction and will be forwarded upon receipt.

Site Plan Approval:
Yes, as part of the Alameda District Specific Plan.

Zoning Code Requirements

Minimum Lot Size:

No Requirements.

Minimum Lot Width:

No Requirements

Minimum Open Space:

1.7 Acres

Survey Sheets 11, 12 and 13 Parcel A Maximum Density:

4.2 (FAR) Floor Area Ratio (86,346.2 Building Square Feet ÷ 621,454 Lot Area Square Feet = 0.139 (FAR) Floor Area Ratio)

Survey Sheets 11, 12 and 13 Parcel A Maximum Building Height:

80 Feet

45 Feet fronting Alameda Street located on the Union Station Site (Sheet 11 only).

Survey Sheets 6, 7, 8, 9 10 Parcels D, C, B Maximum Density:

4.2 (FAR) Floor Area Ratio (18,711 Building Square Feet ÷ 1,459,447 Square Feet = 0.012 (FAR) Floor Area Ratio).

Survey Sheets 6, 7, 8, 9 10 Parcels D, C, B Maximum Building Height:

400 Feet.

Survey Sheet 10 Parcel B Maximum Density:

4.2 (FAR) Floor Area Ratio (Currently no buildings or development is located in this area to qualify).

Survey Sheet 10 Parcel B Maximum Building Height:

550 Feet.

Setbacks:

Front:

Side:

Rear:

Required:

Not Required.

Not Required.

Not Required.

Is the site in compliance with all applicable zoning?

Yes, based on observation the Open Space is compliant, the (FAR) Floor Area Ratio range from 0.012 – 0.139 and all the Building Heights are 20-66 Feet.

Parking Requirements

Minimum Parking Required:
As per Permit Approvals 1,975 Parking Spaces.

Total Parking Spaces Required:
1,975 Total Parking Spaces.

Total Parking Spaces Existing:
2,774 Total Parking Spaces.

Does the existing parking meet the required parking formula?
Yes.

Conformance Statement

Is the existing Use and Property in conformance with current ordinance regulations?

Yes, the Use is Legal Conforming.

Yes, the Property is Legal Conforming.

The Following Deficiencies coincides with the Conformance Statement above:
Not Applicable.

Jurisdiction Nonconforming Rebuildability Clause:
None.

Zoning Report Information was provided by the following:

Jurisdiction Contact Information:

Surveyor:

Dakarai Smith	Bernhard Mayer
Office Engineering Technician	Bock & Clark Survey Network
The City of Los Angeles	Phone: 800-787-8397
Phone: 213-202-5415	Survey Date: 11-29-2010

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

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CITY OF LOS ANGELES
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ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "BUD" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

December 16, 2010

Bock & Clark
Attn: Sara Sinay
3500 S. Blvd. Street, Suite 4B
Edmond, OK 73013

**RE: APN: 5409-023-035, -036, -048, -051, AND -052
5409-023-054, -061, -906, -926, AND -932
5409-014-012, -905, AND 5409-021-904
5409-015-009, -010, -014, AND -914**

In response to your request of November 12, 2010, regarding zoning information on the above referenced property, please be advised of the following:

The property, as indicate by the parcel numbers above, is located in the **ADP, M3-1**, and the **[Q]M3-1** Zones. See the attached print out of the Parcel Profile Report for all zoning related information pertaining to this property.

You requested a determination in response to several questions that you had regarding the above parcel. Please see the following:

1. What is the current zoning of the property?

The above property is located in the **ADP, M3-1**, and the **[Q]M3-1** Zones.

2. Is this property a Planned Development of any type (PUD, PD, etc.)?

This property is in the Alameda District Specific Plan. This specific plan is a large document. Please see the attached memo (ZI-2182) for more information regarding clearances for this specific plan. You can also access this specific plan at the following website:

<http://cityplanning.lacity.org/complan/specplan/pdf/alameda.pdf>

3. *Is the current use permitted in this zoning district?*

For existing buildings, a valid certificate of occupancy certifies that the building described on it is the legal use and that it conformed with the building and zoning code in effect at the time of its issuance.

4. *Are there any variances or special conditional use permits associated with this property?*

You can find any variances and case numbers for this property by contacting the Department of City Planning at (213) 978-1259. See the attached flier with a list of the various DCP offices.

5. *Did the property receive site plan approval?*

You may contact the Department of City Planning at (213) 978-1259 for more information regarding any Site Plan Approvals for this project.

6. *What are the abutting zoning districts?*

The abutting Zoning Districts are **ADP, M3-1, [Q]M3-1, and PF-1XL.**

7. *Are there Certificates of Occupancy associated with the site?*

Yes.

8. *Are there currently any outstanding zoning, building, and fire safety code violations affecting the subject property?*

There does not appear to be any violations on this site at the addresses listed in ZIMAS for the above parcels.

The "Q" condition is considered a part of the zone and may place additional restrictions on the property. Please contact the Department of City Planning (DCP) at (213) 482-7077 to obtain the "Q" condition for this property.

This parcel is located in the East Los Angeles State Enterprise Zone which may place further restrictions on the property. Please see the attached memo (ZI-2129) for more information regarding this area or contact the Community Development Department at (213) 485-4767.

Portions of the above parcel are designated as historical preservation which may place further restrictions on the zone and other limitations to the above property. Please contact the Department of City Planning, Office of Historic Resources at (213) 978-1200 for more information.

This information is provided as of December 14, 2010 and the zone is as shown on the Zoning Map. Should you need any further assistance pertaining to this matter, please contact Dakarai Smith at (213) 202-5415.

Dakarai Smith
Office Engineering Technician
Department of Building Safety

Attachments

Cc: Office File

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
ZONING INFORMATION FILE
Effective Date: August 6, 1996

ZI NO. 2182
ALAMEDA DISTRICT SPECIFIC PLAN

COUNCIL DISTRICT: 14

COMMENTS:

On August 6, 1996, Ordinance No. 171,139 became effective to establish the Alameda District Specific Plan.

INSTRUCTIONS:

Issue no grading, foundation, building or use of land permits except for new construction, alteration or relocation of single family residential units, or interior alterations that do not increase floor area or change the use, until a clearance has been obtained from the Planning Department's Community Planning Bureau.

The ordinance contains regulations for density, height, uses, parking, open space, and landscape. Whenever the Specific Plan contains provisions which establish regulations which are different from, more restrictive or more permissive than would be allowed pursuant to Code or other relevant ordinances, the Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

Refer all applicants who require a Planning clearance to the City Planning Department Community Planning Bureau staff person assigned to the Alameda District Specific Plan.

Note: Advise applicants that not all projects can be cleared the same day and that an appointment may be necessary.

If you have any questions regarding this matter, please contact the staff person assigned to the Alameda District Specific Plan at (213) 978-1179 or (213) 978-1478

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
INTER-DEPARTMENTAL CORRESPONDENCE
May 24, 2007

ZI No. 1117

ADDRESSES: Various

LEGAL DESCRIPTION: Various

COUNCIL DISTRICTS: All

COMMENTS:

METRO RAIL PROJECT AREA. Prior to the issuance of any building permit within 100 feet of the Metro Rail construction area, obtain clearance from the Metropolitan Transportation Authority (MTA).

INSTRUCTIONS:

Examples of construction activities that require MTA review include: delivery of concrete or materials, erection of exterior sign scaffolding, installation of refuse tubes or similar items, demolitio, borings, tunneling, seismic retrofitting and excavations, new structures and additions to existing structures.

The following projects do not require MTA clearance:

1. Tenant Improvement Projects: Projects where the work is completely contained inside the building or structure, including but not limited to work such as remodeling, partitioning and satellite installations.
2. Change of Use: Projects where work, if any, is completely contained inside the building.
3. Use of Land: Projects which involve no construction activities.

TELEPHONIC CLEARANCE:

Plan check engineers shall attempt to obtain telephonic clearance from MTA whenever the proposed project does not involve foundation work. Plan checkers shall direct their request for telephonic clearance to one of the following MTA employee.

Aspet Davidian, Director, Project Engineering Facilities

(213) 922-5258

ZI 1117 - Metro Rail

Page 2

Telephonic clearances must be noted on the permit application in PCIS under conditions/clearances, along with the name of the MTA employee providing the clearance, the date the clearance was obtained, the signature of the plan check engineer who obtained, the signature of the plan check engineer who obtained the clearance, and the Z.I. number. Following is a sample of the appropriate format:

ZI 1117 - telephonic approval from MTA per Aspet Davidian, 3-8-06

Any other pertinent information regarding the clearance should also be noted on the application under comments. Of course, if MTA will not issue a telephonic clearance or if one of the appropriate MTA employees is unavailable to review the request for clearance, direct the customer for in-person clearance.

Refer all applicants doing work that requires MTA review (except where the plan check engineer obtained telephonic clearance) to:

Aspet Davidian, Director, Project Engineering Facilities
1 Gateway Plaza - 18th Floor,
(At Union Station - at Vignes and Cesar Chavez)
(213) 922-5258 - Phone
(213) 922-7384 - Fax
e-mail: davidiana@metro.net

Applicants are advised to call for an appointment, and to check in on the 3rd floor for a visitor's pass.

Note: Always check ZMAP for the latest information in the ZI file.



KEN GILL

ZONING ENGINEER

KG:das
ZI1117
R3.8.06

ZI NO. 2129

**ENTERPRISE ZONE /
EMPLOYMENT AND ECONOMIC INCENTIVE PROGRAM AREA (EZ)
(Shown as "State Enterprise Zone" on ZIMAS)**

COMMENTS:

EZs are specific geographic areas designated by City Council resolution, and have received approval from the California Department of Commerce under either the Enterprise Zone Act Program or Employment And Economic Incentive Act Program. The Federal, State and City governments provide economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services,.

EZ special provisions applicable to plan check

Parking Standards - Section 12.21A4(x)(3):

Except for the Downtown Business District parking area described in Section 12.21A4(i), projects within EZs, as listed in Section 12.21A4(x)(3), may utilize a lower parking ratio for commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings thus increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small.

Height - Section 12.21.4:

Special height districts "EZ1", "EZ1-L", "EZ1-VL", "EZ1-XL", "EZ2", "EZ3" and "EZ4 were established for Enterprise Zones. Height district "EZ1" increases the total floor area contained in all the buildings on a lot to three times the buildable area. Note that the "EZ..." height district suffix must be accomplished by a Zone Change.

INSTRUCTIONS:

Apply the reduced parking ratio as listed in Section 12.21A4(x)(3).

Apply the increased FAR, as indicated in Section 12.21.4A, only to those lots with the "EZ..." height district zone suffix.

For further information on Enterprise Zones please contact Community Development Department at 213-485-4767 or visit their web site at http://www.lacity.org/CDD/bus_state.html.

Address of Building **800 N. Alameda St.**

Permit No. and Year **LA 34558 - 1952**

Certificate Issued **September 17** 19 **52**

**CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

**NOTE: Any change of use or occupancy
Must be approved by the Department of
Building and Safety.**

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 1, 2, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

**1 Story, Type V, 32x120; Mail Sorting Shed.
G-1 Occupancy.**

Owner

Owner's Address

**L.A. Union Passenger
800 N. Alameda Street
Los Angeles 12, California**

JOHN D. MILLER hg

Form B-93a--10M--5-52 G. E. MORRIS, Superintendent of Building By _____

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Address of Building 800 North Alameda St.
Permit No. and Year LA 29397--1956
Certificate Issued March 19, 1956

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 3, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type Iv, 4' x 6' parking lot office. G-1
Occupancy.

Owner Union Passenger Terminal
Owner's Address 800 North Alameda St.
Los Angeles 12, California

Form B-95-a-20M-12-55

G. E. MORRIS, Superintendent of Building

By W. F. SPTTZER II

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

Address of Building **800 North Alameda St.**
Permit No. and Year **LA 29398--1955**
Certificate Issued **March 19, 1956**

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type IV, 4' x 6' parking lot office. G-1 Occupancy.

Owner **Union Passenger Terminal**
Owner's Address **800 North Alameda St.
Los Angeles 12, California**

D. R. SPITZER 44

Form B-95-a—20M—12-55 **G. E. MORRIS, Superintendent of Building**

By _____

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Address of Building: 800 N. Alameda Street
Permit No. and Year: LA 23043 of 1949
Certificate Issued: February 10, 1950, 19

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Interior alterations in a 1 Story, Type III-A, Building to construct a 14' x 18' Flammable Liquid Dispensing Room, G-1 Occupancy.

Owner: Los Angeles Union Passenger Terminal
Owner's Address: 800 N. Alameda Street, Los Angeles 12, California

Form B-93a-COM-3-49 G. E. MORRIS, Superintendent of Building By: Gaucherty

Address of Building 800 No. Alameda



CITY OF LOS ANGELES Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

Issued 11023-60 Permit No. and Year LA 60060 - 60

1 story, type IV, 12' x 21'4" sanitary facilities. G-1 occupancy.

Owner L.A. Union Passenger Terminal
Owner's Address 800 No. Alameda
Los Angeles, Calif.



CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 800 N. ALAMEDA STREET

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies: * (Residential uses)

Permit No. and Year: 94LA18729

CONVERT A 36' X 48' PORTION OF AN EXISTING 100' X 300' BUILDING TO BAKERY AND RESTAURANT.

B-2 OCCUPANCY

*MAXIMUM OCCUPANT LOAD IS 40.

No change in Parking requirement.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:
(LA)-VN-WLA-SP-C.D. #:

Bureau:
(BLDG)-BCS:

Division:
GI-(MS)-MSS-E.Q.-BI-COME:

OWNER: CATTELOS DEVELOPMENT CO

OWNER'S ADDRESS: 800 N. ALAMEDA STREET
LOS ANGELES CA 90012

Issued: 10/20/98

BY: T. BURGIN/T.B./L.O.

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 800 N. ALAMEDA ST.

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

- [X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- [] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law for following occupancies:* (Residential uses)

Permit No. and Year: 96LAS1657, 97016-10000-18365 (97LA66566),
97016-10000-09473 (97LA67302).

13 STORY OFFICE BUILDING, OVER 2 LEVEL OF BASEMENT PARKING GARAGE.

A2.1 = 733 OCCUPANTS.
A3 = 1829 OCCUPANTS.

B, A2.1, A3, S4 OCCUPANCY.

*ZI #1117, #145-2310, #2182, #145-2346, #2129, #145-101; ZAI #82-094;
CPC #95-0314, CPC #96-0201; ORD #164,855; SA #1390; AFF #49219;
AF #95-1787833.

Total Parking Required: 518
Total Parking Provided: 766 = Standard: 460 + Compact: 289
+ Disabled: 17

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/office: (LA)-VN-WLA-SP-C.D. #: Bureau: (BLDG)-BCS: Division: GI-MS-(MSS)-EQ-BMI-COMM:

OWNER: MWD
OWNER'S: 350 S. GRAND AVE.,
ADDRESS: LOS ANGELES CA 90071

Issued: 04/15/99

BY: T. BURGIN/B.C./D.T.

01-8-95C (R.11/98)

1151317033

800 N Alameda St



Application #: **03016 - 10000 - 21349**
 Plan Check #: B03LA02319 Printed: 12/23/10 10:22 AM
 Event Code:

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 02/12/2004 Last Status: Permit Finald Status Date: 08/11/2006
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TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
PMEX 2990		PARCEL 2 & ATTACHMENT		M B 157-45/47	132A215 185	5409 - 023 - 041

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Historic Cultural Census Tract - 2060.20	Energy Zone - 9 Earthquake-Induced Liquefaction Area - YES Near Source Zone Distance - 6.9 Thomas Brothers Map Grid - 634-H3
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ZONING: ADP

4. REFERENCES

ZI - ZI-1117 ZI - ZI-145-101 ZI - ZI-145-2346 ZI - ZI-2129	ZI - ZI-2182 ZAI - ZAI-1982-94 ZA - ZA-1994-68-ZAI ZA - ZA-1997-903-PAB	SPA - Alameda District ORD - ORD-164855 ORD - ORD-171141 ORD - ORD-174995	CPC - CPC-1993-442-SP CPC - CPC-1995-314-CUZ-HD CPC - CPC-1995-325-DA CPC - CPC-1995-352-CPU
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5.3 CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi Special Inspect - Epoxy Bolts Special Inspect - Structural Observation	Storm Water - NOI/SWPPP-1 to < 5 acres
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 I. A Co Metropolitan Ansportation Authority 0

Tenant
 Applicant (Relationship Agent for Owner)
 Penny Flinn - 23679 Calabasa Rd Ste 753 CALABASA, CA 91302 (818) 429-9366

EXISTING USE	PROPOSED USE	DESCRIPTION OF WORK
(15) Station bus railway or stage		RELOCATE EXISTING VEHICULAR RAMP TO STATION ROOF TOP PARKING & EXIT STAIR FROM UNDERGROUND MTA STATION, DELETE 365 PARKING SPACES, REPAVE BUS PARKING AREA, REPAVE AND RE-STRIPE SURFACE PARKING AREA (59 SPACES) AT WEST SIDE ALAMEDA STREET ENTRY

7. # of Bldgs on Site & Use: UNION STATION

8. APPLICATION PROCESSING INFORMATION

BUILD. PC By: Bob Quan DAS PC By: Wai Lau
 OK for Cashier: Bob Quan Coord. OK:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

9. Signature: _____ **Date:** _____

For Cashier's Use Only W/O #: 31621349

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$725,000	PC Valuation:
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FINAL TOTAL Bldg-Alter/Repair 3,833.00 Permit Fee Subtotal Bldg-Alter/Rep 3,235.78 Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Off-hour Plan Check 0.00 Plan Maintenance 64.72 Fire Hydrant Re-Rise-To-Pay E.O. Instrumentation 152.25 O.S. Surcharge 69.06 Sys. Surcharge 207.17 Planning Surcharge 99.02 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00	Total Bond(s) Due:
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Payment Date: 02/12/04
 Receipt No: LA05-104403
 Amount: \$3,833.00
 Method: Check

2004LA54220

12. ATTACHMENTS

Metes & Bounds Legal
 Plot Plan



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **03016 - 10000 - 21349**

(P) B Occ Group Soft
 (P) Parking Req'd for Bldg: 0 Stalls / 1441 Stalls
 (P) Total Parking for Site: 1642 Site Total
 (P) Type I-F R, Construction

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** 10/22/03 Art WONG - Pls discuss important background info about this project prior to PC. Art is at CMU 213-482-6871 or cell 213-792-5055. Project referred by front office.
 PER PERMIT NO. 03016-10000-04147 PARKING REQD. = 141; PARKING PROVIDED 1948. PARKING PROVIDED ON THIS PERMIT = 1948 - 365 + 59 = 1642 SPACES.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Nakada, Steven Mori	1267 Lida Street,		C20605	Pasadena, CA 91103
(C) Pankow Charles Builders Ltd	2476 North Lake Avenue,	B	688972	Altadena, CA 91001
(E) Baine, John Thomas	1901 E Catalina,		C15795	Santa Ana, CA 92705
(E) Martin, John Alfred Jr	1212 South Flower Street,		S1958	Los Angeles, CA 90015

800 N Alameda St

Bldg-Alter/Repair

Commercial

Plan Check Submittal

Permit Application #: 03016 - 10000 - 21349

City of Los Angeles - Department of Building and Safety

Plan Check #: B031A2319F

Initiating Office: METRO

Printed on: 10/28/03 07:52:18

PILOT PLAN ATTACHMENT

LAKS WEST CAMPUS
INFRASTRUCTURE
PROJECT

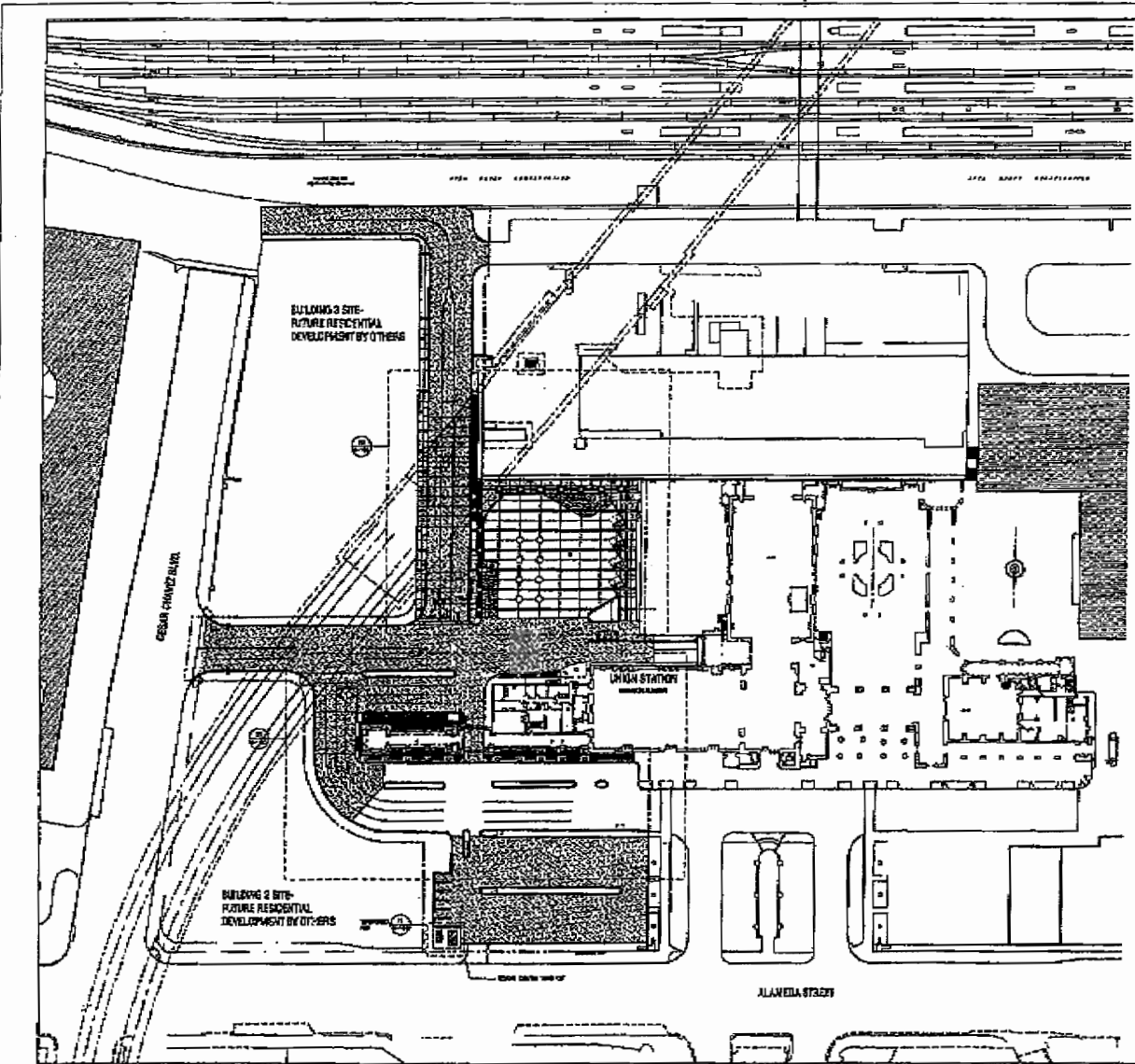
NO. 1	ALAMEDA STREET	01/15/03
NO. 2	ALAMEDA STREET	01/15/03
NO. 3	ALAMEDA STREET	01/15/03
NO. 4	ALAMEDA STREET	01/15/03
NO. 5	ALAMEDA STREET	01/15/03
NO. 6	ALAMEDA STREET	01/15/03
NO. 7	ALAMEDA STREET	01/15/03
NO. 8	ALAMEDA STREET	01/15/03
NO. 9	ALAMEDA STREET	01/15/03
NO. 10	ALAMEDA STREET	01/15/03
NO. 11	ALAMEDA STREET	01/15/03
NO. 12	ALAMEDA STREET	01/15/03
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NO. 99	ALAMEDA STREET	01/15/03
NO. 100	ALAMEDA STREET	01/15/03

COMPOSITE
SITE PLAN

SHEET NO. 1 OF 1

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

101061920045729



COUNCIL DISTRICT: 14

PILOT PLAN ATTACHMENT

800 N Alameda St K-2



Permit #: **10016 - 20000 - 16373**
 Plan Check #: B10VN08602 Printed: 12/23/10 10:25 AM
 Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 10/26/2010 Last Status: Issued Status Date: 10/26/2010
--	---	---

TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF#	PARCEL ID # (PIN#)	ASSESSOR PARCEL #
TR 10151		LT 2	1	M B 157-45/47	132A215 65	5409 - 023 - 054

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Historic Cultural Community Plan Area - Central City North ZONE: ADP /	Census Tract - 2060.20 District Map - 132A215 Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - .7	Thomas Brothers Map Grid - 634-G3 Thomas Brothers Map Grid - 634-H3
--	---	--

4. DOCUMENTS

Z1 - Z1-1117 MTA Project Z1 - Z1-2129 East Los Angeles State Ent ZAI - ZAI-1982-94 ZA - ZA-1997-903-PAB	SPA - Alameda District ORD - ORD-164855-SA1390 ORD - ORD-171141 ORD - Yes	HCM - LA-101 HCM - US-80000811 CPC - CPC-1986-607-GPC CPC - CPC-1993-442-SP	CPC - CPC-1995-314-CUZ-HD CPC - CPC-1995-325-DA CPC - CPC-1995-352-CPU CPC - CPC-1996-201-ZV
--	--	--	---

5. CHECKLIST ITEMS

Std Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

(Owner) Carellus Development Corp 2235 Faraday Ave STE O CARLSBAD CA 92008	(Agent) Dana Haigney - 7704 San Fernando Road SUN VALLEY, CALIF. 91352 (818) 257-0500
---	---

EXISTING USE	PROPOSED USE	DESCRIPTION OF WORK
(15) Station bus railway or stage	(15) Station bus railway or stage (17) Restaurant - Take Out	NEW 10' X 25' SUBWAY TAKE OUT RESTAURANT KIOSK(K-2) IN UNION STATION.

9. # Bldgs on Site & Lot:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Harlen Carraher OK for Cashier: Harlen Carraher Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: _____	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231. For Cashier's Use Only W/O #: 01616373
---	---	---

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$60,000 PC Valuation: _____	
FINAL TOTAL Bldg-Alter/Repair 717.64 Permit Fee Subtotal Bldg-Alter/Repr 590.63 Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Fire Hydrant Retuse-To-Pay E.O. Instrumentation 12.60 O.S. Surcharge 12.06 S.S. Surcharge 36.19 Planning Surcharge 35.44 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 17.72 Green Building Fee 3.00 Permit Issuing Fee 0.00	Total Bond(s) Due: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 01616373

Payment Date: 10/26/10
 Receipt No: VN09272983
 Amount: \$717.64
 Method: Refer to ACS

2010VN78816



* P 1 0 0 1 6 2 0 0 0 0 1 6 3 7 3 F N *

12. ATTACHMENTS

Plot Plan

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **10016 - 20000 - 16373**

(P) Floor Area (ZC) 0 Sqrt / Sqrt
 (P) B Occ Group 1250 Sqrt / Sqrt
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sts
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stal

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Tns Construction Inc	7704 San Fernando Road,			
	Sun Valley, CA 91352	B	592958	(818)252-0500

800 N Alameda St K-2

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Permit Application #: **10016 - 20000 - 16373**

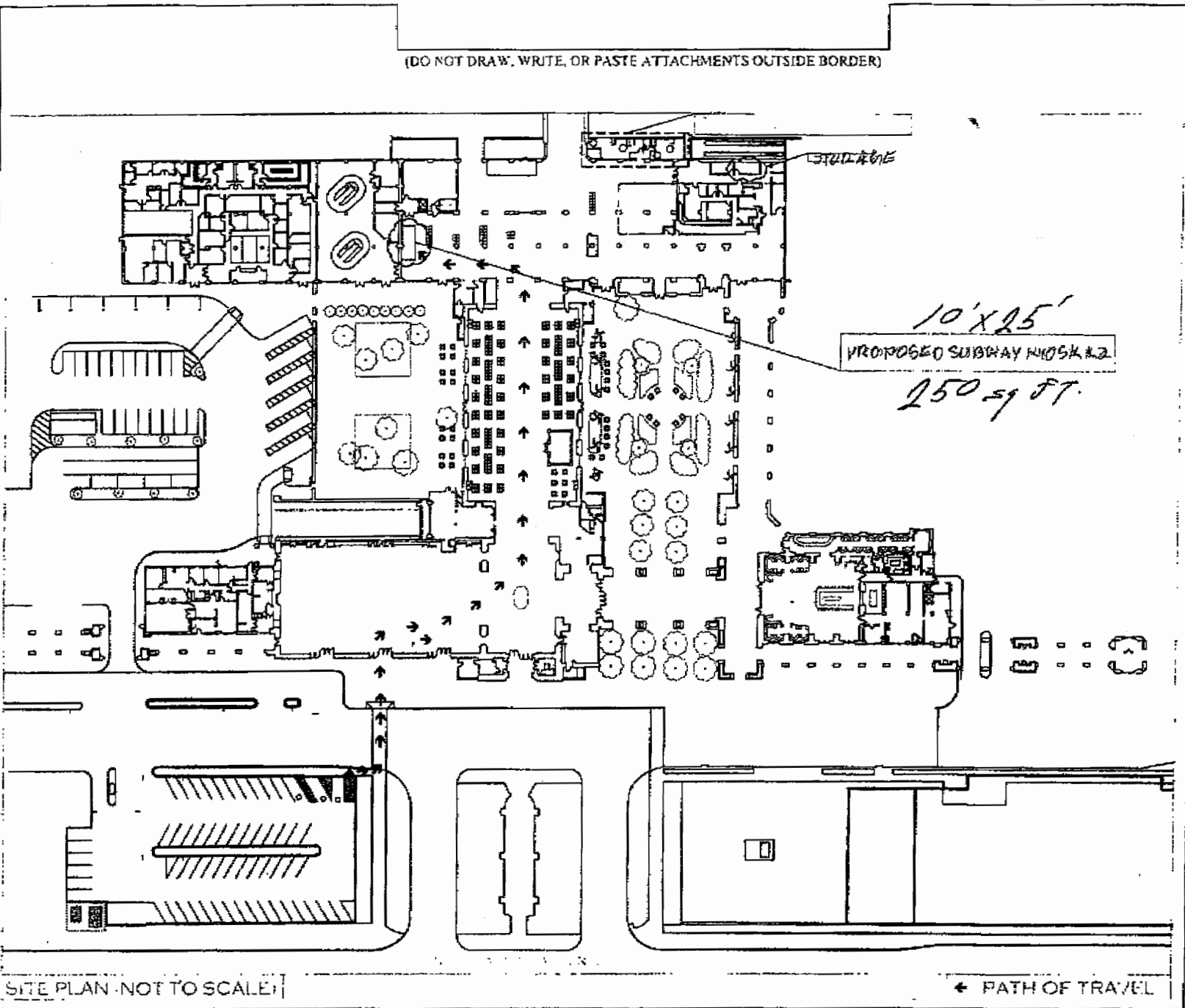
Plan Check #: B10V/N08602

Initiating Office: VAN NUYS

Printed on: 09/08/10 12:46:55

1011408201027522

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



SITE PLAN - NOT TO SCALE

← PATH OF TRAVEL

COUNCIL DISTRICT: 14

INSPECTION DISTRICT: BQDM1

PLOT PLAN ATTACHMENT

800 N Alameda St



Application #: **10016 - 10000 - 03925**
 Plan Check #: B10LA02271 Printed: 12/23/10 10:26 AM
 Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 10/01/2010 Last Status: Permit Finaled Status Date: 11/15/2010
--	---	---

TRACT	BLOCK	LOTS	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 10151		LT 2	1	M B 157-45/47	132A215 65	5409 - 023 - 054

1. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Historic Cultural Community Plan Area - Central City North	Census Tract - 2060.20 District Map - 132A215 Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - .7	Thomas Brothers Map Grid - 634-G3 Thomas Brothers Map Grid - 634-H3
---	---	--

ZONING: ADP /

4. DOCUMENTS

Z1 - Z1-1117 MTA Project	SPA - Alameda District	HCM - LA-101	CPC - CPC-1995-314-CUZ-HD
Z1 - Z1-2129 East Los Angeles State Entr	ORD - ORD-164855-SA1390	HCM - US-80000811	CPC - CPC-1995-325-DA
ZAI - ZAI-1982-94	ORD - ORD-171141	CPC - CPC-1986-607-GPC	CPC - CPC-1995-352-CPU
ZA - ZA-1997-903-PAB	OHD - Yes	CPC - CPC-1993-442-SP	CPC - CPC-1996-201-ZV

5. CURRICULUM ITEMS

Std. Work Deser - Interior Non-struct. Remo
 Std. Work Deser - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

(Owner/s) Catalus Development Corp	2235 Faraday Ave STE O	CARLSBAD CA 92008
Tenant Wetzel's Pretzels	35 Hugus Alley # 300	PASADENA, CA 91103 (626) 432-6900
Applicant (Relationship: Agent for Owner) Jacob Webster -	521 Judy Dr.	REDONDO BEACH, CA 90277 (310) 702-7852

EXISTING USE	PROPOSED USE	DESCRIPTION OF WORK
(15) Station bus railway or stage		NEW 30' X 10' WETZEL'S PRETZELS KIOSK. (MAX. 300 SQUARE FEET) INSIDE UNION STATION. (NO SEATING)

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Eric Huang OK for Cashier: Shine Lin Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: _____
--	---

For Cashier's Use Only W/O #: **01603925**

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

11. PROJECT VALUATION & FEE INFORMATION (Final Fee Period)

Permit Valuation: \$17,500	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	367.26 Permit Issuing Fee
Permit Fee Subtotal Bldg-Alter/Rep:	291.09
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep:	0.00
Plan Maintenance	10.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	3.68
O.S. Surcharge	6.10
Sys. Surcharge	18.29
Planning Surcharge	18.07
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	9.03
Green Building Fee	1.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 10/01/10
 Receipt No: LA01275156
 Amount: \$367.26
 Method: Refer to ACS

2010LA55978

12. ATTACHMENTS

Plot Plan



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")	10016 - 10000 - 03925
(P) Floor Area (ZC): 0 Sqt / Sqt (P) A3 Occ. Group: 0 Sqt / Sqt (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sts	

14. APPLICATION COMMENTS ** Approved Seismic Gas Shut-Off Valve may be required. ** B.O.S. APPROVAL CONDITION : This facility is EXEMPT from the FOG Program at this time. This facility shall only have one Bakers Pride Model P44S Oven used for only baking Pretzels. This facility shall be in the business in making and selling Pretzels only. At this time, Pretzel making is not considered high impact in the FOG Program. At this time this facility shall be EXEMPT from the FOG Program. Should the current owner or future owner decide to install more cooking equipment or cook different types of products (other than Pretzels), the facility shall be required to install an appropriately sized grease interceptor and obtain a	
---	--

15. Bidder Request From:					
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#	
(A) Black Michael R	10121 Tantara Drive,	Burleson, TX 76028		817-633-4153	
(C) Timberwolf Construction Inc	1659 West Arrow Route,	Upland, CA 91786	B	740882	909-949-0380

800 N Alameda St

Permit Application #: 10016 - 10000 - 03925

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B10LA02271

Commercial

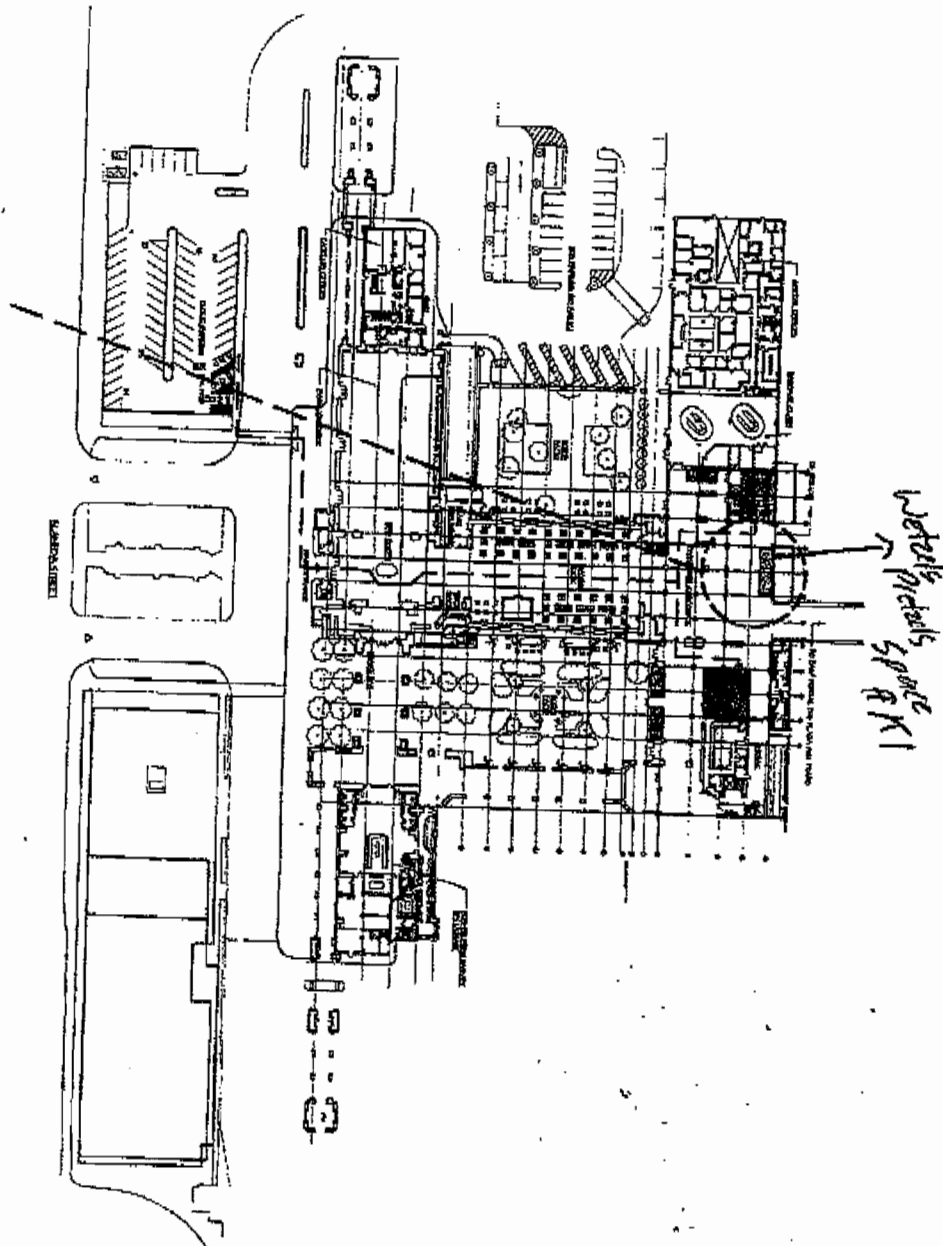
Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 03/05/10 12:02:46

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



A handwritten signature or set of initials, possibly "L.P.", is located in the bottom right corner of the plot plan area.

Form B-955a

**CITY OF LOS ANGELES
Certificate of Occupancy**

**NOTE: Any change of use or occupancy must be approved
by the Department of Building and Safety.**

Issued **Feb. 19, 1958**

Address of

Building **417 Bauchet**

Permit No.
and Year

LA 82769-1957

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

**1 story, type V, 10' x 12' storage of cans
G-1 occupancy.**



G. E. MORRIS,
Superintendent of Building

By **A.E. Hewitt-ceo**

Address of
Building

417 Bauchet Street

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law--for following occupancies:

Issued

5-26-71

Permit No. and Year

LA 25563/71

One story type V, 12' X 16' class "C" boiler room. No required parking. G-1 Occupancy.

Owner Union Pacific Depot
Owner's Address: 800 North Alameda Street
Los Angeles, California

Form B-95b--6M Sets--8-70 (C-10)

By D. MILLER va

Address of Building

176 Bauchet St. 500266



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year LA98000/88

One story, type-IIN, 35'x120'
Maintenance Building.
Building will be temporary for the duration of Metro Rail Project at Union Station.
AFF CCPD, B2 occupancy.

5888486288688882883

Total Parking Required 08 [] No Change in Parking requirement.
Total Parking Provided 08 = Standard + Compact

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: LA VN-WLA-SP-C.D. #

Bureau: BLDG-BCS

Division: GEN-MS EQ-BMI-COMM

Owner LA Union Passenger Terminal AmTrak
Owner's Address LAUPT 800 N. Alameda St.
L.A. Ca. 90012

Issued: 3/3/89 By: T. Burgin/W.P./mm

Address of Building 417 Bauchet St.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- Two checkboxes for occupancy certification: one for non-residential uses and one for residential uses.

Permit No and Year 89 LA 30037

One story, type-IIN, 35'x120', Maintenance Building.
AFF CCPD.
B2 occupancy.

5000301200600000260

Total Parking Required 08 [] No Change in Parking requirement
Total Parking Provided 08 = Standard + Compact

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: LA - VN - WLA - SP - C D. # Bureau: BLDG - BCS Division: GEN - MS - EQ - BMI - COMM

Owner L.A. Union Passenger Terminal Amtrak
Owner's Address LAUPT 800 N. Alameda St.
L.A. Ca. 90012

Issued: 6/29/89 By: R. Kline/W.P./bm

41400100473



Zoning Title Page

SEC. 12.00. TITLE.

This article shall be known as the “Comprehensive Zoning Plan of the City of Los Angeles.”



Zoning Code Requirements

ALAMEDA DISTRICT

Specific Plan

Ordinance No. 171,139

Effective June 18, 1996

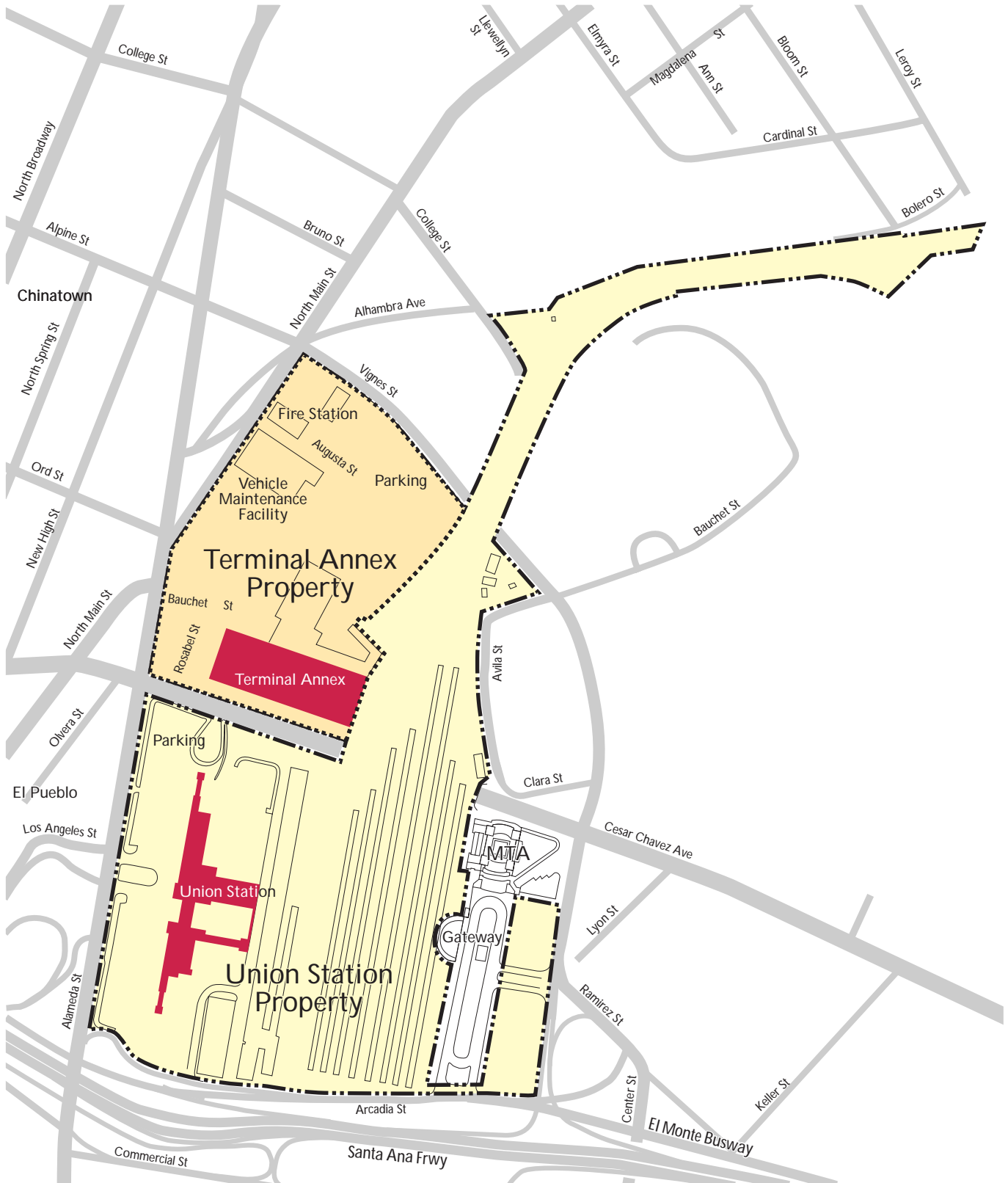
Specific Plan Procedures
Amended by Ordinance No. 173,455

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Map 1	Specific Plan Boundary Map
Map 2	Phase I Projects
Map 3	Phase I Projects
Map 4	Phase II Development
Map 5	Specific Plan Subareas
Map 6	Reduced Height of Building
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Section 2.	Purposes
Section 3.	Relationship to the Los Angeles Municipal Code
Section 4.	Definitions
Section 5.	Prohibition
Section 6.	Project Plan Compliance
Section 7.	Land Use
Section 8.	Urban Design Relations
Section 9.	On-Site Alcohol Consumption and Public Dancing/Live Entertainment...
Section 10.	Child Care Provision
Section 11.	Transportation Regulations
Section 12.	Transfer of Floor Area
Section 13.	Uses and Buildings Made Non-Conforming by this Specific Plan
Section 14.	Interpretation
Section 15.	Severability
Table 1	Regulations for Selling Alcohol and Public Dancing/Live Entertainment
Table 2	Conditions for Establishments Serving Alcohol for On-Site Consumption...
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Appendix B	Trip Generation Table
Appendix C	Phase I Traffic Improvements
Appendix D	Phase II Traffic Improvements
Appendix E	Historic Preservation and Rehabilitation Guidelines
Appendix F	Environmental Impact Thresholds
Appendix G	Environmental Impact Mitigation Measures
Credits	

A Part of the General Plan - City of Los Angeles

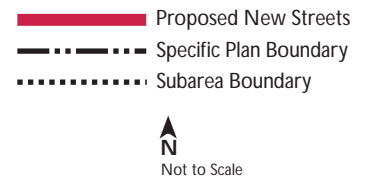
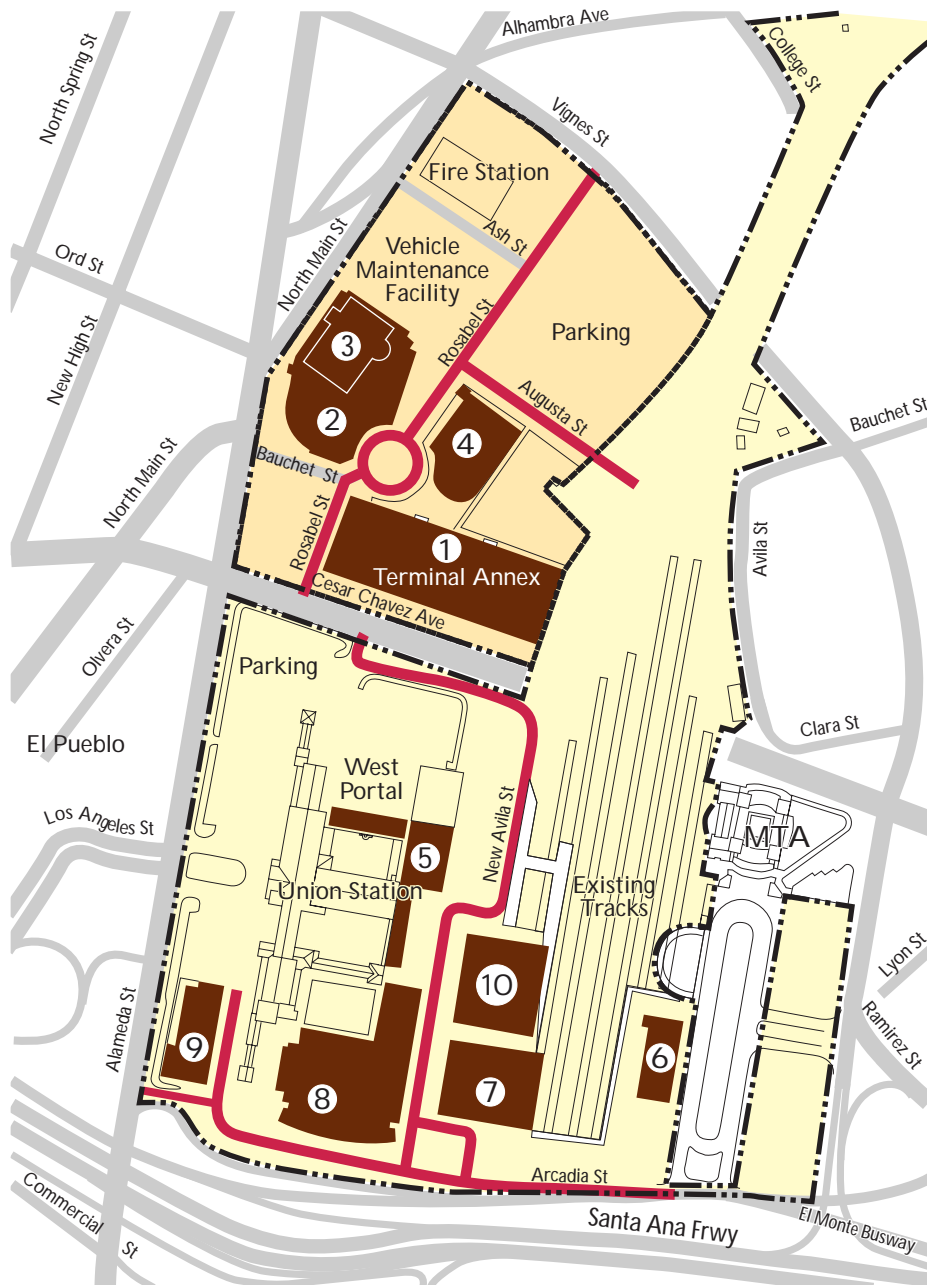
www.cityofla.org/pln/index.htm (General Plan - Specific Plan)



- Specific Plan Boundary
- Subarea Boundary

Alameda District Specific Plan

**Map 1
Specific Plan Area**

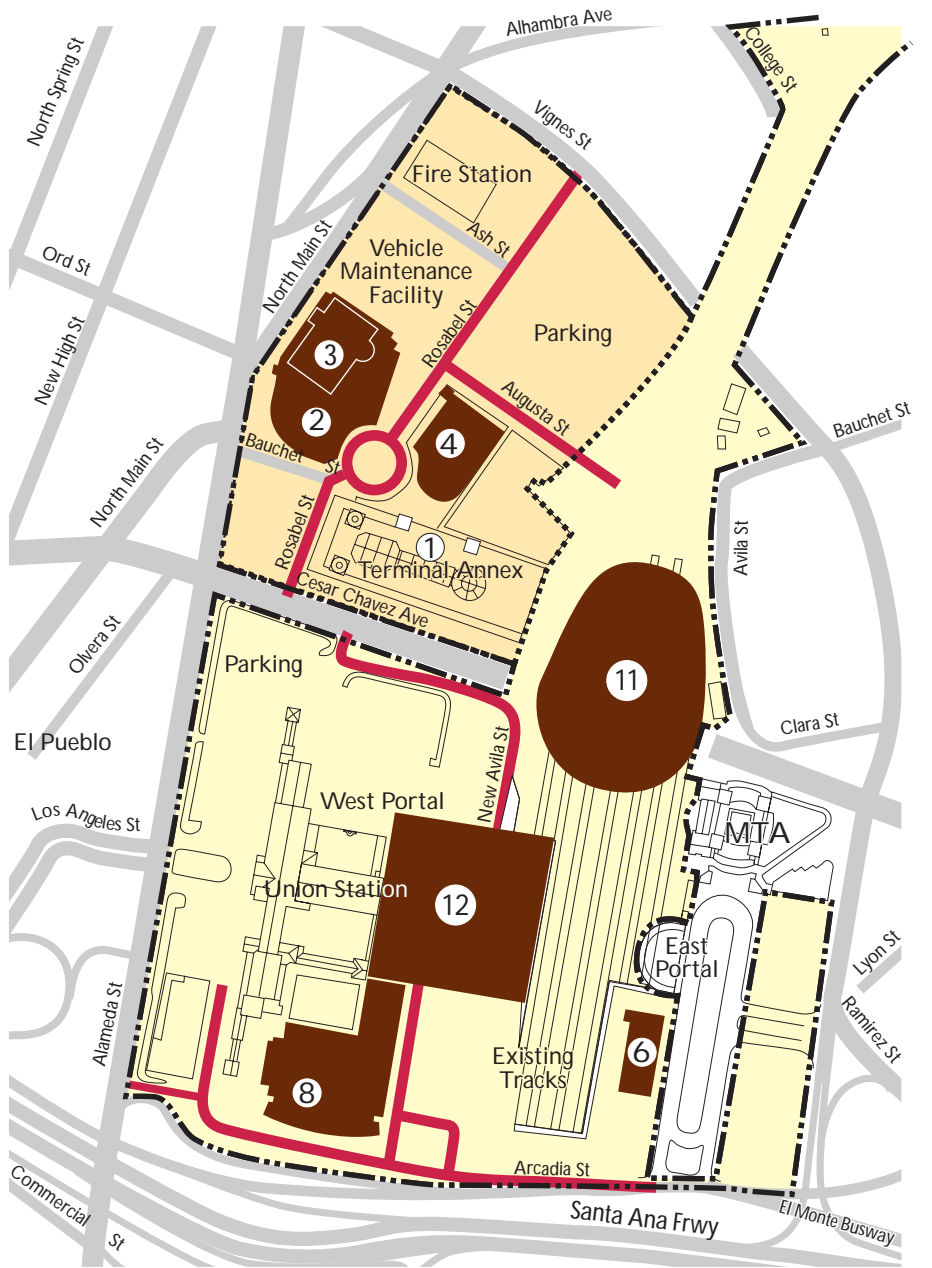


Terminal Annex Property				Union Station Property			
Bldg No	Use	Floor Area (Sq. Ft.)	Height	Bldg No	Use	Floor Area (Sq. Ft.)	Height
1	Government Office	457,000 ¹	4 Stories/80 Ft.	5	Stand-Alone Retail	100,000	3 Stories/60 Ft.
2	Commercial Office	200,000 ¹	4 Stories/60 Ft.	6	Government Office	255,000 ²	11 Stories/160 Ft.
3	Commercial Office	250,000 ¹	8 Stories/120 Ft.	7	Commercial Office	620,000 ²	25 Stories/350 Ft.
4	Commercial Office	400,000 ¹	12 Stories/180 Ft.	8	Government Office	540,000	12 Stories/180 Ft.
				9	Museum	70,000	3 Stories/45 Ft.
				10	Government Office	470,000 ²	16 Stories/240 Ft.

¹ Includes aggregate 100,00 sq. ft. of in-building retail space

² Includes aggregate 95,000 sq. ft. of in-building retail space

Phase I New and Adaptive Reuse Development Total: 3,362,000 Sq. Ft.



- Proposed New Streets
- - - Specific Plan Boundary
- · · Subarea Boundary

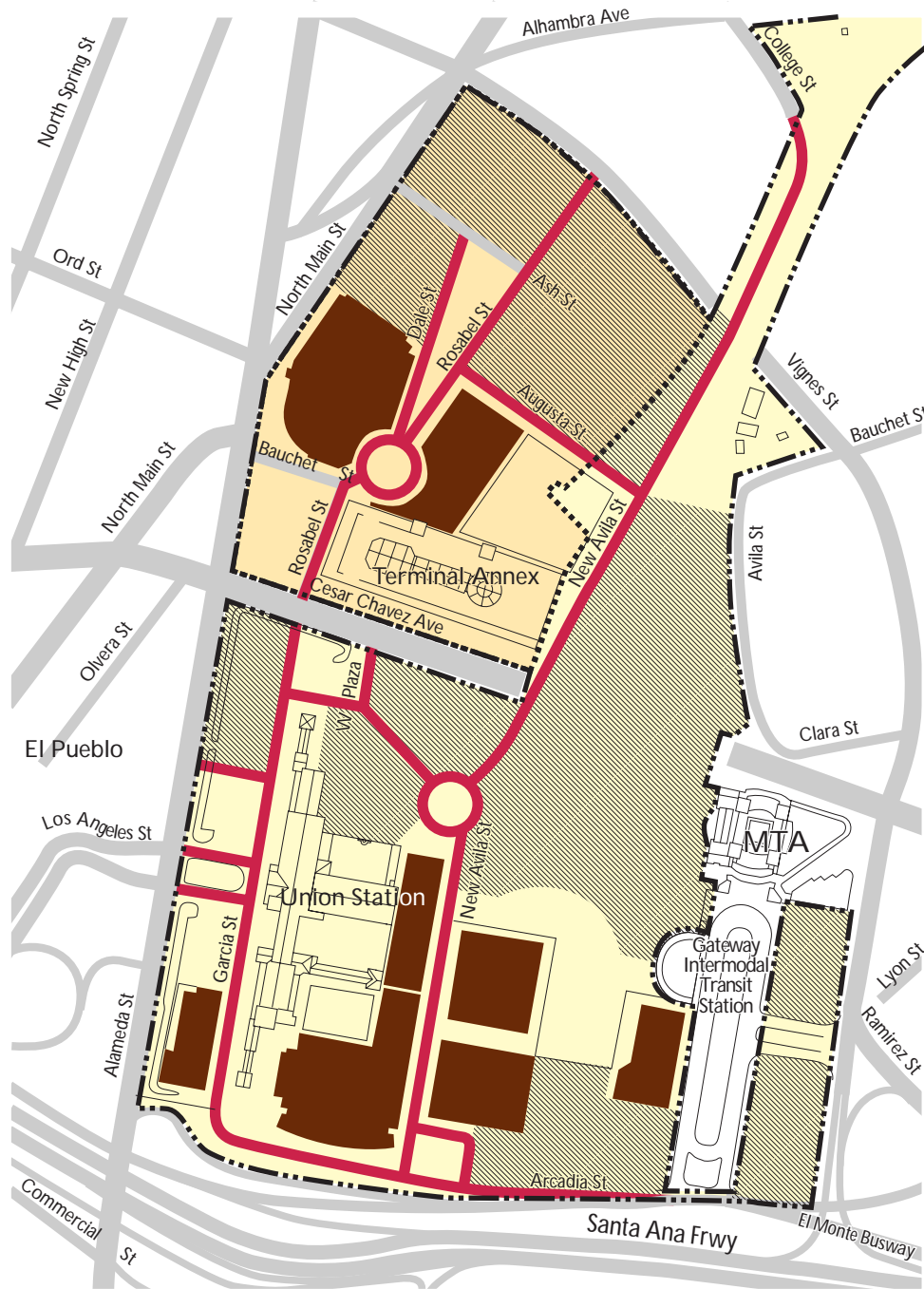
N
Not to Scale

Terminal Annex Property				Union Station Property			
Bldg No	Use	Floor Area (Sq. Ft.)	Height	Bldg No	Use	Floor Area (Sq. Ft.)	Height
1	Government Office	457,000 ²	4 Stories/80 Ft.	6	Government Office	255,000	11 Stories/160 Ft.
2	Commercial Office	200,000 ²	4 Stories/60 Ft.	8	Government Office	540,000	12 Stories/180 Ft.
3	Commercial Office	250,000 ²	8 Stories/120 Ft.	11	Sports Arena	625,000	190 Ft. Above Grade of Tracks
4	Commercial Office	400,000 ²	12 Stories/180 Ft.	12	Urban Entertainment Center	300,000	3 Stories/60 Ft.

¹ Building Nos. 5, 7, 9 and 10 shown on MAP 2 would not be constructed on the Union Station Site with this alternative during Phase 1

² Includes aggregate 1000,000 sq. ft. of in-building retail space

Phase I Alternative New and Adaptive Reuse Development Total: 3,027,000 Sq Feet



Phase II (Terminal Annex & Union Station)

Use	Floor Area (Sq. Ft.)
Commercial Office	4,480,000 ¹
Government Office	1,520,000 ¹
Hotel (750 Rooms) and Conference Center	1,050,000
Residential (300 Units)	300,000
Stand-Alone Retail	150,000

¹Includes aggregate 220,000 sq. ft. of in-building retail space

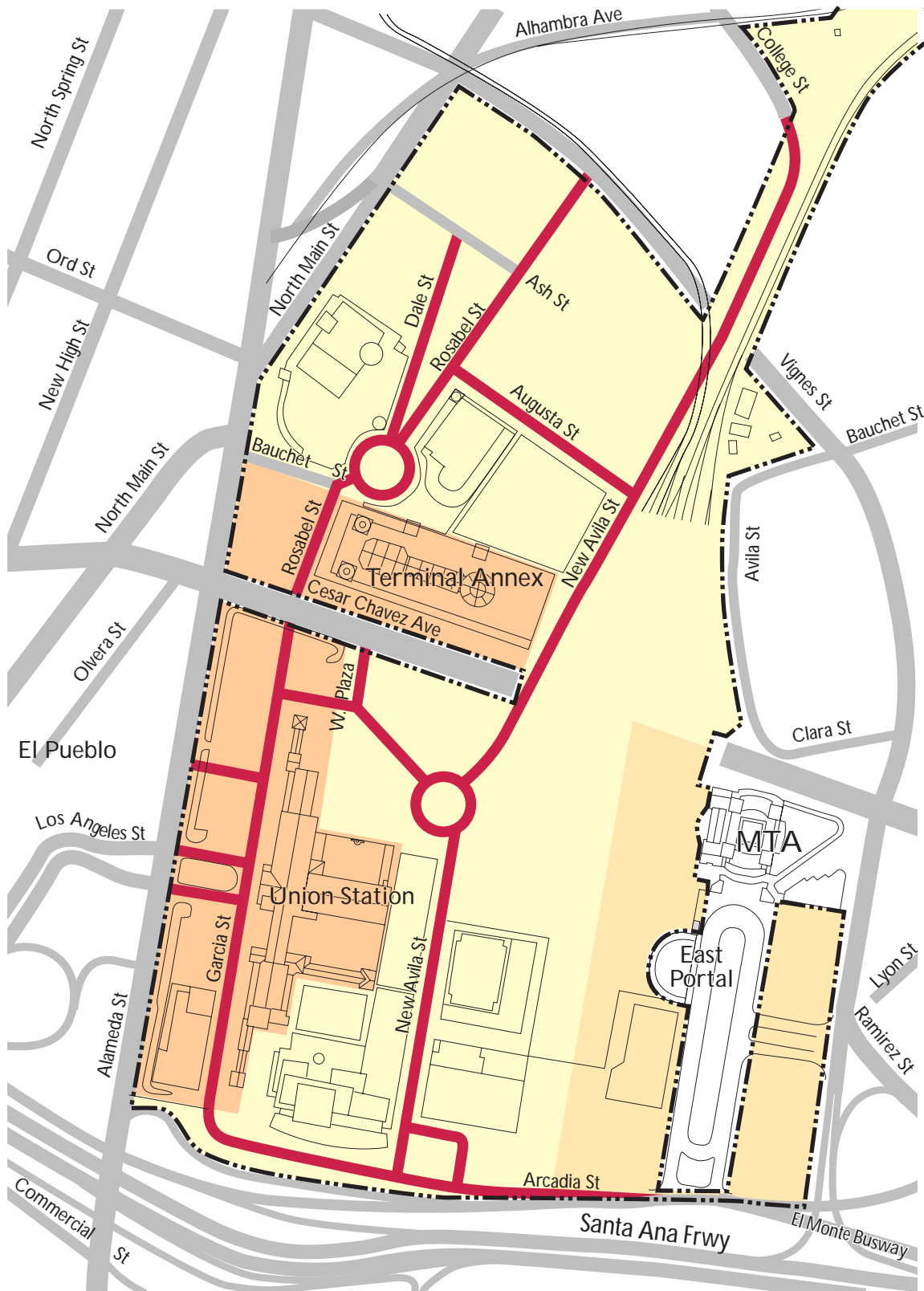
Phase II Total: 7,500,000 Sq. Ft.

Total Specific Plan New and Adaptive Reuse Development: 10,862,00 Sq. Ft.

With Phase I Alternative: 10,527,000 Sq. Ft.

- Proposed Buildings For Phase I
- Proposed Areas for Buildout Phase
- Proposed New Streets
- Specific Plan Boundary
- Subarea Boundary

↑
N
Not to Scale



▲
N
Not to Scale



Historic Subarea
ADP-80/4.2



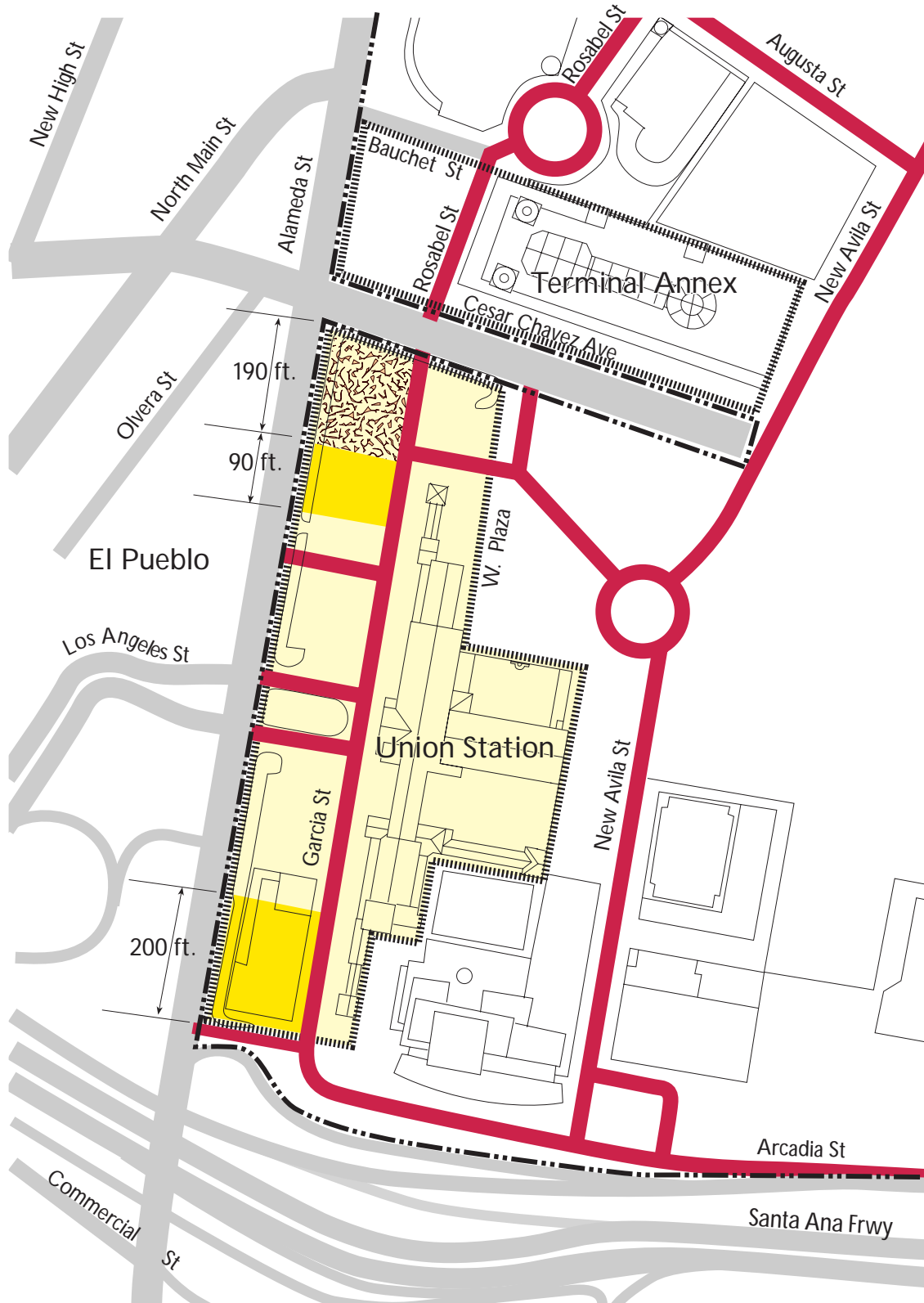
Mixed Use/Office Subarea
ADP-400/4.2



Transit/Office Subarea
ADP-550/4.2



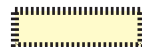
Proposed New
Streets



Height Not to Exceed 45 Ft.



Height Not to Exceed 60 Ft.



Historic Subarea



Proposed New Streets

ALAMEDA DISTRICT SPECIFIC PLAN

An ordinance establishing a Specific Plan, known as the Alameda District Specific Plan, for a portion of the Central City North Community Plan area.

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

Section 1.

ESTABLISHMENT OF THE ALAMEDA DISTRICT SPECIFIC PLAN

The City Council hereby establishes the Alameda District Specific Plan for the area bounded generally by Alameda Street, North Main Street, Vignes Street, the Santa Ana Freeway (I-5/101), the El Monte Bus way and the passenger platforms/ trackage areas, as shown on Map 1.

Section 2.

PURPOSES

This Specific Plan is intended to:

- A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates; and
- B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan area; and
- C. Provide continued and expanded development of the site both as a major transit hub for the region, and as a mixed-use development providing office, hotel, retail, entertainment, tourism, residential and related uses within the Specific Plan area, in conformance with the goals and objectives of local and regional plans and policies; and
- D. To expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region.

Section 3.

RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC), Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the Code, except as specifically provided for herein.
- B. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, such standards as densities, heights, uses, parking, open space and landscape requirements) which are different from, more restrictive or more permissive than would be

allowed pursuant to the provisions contained in Chapter 1 of the LAMC or any other relevant ordinances, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

- C. **Site Plan Review Ordinance.** Specifically, the requirements of this Specific Plan shall supersede and replace the requirements of LAMC Section 16.05.
- D. **Landscape Ordinance.** Where this Specific Plan addresses any provisions contained in LAMC Sections 12.40, 12.41, 12.42 and 12.43, the provisions of this Specific Plan shall control, including, without limitation, the landscape approval procedures and fees.
- E. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7D of the Los Angeles Municipal Code. In approving an exception to this Specific Plan pursuant to Section 11.5.7D, the City Planning Commission, and the City Council on appeal, may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

Section 4.

DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in LAMC Section 12.03.

ADP: The Alameda District Specific Plan.

Applicant: Any person, as defined in Section 11.01, or entity submitting an application for a Project Plan Compliance.

Bar Establishment: An establishment selling alcoholic beverages whose quarterly gross sales of alcoholic beverages exceed the gross sales of food and non-alcoholic beverages during the same period.

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

Donor Site: A lot or lots within the ADP area from which all or a portion of the unused floor area permitted on the lot or lots is Transferred to another lot or lots within the ADP area, pursuant to Section 12.

Free-Standing Establishment: A commercial use which is located in an independent structure with no other use in that structure.

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

Link: A roadway segment between the intersection of arterial streets or between freeway entrance/exit ramps and/or interchanges.

MWD Headquarters: The proposed headquarters facility for the Metropolitan Water District of Southern California as permitted pursuant to the following: (1) "Memorandum of Understanding and Agreement between the Metropolitan Water District of Southern California and the City of Los Angeles," dated February 20, 1995, approved by the City Council of the City of Los Angeles (Council File No. 94-2039) and by the Metropolitan Water District of Southern California and effective February 20, 1995; (2) the conditional use permit granted by the City Planning Commission on December 26, 1995 allowing a floor area ratio of 3 times the buildable lot area (Case No. 95-0314 CU); and (3) the parking variance granted by the Office of Zoning Administration on December 18, 1995 (Case No. ZA 95-0804 ZV).

Motor Pool Parking: Those automobile parking spaces set aside and occupied by employer-owned vehicles, which are for the sole use of employees during the business day for business purposes.

Open Space, Non-Residential: Open areas which are designed and intended to be used for passive or active outdoor purposes. Open Space may be in the form of courtyards, plazas, rooftops or patios and may include pedestrian-serving structures or facilities, such as covered pedestrian walkways or pedestrian arcades. Any lot area dedicated for public street purposes shall not be considered Open Space.

Open Space, Residential: Open Space for residential Projects as specified in Section 8.

Peak Hour: That highest single traffic volume hour between 4:00 p.m. and 6:00 p.m., Monday through Friday, as determined by the General Manager.

Pedestrian Connection: A walkway no less than ten feet in width, defined on at least one side by landscape or hardscape, and posted with signs to indicate the destinations to which it extends.

Phases of Development: The division into two increments of the total maximum permitted square footage of floor area, the maximum permitted Trips, the maximum permitted parking spaces, and the construction of required transportation improvements associated with each increment.

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

A Project shall not include the following:

1. Interior or exterior remodeling of a building, or the change of use of a building or land or the relocation of existing uses unless the remodeling, change of use or relocation: (a) increases the number of Trips by more than 67 Trips, as determined by the General Manager; or (b) changes the footprint of a building by more than 10%; or (c) increases the floor area by more than 10% and exceeds 100,000 additional square feet of floor area within a single legal lot.

2. Notwithstanding LAMC Section 12.23A4, the rehabilitation or reconstruction of a conforming or nonconforming building or structure which was damaged or destroyed by fire, flood, wind, earthquake or other disaster or the public enemy.
3. The MWD Headquarters so long as the floor area does not exceed 500,000 square feet.
4. The demolition or alteration of the Union Station southern service wing and south ramp and the demolition or alteration of the 1960's addition to the Terminal Annex building.

Project Plan Compliance: A ministerial determination of Project conformance with this Specific Plan issued by the Director, pursuant to Section 6.

Receiver Site: A lot or lots within the ADP area to which unused permitted floor area is Transferred from one or more Donor Sites within the ADP area, pursuant to Section 12.

Restaurant Establishment: An establishment selling alcoholic beverages whose quarterly gross sales of alcoholic beverages does not exceed the gross sales of food and non-alcoholic beverages during the same period.

Specific Plan: The Alameda District Specific Plan.

Terminal Annex Site: That property generally bounded by North Main Street, Vignes Street, the railroad tracks and Ceasar Chavez Avenue, as shown on Map 1.

Transfer: The conveyance of floor area from a Donor Site to a Receiver Site, in accordance with the requirements of Section 12.

Transfer Plan: A written plan prepared by the Applicant pursuant to Section 12, which identifies and describes the Donor Site(s), Receiver Site(s) and the amount of floor area to be Transferred.

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

Union Station Site: That property generally bounded by Ceasar Chavez Avenue, Alameda Street, the El Monte Bus way, Vignes Street and including the railroad tracks extending to the Los Angeles River, as depicted on Map 1.

Urban Entertainment Center: A building or group of buildings used for commercial purposes which includes entertainment or amusement establishments which are oriented, marketed and intended for tourist, visitor and/or recreational consumers, and permitted by the ADP Zone.

Unified Development: A Project which: (1) combines functional linkages, such as pedestrian or vehicular connections; (2) incorporates common architectural and landscape features which constitute distinctive design elements of the Project; and (3) appears to be a consolidated whole when the Project is viewed from adjoining streets.

Section 5.

PROHIBITION

A. Project Plan Compliance Requirement

1. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area, unless the Director has issued a Project Plan Compliance pursuant to Section 6.
2. No Project Plan Compliance shall be issued for a Project if that Project's floor area would exceed the maximum permitted floor area for each Phase of Development, as set forth in Subsection B1 of this Section, unless the requirements of Subdivisions 2, 3, 4, 5, and 6 of Subsection B of this Section are met.
3. Prior to the issuance of any Project Plan Compliance for a Phase II Project, the Director and the General Manager shall provide written verification to the City Planning Commission that all Phase I requirements have been met, including completion of all Phase I traffic improvements, and that the Trip and parking space caps have not been exceeded. In lieu of this verification, the Director and the General Manager may provide verification that alternative measures have been implemented or assured. The City Planning Commission shall have the authority to approve the commencement of Phase II.
4. No Project Plan Compliance shall be issued unless the Project complies with all applicable provisions of this Specific Plan and applicable mitigation measures contained in Appendix G (or other substitute mitigation measures) have been imposed.

B. Requirements of the Phases of Development

1. **Maximum Permitted Floor Area.** The maximum total permitted floor area shall include existing floor area as documented in the Specific Plan's certified EIR, which is not subsequently demolished. Existing floor is 234,200 square feet on the Union Station Site and 731,600 square feet on the Terminal Annex Site. The maximum total permitted floor area shall be developed in two phases and shall not exceed the following, by Phase of Development:

- a. Phase I Cap. The Phase I cap shall be 3,547,400 square feet, to be divided between the Terminal Annex Site and the Union Station Site as follows, unless floor area is Transferred between the Sites pursuant to Section 12:

Terminal Annex Site	1,393,700 square feet;
Union Station Site	2,153,700 square feet.

For the purposes of the Phase I floor area cap, if the MWD Headquarters is constructed, then the total square footage permitted for Phase I on the Union Station Site shall be reduced by the same amount as actually built for the MWD Headquarters, but not to exceed 500,000 square feet.

- b. Phase II Cap. The Phase II cap shall be 7,413,300 square feet, to be divided between the Terminal Annex Site and the Union Station Site as follows, unless floor area is Transferred between the Sites pursuant to Section 12:

Terminal Annex Site	2,513,300 square feet;
Union Station Site	4,900,000 square feet.

- c. Maximum Cumulative Floor Area. The maximum cumulative square footage of floor area for both Phases of Development shall not exceed 10,960,700 square feet.

2. **Maximum Permitted Trips.** The maximum permitted Trips, as determined by the General Manager pursuant to Section 11A, shall not exceed the following, by Phase of Development:

- a. Phase I. The Phase I Trip cap shall be 1,450 Trips. If a sports arena and/or an Urban Entertainment Center is issued a Project Plan Compliance, then the maximum permitted Trips shall be 1,655. The Terminal Annex Site shall have a Trip credit of 738 Trips.

For the purposes of the Phase I Trip cap, if the MWD Headquarters is constructed, then the maximum permitted Trips shall be reduced by 290 Trips. The Trip cap shall not limit the Trips generated by the MWD Headquarters, nor shall the Trips available to the rest of the ADP be reduced further than the 290 Trips referenced above.

- b. Phase II. The Phase II Trip cap shall be 1,730 Trips.
- c. Maximum Cumulative Trips. The maximum cumulative Trips for both Phases of Development shall not exceed 3,385 Trips.

3. **Maximum Permitted Parking Spaces (Parking Cap).** The maximum number of permitted parking spaces shall not exceed the following, by Phase of Development:

- a. Phase I. The maximum number of permitted parking spaces shall include existing parking spaces, as documented in the Specific Plan's certified EIR, which are not subsequently removed. Existing parking spaces total 1,078 on the Union Station Site and 2,059 parking spaces on the Terminal Annex Site. The Phase I parking cap shall be 6,825 parking spaces. If a sports arena and/or an Urban Entertainment Center is issued a Project Plan Compliance, then the maximum number of permitted parking spaces shall be 7,500.

For the purposes of the Phase I parking cap, if the MWD Headquarters is constructed, then the maximum permitted parking spaces shall be reduced by 768 parking spaces.

- b. Phase II. The Phase II parking cap shall be 5,000 parking spaces. If a sports arena and/or an Urban Entertainment Center is issued a Project Plan Compliance in Phase I, then the maximum number of permitted parking spaces shall be 4,325. The Phase II parking cap shall apply to the parking required for the first 300 dwelling units. The Phase II parking cap may be increased to the extent the parking required for dwelling units in excess of 300 units exceeds the parking that would have been required for the Project or Projects shown on Maps 2, 3, or 4, which is replaced by the dwelling units.
- c. Maximum Cumulative Parking Spaces. The maximum number of cumulative parking spaces for both Phases of Development shall not exceed 11,825 parking spaces.

4. Traffic Improvements

- a. Phase I. The Phase I traffic improvements, as specified in Appendix C (or appropriate alternative measures, pursuant to Section 11C), shall be constructed or suitably guaranteed to the satisfaction of the General Manager.
- b. Phase II. The Phase II traffic improvements, as specified in Appendix D (or appropriate alternative measures, pursuant to Section 11C), shall be constructed or suitably guaranteed to the satisfaction of the General Manager.

5. Open Space. The following minimum amounts of Open Space shall be provided, by Phase of Development or increment thereof:

- a. Phase I
 - 1) Union Station Site. At least 1.7 acres of Open Space. Open Space provided on the MWD Headquarters site shall count towards this requirement.
 - 2) Terminal Annex Site. At least 0.80 acres of Open Space.
- b. Phase II
 - 1) Union Station Site
 - a) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 3,753,700 square feet of floor area, at least 3.5 acres of Open Space.

- b) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 5,353,700 square feet of floor area, at least 5.3 acres of Open Space.
- c) Prior to issuance of a certificate of occupancy for a Project that would result in approval of more than a cumulative total of 7,053,700 square feet of floor area, at least 7.1 acres of Open Space.

2) Terminal Annex Site

- a) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 2,193,700 square feet of floor area, at least 1.15 acres of Open Space.
- b) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 2,993,700 square feet of floor area, at least 1.5 acres of Open Space.
- c) Prior to issuance of a certificate of occupancy for a Project that would result in approval of more than a cumulative total of 3,097,000 square feet of floor area, at least 1.87 acres of Open Space.

c. Minimum Cumulative Open Space. The minimum amount of cumulative Open Space for both Phases of Development shall be 8.97 acres.

6. **Pedestrian Connections.** The following Pedestrian Connections shall be constructed during Phase I:

a. Union Station Site

- 1) A Pedestrian Connection on the Union Station Site leading to the old plaza of Olvera Street.
- 2) A Pedestrian Connection on the Union Station Site leading to the Terminal Annex Site.

b. Terminal Annex Site

- 1) A Pedestrian Connection on the Terminal Annex Site leading to the Union Station Site.
- 2) A Pedestrian Connection on the Terminal Annex Site leading to Chinatown.

The requirements of this Subdivision do not obligate the Applicants or property owners to provide Pedestrian Connection improvements outside their property ownership.

C. Exception

The prohibitions in Subdivisions 1, 2, 3, and 4 of Subsection A of this Section shall not apply to any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair or demolish an unsafe or substandard condition.

Section 6.

PROJECT PLAN COMPLIANCE

A. Director's Authority

1. The Director shall have the authority to review each Project for compliance with the requirements of this Specific Plan, and if in compliance, to issue a Project Plan Compliance.
2. **Findings.** A Project Plan Compliance shall include written findings by the Director that the Project complies with all applicable provisions of this Specific Plan, and that applicable mitigation measures contained in Appendix G of this Specific Plan (or other substitute mitigation measures) have been imposed.
3. **Covenant.** A Project Plan Compliance shall include a requirement for the Applicant to record with the County Recorder's Office a covenant and agreement/equitable servitude concerning all the information contained in the Project Plan Compliance, prior to the issuance of any permits by the Department of Building and Safety. The covenant shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the covenant shall be submitted to the Director for approval prior to recordation. After recordation, a copy bearing the Recorder's number and date shall be given to the Director for attachment to the subject case file.
4. **Rights Granted Under Project Plan Compliance.** The issuance of a Project Plan Compliance indicates compliance with LAMC Section 12.16.2, but does not in any way indicate compliance with other applicable provisions of LAMC Chapter 1 (Planning and Zoning Code), nor with Chapter IX (Building Code).

B. Procedures

1. **Project Plan Compliance Application.** Applications for Project Plan Compliance shall be filed at any public counter of the Department of City Planning, upon such forms and accompanied by the applicable fees, a site plan drawn to scale, and other information prescribed by the Director. The property owner shall verify the application and submit a title report indicating the record owner at the time of submission of the application and that the Applicant is either the property owner or the agent of the property owner.

2. Application Fees

- a. The fee for a Project Plan Compliance application shall be \$800.
- b. An additional fee of \$0.0083 per square foot of floor area for each Phase I Project shall be collected to recoup the costs incurred in the preparation of this Specific Plan, and shall be deposited in the City's General Fund. The total amount collected from all Phase I Projects shall not exceed \$25,000.00.

3. Director's Review

- a. Referral to General Manager and the Department of Building and Safety. Upon receipt of a Project Plan Compliance application, the Director shall transmit a copy of the application to the General Manager and the Department of Building and Safety. The General Manager shall make the determinations required pursuant to Subsections A, C and D of Section 11 of this Specific Plan and provide a written determination on the Project to the Director. The Department of Building and Safety shall review the application and determine in writing if the Project is in compliance with all other City zoning regulations.
- b. If the Project Plan Compliance application is for one of the Projects shown on Maps 2, 3, or 4 and the Director determines that the Project complies with all applicable requirements of this Specific Plan, the Director shall impose any applicable mitigation measures listed in Appendix G of this Specific Plan. The Director may substitute appropriate mitigation measures as determined by the monitoring/enforcing agency, and shall issue a Project Plan Compliance conditioned upon the implementation of those mitigation measures.
- c. If the Project Plan Compliance application is not for one of the Projects shown on Maps 2, 3 or 4, the Director shall determine whether the Project exceeds any of the environmental thresholds set forth in Appendix F. The Director shall use the conversion table set forth in Appendix F for assistance in making this determination.
 - 1) If the Project does not exceed any of the environmental thresholds set forth in Appendix F, the Director shall determine whether the Project conforms with the requirements of this Specific Plan. If the Project conforms with the requirements of this Specific Plan, the Director shall impose applicable mitigation measures set forth in Appendix G (or appropriate substitute mitigation measures), and shall issue a Project Plan Compliance conditioned upon compliance with those mitigation measures.

2) If the Project exceeds any of the environmental thresholds set forth in Appendix F, the Applicant shall file an environmental assessment form for the Project, accompanied by the required fee. The Director shall then conduct an environmental review in compliance with the California Environmental Quality Act to determine whether the Project will have a significant environmental impact which will not be reduced to insignificance by imposition of the mitigation measures contained in Appendix G (or appropriate substitute mitigation measures). If after consideration of the environmental review and imposition of any necessary mitigation measures, the Director determines that the Project conforms with the requirements of this Specific Plan, then the Director shall issue a Project Plan Compliance conditioned upon compliance with those mitigation measures.

C. Annual Report. The Director and the General Manager shall prepare and submit an Annual Report to the City Planning Commission in June of each year. The Report shall include: the number, type and square footage of Projects issued a Project Plan Compliance and the status of these Projects; any approved Transfers and/or averaging of floor area; the total number of parking spaces developed; the total number of calculated Trips generated and their relationship to the Trip cap; the annual Transportation Demand Management report; and any recommendations for modification to the Trip cap, the parking space cap and/or any of the Appendices. The MWD Headquarters shall not be required to participate in the Annual Report.

Section 7.

LAND USE

A. Designation of Subareas. The Specific Plan is divided into three Subareas, as shown on the Subareas Map, Map 5. The Subareas are designated as: the Historic Area; the Mixed Use/Office Area; and the Transit Office Core.

B. Height/Floor Area Ratio Districts. Each lot within the Specific Plan area includes a Height/Floor Area Ratio (Height/FAR) District designation. These Height/FAR Districts and their boundaries are shown on Map 5 by a combination of Zone symbols and Height/FAR District number markings (e.g., ADP-80/4.2). The Height/FAR District is shown immediately following the dash after the Zone symbol in the form of numbers separated by a diagonal line. The first number indicates the maximum height in feet permitted in a building or structure. The second number, which may include decimal fractions, indicates the floor area ratio.

C. Permitted Uses. The use and area regulations of the C2 Zone, as specified in LAMC Section 12.14; of a portion of the M1 Zone, as specified in LAMC Section 12.17.6A4 (arena use); and of a portion of the PF Zone, as specified in LAMC Section 12.04.09B3 through 8 shall apply to all lots in the ADP Zone within the Specific Plan area. In addition, the following uses shall be permitted:

1. **Outdoor eating areas.** Notwithstanding LAMC Section 12.14A1(a)(10), outdoor eating areas on all floors.
 2. **Incidental outdoor retail uses.** Outdoor, permanent or temporary retail uses. These may include, but are not limited to, kiosks and carts. No outdoor retail use shall individually exceed 200 square feet in size.
 3. **Helicopter landings.** Infrequent helicopter landings and take-offs, including the establishment of helipads, heliports and helistops as permitted in LAMC Section 12.22A6.
 4. **Transit stations and related facilities and uses.**
 5. **Establishments for the sale of alcoholic beverages for off-site consumption.** Three establishments pursuant to the conditions of Case No. ZA 96-0201(ZV).
 6. **Establishments for the sale and service of alcoholic beverages for on-site consumption and establishments permitting dancing and live entertainment.** These establishments shall be subject to the restrictions as set forth in Section 9.
 7. **Additional Conditional Use Permits for the sale and service of alcoholic beverages for on-site and off-site consumption.** These establishments shall be permitted pursuant to LAMC Section 12.24C, provided that a specific plan exception is obtained as required in Section 9A.
- D. Prohibited Uses.** The following uses shall be prohibited within the ADP Zone:
1. Adult-oriented business, as defined by the LAMC;
 2. Strip tease show;
 3. Automotive fueling and service station, laundry or wash rack, body repair, detail and paint shop, except as an accessory use.
- E. Yard Regulations.** Notwithstanding the requirements set forth in the LAMC, no Project shall be required to provide yards. Projects shall only be required to provide Open Space as specified in Section 8D of this Specific Plan.

Section 8.

URBAN DESIGN REGULATIONS

A. Building Height and Massing

1. Historic Subarea

- a. The maximum permitted height of any Project on a lot within the Historic Subarea, as shown on Map 5, shall be 80 feet.

- b. The height and massing of any Project on any lot fronting Alameda Street on the Union Station Site shall be further restricted as shown on Map 6.

2. Mixed Use/Office Subarea

- a. The maximum permitted height of any Project on a lot within the Mixed-Use/Office Subarea, as shown on Map 5, shall be 400 feet.
- b. The maximum permitted height of any sports arena shall be 230 feet as measured from the elevation of the railroad tracks.
- c. The maximum permitted floor area of any sports arena shall be 650,000 and the maximum permitted seating capacity shall be 22,000.

3. **Transit Office Core Subarea.** The maximum permitted height of any building or structure on a lot within the Transit Office Core Subarea, as shown on Map 5, shall be 550 feet.

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

C. Historic Preservation Regulations

1. The Applicant shall preserve and rehabilitate the significant historic elements of the Terminal Annex and Union Station buildings, except for those portions of the Union Station building known as the “altered southern service wing” and the “south ramp,” and the “1960’s addition to the Terminal Annex building.” If required by the Los Angeles Administrative or Municipal Code, review by the Cultural Heritage Commission shall occur prior to issuance of any building or demolition permits for other significant portions of Union Station.
2. Rehabilitation work on the Terminal Annex and Union Station buildings shall conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings specified in Appendix E.

D. Open Space, Pedestrian Connections and Landscape Regulations

1. Open Space

a. General

- 1) Open Space within the ADP is addressed on a Specific Plan area-wide basis and may be provided in the form of courtyards, plazas or other larger gathering areas on the property. As a result, it is not required to be provided on a Project by Project basis.

- 2) The Applicant shall provide Open Space in compliance with the guidelines set forth in Appendix A.
- 3) Areas devoted to Open Space shall be included within the calculation of buildable area of a lot, and the Project Applicant shall not be required to dedicate Open Space to the City as publicly owned property.
- 4) Open Space may be located at or above grade or on a rooftop.

b. Residential

- 1) Residential Projects in excess of four stories shall be separated from other residential buildings by a minimum of 30 feet of Open Space.
- 2) Residential Projects shall be separated from non-residential buildings by a minimum of 40 feet of Open Space.
- 3) Residential Open Space shall be provided on site.

This Open Space may be provided as either private space (patios or balconies) or as a public (common area) space or facility. Parking areas or driveways shall not qualify as Residential Open Space.

Private Residential Open Space shall be contiguous to the dwelling unit. It shall contain a minimum of 50 square feet and shall maintain a minimum eight foot vertical clearance under any projection.

Public Residential Open Space shall be open to the sky (excepting intermittent use of pedestrian arcade coverings or similar treatments), readily accessible to all residents of the Project, and have a minimum size of 400 square feet.

c. Commercial

Commercial Projects shall be separated from residential buildings by a minimum of 40 feet of Open Space.

d. Sports Arena

A sports arena Project shall be separated from residential buildings or the residential portion of a commercial/residential mixed use building by a minimum of 40 feet of Open Space.

2. Pedestrian Connections

- a. On-site Pedestrian Connections shall be designed to provide linkage with Chinatown, El Pueblo de Los Angeles (Olvera Street and Pico/Granier block) and between the Union Station Site and the Terminal Annex Site in compliance with Section 5A5. Pedestrian Connections shall be constructed with lighting, landscaping, hardscape improvements and directional signs to encourage pedestrian use. Where bus stops are located along Pedestrian Connections, appropriate landing areas shall be provided for pedestrians boarding or disembarking buses.
- b. Meandering or serpentine sidewalks shall be permitted as Pedestrian Connections for public sidewalk purposes in lieu of City of Los Angeles standard sidewalks, and may be located within the dedicated right-of-way. Adjacent to Cesar Chavez and Alameda Streets, easements for public sidewalk purposes shall be granted over private property, as necessary, to accommodate the design and construction of meandering sidewalks.

3. Landscaping

- a. All Open Space and other planted areas shall be provided with automatic irrigation systems and conform with the City's water conservation requirements.
- b. Open Spaces, plazas and courtyards, but excluding Pedestrian Connections and arcades, shall contain a minimum of 25% landscaped area including, but not limited to, trees, shrubs, ground covers and planters.

Section 9.

ON-SITE ALCOHOL CONSUMPTION AND PUBLIC DANCING/LIVE ENTERTAINMENT ESTABLISHMENTS REGULATIONS

The sale and service of alcoholic beverages for on-site consumption, public dancing and live entertainment activities shall be permitted. These establishments shall obtain approvals required by other jurisdictions for the sale or service of alcohol, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC) and dancing/entertainment permits from the Los Angeles Police Commission, as required by the LAMC.

- A. Description of Establishments Permitted.** The number, type and square footage of establishments for on-site alcohol consumption for the Terminal Annex Site and the Union Station Site are set forth in Table 1. The number and type of establishments for on-site dancing and entertainment for the Terminal Annex Site and the Union Station Site are set forth in Table 1. These establishments may be transferred between the Sites, prior to ABC licensing, so long as the total number of establishments permitted within the Specific Plan area is not

exceeded. The requirements set forth in Table 1 may be modified only pursuant to an exception to this Specific Plan.

- B. Conditions.** Conditions for on-site alcohol consumption and on-site dancing and entertainment are listed in Table 2. The Zoning Administrator, through the administrative plan approval process, shall review establishments for compliance with Table 2 and may modify these requirements for individual establishments.

At the time of plan approval, Applicants for individual establishments shall also provide the following information and other operational information as requested by the Zoning Administrator: number of seats; square footage and floor plan of the establishment; signage for the establishment; security measures to be provided; the proposed menu if a dining establishment; number of employees at any given time; minimum age requirements for patrons and enforcement measures.

- C. Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24J.

Section 10.

CHILD CARE PROVISIONS

- A. Floor Area Bonus.** Individual Projects which contain at least 50,000 square feet of non-residential floor area shall be permitted a ministerial floor area bonus of five square feet of additional non-residential floor area in excess of the permitted floor area, for every one square foot of floor area constructed for a child care facility which serves at least 40 children. Neither the additional floor area bonus nor the floor area of the child care facility shall be counted in determining the Phases of Development maximum permitted floor area, specified in Section 5B1 of the Specific Plan.
- B. Trip Credit.** In addition to the floor area bonus, Projects which provide a child care facility shall be eligible for a Trip reduction credit of 0.3 trips for each full-time child care slot provided, and 0.15 Trips for each part-time slot.
- C. Combined Child Care Facilities.** The incentives provided by this Subsection may be utilized through the development of combined child care facilities by two or more individual Projects. In such cases, the floor area bonus and Trip credits shall be assigned on a proportional basis among the participating Projects.
- D. Conditions.** The following conditions apply to any child care facility for which incentives are sought:
 - 1. The child care facility shall be located within the Specific Plan area.

2. The child care facility location and design shall be in accordance with State of California regulations. In addition, the location of the facility shall be approved by the Los Angeles Fire Department. Compliance with these regulations shall be verified in writing by the City's Child Care Coordinator (or a designee of the City Council if the Child Care Coordinator's position is vacant).
3. The child care facility shall remain in that use for the life of the Project(s) which received the floor area bonus.

Section 11.

TRANSPORTATION REGULATIONS

- A. Project Trip Generation.** The General Manager shall calculate the number of Trips for each Project based on the Trip Generation Table in Appendix B. The City Planning Commission, after notice and hearing, may revise the Trip Generation Table based upon the recommendations of the Director and the General Manager.

The General Manager shall give an Applicant a Trip credit for an existing or previous use if the Applicant provides documentation (satisfactory to the General Manager) that the existing or previous use was legally in place as of May 1, 1995, or constructed and demolished subsequent to May 1, 1995.

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

The General Manager shall use reasonable methods to determine the appropriate number of Trips for Projects which include a use not listed in the Trip Generation Table or a recognized data source such as the Institute of Transportation Engineers (ITE) Trip Generation Tables. The General Manager's determination shall reflect the anticipated effect of the exclusion of pass-by Trips, the proximity of the Project to a regional transportation hub and implementation of other transportation demand management measures.

The Applicant may appeal the General Manager's calculation of Trips to the City Planning Commission within 15 days from the date of the General Manager's written determination. The appeal shall be on a form provided by the General Manager and accompanied by a fee of \$1,020.

Upon appeal, the Commission shall sustain, reverse or modify the General Manager's calculation within thirty days of the filing of the appeal. If the Commission fails to act within the time specified herein, the calculation by the General Manager shall be deemed final.

- B. Trip Cap.** The City Planning Commission, after notice and hearing, shall have the authority to increase the Phase I Trip cap by up to 10%, after recommendation by the General Manager and the Director. This action may be appealed to the City Council, pursuant to the procedures set forth in Section 14 below for appeal of Interpretations. The appeal shall be on a form provided by the Director and accompanied by a fee of \$64.00.

C. Required Traffic Improvements

1. **Improvement Assignments.** Prior to the issuance of a Project Plan Compliance for a Project, the General Manager shall assign to the Project traffic improvements, or the pro rata or fair share of these improvements, from the list of traffic improvements in Appendix C for a Phase I Project or from Appendix D for a Phase II Project. The assignment shall be made by determining what percentage of the applicable Phase Trip cap is represented by the number of Trips generated by a Project, and matching that to an improvement the percentage cost of which is most nearly equivalent. The assignment shall also take into consideration the Project's location.
2. **Completion or Guarantee of Traffic Improvements**
 - a. 100% Improvements. For those traffic improvements for which a Project is 100% responsible, prior to the issuance of a certificate of occupancy, the Project Applicant shall provide improvement design plans satisfactory to the General Manager, and shall construct the assigned traffic improvement. If the General Manager determines that construction of the assigned traffic improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the improvement.
 - b. Pro-Rata Improvements. Pro-rata improvements are those traffic improvements for which a Project may be less than 100% responsible, but for which some combination of Projects within the Specific Plan area is 100% responsible. Where a Project's pro-rata share of trips is less than any remaining assigned traffic improvement, the General Manager shall require a financial guarantee of that Project's pro-rata share of the assigned traffic improvement cost for reimbursement to a subsequent Project, which subsequent Project would be assigned the traffic improvement. For pro-rata improvements, prior to the issuance of a certificate of occupancy, the Project Applicant shall provide the Project's pro-rata share of the cost of the traffic improvement. The first Project assigned a pro-rata share of a traffic improvement shall provide improvement design plans, satisfactory to the General Manager, and a revised cost estimate for the improvement. The costs associated with the design plans and cost estimate shall be an offset against the pro-rata share of the Project that undertakes these efforts. The pro-rata share of any Project assigned such an improvement, including any portion of the pro-rata share of the first Project remaining after the offset discussed above, shall be suitably guaranteed. The Project Applicant for the last Project responsible for any traffic improvement shall be required to construct that improvement, unless the General Manager determines that insufficient funds have been allocated for that purpose, in which case the Project Applicant shall suitably guarantee its pro-rata share.

- c. Fair Share Improvements. For regional traffic improvements for which ADP Projects are not 100% responsible, prior to the issuance of a certificate of occupancy, the Project Applicant shall suitably guarantee the Project's fair share portion of the traffic improvement against a future time when the improvement can be implemented.
 - d. Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer and the General Manager.
3. **Traffic Improvement Modifications.** If any traffic improvement listed in Appendix C or Appendix D is infeasible, the Director and the General Manager may modify or substitute traffic improvements listed in Appendix C or Appendix D, so long as the General Manager does one of the following:
- a. Meets with the Transportation Management Organization (TMO) and determines what, if any, additional TDM measures shall be imposed in order to assist in meeting the objectives of this Subsection;
 - b. Meets with the Applicant and determines what alternate and/or additional mitigation measures shall be implemented by the Applicant in order to assist in meeting the objectives of this Subsection; or
 - c. Determines that the Trip cap should be modified.

D. Transportation Demand Management (TDM) Regulations

- 1. For purposes of the regulations in this Subsection D, MWD shall not be considered a property owner to the extent it builds the MWD Headquarters.
- 2. **Transportation Management Organization (TMO).** In order to comply with the Trip caps required by this Specific Plan, the owners of property within the Specific Plan area shall establish a TMO, in which all owners of property and tenants within the Specific Plan area shall participate. Participation in the TMO shall be required as a term of the tenant's lease with the owners of property within the Specific Plan area or management firm.
- 3. **Implementation.** All owners of property within the Specific Plan area shall have the responsibility to organize, operate and implement the TMO, in order to meet the Trip caps and parking cap requirements. Owners of property within the Specific Plan area shall submit an annual TDM report to the TMO, which shall submit one consolidated annual report to the Director. If the Director, in consultation with the General Manager, determines that reasonable progress toward the Trip caps has not been made, the General Manager shall require the TMO to submit a TDM Plan for review and approval by the General Manager.

4. **TDM Measures.** The TMO may utilize those incentives or other measures it determines appropriate within its TDM Plan, in order to comply with the Trip caps. These measures may include, but are not limited to the following:

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

In the event that the Director or the General Manager determines that reasonable progress toward the Phase II Trip cap or the Phase II parking cap is not being made, additional TDM regulations can be imposed on owners of property located within the Specific Plan area. In the event those regulations do not generate reasonable progress, modifications to the Phase II Trip cap and/or Phase II parking cap may be proposed to the City Planning Commission to ensure compliance with those caps by the completion of Phase II.

For purposes of this Subsection, reasonable progress shall be defined as no more than:

- a. An overall parking ratio of 2.0 spaces per 1,000 square feet of development when one-third of Phase II maximum permitted floor area has been constructed; or
- b. An overall parking ratio of 1.7 spaces per 1,000 square feet of development when two-thirds of the Phase II maximum permitted floor area has been constructed; or
- c. An overall office Trip rate of 0.55 Trips per 1,000 square feet of development when one-third of the Phase II maximum permitted floor area has been constructed; or

- d. An overall office Trip rate of 0.46 Trips per 1,000 square feet of development when two-thirds of the Phase II maximum permitted floor area has been constructed.

The above ratios may be revised by the City Planning Commission after notice and hearing at the start of Phase II, at the one-third and two-third construction milestones of Phase II, and if alternative land uses (uses other than office/hotel) are substituted in Phase II.

More than the immediate parking needs of related projects may be temporarily provided, if the General Manager determines that physical site conditions and construction constraints require the cost-effective construction of consolidated parking facilities.

E. Parking Regulations

1. For purposes of the regulations in this Subsection E, MWD shall not be considered a property owner to the extent it builds the MWD Headquarters.
2. Where this Specific Plan contains language or standards which require more parking or permit less parking than LAMC Section 12.21A, this Specific Plan shall supersede the LAMC.
3. This Specific Plan shall permit shared use parking, except for residential uses with non-residential uses, and reduced parking standards, as specified in this Section. Parking which is allocated to a particular Project or lot may be located at any location within the Specific Plan Area, or within the existing Gateway parking facility.
4. **Phase I Parking Standards.** So long as there are no more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.25 spaces per dwelling unit.

If there are more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1.25 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.5 spaces per dwelling unit.

Non-residential Projects shall provide a parking ratio of no less than 1.1 spaces per 1,000 square feet of floor area, unless a reduced ratio is required in order not to exceed the Phase I parking cap. The Director may authorize the reduction, based upon a finding that adequate parking will be provided after the reduction.

5. **Phase II Parking Standards.** So long as there are no more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.25 spaces per dwelling unit.

If there are more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1.25 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.5 spaces per dwelling unit.

Non-residential Projects shall provide a parking ratio of no less than 0.6 spaces per 1,000 square feet of floor area, unless a reduced ratio is required in order not to exceed the Phase II parking cap. The Director may authorize the reduction, based upon a finding that adequate parking will be provided after the reduction.

6. **Phase I Maximum Parking Ratio.** Upon completion of Phase I, the aggregate parking ratio within the Specific Plan area for Projects which consist of office/retail/hotel uses shall be a maximum of 2 parking spaces per 1,000 square feet of floor area. If Phase I includes sports arena and Urban Entertainment Uses, the parking ratio within the Specific Plan area, upon completion of Phase I, for all Projects shall be a maximum of 2.4 spaces per 1,000 square feet of floor area. If more than 300 dwelling units are constructed, then any required parking for the units above the 300 shall be permitted to exceed the Phase I parking cap, but not the Phase II parking cap.

The allocation of parking spaces to individual Phase I Projects shall not be restricted by this Specific Plan, so long as the overall Phase I parking cap is not exceeded. Parking totals for each Project shall be provided to the Director and the General Manager for their incorporation into the ADP Annual Report. Those parking spaces established for Motor Pool purposes for a Project shall be permitted in addition to the General Manager approved ratio, but shall not exceed 10% of the total spaces provided.

7. **Phase II Maximum Parking Ratio.** The parking ratio within the Specific Plan area, upon completion of Phase II, for Projects which consist of office/retail/hotel uses, shall be 1.1 spaces per 1,000 square feet of floor area.

The allocation of parking spaces to individual Phase II Projects shall not be restricted by this Specific Plan, so long as the overall parking cap is not exceeded upon completion of Phase II. Parking totals for each Project shall be provided to the Director and the General Manager for their incorporation into the ADP Annual Report.

Those parking spaces established for Motor Pool purposes for Projects shall be permitted in addition to the 1.1:1,000 ratio, but shall not exceed 10% of the total spaces provided.

8. **On-Site Parking Management Plan.** In order to implement the shared-use parking, reduced parking and parking cap regulations established by this Specific Plan, the property owners within the Specific Plan area shall establish and administer an On-Site Parking Management Plan to comply with the parking cap requirements. Property owners within the Specific Plan area shall submit an annual parking management report to the TMO which shall submit one consolidated annual report to the Director.

Section 12.

TRANSFER OF FLOOR AREA

- A. **Transfer Between Lots.** Any owner(s) of a legally defined lot located within the Specific Plan area may Transfer unused permitted floor area to another legally defined lot within the Specific Plan area, pursuant to the procedures of this Section.
 1. **Limitation.** Any Project constructed with transferred floor area must comply with all regulations set forth in this Specific Plan.
 2. **Procedures.** The Director shall administratively approve the Transfer of unused permitted floor area, within the floor area cap, which meets the following requirements:
 - a. An Applicant shall file, with the City Planning Department, an administrative request for the Transfer, including a Transfer Plan. The Director shall approve or disapprove the request within 15 days of the date of submittal. Disapprovals of the request may be appealed by the Applicant to the Planning Commission, pursuant to procedures established by LAMC Section 12.24B.
 - b. The Director shall establish and maintain a record of all Transfers pursuant to this Specific Plan. The records shall be included as part of the ADP Annual Report to the City Planning Commission. The Transfer records shall be available for public inspection.
 - c. Any Transfer approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by a covenant approved by the Director, executed and recorded on the Donor Site and Receiver Site. The covenant shall specify the total floor area being Transferred from, and any remaining floor area at, the Donor Site and shall restrict further development on the Donor Site to that amount of floor area, if any, remaining, unless additional floor area is subsequently Transferred to the Donor Site. After recordation, a copy bearing the Recorder's number and date shall be furnished to the Director and the General Manager for their records.

B. Floor Area Ratio Averaging. Owners of legally defined lots located within the Specific Plan area may average permitted floor area, pursuant to the procedures of this Section.

1. **Limitation.** Any Project constructed with averaged floor area must comply with all regulations set forth in this Specific Plan.
2. **Procedures.** The Director shall administratively approve the averaging of unused permitted floor area for any Project which is a Unified Development. A Project which complies with this Specific Plan is determined to meet the requirements of a Unified Development.

At the time of floor area ratio averaging approval, a covenant running with the land shall be filed with the Director by the Applicants for the affected lots:

- a. guaranteeing to continue the operation and maintenance of the Project as a Unified Development;
 - b. indicating the floor area used on each parcel and the floor area potential, if any, that would remain;
 - c. guaranteeing the continued maintenance of the unifying design elements; and
 - d. specifying an individual or entity to be responsible and accountable for this maintenance. The Director shall include the status of the maintenance of the unifying design elements in his or her annual report.
3. **Timing.** The Director shall approve or disapprove the request within 15 days of the date of request submittal. Disapprovals of the request may be appealed by the Applicant to the Planning Commission, pursuant to procedures established by LAMC Section 12.24B.

Section 13.

USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN

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

Section 14.

INTERPRETATION

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

The property owner may appeal the interpretation of the Director to the City Planning Commission and may appeal interpretations made by the City Planning Commission to the City Council. An appeal shall be made in writing upon a form provided by the Director accompanied by a fee of \$2,303.00. The appeal shall set forth specifically the basis of the appeal and the reasons why the interpretation should be reversed or modified. The appeal shall be filed within 15 days from the date of mailing (by first class mail) of the Director's interpretation. The time limits for the Commission's interpretation and the procedures and time limits for any appeal to the City Council from the Commission's interpretation shall be the same as the provisions set forth in LAMC Section 11.5.7D2 through 7.

Section 15.

SEVERABILITY

If any provision of this Specific Plan or the application thereof 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.

TABLE 1

REGULATIONS FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES AND PERMITTING PUBLIC DANCING/LIVE ENTERTAINMENT

UNION STATION SITE

On-Site Alcohol Consumption Establishments:

Number of Restaurant Establishments and Bar Establishments: A maximum of 16 Restaurant Establishments or Bar Establishments shall be permitted to sell a full line of alcoholic beverages and may be located either within other structures, including a hotel, or as a Free-Standing Establishment. Of these 16, a maximum of eight may operate as a Bar Establishment. No Bar Establishments shall be permitted as Free-Standing Establishments, except in conjunction with an Urban Entertainment Center, hotel, transit or conference center uses. Bar Establishments may be located in existing historic facilities, such as the Fred Harvey Restaurant.

Number of On-Site Alcohol Consumption Establishments in Hotels, Conference Center or a Sports Arena: A maximum of two hotels shall be permitted to sell a full line of alcoholic beverages: (i) as part of their banquet, lobby and room services; and (ii) within mini-bars located in each guest room. A maximum of one hotel conference center shall be permitted to sell a full line of alcoholic beverages as part of its banquet, lobby and meeting room services.

In lieu of one of these hotels, a sports arena facility shall be permitted to sell alcoholic beverages for on-site consumption, as follows: (i) beer and wine within concession establishments located on each level of the sports arena; (ii) a full line of alcoholic beverages within two sports arena restaurant/club establishments located within the facility; and, (iii) a full line of alcoholic beverages as part of the sports arena's service to luxury suites, club seats and private boxes.

Floor Area: A maximum of 112,000 square feet shall be permitted for Restaurant Establishments or Bar Establishments. A maximum of 64,000 square feet of the 112,000 square feet may be devoted to bar areas within Restaurant Establishments or within Bar Establishments. Within these limits, no area used exclusively for the service of alcoholic beverages (bar or cocktail area) shall exceed 4,000 square feet. No Bar Establishments shall exceed 7,500 square feet in size.

There shall be no limitation on floor area where alcoholic beverages may be sold in a Bar Establishment within a hotel, conference center or sports arena.

Public Dancing/Entertainment Establishments:

Number: A maximum of four Restaurant Establishments or Bar Establishments shall be permitted to have public dancing/entertainment.

TABLE 1 (CONTINUED)

REGULATIONS FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES AND PERMITTING PUBLIC DANCING/LIVE ENTERTAINMENT

TERMINAL ANNEX SITE

On-site Alcohol Consumption in Restaurant Establishments and Bar Establishments:

Number: A maximum of nine Restaurant Establishments and Bar Establishments shall be permitted to sell a full line of alcoholic beverages and may be located within other structures or as a Free-Standing Establishment. Of these nine, a maximum of one may operate as a Bar Establishment. No Bar Establishment shall be permitted as a Free-Standing Establishment, except in conjunction with an Urban Entertainment Center, hotel, transit or conference center uses. The Bar Establishment may be located in an existing historic facility.

Floor Area: A maximum of 63,000 square feet shall be permitted for Restaurant Establishments and Bar Establishments. A maximum of 36,000 square feet of the 63,000 square feet may be devoted to Bar Establishments or bar areas within the Restaurant Establishments. Within these limits, no area used exclusively for the service of alcoholic beverages (bar or cocktail area) shall exceed 4,000 square feet. No Bar Establishments shall exceed 7,500 square feet in size.

Public Dancing/Entertainment Establishments:

Number: A maximum of two Restaurant Establishments or Bar Establishments shall be permitted to have public dancing/entertainment.

TABLE 2

CONDITIONS FOR ESTABLISHMENTS SERVING ALCOHOL FOR ON-SITE CONSUMPTION

1. Owners, operators, managers and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol, which program is recognized by the Alcoholic Beverage Control Department of the State of California (ABC). This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.
2. The sale of distilled spirits by the bottle, for on-site consumption, is prohibited.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free non-alcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Zoning Administrator for review and approval prior to the opening of any facility offering alcoholic beverages.
6. **Security.** A minimum of two State-licensed security personnel for the Terminal Annex site and a minimum of two for the Union Station site, under the control of the respective property owners, shall be provided. These security officers shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located, during the hours of operation of the establishments. These security officers shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The Los Angeles Police Department (LAPD) shall be notified of special events as far in advance as feasible.
7. **Police Consultation.** The Zoning Administrator shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the Los Angeles Police Department of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
8. **Security Design Features.** The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
9. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.

TABLE 2 (CONTINUED)

10. Restaurant Establishments shall maintain records which reflect separately the gross sales of food and non-alcoholic beverages and the gross sales of alcoholic beverages of the licensed premises. These records shall be kept at least on a quarterly basis and shall be made available to the Zoning Administrator or the Los Angeles Police Department.
11. Restaurant Establishments shall be maintained as bona fide eating places with an operational kitchen, and shall provide a menu containing an assortment of foods normally offered in these restaurants.
12. There shall be no promotional advertising on the exterior of the Specific Plan boundary which promotes or indicates the availability of alcoholic beverages. Nevertheless, nothing in this Specific Plan shall prohibit identification signage for these establishments on the exterior boundary of the Specific Plan area.
13. Amplified music from within any establishment shall not exceed 80 dB, when measured from outside the establishment.
14. Restaurant Establishments or Bar Establishments may serve alcohol 10:00 a.m. - 2:00 a.m., 7 days per week.
15. Public dancing/entertainment activities shall be permitted 9:00 p.m. - 4:00 a.m., 7 days per week. An area between 500 and 1,500 square feet shall be permitted within each public dancing/entertainment site for dancing purposes, with an average size of 1,000 square feet for each of the sites.
16. A copy of Tables 1 and 2 shall be retained on the premises in each establishment which serves alcoholic beverages at all times and shall be produced immediately upon the request of the Zoning Administrator or the Los Angeles Police Department.

APPENDIX A

URBAN DESIGN GUIDELINES

A. COMMERCIAL AND MIXED USE PROJECTS.

1. Commercial Projects shall incorporate Open Space areas in order to comply with the minimum acreage total requirements specified in Section 5 B 5. Open Space areas shall be designed to provide a diversity in their size and character throughout the ADP site. Such Open Space areas may be provided through one or more of the following, or similar features: plaza; courtyard; or, planted area. Open Space areas shall contain a minimum of 25 % landscaped area, which may be comprised of trees, shrubs, ground covers, grass crete or planters.
2. Commercial Projects shall provide pedestrian access through the use of arcades, connecting plazas or Open Spaces. These pedestrian features shall be designed to provide easy access to transit facilities, by linking with primary pedestrian corridors. Open Spaces, plazas, walkways or other pedestrian-related areas should incorporate intermittent arcades to provide shelter to pedestrians during inclement weather.
3. Commercial Projects other than a sports arena shall be designed in an architectural style and character which is complementary with the historic Union Station and Terminal Annex buildings. They should be neutral in color, using stone, masonry, concrete or plaster materials.
4. Commercial Projects other than a sports arena should utilize scale devices which reduce the appearance of building mass or bulk at the first floor level, in order to create a pedestrian-oriented building scale. First floor devices which may be used include more building detail and articulation, use of clear glass, landscaped wall coverings, or decorative wall coverings. Reflective glass should not be used.

B. RESIDENTIAL PROJECTS.

1. Open Space areas between residential buildings and rail facilities shall incorporate extensive visual screening and landscaping as a buffer between the two land uses.
2. All open areas not used for driveways, parking areas or recreational facilities shall be attractively landscaped and maintained.
3. Residential Projects shall encourage pedestrian access, through the use of arcades, connecting plazas or open spaces. These pedestrian features shall be designed to provide easy access to transit facilities, by linking with primary pedestrian corridors.
4. Residential Projects shall be designed in an architectural style and character which is complementary with the historic Union Station and Terminal Annex buildings. They should be light or neutral in color, using stone, masonry, concrete or plaster materials with recessed or punched windows, terraces and balconies as appropriate.

C. SPORTS ARENA PROJECT.

1. A sports arena structure shall be separated from residential buildings or mixed-use commercial/residential buildings by a minimum of 40 feet.

APPENDIX A (CONTINUED)

2. A sports arena structure shall incorporate an entrance plaza, to provide adequate space for arena patrons to gather during peak periods of arena-generated pedestrian activity.
3. The sports arena entrance plaza shall incorporate landscaping, which may be comprised of trees, shrubs, ground cover, grass crete or planters.
4. A sports arena entrance plaza shall be designed to provide easy access to transit facilities, by linking with primary pedestrian corridors.
5. A sports arena use shall be encouraged to utilize shared parking with commercial office uses.
6. Setback or separation areas between arena facilities and residential buildings shall incorporate visual screening and landscaping so as to provide an additional buffer between the two land uses.
7. The Los Angeles Police Department shall be consulted in the design and operational conditions of a sports arena facility.

APPENDIX B

TRIP GENERATION TABLE

LAND USE	UNITS	PHASE I			PHASE II		
		TRIPS PER UNIT			TRIPS PER UNIT		
		In	Out	Total	In	Out	Total
Residential	DU'S ¹	0	0	0	0.25	0.18	0.43
Office	1,000 SF ²	0.09	0.45	0.55	0.05	0.24	0.29
Retail							
Ground Floor	1,000 SF	0.99	0.99	1.98	0.77	0.88	1.54
Local/Community	1,000 SF	0.98	0.98	1.96	0.77	0.77	1.25
Hotel	Room	0	0	0	0.15	0.11	0.26
Restaurant	1,000 SF	1.60	0.86	2.46	1.14	0.51	1.75
Museum	1,000 SF	0.84	1.49	2.33	0.78	1.39	2.17
Urban Entertainment Complex	1,000 SF	0.63	0.63	1.25	0.44	0.44	0.88
Sports Arena	Seats	0.03	0	0.03	0.03	0	0.03

¹ Dwelling Units

² Square Feet

APPENDIX C

PHASE I TRAFFIC IMPROVEMENTS

1. **Alameda and Aliso.** Restripe and/or widen on east side to add northbound right turn lane.
2. **Alameda and Los Angeles.** Widen on east side to add northbound right turn lane. Restripe exit driveway for one left turn; one thru-left turn; and, one thru-right turn lane.
3. **Alameda and Cesar Chavez.** Widen Alameda on east side to add northbound right turn lane.
4. **Alameda and North Main.** Realign intersection to four-way configuration and eliminate offset. Provide westbound exit driveway for one left turn and one right turn lane. Restripe east bound approach for one left turn lane, one thru/left and one thru/right lane. Prohibit northbound left turn to Ord. Provide southbound left turn to ADP site. Restrict Ord Street to right-in/right-out only.
5. **Alameda and Alpine.** Restripe northbound Alameda from two to three lanes between Alpine and North Main. Restripe northbound approach at Alpine to provide one left turn, two thru, and one thru-right lane.
6. **Vignes and Cesar Chavez.** Implement Phase 2 Gateway improvements. Widen north side of Cesar Chavez, west of Vignes, to provide east/west double left turn lanes. Widen east side of Vignes to add northbound right turn lane.
7. **Mission and Cesar Chavez.** Widen and restripe southbound approach for one right turn, one thru-right, one thru and one left-turn lane.
8. **Alpine and College.** Convert Alpine/College to a one-way couplet, between Hill and Alameda. (Fair share contribution)
9. **Center Street south of Jackson.** Contribute to roadway widening to major highway standard. (Fair share contribution)

Notes: These improvements assume a Phase I overall person trip goal of 65 % transit/rideshare and 35 % drive alone (office uses).

APPENDIX C (CONTINUED)

These improvements also assume the following thresholds for a significant transportation impact, measured as an increase in the Volume/Capacity (V/C) Ratio at an intersection, Link, or freeway ramp:

1. A transportation impact on an intersection shall be deemed "significant" in accordance with the following table and formula:

Level of Service (LOS)	Final V/C Ratio	Project Related Increase in V/C
C	0.700 - 0.800	Equal to or greater than 0.040
D	0.801 - 0.900	Equal to or greater than 0.020
E, F	> 0.901	Equal to or greater than 0.010

2. A transportation impact on a Link shall be deemed "significant" in accordance with the following table and formula:

LOS	Final V/C Ratio	Project Related Increase in V/C
C	> 0.700 - 0.800	Equal to or greater than 0.080
D	> 0.801 - 0.900	Equal to or greater than 0.040
E, F	> 0.901	Equal to or greater than 0.020

When the LOS remains at C, D or E after Project-related increases, or remains at LOS F with an increase in V/C of 0.05 or less, then intersection improvements (or their equivalent) are the appropriate type of mitigation. If the resultant LOS is F with an increase in V/C that is greater than 0.05, then street widening, adding lanes, constructing new or parallel facilities (or their equivalent) are the appropriate type of mitigation.

3. A transportation impact on a freeway ramp shall be deemed "significant" in accordance with the following formula:

A V/C ratio increase of 0.02 or greater, causing or worsening LOS F.

APPENDIX C (CONTINUED)

TABLE 1

PHASE I - TRAFFIC IMPROVEMENT COST PERCENTAGES (ESTIMATE)

IMPROVEMENT	% OF TOTAL ADP IMPROVEMENT COST	ESTIMATED COST (\$) ¹
Intersections		
1. Alameda/Aliso	4.5%	\$150,000
2. Alameda/Los Angeles	4.1%	135,000
3. Alameda/Cesar Chavez	4.2%	140,000
4. Alameda/North Main	4.2%	140,000
5. Alameda/Alpine	2.7%	90,000
6. Vignes/Ramirez	14.8%	492,000
7. Mission/Cesar Chavez	6.4%	215,000
Roadways		
8. Alpine/College Couplet	4.8%	320,000
9. Center Street	54.3%	3,362,000
TOTALS		100%

TABLE 2

PHASE I - FAIR SHARE PERCENTAGES

IMPROVEMENT	% ADP FAIR SHARE
Intersections	
1. Alameda/Aliso	100%
2. Alameda/Los Angeles	100%
3. Alameda/Cesar Chavez	100%
4. Alameda/North Main	100%
5. Alameda/Alpine	100%
6. Vignes/Ramirez	100%
7. Mission/Cesar Chavez	100%
Roadways	
8. Alpine/College Couplet	50%
9. Center Street	50%

¹Preliminary 1995 cost estimates only. Cost shall be verified by B-permit process.

APPENDIX D

PHASE II TRAFFIC IMPROVEMENTS

1. **Alameda and Aliso.** Widen westbound to add west bound right turn lane. Coordinate with Caltrans for right-of-way and approval.
2. **Alameda and Los Angeles.** Reconfigure intersection and relocate to south of island on east leg. Provide westbound exit driveway of two left turn lanes, one thru lane and one thru-right lane. Restripe northbound to provide left turn lane.
3. **Alameda and North Main (North Intersection).** Reconfigure intersection at midblock between Bauchet and Alpine. Signalize if necessary. (Fair share contribution)
4. **North Main and Vignes.** Widen east side of North Main to add northbound left turn or northbound right turn lane.
5. **Broadway south of Interstate 5 Freeway.** Provide reversible lanes within existing ROW on Broadway, between Avenue 18 and 1-5; or, provide additional turn lanes at the intersections of Broadway and the 1-5 Freeway ramps.
6. **North Spring north of Sotelo.** Widen Spring to add center left turn lane. (Fair share contribution)
7. **Alameda between Temple and First.** Improve to 6 lanes, southbound side of street only. Northbound to be done by others. (Fair share contribution)
8. **College between North Spring and railroad tracks.** Improve to two lane road with curbs, sidewalks and flared intersections.
9. **Commercial Street extension and tunnel.** Extend Commercial Street east of Center Street over LA River to Mission Road as one-way eastbound two or three lane street (east of Vignes). Retain two-way Commercial Street west of Vignes. Relocate eastbound off-ramp at Hewitt to Vignes. Remove eastbound off-ramp at Mission Road and remove eastbound on-ramp at Hewitt (part of planned freeway realignment project by Caltrans). Remove eastbound on-ramp at Vignes. Provide two-way two-lane tunnel from Commercial Street, below freeway, to connect to P-1 level in Union Station. (Fair share contribution)

Notes: These improvements assume a Phase II overall person trip goal of 80% transit/rideshare and 20% drive alone (office uses).

APPENDIX D (CONTINUED)

These improvements also assume the following thresholds for a significant transportation impact, measured as an increase in the Volume/Capacity (V/C) Ratio at an intersection, Link, or freeway ramp:

1. A transportation impact on an intersection shall be deemed "significant" in accordance with the following table and formula:

Level of Service (LOS)	Final V/C Ratio	Project Related Increase in V/C
C	0.700 - 0.800	Equal to or greater than 0.040
D	0.801 - 0.900	Equal to or greater than 0.020
E, F	> 0.901	Equal to or greater than 0.010

2. A transportation impact on a Link shall be deemed "significant" in accordance with the following table and formula:

LOS	Final V/C Ratio	Project Related Increase in V/C
C	> 0.700 - 0.800	Equal to or greater than 0.080
D	> 0.801 - 0.900	Equal to or greater than 0.040
E, F	> 0.901	Equal to or greater than 0.020

When the LOS remains at C, D or E after Project-related increases, or remains at LOS F with an increase in V/C of 0.05 or less, then intersection improvements (or their equivalent) are the appropriate type of mitigation. If the resultant LOS is F with an increase in V/C that is greater than 0.05, then street widening, adding lanes, constructing new or parallel facilities (or their equivalent) are the appropriate type of mitigation.

3. A transportation impact on a freeway ramp shall be deemed "significant" in accordance with the following formula:

A V/C ratio increase of 0.02 or greater, causing or worsening LOS F.

APPENDIX D (CONTINUED)

TABLE 1

PHASE II - TRAFFIC IMPROVEMENT COST PERCENTAGES (ESTIMATE)

IMPROVEMENT	% OF TOTAL ADP IMPROVEMENT COST	ESTIMATED COST (\$) ¹
Intersections		
1. Alameda/Aliso	3.0%	\$275,000
2. Alameda/Los Angeles	5.6%	515,000
3. Alameda/North Main (N)	2.1%	375,000
4. Alameda/Vignes	1.0%	95,000
Roadways		
5. N. Broadway	16.4%	1,500,000
6. N. Spring Street	6.3%	1,440,000
7. Alameda St. (Temple - 1 st)	2.5%	1,530,000
8. College St. (Spring - RR)	7.1%	645,000
9a. Commercial Street Extension	23.6%	14,340,000
9b. Commercial Street/Tunnel	32.4%	8,465,000
TOTALS	100%	

TABLE 2

PHASE II - FAIR SHARE PERCENTAGES

IMPROVEMENT	% ADP FAIR SHARE
Intersections	
1. Alameda/Aliso	100%
2. Alameda/Los Angeles	100%
3. Alameda/North Main (N)	50%
4. Alameda/Vignes	100%
Roadways	
5. N. Broadway	100%
6. N. Spring Street	40%
7. Alameda St. (Temple - 1 st)	15%
8. College St. (Spring - RR)	100%
9a. Commercial Street Extension	15%
9b. Commercial Street/Tunnel	35%

¹Preliminary 1995 cost estimates only. Cost shall be verified by B-permit process.

APPENDIX E

HISTORIC PRESERVATION AND REHABILITATION GUIDELINES

Other than the demolitions specified in Section 8.C of this Specific Plan, the following standards shall apply:

- P A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- P The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
- P Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
- P Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- P Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.
- P Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- P Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- P Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- P New additions, exterior alterations, or related new construction shall not destroy elements of historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- P New additions and adjacent or related new construction shall be under-taken in such a manner that if they were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX F

ENVIRONMENTAL IMPACT THRESHOLDS

The following table indicates the areas of environmental impact which were quantified by the Specific Plan's EIR. So long as a Project does not cause the Specific Plan area to exceed any of these thresholds, no further environmental review is required for individual Projects. If a Project exceeds any of the thresholds, or creates an impact in an area not indicated in this table, then additional environmental review is required.

IMPACT AREA	CUMULATIVE THRESHOLD																																	
Grading	Excavation limited to 60 feet in depth from existing grade. Maximum of 2,731,500 cubic yards of earth to be excavated.																																	
Air Quality	<p>Peak daily emissions for <u>construction</u> activities:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">CO</td> <td style="width: 10%; text-align: center;">=</td> <td style="width: 60%;">621 lbs/day</td> </tr> <tr> <td>ROC</td> <td style="text-align: center;">=</td> <td>3,099 lbs/day</td> </tr> <tr> <td>Nox</td> <td style="text-align: center;">=</td> <td>199 lbs/day</td> </tr> <tr> <td>Sox</td> <td style="text-align: center;">=</td> <td>5 lbs/day</td> </tr> <tr> <td>PM10</td> <td style="text-align: center;">=</td> <td>777 lbs/day</td> </tr> <tr> <td>Asbestos</td> <td style="text-align: center;">=</td> <td>317 lbs/day</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">CO</td> <td style="width: 10%; text-align: center;">=</td> <td style="width: 60%;">7,630 lbs/day</td> </tr> <tr> <td>ROC</td> <td style="text-align: center;">=</td> <td>331 lbs/day</td> </tr> <tr> <td>Nox</td> <td style="text-align: center;">=</td> <td>760 lbs/day</td> </tr> <tr> <td>Sox</td> <td style="text-align: center;">=</td> <td>< 1 lb/day</td> </tr> <tr> <td>PM10</td> <td style="text-align: center;">=</td> <td>149 lbs/day</td> </tr> </table>	CO	=	621 lbs/day	ROC	=	3,099 lbs/day	Nox	=	199 lbs/day	Sox	=	5 lbs/day	PM10	=	777 lbs/day	Asbestos	=	317 lbs/day	CO	=	7,630 lbs/day	ROC	=	331 lbs/day	Nox	=	760 lbs/day	Sox	=	< 1 lb/day	PM10	=	149 lbs/day
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Nox	=	760 lbs/day																																
Sox	=	< 1 lb/day																																
PM10	=	149 lbs/day																																
Meteorology	<p>Wind speeds of less than 11 mph for strolling activities.</p> <p>Wind speeds of less than 7 mph for outdoor dining activities.</p>																																	
Surface Water Runoff	A maximum of 61 acres of impervious surface.																																	
Water Usage and Flow	<p>Maximum increase of 3,155,916 gallons/day usage.</p> <p>Minimum of 12,000 gallons/minute water flow.</p>																																	
Solid Waste	<p>Construction:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Earth excavation</td> <td style="width: 10%; text-align: center;">=</td> <td style="width: 60%;">2,731,500 cubic yards</td> </tr> <tr> <td>Demolition</td> <td style="text-align: center;">=</td> <td>560,000 square feet</td> </tr> </table> <p>Operational:</p> <p>Maximum increase of 83,033 lbs/day</p>	Earth excavation	=	2,731,500 cubic yards	Demolition	=	560,000 square feet																											
Earth excavation	=	2,731,500 cubic yards																																
Demolition	=	560,000 square feet																																
Sanitary Sewers	Maximum increase of 2,629,930 gallons/day																																	
Energy Conservation	<p>Construction:</p> <p>Peak day maximum 3,665 gallons/day of diesel fuel</p> <p>Operational:</p> <p>Maximum increase of 175.26 million kWh/year of electricity</p> <p>Maximum increase of 380.79 million cf1year of natural gas</p>																																	
Housing	Maximum of 300 dwelling units.																																	

APPENDIX F (CONTINUED)

The following table indicates the amount (in units of construction) of one land use which can be substituted for another land use and not exceed the maximum permitted Trips specified in this Specific Plan. Conversion is in both directions.

CONVERSION TABLE FOR ALTERNATIVE LAND USES

USE	UNIT	< = >	UNIT	USE
Residential	1DU	< = >	0.84 KSF ¹	Office
Urban Entertainment Center				
200 KFS Facility	1 KSF	< = >	2.64 KFS	Office
250 KSF	1 KSF	< = >	2.44 KSF	Office
300 KSF	1 KSF	< = >	2.28 KSF	Office
350 KSF	1 KSF	< = >	2.15 KSF	Office
400 KSF	1 KSF	< = >	2.05 KSF	Office
450 KSF	1 KSF	< = >	1.97 KSF	Office
500 KSF	1 KSF	< = >	1.89 KSF	Office
550 KSF	1 KSF	< = >	1.83 KSF	Office
600 KSF	1 KSF	< = >	1.77 KSF	Office
650 KSF	1 KSF	< = >	1.72 KSF	Office
700 KSF	1 KSF	< = >	1.68 KSF	Office
200 KSF	1 KSF	< = >	0.74 KSF	Retail
250 KSF	1 KSF	< = >	0.69 KSF	Retail
300 KSF	1 KSF	< = >	0.64 KSF	Retail
350 KSF	1 KSF	< = >	0.61 KSF	Retail
400 KSF	1 KSF	< = >	0.58 KSF	Retail
450 KSF	1 KSF	< = >	0.55 KSF	Retail
500 KSF	1 KSF	< = >	0.53 KSF	Retail
550 KSF	1 KSF	< = >	0.51 KSF	Retail
600 KSF	1 KSF	< = >	0.50 KSF	Retail
650 KSF	1 KSF	< = >	0.49 KSF	Retail
700 KSF	1 KSF	< = >	0.47 KSF	Retail
200 KSF	1 KSF	< = >	5.70 KSF	Hotel ²
250 KSF	1 KSF	< = >	5.27 KSF	Hotel
300 KSF	1 KSF	< = >	4.92 KSF	Hotel
350 KSF	1 KSF	< = >	4.65 KSF	Hotel
400 KSF	1 KSF	< = >	4.44 KSF	Hotel
450 KSF	1 KSF	< = >	4.25 KSF	Hotel
500 KSF	1 KSF	< = >	4.09 KSF	Hotel
550 KSF	1 KSF	< = >	3.95 KSF	Hotel
600 KSF	1 KSF	< = >	3.82 KSF	Hotel
650 KSF	1 KSF	< = >	3.72 KSF	Hotel
700 KSF	1 KSF	< = >	3.26 KSF	Hotel
Sports Arena³	100 Seats	< = >	5.13 KSF	Office
	1 KSF	< = >	1.79 KSF	Office

APPENDIX G

ENVIRONMENTAL IMPACT MITIGATION MEASURES

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
ARCHAEOLOGICAL RESOURCES	
Phase I and Phase H	
<p>1. In order to mitigate identified potentially significant impacts to less than significant levels, the following mitigation measures will be required during all construction of new development under the ADP. The measures listed below will allow for the recovery of archaeological remains, should any additional remains be encountered by excavation in the ADP area, along with associated geologic and geographic site data, these should then be preserved in a museum repository, where they would be available for future study by qualified investigators. As appropriate, these measures shall be conducted prior to and during excavation for subterranean structures below the artificial fill. With the exception of laboratory tasks and reporting requirement, no mitigation measures will be required after excavation has been completed.</p> <p>Mitigation recommendations are offered as options subject to implementation, depending upon whether or not significant cultural resources are actually encountered, once groundbreaking begins. The most appropriate forms of cultural resources mitigation, as a means of ameliorating the potential adverse impacts resulting from proposed construction on the ADP, involve both additional archival work and fieldwork.</p>	City of Los Angeles - Department of Building and Safety (B&S)
Project Pre-Construction	
<p>2. Prior to the initiation of construction, a written historical reconstruction of each specific location shall be conducted, utilizing maps, photographs, census data, etc. Such additional research should be conducted on a building-site-by-building-site basis, as development is proposed over an extended period of time and some areas are not proposed for new construction. A record of historical reconstruction should include information obtained from sources including, but not limited to, the following data: maps, property ownership, street locations, street addresses, directories, and census information. Historical reconstruction for the entire area is currently underway by the Chinese Historical Society of Southern California and by staff members of El Pueblo de los Angeles Historic Park. To the extent feasible, this work can be comparatively evaluated with the ADP area to contribute to the historical re-evaluated construction for the project site. Once a written historical reconstruction has been completed for the specific construction location, the archival mitigation requirement should be considered as satisfied; and all following mitigation steps, as necessary, lie within the realm of fieldwork.</p>	City of Los Angeles - B&S
Project Construction	
<p>3. Archaeological monitoring of all subsurface excavation shall be required within the potentially significant historic and prehistoric stratigraphic levels to ensure that no cultural resources are buried under existing development contained within the project property. Below these levels, once sterile soil is encountered and it can be determined that no stratigraphically lower levels masked by thin sterile deposits exist, archaeological monitoring should not be necessary. If such monitoring of the cultural levels (i.e., the fill brought in to cover the old pre-construction surface, the surface itself, and any historic and/or prehistoric cultural levels below it) indicates the absence of significant archaeological deposits, then mitigation of adverse impacts has been achieved in that location, and no additional archaeological work is necessary.</p>	City of Los Angeles - B&S

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
<p>4. In the event that potentially significant cultural resources are encountered during the course of construction, all development must cease in the immediate area of the cultural resource until the cultural resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist. This measure is designed to prevent any cultural resources from being damaged and/or destroyed during project development. In addition, the designated depository, as well as the applicant's archaeologist, must be notified immediately if subsurface cultural materials are discovered. If monitoring reveals problematic archaeological deposits, then additional mitigation steps may be required. Such steps include test excavations to reveal whether such deposits are significant or insignificant. If they are determined to be of little or no significance, then no additional archaeological work is necessary. However, if such deposits are determined to be significant, then salvage excavation of a representative sample might be required. Such decisions can only be made on a case-by-case basis depending upon the specific stratigraphic situation discovered for each proposed construction location</p>	City of Los Angeles - B&S
<p>5. Demolition of existing structures or pavements and controlled removal of at least 10, and possibly up to 15, vertical feet of overburden may be necessary prior to actual initiation of any intensive archaeological mitigation work. This is recommended over costly and redundant archaeological test excavations via deep exploratory trenching at the outset, which could miss deeply buried deposits of limited horizontal extent. At minimum a physical inspection of any and all historic or prehistoric archaeological deposits must be made prior to a determination of significance. Badly disturbed deposits may require test excavation for determination of significance. Such inspection or testing can only be made if archaeological monitoring is conducted concomitantly with initial grading. Only if such deposits can be determined significant should they be mitigated through archaeological salvage excavations.</p>	City of Los Angeles - B&S
<p>6. Artifacts determined to be prehistorically or historically significant should be preserved and provided to the designated depository for research purposes.</p>	City of Los Angeles - B&S

PALEONTOLOGICAL RESOURCES

Phase I and Phase II

- | | |
|--|---|
| <p>1. The measures listed will allow for the recovery of fossil remains, should any additional remains be encountered by excavation in the ADP area, and associated geologic and geographic site data, and for their preservation in a museum repository, where they would be available for future study by qualified investigators. As appropriate, these measures shall be conducted prior to and during excavation for subterranean structures below the artificial fill.</p> | <p>City of Los Angeles - Department of Planning/B&S</p> |
|--|---|

Pre-construction

- | | |
|---|---|
| <p>2. Prior to any earth-moving activity in the ADP area, the applicant shall retain the services of a qualified vertebrate paleontologist approved to manage a paleontologic resource impact mitigation program. The contracted person or firm shall have experience in conducting similar programs in areas underlain by rock units containing large and small land mammal remains.</p> | <p>City of Los Angeles - Department of Planning/B&S</p> |
|---|---|

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
<p>3. The program manager shall prepare a treatment plan with a discovery clause to allow for the salvage and treatment of an unusually large or productive fossil occurrence that cannot be recovered and/or processed without diverting personnel from monitoring. The treatment plan shall specify the procedures and costs involved with rock sample recovery, processing, and sorting; or large specimen recovery, preparation, and stabilization; and identification, cataloging, curation, and storage of such an occurrence. The discovery clause shall specify when and how the treatment plan would be initiated.</p>	City of Los Angeles - Department of Planning/B&S
<p>4. A field super-visor, in consultation with a qualified paleontologist, shall monitor excavation on a part-time basis once excavation has encountered the alluvium below the artificial fill. If fossil remains are uncovered by excavation, monitoring shall be increased during excavation.</p>	City of Los Angeles - B&S
<p>5. Monitoring shall consist of examining excavations and spoils for larger fossil remains, and test screening spoils for smaller fossil remains. If larger fossil remains are encountered by earth moving, the field supervisor shall have the authority to temporarily divert earth moving around the fossil site until the remains have been examined, their importance determined, the remains removed, if warranted, and earth moving allowed to proceed through the site. To ensure earth moving is not delayed, the field super-visor, if warranted, shall have the earth-moving contractor assist in moving the remains to an adjacent location for later transport to a museum or laboratory facility.</p>	City of Los Angeles - B&S
<p>6. The field supervisor shall instruct construction personnel on their responsibilities and the procedures to be implemented if fossil remains are encountered when the monitor is not onsite.</p>	City of Los Angeles - B&S
<p>7. If fossil remains are encountered, earth moving shall be diverted around the fossil site until the field supervisor or paleontologist has been called to the site and examined the remains, deter-mined their importance, removed the remains, if warranted, and allowed earth moving to proceed through the site.</p>	City of Los Angeles - B&S
<p>8. If smaller fossil remains are found by test screening, the monitor shall flag the fossiliferous spoils to ensure they are not disturbed by earth moving, evaluate the spoils by additional test screening, and, if determined sufficiently productive, recover a sample (not to exceed 6,000 pounds) of the spoils or undisturbed sediment at the fossil site for processing. To ensure earth moving is not delayed, the monitor, if warranted, shall have the earth-moving contractor assist in moving the sample to an adjacent location for later transport to a museum or laboratory facility.</p>	City of Los Angeles - B&S
<p>9. Any fossil site discovered as the result of monitoring shall be plotted on a map of the ADP area.</p>	City of Los Angeles - Department of Planning/B&S
<p>10. Following the completion of monitoring, any fossil remains or fossiliferous rock sample shall be provided to a museum or laboratory facility for processing, sorting, preparation, stabilization, identification, and curation, and preparation of findings describing the scientific importance of any recovered fossil remains. The specimens and associated geologic and geographic site data shall be placed in a museum collection for permanent storage.</p>	City of Los Angeles - B&S

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
HISTORICAL RESOURCES	
Phase I and Phase II	
1. Buildings or structures constructed adjacent to the Union Station Terminal on the Union Station Site shall have an orthogonal relationship to the Terminal and adjacent public and/or private streets, if physically feasible.	City of Los Angeles Cultural Affairs Department/Department of Planning
2. The Union Station Terminal Clock Tower shall be treated as the dominant vertical element along the Alameda Street frontage of the Union Station Site.	City of Los Angeles Cultural Affairs Department/Department of Planning
3. All historic buildings or portions of historic buildings to be removed shall be documented with black and white archival photographs showing all views plus significant exterior and interior architectural or construction details, keyed to a map of the site. This documentation shall include large format photography and measured drawings. The photographs and plans prepared as mitigation should be submitted to the Los Angeles Conservancy and the City Planning Department for inclusion in their architectural and cultural resources surveys.	City of Los Angeles Cultural Affairs Department/Department of Planning
AIR QUALITY	
Phase I	
1. Prior to issuance of a grading permit, the project proponent shall demonstrate to the City of Los Angeles the actions that will be taken to comply with SCAQMD Rule 402, which requires that there be no dust impacts off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures will include moistening soil prior to grading, daily watering of exposed surfaces or treating with soil conditioner to stabilize the soil; washing truck tires and covering loads of dirt transported off-site; cessation of grading during periods of high winds over 25 miles per hour, and paving, coating or seeding graded areas at the earliest possible time after soil disturbance.	South Coast Air Quality Management District (SCAQMD)/ City of Los Angeles - B&S
2. All construction equipment will be maintained in peak operating condition so as to reduce operational emissions	SCAQMD/City of Los Angeles - B&S
3. Equipment will use low-sulfur diesel fuel.	SCAQMD/City of Los Angeles - B&S
4. Electric equipment will be used to the maximum extent feasible.	SCAQMD/City of Los Angeles - B&S
5. Trucks will limit idling.	SCAQMD/City of Los Angeles - B&S
6. To the maximum extent feasible, construction activities that affect traffic flow will be restricted to off-peak hours, i.e. between 7:00 P.m. and 6:00 A.m. and between 10:00 A.M. and 3:00 p.m.	SCAQMD/City of Los Angeles - B&S
7. Contractors will be required to provide assistance to long term construction workers in finding carpools or alternate transportation.	SCAQMD/City of Los Angeles - B&S
8. Haul truck routes and staging areas shall avoid residential streets, and to the extent feasible, streets adjacent to schools.	State of California Occupational Safety and Health Administration (Cal OSHA)
9. Construction workers will be advised of protective apparatus to wear when there is a potential for exposure to odors or from asbestos or other toxins during demolition.	SCAQMD
10. Soil remediation program shall be designed to minimize the release of contaminants.	SCAQMD

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
11. Project design will include pre-coated or uncoated materials for exterior surfaces to the extent feasible.	SCAQMD
12. Project design will include low-VOC emitting interior coatings to the maximum extent feasible.	SCAQMD
Phase I and Phase II	
13. Project design will incorporate energy-saving features throughout the project, including low-emission water heaters, central water heating systems, and built-in energy efficient appliances.	City of Los Angeles - B&S
14. Parking and pedestrian areas will be planted with trees to insure shading and prevent heat buildup.	City of Los Angeles - B&S
METEOROLOGY (WIND)	
Phase I and Phase II	
1. Should significant impacts occur to outdoor dining, seating, or similar stationary uses, the project shall incorporate wind screening measures such as shrubs, screens, and lattices. Wind screening should be designed to be most effective in reducing local wind speeds generated from southwest winds, the prevailing winds.	City of Los Angeles - B&S
Phase II	
2. Where feasible, closely spaced (100 feet or less), similar sized high-rise development shall be configured in order to mitigate any significant impacts from wind speeds exceeding 11 mph.	City of Los Angeles - B&S
3. If mitigation measure #2 (Meteorology) cannot be incorporated into the future project design and a closely spaced northeast/southwest orientation of similar sized buildings is incorporated into Phase II, then wind speeds exceeding 11 mph should be reduced through screening, including, but not limited to, the closely packed grouping of uniformly sized trees with dense foliage.	City of Los Angeles - Department of Planning/B&S
NOISE	
Phase I and Phase II	
All construction activities shall be conducted in a manner to minimize noise. Although construction impacts are not expected to be significant, the following measures shall be implemented, where feasible:	
1. Haul truck routes and staging areas shall avoid residential streets, and to the extent feasible, streets adjacent to local schools.	City of Los Angeles - B&S
2. Construction contracts shall require project contractors to use power construction equipment with noise shielding and muffling devices to the maximum extent feasible.	City of Los Angeles - B&S
3. Noise barriers such as temporary wooden barrier walls, mufflers surrounding the construction site, and noise entrenching devices shall be employed to the fullest extent possible to reduce the intrusive construction noise.	City of Los Angeles - B&S
4. Recreational space with residential uses shall be designed to meet City exterior standards. Adequate structural attenuation shall be incorporated into residences to meet Title 24 noise insulation standards.	City of Los Angeles - B&S

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
GEOLOGIC HAZARDS	
Phase I and Phase II	
1. Each project or structure developed shall conform to the criteria set forth in the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.	City of Los Angeles - B&S
2. A project-specific geotechnical investigation shall be performed for each building site to evaluate the liquefaction, seismic settlement, and differential settlement of the artificial fill and natural soils underlying the specific building location. The study shall be prepared to the satisfaction of the Department of Building and Safety for the particular building site prior to issuance of a building permit.	City of Los Angeles - B&S
GRADING	
Phase I and Phase II	
1. Where there is sufficient space for sloped excavations, temporary cut slopes less than 30 feet in height shall be made at a 1.5:1 or 2:1 (horizontal to vertical) gradient for each project or structure within Phase I of the proposed project. However, the stability of the graded slopes shall be addressed when grading plans are completed for each project or structure. Vertical cuts deeper than four feet in height shall be avoided.	City of Los Angeles - B&S
2. Where sufficient space for sloped excavations is not available, shoring shall be used for each project or structure within Phase I of the proposed project. The shoring system may consist of soldier piles and lagging. Recommendations for the proper design of the shoring system shall be provided by a licensed geotechnical engineer.	City of Los Angeles - B&S
3. A soils and foundation study shall be performed for each building location to evaluate the stability of temporary or permanent grading excavations. The study shall be prepared to the satisfaction of the Dept. of Building and Safety as part of the project approval process and prior to issuance of a building permit for the particular location.	City of Los Angeles - B&S
4. During construction, all grading shall be carefully observed, mapped, and tested by the project geotechnical engineer. All grading shall be performed under the supervision of a licensed geotechnical engineer and/or soils engineer, in accordance with applicable provisions of the Municipal Code, to the reasonable satisfaction of the City Engineer and the Department of Building of Safety.	City of Los Angeles - B&S/Bureau of Engineering
5. The project shall be constructed in compliance with all applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act of 1970, and the Construction Safety Act.	Cal OSHA/City of Los Angeles - B&S
6. The soils and foundation study for each building location shall delineate areas containing deep fill soils. Construction of structures in these areas shall include appropriate design and construction mitigation measures, in accordance with the requirements of the Department of Building and Safety.	City of Los Angeles - B&S
7. If the depth of fill material within the building area is too excessive to make its removal and recompaction feasible, the proposed structures may be supported on pile foundations. The piles shall penetrate the existing fill soils to develop adequate load capacity.	City of Los Angeles - B&S

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
8. Where the planned depth of excavation does not extend below the existing fill soils, the existing fill soils shall be removed and recompact in accordance with the requirements of the Department of Building and Safety.	City of Los Angeles - B&S/Bureau of Engineering
9. Excavations extending below the water table may require temporary dewatering during construction, as well as a permanent dewatering system. The permanent dewatering system, if required, may consist of the waterproofing of basement walls and a subdrain system beneath the subterranean floor slab.	City of Los Angeles - B&S/Bureau of Engineering
10. In lieu of installing a permanent subdrain system, the portion of building walls and floor slabs extending below the groundwater table shall be waterproofed and designed to resist the hydrostatic pressures in addition to resisting the pressures imposed by the retained earth.	City of Los Angeles - B&S/Bureau of Engineering
11. The hydrostatic design or subdrain system shall be subject to the review and approval by the Department of Building and Safety.	City of Los Angeles - B&S
12. Large structures located directly above the Metro tunnel shall be supported on drilled piles extending below the tunnel. The building floor slabs shall also be structurally supported in compliance with City code requirements and in cooperation with LACMTA.	City of Los Angeles - B&S/Bureau of Engineering/LACMTA
13. During excavation and construction, contaminated soil and groundwater may require on-site remediation and/or removal and disposal. Any necessary treatment or disposal of contaminated soil and groundwater will be conducted in accordance with applicable regulatory requirements. Appropriate permits will be obtained to conduct necessary treatment and disposal, including a National Pollutant Discharge Elimination System (NPDES) permit from the Los Angeles Regional Water Quality Control Board for the disposal of remediated groundwater in the local storm drain system. Disposal of contaminated soil will take place at facilities specifically authorized to accept such materials.	City of Los Angeles - B&S
SURFACE WATER RUNOFF/HYDROLOGY	
Phase I and Phase II	
1. To reduce erosion, protective measures (e.g., placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, or keeping motor vehicles at a safe distance from the edge of excavation) shall be implemented during construction.	City of Los Angeles - B&S
2. Storm water discharges from the site shall meet, at a minimum, all applicable requirements of the State Regional Water Quality Control Board and NPDES permit requirements, and shall comply with implementation of these requirements through responsible City and County of Los Angeles agencies.	City of Los Angeles - B&S/ Bureau of Engineering
3. A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval by the Bureau of Engineering, Storm water Management Division, prior to issuance of a building permit. The SWPPP shall identify pollutants and applicable Best Management Practices (BMPs) to manage runoff quality.	City of Los Angeles - Bureau of Engineering/B&S
4. A drainage plan shall be developed, subject to the approval of the City Engineer, as part of the Plan Check process and prior to development of any drainage improvements.	City of Los Angeles - Bureau of Engineering/B&S

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
RISK OF UPSET	
Phase I and Phase II	
1. If contaminated groundwater or soil is encountered during construction, such contaminated groundwater or soil shall be handled in a manner satisfactory to all public agencies with jurisdiction over such matters.	Cal OSHA
2. The project site shall be properly secured to prevent access by the general public, thereby minimizing the possibility of exposure to contaminated groundwater.	City of Los Angeles - B&S/ Cal OSHA
3. A Remediation Action Plan (RAP) will be developed and implemented for the remediation of the contaminated soil and groundwater at the Terminal Annex.	City of Los Angeles - B&S/ Cal OSHA
ARTIFICIAL LIGHT	
Phase I and Phase II	
1. Exterior lighting, including pedestrian lighting, shall be shielded to reduce the amount of direct lighting escaping the site.	City of Los Angeles - B&S
2. Parking structures shall be designed so as to shield exterior areas from vehicle headlights and interior parking structure lighting, to the extent feasible.	City of Los Angeles - B&S
3. Pole-mounted lighting fixtures on pedestrian paths will utilize cut-off technology to reduce glare.	City of Los Angeles - B&S
4. Necessary building floodlighting will be shielded and designed to eliminate spillover glare	City of Los Angeles - B&S
5. Exterior building surfaces, particularly those facing heavily traveled roadways, shall utilize low-reflectivity materials.	City of Los Angeles - B&S/ Department of Planning
NATURAL LIGHT (SHADE/SHADOW)	
Phase II	
1. Phase II impacts will be conclusively determined during the design phase of Phase II, when design and placement of buildings will be finalized. At that time, additional review of specific on-site development shall be conducted to determine any design features or modifications which may reduce impacts to surrounding buildings, on-site residential and hotel developments, as well as open spaces and plaza areas.	City of Los Angeles - B&S
FIRE PROTECTION	
Phase I and Phase II	
1. All portions of every commercial or industrial building must be within 300 feet of an approved fire hydrant. The maximum distance between fire hydrants on roads and fire lanes is 300 feet.	City of Los Angeles Fire Department/Department of Planning
2. An approved fire lane shall be provided by the applicant if any portion of a first-story exterior wall of any building or structure is more than 150 feet from the edge of the roadway of an improved street.	City of Los Angeles Fire Department/Department of Planning
3. Fire lane width shall not be less than 20 feet; and, where a fire lane must accommodate the operation of a Fire Department aerial ladder apparatus, or where fire hydrants are installed, those portions shall not be less than 28 feet in width.	City of Los Angeles Fire Department/Department of Planning

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
4. At least two different ingress/egress roads shall be required in each major development area to accommodate major fire apparatus and provide for an evacuation during emergency situations.	City of Los Angeles Fire Department/Department of Planning
5. Fire Department access will remain clear and unobstructed during periods of demolition.	City of Los Angeles Fire Department/Department of Planning
6. The proposed project shall conform to the standard street dimensions shown on Department of Public Works Standard Plan.	City of Los Angeles Fire Department/Department of Planning
7. Fire lanes, where required, and dead end streets shall terminate in a cul-de-sac or other approved turning area.	City of Los Angeles Fire Department/Department of Planning
8. When required access is provided by an improved street, fire lane, or combination of both which results in a dead-end excess of 700 feet in length from the nearest cross street, at least one additional ingress-egress roadway shall be provided in such a manner that an alternative means of ingress-egress is accomplished.	City of Los Angeles Fire Department/Department of Planning
9. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.	City of Los Angeles Fire Department/Department of Planning
10. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.	City of Los Angeles Fire Department/Department of Planning
11. The design, location, operation, and maintenance of any security gates shall be to the satisfaction of the Fire Department.	City of Los Angeles Fire Department/Department of Planning
Phase II	
12. Prior to the demolition of City Fire Station No. 4, the Terminal Annex property owner shall provide a replacement Task Force Station to be built to service the project area. The location of the replacement station shall be near the intersection of two major streets. A minimum lot of 200 feet by 200 feet is required to build a Task Force Fire Station. The site selection shall be agreed upon by the applicant and the Fire Department. The dedication and transfer of ownership to the Los Angeles Fire Department of the final site selection shall be in accordance with all agreements reached with the applicant and approved by the Chief Engineer and General Manager of the Los Angeles Fire Department. In addition, the time frames for design, planning, and construction of the replacement Task Force Fire Station shall also be subject to the approval of the Chief Engineer and General Manager.	City of Los Angeles Fire Department

POLICE PROTECTION

Phase I

- | | |
|---|---|
| 1. To the extent feasible, the project design should consider pre-wiring opportunities for advanced state-of-the-art security measures. Such considerations might include future installation of "help" or "911" buttons in strategic locations around the project (i.e., near bank teller machines, in entry areas where individuals may be momentarily stalled waiting for elevators or punching in entry codes). | City of Los Angeles - Department of Planning/Los Angeles Police Department (LAPD) |
|---|---|

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
2. Parking structures should be designed with people and auto security in mind. To the extent feasible, parking areas should be built as a "closed" system with fencing or screening covering window areas, and doors leading to parking areas limited to access via a keycard or electronic code system as a means to prevent unauthorized individuals from gaining access to autos	City of Los Angeles - Department of Planning/LAPD
3. Upon completion of the project, the applicant shall provide the Central Area Commanding Officer with a diagram of the project. The diagram shall include access routes, unit and building numbers, and any information that might facilitate timely police response.	City of Los Angeles - Department of Planning/LAPD
4. Prior to plan finalization, the applicant shall coordinate with and provide to the Police Department's Crime Prevention Unit, project plans for review regarding crime prevention features that may be appropriate to the design of the project.	LAPD
5. Where other agencies located on the site provide additional security officers, security officers from the following agencies shall be located on the ADP sites: MTA Police Department; U.S. Postal Police; Sheriffs Department; and AMTRAK security. The presence of these officers, in combination with the police sub-station and equipment, shall offset the need for additional police officers to be provided by the project:	City of Los Angeles - Department of Planning/LAPD
Phase I and Phase II	
6. All public parking facilities will be well- illuminated when open and a closed-circuit television system or private security patrol or other surveillance techniques will be used to monitor the areas.	City of Los Angeles - Department of Planning/LAPD
7. All pedestrian walkways and courtyards will be well- illuminated and landscaping will be controlled to ensure clear visibility of movement and activity.	City of Los Angeles - Department of Planning/LAPD
8. All building entrances, elevators, and lobby areas, as well as entrances to transit points, will be well-illuminated and designed with minimum dead space to eliminate areas of potential concealment.	City of Los Angeles - Department of Planning/LAPD
9. Public restrooms should be located such that security or lobby personnel can have visual access to the doorways. Public restrooms should not be located in isolated areas.	City of Los Angeles - Department of Planning/LAPD
10. Office-level restrooms should be installed with limited access doorways which require a key or electronic code for access by authorized employees.	City of Los Angeles - Department of Planning/LAPD
11. All doors leading into residential units and hotel rooms shall be made of solid-core construction and contain dead bolt locks and "peepviewers."	City of Los Angeles - Department of Planning/LAPD
12. No breakable glass shall be present within 40 inches of any hotel room or residential entry door.	City of Los Angeles - Department of Planning/LAPD
13. Primary security measures shall include appropriate access control, surveillance, and lighting.	City of Los Angeles - Department of Planning/LAPD
14. Entryways shall be designed with minimal dead space to eliminate areas of concealment.	City of Los Angeles - Department of Planning/LAPD
15. Ornamental shrubbery shall be designed to allow surveillance of, and not afford cover for, individuals tampering with doors and windows.	City of Los Angeles - Department of Planning/LAPD

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
SCHOOLS	
Phase I and Phase II	
<p>1. The applicant shall pay school fees for commercial uses, as may be required by State law, at the time of issuance of a building permit. The current school fee is \$0.28 per square foot for non-residential space. If built today and applied to the net gross floor area, development of Phase I would be required to pay a fee of \$862,568, and Phase 11 would be required to pay a fee of \$2,842,532, to the LAUSD.</p>	<p>City of Los Angeles - B&S/ Los Angeles Unified School District (LAUSD)</p>
<p>2. The applicant shall pay school fees for residential uses, as may be required by State law, at the time of issuance of a building permit. The current school fee is \$1.72 per square foot for residential space. If built today, the residential development component of the Phase 11 would be required to pay a fee of \$516,000 to the LAUSD.</p>	<p>City of Los Angeles - B&S/LAUSD</p>
RECREATION AND PARKS	
Phase I and Phase II	
<p>1. The project design shall incorporate the following recommended specific plan guidelines of the ADP:</p> <ul style="list-style-type: none"> a. Continue the style and intent of the historic courtyard spaces. b. Connect open spaces into one continuous system. c. Provide open spaces with diverse size, style, and character 	<p>City of Los Angeles - Department of Planning/Department of Recreation and Parks</p>
<p>2. In accordance with the requirements of the City of Los Angeles (Ordinance No. 141,422, amending Chapter 1, Article 7 of the Los Angeles Municipal Code), the project shall either pay the in-lieu fee to the city or develop park or recreation land on the project site using equivalent funding or greater. The proportion of total land on the site to be set aside for park and recreation land is based on the residential density as set forth in Section 17.12, Part B of the Municipal Code.</p>	<p>City of Los Angeles - Department of Planning/Department of Recreation and Parks</p>
WATER	
Phase I and Phase II	
<p>1. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hour or during the evening to reduce water losses from evaporation. Landscaping shall be watered less often during cooler months and the rainfall season.</p>	<p>City of Los Angeles - B&S/ Department of Water and Power (DWP)</p>
<p>2. Wherever possible, the use of reclaimed water shall be investigated as a source to irrigate large landscaped areas such as pedestrian plazas, landscaped walkways, and other open spaces.</p>	<p>City of Los Angeles - B&S/DWP</p>
<p>3. Selection of drought- tolerant, low water consuming plant varieties shall be used to reduce irrigation water consumption in new landscaped areas such as pedestrian plazas, walkways, and other open spaces.</p>	<p>City of Los Angeles - B&S/DWP</p>
<p>4. Recirculating hot water systems shall be used where feasible in long piping systems (where water must be run for considerable periods before hot water is received at the outlet).</p>	<p>City of Los Angeles - B&S/DWP</p>
<p>5. Lower volume water faucets and water saving showerheads; shall be installed in new construction and when remodeling as well as low flush toilets in all restrooms.</p>	<p>City of Los Angeles - B&S/DWP</p>

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
6. Plumbing fixtures shall be selected which reduce potential water loss from leakage due to excessive wear of washers.	City of Los Angeles - B&S/DWP
SOLID WASTE AND DISPOSAL	
Phase I and Phase II	
1. Although short-term construction impacts to solid waste and disposal services are considered less than significant, the following mitigation measure shall be implemented to further reduce adverse impacts: The project sponsor shall demonstrate that all construction and demolition debris, to the maximum extent feasible, will be recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program will be provided to the City of Los Angeles, Department of Public Works.	City of Los Angeles - B&S/ Department of Public Works
2. In accordance with AB 939, the City's Source Reduction and Recycling Element (SRRE) and the City's Solid Waste Management Policy Plan (CiSWMPP), the project sponsor shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the Planning Department prior to the approval of individual building permits, both documenting and outlining the incorporation of an on-site recycling/conservation program through a series of mandatory measures including, but not limited to, the following items:	City of Los Angeles - Department of Planning/B&S
P Instituting a tenant/employee participation recycling program, whereby tenants/employees are given individual containers/bins to separate newsprint, white, and/or colored paper for regular custodian collection and deposit into larger separation containers to be removed by appropriate recyclers or haulers providing such services.	
P Instituting a tenant/employee education program which would, through a series of brief educational sessions, outline various methods whereby employees can further contribute to methods of recycling/conservation in the office and home (e.g., contracting with firms for purchase of recycled paper, use of two-sided reports, replacement of Styrofoam cups with coffee mugs, etc.).	
3. The project shall incorporate the use of recycled materials in building materials, furnishings, operations, and building maintenance, to the extent feasible and allowed by local codes. The SRRP shall describe the use of these materials in the project.	City of Los Angeles - Department of Planning/B&S
4. A statement shall be included in the SRRP that instructs occupants about source reduction, recycling, and procurement of recycled materials. This statement shall be incorporated into the future ownership agreement, property management agreements, and tenant agreements.	City of Los Angeles - Department of Planning/B&S
5. A statement shall be included in the SRRP that specifies which of the following entities will provide collection of trash and source separated materials - the City of Los Angeles; project sponsor or property management service; independent recycling contractor; or private solid waste collector who provides recycling services.	City of Los Angeles - B&S/ Department of Public Works

APPENDIX G (CONTINUED)

Impact Area - Mitigation Measure	Monitoring/Enforcing Agency
<p>6. The project owner, within its property management agreements, shall conduct an annual waste audit review and measure the effectiveness of the tenant education program and recycling collection activities. To the greatest extent possible, the audit shall include:</p> <ul style="list-style-type: none">P Review of purchasing patterns to eliminate materials not compatible with the established waste diversion program.P Review of operating procedures which generate either large amounts of waste or non-recyclable materials.P Review of company uses and activities.P Evaluation and expansion of recyclable materials to be included in a recycling program.P Review of employee awareness of recycling program goals, procedures, and accomplishments. Evaluation and implementation of training for all project occupants.	City of Los Angeles - B&S/ Department of Public Works

ALAMEDA DISTRICT SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

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Nonconforming

B. Floor Area Ratio Averaging. Owners of legally defined lots located within the Specific Plan area may average permitted floor area, pursuant to the procedures of this Section.

1. **Limitation.** Any Project constructed with averaged floor area must comply with all regulations set forth in this Specific Plan.
2. **Procedures.** The Director shall administratively approve the averaging of unused permitted floor area for any Project which is a Unified Development. A Project which complies with this Specific Plan is determined to meet the requirements of a Unified Development.

At the time of floor area ratio averaging approval, a covenant running with the land shall be filed with the Director by the Applicants for the affected lots:

- a. guaranteeing to continue the operation and maintenance of the Project as a Unified Development;
 - b. indicating the floor area used on each parcel and the floor area potential, if any, that would remain;
 - c. guaranteeing the continued maintenance of the unifying design elements; and
 - d. specifying an individual or entity to be responsible and accountable for this maintenance. The Director shall include the status of the maintenance of the unifying design elements in his or her annual report.
3. **Timing.** The Director shall approve or disapprove the request within 15 days of the date of request submittal. Disapprovals of the request may be appealed by the Applicant to the Planning Commission, pursuant to procedures established by LAMC Section 12.24B.

Section 13.

USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN

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

Section 14.

INTERPRETATION

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

The property owner may appeal the interpretation of the Director to the City Planning Commission and may appeal interpretations made by the City Planning Commission to the City Council. An appeal shall be made in writing upon a form provided by the Director accompanied by a fee of \$2,303.00. The appeal shall set forth specifically the basis of the appeal and the reasons why the interpretation should be reversed or modified. The appeal shall be filed within 15 days from the date of mailing (by first class mail) of the Director's interpretation. The time limits for the Commission's interpretation and the procedures and time limits for any appeal to the City Council from the Commission's interpretation shall be the same as the provisions set forth in LAMC Section 11.5.7D2 through 7.

Section 15.

SEVERABILITY

If any provision of this Specific Plan or the application thereof 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.

SEC. 12.23. NONCONFORMING BUILDING AND USES.

A building or structure with a nonconforming use and a nonconforming building or structure may be maintained, repaired or structurally altered and a nonconforming use may be maintained provided the building or use conformed to the requirements of the zone and any other land use regulations at the time it was built or established, except as otherwise provided in this section. **(Added by Ord. No. 178,599, Eff. 5/26/07.)**

A. Buildings with Nonconforming Area, Height or Yards. (Amended by Ord. No. 178,599, Eff. 5/26/07.)

1. **Buildings Nonconforming as to Area or Yard Regulations.** A building, nonconforming as to area or yard regulations, may be repaired, altered, or internally remodeled, provided at least 50 percent of the perimeter length of the existing nonconforming portion of the exterior walls of the building are retained. It may be expanded in floor area provided the expansion conforms to the requirements of this Code, subject to the following provisions:

(a) a building, nonconforming only as to yard regulations, may be added to or enlarged in any manner provided:

(i) any addition or enlargement that is located in the required yard that is nonconforming does not encroach into any portion of that required yard to a greater extent than the existing nonconforming building encroaches; and

(ii) in no event shall any addition or enlargement reduce the width of a side yard or the depth of a front or rear yard to less than 50 percent of that required by the current yard regulations of the zone and other applicable current land use regulations; and

(iii) the total of all additions or enlargements, made since the building became nonconforming as to yard regulations, which encroach into any required yard, shall not exceed in height or length the height or length of that portion of the adjoining nonconforming building that extends into the same required yard.

(b) A residential building, nonconforming as to the area regulations (density), in the OS, A, R, P, PB, C or PF Zones, may be enlarged, provided that the enlargement does not create any additional dwelling units or guest rooms.

(c) A building, nonconforming as to the residential floor area regulations on properties zoned RA, RE, RS, and R1 and not located in the Hillside Area or Coastal Zone, shall not be added to or enlarged in any manner, except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section [16.05](#) B. of this Code. However, alterations, other than additions or enlargements, may be made provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained. **(Amended by Ord. No. 180,571, Eff. 4/20/09.)**

2. **Buildings Nonconforming as to Height.** A building, nonconforming only as to height regulations, may not be added to or enlarged in any manner, unless the additions or enlargements conform to all the current regulations of the zone and other applicable current land use regulations,

provided that the total aggregate floor area included in all the separate additions or enlargements shall not exceed 50 percent of the floor area of the ground floor of the building or structure.

3. **Moving Nonconforming Buildings.** A nonconforming building or structure may not be moved, in whole or in part, to any other location on the lot unless every portion of the building or structure that is moved is made to conform to all the current regulations of the zone and other applicable current land use regulations, except as otherwise permitted by Section [12.22](#) C.13. of this Code.

4. **Restoration of Damaged Nonconforming Buildings.**

(a) A nonconforming building or structure, which is damaged or partially destroyed by any fire, flood, wind, earthquake or other calamity or the public enemy, may be restored and the occupancy or use of the building, structure or part of the building or structure, which existed at the time of the damage or destruction, may be continued or resumed, provided that the total cost of restoration does not exceed 75 percent of the replacement value of the building or structure at the time of the damage or destruction. A permit for restoration shall be obtained within a period of two years from the date of the damage or destruction. Except as set forth in Paragraph (b) below, if the damage or destruction exceeds 75 percent of the replacement value of the nonconforming building or structure at the time of the damage or destruction, no repairs or restoration shall be made unless every portion of the building or structure is made to conform to all regulations for new buildings in the zone in which it is located, and other applicable current land use regulations.

(b) If the damage or destruction of a nonconforming single-family or two-family dwelling, multiple dwelling or apartment house in the OS, A, R, P, PB, C, M, or PF Zones exceeds 75 percent of its replacement value at the time of the damage or destruction, the building or structure may be reconstructed provided:

(i) that each side yard is no less than one-half the required side yard for new buildings in the zone in which it is located, or in other applicable current land use regulations, but in no event less than three feet; and

(ii) that the front and rear yards are at least one-half the required front and rear yards for new buildings in the zone in which it is located, or in other applicable current land use regulations; and

(iii) that neither the footing, nor the building or structure projects into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer; and

(iv) that the height shall not exceed the allowable height for new buildings or structures in the zone in which it is located, or in other applicable current land use regulations; and

(v) that a building permit for the reconstruction be obtained within two years of the damage or destruction from fire, flood, wind, earthquake, or other calamity or the public enemy.

5. **Replacement of Earthquake Hazardous Buildings.** Notwithstanding any other provision of this article to the contrary, a building nonconforming as to height, number of stories, lot area, loading space or parking, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance ([Article 1, Chapter IX](#) of this Code), may be reconstructed with the same nonconforming height, number of stories, lot area, loading space or parking as the original building, provided, however, that reconstruction shall be commenced within two years of obtaining a permit for demolition and

completed within two years of obtaining a permit for reconstruction. Provided further, that neither the footing, nor any portion of the replacement building may encroach into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer.

Additionally, a building nonconforming as to use or yards, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance, may be reconstructed with the same nonconforming use or yards provided that the approval of a Zoning Administrator is obtained pursuant to Section [12.24](#) X.16. of this Code.

B. Nonconforming Use of Buildings. (Amended by Ord. No. 178,599, Eff. 5/26/07.)

1. **Discontinuance of Manufacturing Use in A and R Zones.** In the A and R Zones, any nonconforming use of a building first permitted in the MR1 or less restrictive zone shall be discontinued within five years from June 1, 1946, or five years from the date the use becomes nonconforming, whichever date is later.

2. **Discontinuance of Commercial Use in A and R Zones.** In the A and R Zones, any nonconforming commercial use of a building shall be discontinued within five years from June 1, 1946, or five years from the date the use becomes nonconforming, whichever date is later. However, the Zoning Administrator may permit its continuation pursuant to the procedures set forth in Section [12.24](#) X.27. of this Code.

3. **Authority of Department of Building and Safety to Issue Orders to Comply.** The Department of Building and Safety shall have the authority to issue an order to comply to an owner of any building or structure who is in violation of this subsection and advise the owner of the required discontinuance of the nonconforming use of the building or structure. Included in any order shall be a provision advising the owner of the right to apply to the Department of City Planning within 90 days for permission to continue the nonconforming use of the building or structure as provided in this subsection, but the failure to include that provision shall not nullify the order or provide a basis for the continued use of the building or structure. The Department of Building and Safety shall record a notice of any order issued pursuant to this subsection with the Office of the Los Angeles County Recorder, but the failure to so record shall not nullify the order or provide a basis for the continued use of the building or structure by any owner, purchaser or lessee who was not aware of the order.

4. **Nonconforming Use in Manufacturing Zones.** In the M Zones:

(a) A building, nonconforming as to use, which does not contain any dwelling units or guest rooms, shall not be redesigned or rearranged to contain dwelling units or guest rooms;

(b) A building, nonconforming as to use, which contains dwelling units or guest rooms shall not be redesigned or rearranged to be used for any other purpose permitted in an R Zone;

(c) A building, nonconforming as to use, which contains dwelling units or guest rooms, shall not be redesigned or rearranged so as to increase the number of dwelling units or guest rooms in the building;

(d) Residential uses in the M3 Zone, except for caretakers quarters, shall not be permitted to remain beyond five years from the date the use became nonconforming.

5. **Expansion of Nonconforming Use.** Except as otherwise provided in this subsection, a nonconforming use shall not be expanded into any other portion of the building.

6. **Enlargement of Residential Portion of Buildings Nonconforming as to Use.** The residential portion of a building, nonconforming as to use in the OS, A, R, P, PB, C, or PF Zones, may be enlarged, provided that the enlargement does not create an additional dwelling unit or guest room.

7. **Change of Use.**

(a) Any change of use of a building or a portion of a building must conform to the current regulations of the zone and other applicable current land use regulations.

(b) However, in the R, C, or M Zones, a nonconforming use may be changed to any use that is permitted in a more restrictive zone than the current zone. The sequence of these zones, the first being the most restrictive and the last being the least restrictive, is as follows: OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF. When the use of a nonconforming building is changed to a use that is permitted in a more restrictive zone, the nonconforming building shall not be occupied by a use that is permitted only in a less restrictive zone.

8. **Parking.**

(a) **Determination of Required Parking.** All currently provided parking spaces shall be considered as the required parking for an existing nonconforming use if the parking spaces are less than or equal to the parking required by current regulations.

(b) **Change of Use or Other Alterations.** For the purpose of calculating the parking requirements for a change of use or other alterations, which would require additional parking spaces per this Code, including, but not limited to, additional dwelling units, seating capacity, beds for institutions or guest rooms, existing parking must be maintained and additional parking spaces shall be provided equal to the difference between the number of required parking spaces for the existing use based on current parking regulations set forth in this Code and not on the provisions of Paragraph (a) above, and the number of required parking spaces for the new use or the new capacity created by the alterations, also based on current parking regulations.

(c) **Additions to Buildings or Structures.** The parking requirement for an addition or enlargement to a building or structure that results in an increase in floor area shall be as set forth in the current provisions of this Code. No additional parking spaces shall be required for the original portion of the building, as determined by Paragraphs (a) and (b) of this subdivision, only for the additional portion.

9. **Discontinuance of Use.** A building or structure or portion of a building or structure, which contains a nonconforming use which is discontinued for a continuous period of one year, shall only be occupied by a use that conforms to the current use regulations of the zone and other applicable current land use regulations.

C. **Nonconforming Use Of Land**

1. **Discontinuation of Nonconforming Use of Land. (Amended by Ord. No. 178,599, Eff. 5/26/07.)**

(a) In the A, R or C Zones, a nonconforming use of land shall be discontinued within five years from June 1, 1946, or from the date the use becomes nonconforming, whichever date is later, in each of the following cases:

- (i) where no buildings are utilized in connection with the use;
- (ii) where the only buildings utilized are accessory or incidental to the use;
- (iii) where the use is maintained in connection with a conforming building.

(b) A nonconforming use of land, which is accessory or incidental to the nonconforming use of a building, shall be discontinued on the same date the nonconforming use of the building is discontinued.

2. Continuation of Nonconforming Use of Land. (Amended by Ord. No. 178,599, Eff. 5/26/07.) Except as provided in Subdivision 1. above, the nonconforming use of land may be continued, subject to the following limitations:

(a) that the use is not expanded or extended in any way either on the same or adjoining land beyond the limits of what was originally permitted; and

(b) that the use is not changed, except to a use that conforms to the current use regulations of the zone and other applicable current land use regulations; and

(c) in the MR or M1 Zone, the use shall be completely enclosed within a building or within an area enclosed on all sides with a solid wall or solid fence of a height sufficient to screen the use from public view, but in no event less than six feet in height, within one year from the date the use becomes nonconforming; and

(d) if the use is discontinued for a continuous period of one year, it shall not be reestablished.

3. Continuation of Signs. Any existing nonconforming sign, as defined in Section [91.6203](#) of this Code, may be continued, provided that no structural, electrical or mechanical alterations are made to the sign except as permitted in Section [91.6206](#) of this Code. **(Amended by Ord. No. 178,599, Eff. 5/26/07.)**

4. Oil Wells. (Amended by Ord. No. 160,874, Eff. 4/ 6/86.)

(a) No well for the production of oil, gas or other hydrocarbon substances, which is a nonconforming use, shall be re-drilled or deepened.

(b) All such wells, including any incidental storage tanks and drilling or production equipment, shall be completely removed within 20 years from June 1, 1946, or within 20 years from date such use became nonconforming, if said date was subsequent to June 1, 1946; provided, however, a Zoning Administrator may, upon individual application, allow such wells to continue to operate after said removal date, if he determines that such continued operation would be reasonably compatible with the surrounding area and in connection therewith may impose such conditions, including time limitations, as he deems necessary to achieve such compatibility.

(c) Notwithstanding the above, in the Los Angeles City Oil Field such wells may continue operation provided an application is filed with the Office of Zoning Administration on or before

November 1, 1986 and is subsequently approved. Any well operator may reapply for Zoning Administrator approval after November 1, 1986 provided the prior approval has not expired.

5. **Commercial Animal Keeping** – The nonconforming keeping, grazing, breeding, raising or training of livestock, poultry, fowl, rabbits, chinchillas, fish, frogs or similar animals for commercial purposes in the RA and R Zones, shall be completely abandoned on or before July 1, 1976 or within 15 years from the date such use became nonconforming. **(Added by Ord. No. 122,543, Eff. 9/2/72.)**

6. **Automobile Dismantling Yards, Junk Yards, and Related Uses.** **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(a) Any of the uses to which the provisions of Section [12.19A](#) 4 of this article are applicable, lawfully existing in the M2 Zone on November 29, 1968, shall be completely removed from the zone within two years unless the use has been made to comply with the limitations applicable to the use. However, upon a showing that substantial compliance with the limitations applicable to a particular use has been effected, the Director of Planning may grant an extension of time to complete the work necessary to effect full compliance. No extension so granted shall exceed one year in duration nor shall more than one extension be granted with respect to any individual use.

(b) Any of the uses to which the provisions of Section [12.20A](#) 6 are applicable, lawfully existing in the M3 Zone on November 29, 1968, shall be completely removed from the zone within two years unless the use has been made to conform to the limitations applicable to the use. However, upon a showing that substantial compliance with the limitations applicable to a particular use has been effected, the Zoning Administrator may grant an extension of time to complete the work necessary to effect full compliance. The procedure for this extension shall be as set forth in Section [12.24](#) with the Zoning Administrator as the initial decision maker and the Area Planning Commission as the appellate body. No extension so granted shall exceed one year in duration nor shall more than one extension be granted with respect to any individual use.

(c) The nonconforming use of land for the open storage of materials and equipment, including used materials and equipment, may be continued, but shall be subject to the following limitation: it shall be made to conform to the provisions of this Code on the construction of walls or fences for the open storage of such used materials and equipment within one year from the date the use became nonconforming. The phrase “**used materials and equipment**” includes, but is not limited to, vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, *i.e.*, not currently licensed by the Department of Motor Vehicles.

7. **Discontinuance of Nonconforming Hostels and Transient Occupancy Residential Structures.** **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(a) Any hostel or transient occupancy residential structure to which the provisions of Sections [12.12.2A1\(d\)](#), [12.13A1.5](#), and [12.13.5A11](#), of this article are applicable, existing in or within 500 feet of an A or R zone on May 8, 1992, shall be discontinued within 180 days unless the use has been made to comply with the limitations applicable to that use. However, upon a showing that substantial compliance with the limitations applicable to a particular use has been effected, the Zoning Administrator may grant an extension of time to complete the work necessary to effect full compliance. No extension so granted shall exceed 90 days in duration nor shall more than one extension be granted with respect to any individual use. The procedure for this extension shall be as set forth in Section [12.24](#) with the Zoning Administrator as the initial decision maker and the Area Planning Commission as the appellate body.

D. Nonconforming Due To Changes – Whenever a building or structure or a use of a building, structure or land becomes nonconforming because of a change of zone or change in the regulations, and a period of time is specified in this section for the removal of such non conforming building, structure or use, said period of time shall be computed from the effective date of such change.

This section merely provides for an exception to other sections of the LAMC; it is not to be regarded as a part of the definition of the offense created by other sections of the code and need not be negated by proof or pleading.

People v. Webb, CR A 1762.

The existence of nonconforming uses does not necessarily invalidate a zoning ordinance, and no vested right to violate an ordinance may be acquired by continued violations.

Lockard v. The City of Los Angeles, 33 Cal. 2d 453.

Acker v. Baldwin, 18 Cal. 2d 341.

Uses for commercial purposes in district zoned for residential purposes if subsequent to enactment of zoning ordinance, confers no vested right for continuance thereof.

Burke v. City of Los Angeles, 68 Cal. App. 2d 189.

A nonconforming use cannot be enlarged.

County of San Diego v. McClurken, 37 Cal. 2d 683.

A nonconforming use is subject to the full exercise of the police power and may, like all other activities, be subjected to all reasonable regulations.

People v. Scheib, CR A 2457.

Under a zoning ordinance authorizing applications to an administrative body for permission to put land to a nonconforming use, it is not a denial of an owner's constitutional right to equal protection of the laws to discriminate against him by granting such application to some owners and refusing a grant to him in the same district.

Otis v. City of Los Angeles, 52 Cal. App. 2d 605.

E. Use Of Nonconforming Lot. A Nonconforming lot may be occupied by any use permitted in the zone in which it is located except for those uses which require a width, area or other lot dimension other than the minimum specified in the area requirements of said zone. However, no more than two dwelling units shall be permitted on a lot with an area less than 4,000 square feet, except on lots located in an RW Zone. **(Amended by Ord. No. 138,095, Eff. 4/19/69.)**

F. Equine Keeping – Nonconforming Lot In “RA” Zone. Equines may be kept and a stable may be erected or maintained on any lot in an “RA” Zone, provided said lot had the area required for the keeping of equines at the time the lot was established. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)**

G. Equine - Nonconforming Uses - Non-“K” Equinekeeping Lots. Notwithstanding any other provisions of this Code to the contrary, equine uses of the land on non-“K” District lots shall be allowed to be continued if, after the legal establishment of the equine use, a neighbor is granted a building permit to construct a dwelling unit within the 75-foot required distance between an equine use and the neighbor's dwelling unit. If, in accordance with the provisions of Section [12.24X5](#), the Zoning Administrator grants permission for a neighbor's dwelling to be constructed closer than 35 feet from a

legally existing equine enclosure, the equine enclosure may be considered to be nonconforming if it is relocated not closer than 35 feet from the habitable rooms attached to any dwelling. The nonconforming equine use shall be subject to the following limitations: **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**

1. The equine enclosure shall not be closer than 35 feet to the habitable rooms of any dwelling unit.
2. The subject lot has been designated by an Equine License to stable at least one licensed equine during the 12 months prior to the issuance of the building permit for the neighbor's dwelling unit.
3. The equine enclosure shall not be expanded, extended, or relocated in such a manner as to reduce the nonconforming distance between the enclosure and the habitable rooms of the neighbor's dwelling unit.
4. The nonconforming equine use shall be discontinued if, during a successive 3-year period, no equine is licensed by the Department of Animal Services to be stabled on the subject lot. **(“Department of Animal Regulation” renamed “Department of Animal Services” by Ord. No. 174,735, Eff. 9/13/02.)**

H. (Repealed by Ord. No. 171,740, Eff. 10/27/97.)

I. Equine Nonconforming Uses Adjacent to Residential Buildings. Notwithstanding any provisions of this Code to the contrary, if an equine use not in a “K” District was legally established prior to November 22, 1982, that use shall be allowed to continue, even though the City issued a building permit between November 22, 1982 and July 1, 1986, to construct a residential building on an adjacent lot within the 35-foot required distance between an equine use and the habitable rooms of a residential building on the adjacent lot. This provision shall not apply to building permits authorized by the Zoning Administrator pursuant to Section [12.24X5](#). This nonconforming equine use shall be subject to the following limitations: **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**

1. The subject lot has been designated by an Equine License to stable at least one licensed equine during the 12 months prior to the issuance of the building permit for the residential building on an adjacent lot.
2. The equine enclosure shall not be expanded, extended, or relocated in such a manner as to reduce the nonconforming distance between the enclosure and the habitable rooms of the residential building on an adjacent lot.
3. The nonconforming equine use shall be discontinued if, during a successive 3-year period, no equine is licensed by the Department of Animal Services to be stabled on the subject lot. **(“Department of Animal Regulation” renamed “Department of Animal Services” by Ord. No. 174,735, Eff. 9/13/02.)**

Nothing in this subsection relieves any person from the obligation to comply with the requirements of any county or state law. **(Para. Amended by Ord. No. 173,754, Eff. 3/5/01.)**



Definitions

SEC. 12.03. DEFINITIONS.

For the purpose of [Article 2](#) to [6](#) inclusive of this chapter, certain terms and words are herewith defined as follows:

ABANDONED AUTOMOBILE. Any motor vehicle, which when operated upon a highway is required to be registered by the California Vehicle Code, whose registration has been expired for a period of six months or more. Notwithstanding the foregoing definition, a motor vehicle stored within a permitted building or structure shall not be considered to be an abandoned automobile. **(Added by Ord. No. 131,925, Eff. 4/11/66.)**

ACCESSORY BUILDING. A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located in the same or a less restrictive zone and on the same lot with the main building or use. The relationship between the more restrictive and the less restrictive zones shall be determined by the sequence of zones set forth in Sec. [12.23](#) B.1.(c). **(Amended by Ord. No. 106,571, Eff. 1/1/56.)**

ACCESSORY LIVING QUARTERS. An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit. **(Added by Ord. No. 107,884, Eff. 9/23/56.)**

ACCESSORY USE. A use, which is customarily incidental to that of the main building or the main use of the land and which is located in the same zone or a less restrictive zone and on the same lot with a main building or main use. The relationship between the more restrictive zones and the less restrictive zones shall be determined by the sequence of zones set forth in Section [12.23](#) B. of this Code. **(Amended by Ord. No. 178,599, Eff. 5/26/07.)**

The garaging, maintaining or storage of any commercial vehicle on private property which exceeds a registered net weight of 5,600 pounds shall not be considered an accessory use in the "R" Zones. The rental, storage, or storage for rental purposes of a commercial vehicle which exceeds a registered net weight of 5,600 pounds shall not be considered an accessory use in any zone more restrictive than the MR-1 Zone, except as approved by conditional use.

Notwithstanding the above, an accessory use shall also include the maintenance of an Historic Vehicle Collection as defined by Section [12.03](#) or this Code if the Zoning Administrator finds that all of the following conditions are met:

- (a) all the historic vehicles and parts maintained in outdoor storage, whether currently licensed or unlicensed, or whether operable or inoperable constitute an Historic Vehicle Collection; **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**
- (b) the Historic Vehicle Collection occupies less than 50 percent of the area of the lot for the first 10,000 square feet of the lot area plus 20 percent of additional lot area for lots in excess of 10,000 square feet;
- (c) the Historic Vehicle Collection is maintained in such manner as not to constitute a health or safety hazard;
- (d) the Historic Vehicle Collection is fully screened from ordinary public view by means of a

suitable fence, trees, shrubbery, opaque covering or other appropriate means;

(e) no portion of the Historic Vehicle Collection is located within five feet of any building or within any sideyards required by this Code; and

(f) plans for the maintenance of the Historic Vehicle Collection have been submitted to and approved by the Zoning Administrator in accordance with the procedures in Section [12.28](#) C.1., 2. and 3. and subject to the same fees as in Section [19.01](#) E. for relief from fence height limitation. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

An approval of an Historic Vehicle Collection and any use allowed by this Code shall be subject to conditions not in conflict with this Code which the Zoning Administrator may deem necessary or advisable to impose in order to protect the peace and quiet of occupants of contiguous property. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

An accessory use shall also include the keeping of domestic animals, subject to other provisions of this article; and the keeping of wild animals, under an appropriate permit issued by the Department of Animal Services as provided for in Section [53.38](#) of the Code, but in no event including the following wild animals: bear, civet, coyote, eagle, eland, elephant, elk, giraffe, gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, venomous reptile, puma, rhinoceros, sea lion, tiger, vulture, walrus, wart hog, wolf or yak.

The sale of not more than one dog or cat litter from a domestic household in a 12- month period shall be considered accessory to a residential use.

The noncommercial keeping of birds (not including fowl) without regard to their number shall be an accessory use in the RA, RE, RS, R1, RU and RZ Zones. However, if the Department of Animal Services determines that the keeping of birds or the keeping of a particular number of birds at a particular location constitutes a nuisance or a health or safety hazard, then the keeping of birds under those circumstance shall not be an accessory use.

For the purposes of this section, the occasional sale of birds which is incidental to the keeping of birds as a hobby, does not constitute a commercial use.

Garage and/or yard sales shall be considered accessory to a residential use, if the sale is only incidental to the individual's residential occupancy of the premises; and

1. The sales are confined to the sale of used items which were originally received or purchased for use in the household; and
2. The sales are restricted to a maximum of five sales events per calendar year as a means of disposing of used items originally received or purchased for use in the household; and
3. The sales are limited to not more than two consecutive days per event; and
4. The sales are limited to not more than ten days per calendar year total; and
5. The sales are limited to the hours between 9 a.m. and 5 p.m.

For purposes of this section, the term accessory use shall not apply to any garage and/or yard sales

where new goods or merchandise, or items that were not intended to be used in the household are offered or displayed for sale or exchange. (**“Department of Animal Regulation” renamed “Department of Animal Services” by Ord. No. 174,735, Eff. 9/13/02.**)

ADDITION, GROUND FLOOR. An expansion of the exterior perimeter of a building measured at five feet or more above adjacent grade at any point. (**Added by Ord. No. 169,775, Eff. 6/2/94.**)

ADJACENT GROUND ELEVATION. Same as grade. (**Amended by Ord. No. 131,309, Eff. 4/24/66.**)

ADMINISTRATOR – See **“Zoning Administrator”**.

AGRICULTURAL WASTE. All plant materials generated from the growing and harvesting of agricultural crops, vegetables and fruits. (**Added by Ord. No. 170,054, 11/13/94.**)

AIRPORT OR AIRCRAFT LANDING FIELD. Any runway landing area or other facility designed, used, or intended to be used either publicly or privately by any person for the landing and taking off of aircraft including all necessary taxiways, aircraft storage and tiedown areas, hangars and other necessary buildings and open spaces.

ALZHEIMER'S/DEMENTIA CARE HOUSING. Residential housing that is licensed by the California Department of Social Services and provides 24-hour care for people suffering from Alzheimer's disease or other disorders resulting in dementia. The residential units shall be guest rooms only. The housing may be a component of an Eldercare Facility. (**Added by Ord. No. 178,063, Eff. 12/30/06.**)

ANIMAL KEEPING ENCLOSURE. Any structure or fence which establishes the perimeter of an animal keeping and maintenance area. (**Added by Ord. No. 157,144, Eff. 11/22/82.**)

ANIMAL KEEPING STRUCTURE. Any structure, as defined by this Code, which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of animals. (**Amended by Ord. No. 161,352, Eff. 7/20/86.**)

APARTMENT. Same as dwelling unit. (**Added by Ord. No. 107,884, Eff. 9/23/56.**)

APARTMENT HOTEL. A residential building designed or used for both two or more dwelling units and six or more guest rooms or suites of rooms. (**Amended by Ord. No. 107,884, Eff. 9/23/56.**)

APARTMENT HOUSE. A residential building designed or used for three or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms. (**Amended by Ord. No. 107,884, Eff. 9/23/56.**)

AREA PLANNING COMMISSIONS. (**Added by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00; and Amended by Ord. No. 173,374, Eff. 8/3/00.**)

Each Area Planning Commission shall consist of five members. Members shall be appointed and removed in the same manner as members of the City Planning Commission, except that residency in the area served by the Area Planning Commission shall be a qualification for appointment. Except as provided in Paragraph (d), Area Planning Commissions are quasi-judicial agencies.

Each Area Planning Commission, with respect to matters concerning property located in the area served by the Area Planning Commission, shall have and exercise the power to:

- (a) hear and determine appeals where it is alleged there is error or abuse of discretion in any order, requirement, decision, interpretation or other determination made by a Zoning Administrator;
- (b) hear and make decisions on any matter normally under the jurisdiction of a Zoning Administrator when that matter has been transferred to the jurisdiction of the Area Planning Commission because the Zoning Administrator has failed to act within the time limits prescribed by ordinance;
- (c) hear and determine applications for, or appeals related to, conditional use permits and other similar quasi-judicial approvals, in accordance with procedures prescribed by ordinance;
- (d) make recommendations with respect to zone changes or similar matters referred to it from the City Planning Commission pursuant to Charter Section [562](#); and
- (e) hear and determine other matters delegated to it by ordinance.

Notwithstanding the above, the City Planning Commission shall make decisions on any matter that would otherwise be heard by an Area Planning Commission if the matter involves a project which crosses the boundaries of the area served by more than one Area Planning Commission.

ASSISTED LIVING CARE HOUSING. Residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an Eldercare Facility. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

AUTOMOBILE DISMANTLING YARD. Any property or place where the business of an automobile dismantler, as defined by California Vehicle Code Section 220, is conducted. **(Added by Ord. No. 152,770, Eff. 9/15/79.)**

AUTOMOBILE FOR HIRE. An automobile for hire is a motor vehicle, other than a commercial vehicle with registered net weight in excess of 5,600 pounds, which is let or rented or offered for rental, lease or hire to another for consideration. **(Added by Ord. No. 148,857, Eff. 10/31/76.)**

AUTOMOBILE AND TRAILER SALES AREA. An open area other than a street, used for the display, sale or rental of new or used automobiles or trailers, and where no repair work is done except minor incidental repair of automobiles or trailers to be displayed, sold or rented on the premises.

AUTOMOTIVE FUELING AND SERVICE STATION. A business which dispenses automotive fuel to the public and may provide the following incidental services: tube and tire repairing, battery servicing, automotive lubrication, mechanical adjustments, changing of spark plugs and other similar maintenance activities. **(Added by Ord. No. 169,130, Eff. 12/16/93.)**

AUTOMOTIVE REPAIR. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm

shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers. **(Added by Ord. No. 169,130, Eff. 12/16/93.)**

AUTOMOTIVE USE. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section. **(Added by Ord. No. 178,382, Eff. 3/24/07.)**

BACHELOR APARTMENT. Same as Efficiency Dwelling Unit. **(Amended by Ord. No. 138,456, Eff. 5/30/69.)**

BASE FLOOR. That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square feet confined within the exterior walls, including the area of the attached covered parking at the same story. All levels within four vertical feet of each other shall count as a single story. **(Added by Ord. No. 179,883, Eff. 6/29/08.)**

BASEMENT. Any story below the first story of a building. **(Amended by Ord. No. 131,309, Eff. 4/24/66.)**

BED AND BREAKFAST FACILITY. A building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which does not contain more than five guest rooms and one kitchen. **(Added by Ord. No. 172,792, Eff. 10/4/99.)**

BLOODMOBILE. A vehicle, or portable structure transported by a vehicle, easily transportable in one or more sections, which is used to provide blood collection services on a temporary basis in any one location. **(Added by Ord. No. 166,045, Eff. 8/17/90.)**

BOARD. **(Repealed by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

BOARDING OR ROOMING HOUSE. A dwelling containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

BUILDABLE AREA. **(Amended by Ord. No. 171,662, Eff. 8/17/97.)** All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses. For the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.

Notwithstanding the above, in computing the height district limitations on total floor area for any development of residential dwelling units, or of both residential dwelling units and commercial uses, in the C2, C4, or C5 zones, buildable area shall have the same meaning as lot area. The additional square footage permitted by this calculation for residential use shall not result in an increase in the number of dwelling units beyond that which would have otherwise been permitted but may only be used to increase the floor area or number of habitable rooms within individual dwelling units.

This alternate definition of buildable area shall not apply within the following specific plan areas: Central City West, Century City North, Century City South, Coastal Bluffs, Devonshire/Topanga

Corridor, Foothill Boulevard Corridor, Granada Hills, Oxford Triangle, Pacific Palisades Commercial Village/Neighborhoods, Playa Vista Area D, Porter Ranch Land Use/Transportation, San Pedro, Valley Village, and Westwood Village. This alternative definition shall also not apply to any lot for which a “Q” or “D” limitation setting forth a floor area limitation had been imposed before July 1, 1997. In the event of a conflict with any other adopted specific plan, the most restrictive provision shall prevail.

BUILDING. Any structure having a roof supported by columns or walls, for the housing, shelter or enclosure of persons, animals, chattels or property of any kind. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

CARGO CONTAINER. Any container (refrigerated or non-refrigerated) that permits the temporary storage and protection of cargo, and which may be transported by ship, rail or truck without intermediate loading and unloading of the contents of the container. (Added by Ord. No. 177,244, Eff. 2/18/06.)

CARGO CONTAINER STORAGE YARD. An open-air site or facility, the primary use of which is the keeping of empty cargo containers, and equipment, and may have as accessory uses the storage of container chassis and truck cabs, repair facilities, warehouses and offices associated with the movement or storage of cargo containers. This definition does not include draying, freighting or trucking yards or terminals. (Added by Ord. No. 177,244, Eff. 2/18/06.)

CEMETERY. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CHILD CARE FACILITY. A facility in which non-residential care is provided for children, 16 years of age or under, when licensed as a day care facility for children by the State of California or other agency designated by the State, under the categories defined in Section 30019 of Title 22 of the State of California Administrative Code. (Added by Ord. No. 145,474, Eff. 3/2/74.)

CHIPPING/GRINDING FACILITY. Any facility which temporarily stores and/or processes source-separated green waste and/or wood waste by means of chipping, grinding, mixing and/or screening to produce a material of varying particle size. The material produced by the above described processes may be used as ground cover, biofuel, wood chips, animal bedding, worm food or other similar uses. This definition shall not include any chipping and/or grinding of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

CITY PLANNING COMMISSION. (Added by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00 and Amended by Ord. No. 173,374, Eff. 8/3/00.)

The Board of Commissioners of the City Planning Department shall be known as the City Planning Commission and shall consist of nine members. It shall:

- (a) give advice and make recommendations to the Mayor, Council, Director of Planning, municipal departments and agencies with respect to City planning and related activities and legislation;
- (b) make recommendations concerning amendment of the General Plan and proposed zoning ordinances in accordance with Charter Sections [555](#) and [558](#);
- (c) make reports and recommendations to the Council and to other governmental officers or

agencies as may be necessary to implement and secure compliance with the General Plan;

(d) perform other functions prescribed by the Charter or ordinance;

(e) make decisions on any matter that would otherwise be heard by an Area Planning Commission if the matter involves a project which crosses the boundaries of the area served by more than one Area Planning Commission; and

(f) adopt guidelines for the administration of the provisions of this chapter if it determines that guidelines are necessary and appropriate. Authority to adopt guidelines for the administration of the provisions of this chapter may be delegated to others by adoption of a resolution by Council. Existing provisions of this chapter that delegate authority for the adoption of guidelines to others shall continue to apply with respect to those provisions.

COMMERCIAL COACH. A vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes. **(Added by Ord. No. 161,716, Eff. 12/6/86.)**

COMMERCIAL CORNER DEVELOPMENT. **(Amended by Ord. No. 175,223, Eff. 6/30/03.)**

(1) Any commercially used corner lot located in a C or M zone in Height District Nos. 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned A or R, or improved with any residential use (except in an M zone), or

(2) Any multi-family residentially used corner lot located in a C zone in Height District Nos. 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned RW1 or more restrictive zone.

For purposes of this definition, a Commercial Corner Development can be located on more than one lot only if the lots are adjacent, not divided by a public street, have a common parking area, and one or more buildings are erected or are proposed to be erected upon the lots.

COMMISSION. **(Repealed by Ord. No. 173,374, Eff. 8/3/00.)**

COMMUNITY APARTMENT PROJECT. The same as defined by Section 11004 of the California Business and Professions Code. **(Added by Ord. No. 151,432, Eff. 10/12/78.)**

COMPOSTING FACILITY. Any facility which processes source- separated organic materials to a stabilized state through controlled biological decomposition where the resultant material is beneficial to plant growth or soil structure when used as a soil amendment. Materials may initially be chipped, shredded, and/or screened on site prior to being composted. Composting may be conducted in an in-vessel system or in the open, such as windrow composting or aerated static pile composting. This definition shall not include any composting of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. **(Added by Ord. No. 170,054, 11/13/94.)**

CONDOMINIUM. The same as defined by Section 783 of the California Civil Code. **(Added by Ord. No. 151.432. Eff. 10/12/78.)**

CONVERSION PROJECT, COMMERCIAL/INDUSTRIAL. An existing building used

exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium or stock cooperative to be used exclusively for such purposes through approval of a tract or parcel map. For purposes of this definition, the term “**existing**” means that the building was constructed prior to 1945, or if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. **(Added by Ord. No. 154,960, Eff. 4/3/81.)**

CONVERSION PROJECT, COMMERCIAL/INDUSTRIAL TO RESIDENTIAL. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium, stock cooperative or community apartment to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term “**existing**” means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. **(Added by Ord. No. 154,960, Eff. 4/3/81.)**

CONVERSION PROJECT, RESIDENTIAL. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium, stock cooperative, or community apartment project to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term “**existing**” means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application. **(Amended by Ord. No. 154,960, Eff. 4/3/81.)**

CONVERSION PROJECT, RESIDENTIAL TO COMMERCIAL/INDUSTRIAL. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium or stock cooperative which is to be used exclusively for commercial or industrial purposes through approval of a tract or parcel map. For purposes of this definition, the term “**existing**” means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. **(Added by Ord. No. 154,960, Eff. 4/3/81.)**

CORPORATE HEADQUARTERS OR REGIONAL HOME OFFICE. **(Added by Ord. No. 169,366, Eff. 4/1/94.)** The main administrative center or centers of one or more enterprises whose day-to-day functions is the retrieval and/or dissemination of information to a subsidiary and/or client business in and outside the City’s jurisdiction, through the means of electronic or data processing.

COUNSELING AND REFERRAL FACILITY. **(Added by Ord. No. 149,517. Eff. 5/26/77.)** A neighborhood facility which provides counseling services and subsequently refers applicants to appropriate licensed social service agencies offering professional remedial assistance. Counseling and referral services may be offered in one or more of the following areas: welfare, housing, employment, health, education, legal matters, job development, consumer action, recreation, family problems, juvenile problems, probation, and neighborhood improvement. Tutoring and legal aid shall be permitted as an accessory use only.

The facility may also administer the implementation of government funded programs established to provide low-income housing, job development classes and recreation.

The facility shall:

- (a) permit no more than 5 employees, and;
- (b) where located in a residentially developed area, maintain the residential character of the

exterior of the building.

CURB LEVEL. The level of the established curb in front of the building measured at the center of such front. Where no curb level has been established, the City Engineer shall establish such curb level or its equivalent for the purpose of this article.

CURING FACILITY. Any composting facility, as defined by this Code, where additional and/or final biological stabilization is attained after most of the readily metabolized material has been decomposed, and where no chipping, grinding, or screening of material takes place. This definition shall not include any curing of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. **(Added by Ord. No. 170,054, 11/13/94.)**

DANCE HALL. Any place where public dances are held or conducted, other than when incidental to the operation of a hotel, apartment hotel, banquet room, catering hall, church, school or lodge. **(Amended by Ord. No. 169,990, Eff. 9/17/94.)**

DANCE HALL, HOSTESS. Any dance hall or place conducting public dances where partners are provided for dancing or social contacts by those conducting, managing, maintaining or operating such public dances for patrons or guests and for which such patrons or guests pay a fee or other consideration. **(Added by Ord. No. 155,718, Eff. 8/6/81.)**

DANCE, PUBLIC. A gathering of persons in or upon any premises where dancing is participated in and to which premises the public is admitted. **(Added by Ord. No. 155,718, Eff. 8/6/81.)**

DAY CARE FACILITY. Same as Child Care Facility. **(Added by Ord. No. 145,474, Eff. 3/2/74.)**

DAY-CARE HOME. **(Deleted by Ord. No. 173,085, Eff. 3/19/00.)**

DAY-CARE HOME, LARGE FAMILY. **(Deleted by Ord. No. 173,085, Eff. 3/19/00.)**

DAY-CARE HOME, SMALL FAMILY. **(Deleted by Ord. No. 173,085, Eff. 3/19/00.)**

DESTROYED. Damaged so as to not be habitable as determined by the Department of Building and Safety. **(Added by Ord. No. 153,144, Eff. 12/28/79.)**

DINING AREA. A recess from a room or an alcove, adjoining and interconnected with the kitchen by a door or opening. **(Added by Ord. No. 146,421, Eff. 9/14/74.)**

DIRECTOR OF PLANNING (DIRECTOR). **(Amended by Ord. No. 173,455, Eff. 9/22/00.)**
The chief administrative officer of the Department of City Planning shall be known as the Director of Planning and shall be appointed and removed as provided in Charter Section [508](#). The Director shall be chosen on the basis of administrative and technical qualifications, with special reference to actual experience in and knowledge of accepted practice in the field of city planning. The Director shall interpret the meaning of the General Plan and specific plans in instances when there is a lack of clarity in the meaning of those regulations, subject to appellate review. The Director may appoint a designee to act on his or her behalf, in which case, references in this Code and other land use ordinances to Director shall include this designee, unless otherwise stated.

In accordance with Charter Section [553](#), the Director of Planning or his or her designee shall:

- (a) prepare the proposed General Plan of the City and proposed amendments to the General Plan;
- (b) prepare all proposed zoning and other land use regulations and requirements, including maps of all proposed districts or zones;
- (c) make investigations and act on the design and improvement of all proposed subdivisions of land as the advisory agency under the State Subdivision Map Act; and
- (d) have additional powers and duties as are provided by ordinance.

DISASTER. Fire, flood, wind, earthquake, or other calamity, act of God or the public enemy. **(Added by Ord. No. 153,144, Eff. 12/28/79.)**

DORMITORY. A guest room designed, intended or occupied as sleeping quarters by more than two persons. Every 100 square feet of superficial floor area in a dormitory shall be considered as a separate guest room. **(Added by Ord. No. 107,884, Eff. 9/23/56.)**

DRIVE-THROUGH FAST-FOOD ESTABLISHMENT. Any establishment which dispenses food for consumption on or off the premises to an individual in a vehicle. **(Added by Ord. No. 166,904, Eff. 5/18/91.)**

DWELLING. Any residential building, other than an Apartment House, Hotel or Apartment Hotel. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

DWELLING, GROUP. Two or more one-family, two-family or multiple dwelling, apartment houses or boarding or rooming houses, located on the same lot. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

DWELLING, MULTIPLE. A dwelling containing two dwelling units and not more than five guest rooms. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

DWELLING, ONE-FAMILY. A detached dwelling containing only one dwelling unit. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

DWELLING, TWO-FAMILY. A dwelling containing two dwelling units. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

DWELLING UNIT. A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

DWELLING UNIT, LOW INCOME. **(Deleted by Ord. No. 180,308, Eff. 12/7/08.)**

DWELLING UNIT, MODERATE INCOME. **(Deleted by Ord. No. 180,308, Eff. 12/7/08.)**

EDUCATIONAL INSTITUTIONS. Colleges or universities supported wholly or in part by public funds and other colleges or universities giving general academic instruction as prescribed by the State Board of Education.

EFFICIENCY DWELLING UNIT. A room located within an apartment house or apartment hotel

used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the requirements of Section 91.4930.2 of this Code. **(Added by Ord. No. 138,456, Eff. 5/30/69.)**

ELDERCARE FACILITY. One functionally operated facility, which provides residential housing for persons 62 years of age and older, and which combines in one facility, two or more of the following housing types: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

EQUINE. Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property. **(“Department of Animal Regulation” renamed “Department of Animal Services” by Ord. No. 174,735, Eff. 9/13/02.)**

EQUINE ENCLOSURE. Any structure or fence which establishes the perimeter of an equine keeping and maintenance area. **(Added by Ord. No. 157,144, Eff. 11/22/82.)**

FACTORY-BUILT HOME. A residential building, dwelling unit, or individual dwelling room or combination of rooms, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly of, or damage or destruction to the part. This home shall comply with all applicable provisions of the California State Factory-Built Housing law. The term **“factory-built home”** shall not include a mobilehome, mobile accessory building or structure, recreational vehicle, or commercial coach. **(Added by Ord. No. 161,716, Eff. 12/6/86.)**

FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. **(Amended by Ord. No. 177,325, Eff. 3/18/06.)**

FAMILY DAY CARE HOME - A dwelling unit that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home. **(Added by Ord. No. 173,085, Eff. 3/19/00.)**

FAMILY DAY CARE HOME, LARGE - A family day care home for 9 to 14 children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.465. **(Amended by Ord. No. 176,545, Eff. 5/2/05.)**

FAMILY DAY CARE HOME, SMALL - A family day care home for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.44. **(Amended by Ord. No. 176,545, Eff. 5/2/05.)**

FARMING. The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings or vegetables for use on-site or sale or distribution on-site or off-site. **(Added by Ord. No. 181,188, Eff. 7/18/10.)**

FLOOR AREA. The area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas. Except that buildings on properties zoned RA, RE, RS, and R1, and not located in a Hillside Area or Coastal Zone are subject to the definition of Residential Floor Area. **(Amended by Ord. No. 179,883, Eff. 6/29/08.)**

FLOOR AREA, RESIDENTIAL. **(Added by Ord. No. 179,883, Eff. 6/29/08.)** The area in square feet confined within the exterior walls of a building or accessory building on a lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the floor area calculation.

Except that the following areas shall not be counted:

1. The first 400 square feet of covered parking area.
2. Detached accessory buildings not exceeding 200 square feet; however, the total combined area exempted of all these accessory buildings on a lot shall not exceed 400 square feet.
3. The first 250 square feet of attached porches, patios, and breezeways with a solid roof if they are open on at least two sides.
4. Porches, patios, and breezeways that have an open lattice roof.
5. The first 100 square feet of any story or portion of a story of the main building on a lot with a ceiling height greater than 14 feet shall be counted only once.
6. A Basement when the elevation of the upper surface of the floor or roof above the basement does not exceed two feet in height at any point above the finished or natural grade, whichever is lower.

FOSTER CARE HOME. A dwelling unit in which full-time care is provided for unrelated children, 16 years of age or under, as part of the family, when such use is licensed by the State of California or other agency designated by the State as a full-time foster home. Foster care children may be in addition to those permitted under the definition of “**Family**” contained in this section. **(Added by Ord. No. 145,474, Eff. 3/2/74)**

FRONTAGE. All property fronting on one (1) side of a street between intersecting or intercepting streets, or between a street and right-of-way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

GARAGE, PRIVATE. An accessory building or portion of a main building designed or used for parking or storage of motor vehicles of the occupants of a residential use. **(Amended by Ord. No. 144,082, Eff. 12/11/72.)**

GARAGE, PUBLIC. A building or portion of a building designed or used for the repairing, equipping or servicing of motor vehicles, or for the parking or storage of motor vehicles for remuneration, hire, sale, or convenience of the occupants of the premises or the general public, but not

including a private garage. (Amended by Ord. No. 144,082, Eff. 12/11/72.)

GENERAL PLAN. A General Plan is a comprehensive declaration of purposes, policies and programs for the development of the city, which includes, where applicable, diagrams, maps and text setting forth objections, principles, standards and other features, and which has been adopted by the City Council. (Added by Ord. No. 138,800, Eff. 6/13/69, Oper. 6/23/69.)

GRADE (ADJACENT GROUND LEVEL). Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. This definition does not apply to any building or structure located within the boundaries of the Century City North or Century City South Specific Plans and which is subject to Section [12.21.2](#) of this Code. (Amended by Ord. No. 160,657, Eff. 2/17/86, Oper. 6/17/86.)

GREATER DOWNTOWN HOUSING INCENTIVE AREA. Those portions of the Central City and Southeast Community Plan Areas generally bounded by the 101 Freeway on the north, the 110 freeway and Figueroa Street (south of Adams Blvd) on the west, Alameda and Grand Avenue (south of 21st Street) on the east, and Washington Boulevard and Martin Luther King Jr. Blvd (west of Broadway) on the south as shown in the shaded portion of Map A, dated January 23, 2007, attached to Council File No. 05-1173. (Added by Ord. No. 179,076, Eff. 9/23/07.)

GREEN WASTES. All yard trimmings and/or leaves, grass clippings, agricultural wastes and vegetative landscaping materials generated from the maintenance of yards, parks or other similar facilities. (Added by Ord. No. 170,054, 11/13/94.)

GROUND FLOOR. The story or basement within a portion of a building that has an access door that is directly accessible to and fronts on the street, and the elevation of the floor level is within three feet above or below the adjacent curb. The point on the adjacent curb is determined by drawing a line perpendicular to the door between the centerline of such door and the curb of the street. No portion of a ground floor can be located directly above or below another ground floor. (Added by Ord. No. 174,999, Eff. 1/15/03.)

GUEST HOUSE. A dwelling containing not more than five guest rooms or suites of rooms, but with no kitchen facilities. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

GUEST ROOM. Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit. (Added by Ord. No. 107,884, Eff. 9/23/56.)

HEIGHT OF BUILDING OR STRUCTURE. Is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a building or structure. This definition does not apply to any building or structure located within the boundaries of the Century City North and Century City South Specific Plans and which is subject to Section [12.21.2](#) of this Code. (Added by Ord. No. 160,657, Eff. 2/17/86, Oper. 6/17/86.)

HIGHWAY, MAJOR. Any street designated as a major highway on the Highways and Freeways maps of the Transportation Element of the General Plan. (Amended by Ord. No. 172,840, Eff. 11/4/99.)

HIGHWAY, SECONDARY. Any street designated as a secondary highway on the Highways and

Freeways maps of the Transportation Element of the General Plan. (**Amended by Ord. No. 172,840, Eff. 11/4/99.**)

HILLSIDE AREA. Any land designated as Hillside Area as shown in the shaded portion of the Department of City Planning Hillside Area Map, dated September 23, 2009, attached to Council File No. 09-1390. The map is maintained by the Department of City Planning as part of the Geographic Information Systems database. (**Amended by Ord. No. 181,128, Eff. 5/3/10.**)

HISTORIC VEHICLE COLLECTION. One or more vehicles, as defined by Sections 5004(a)(1), (2) and (3) of the California Vehicle Code, special interest vehicles, as defined by Section 5051(b) of the California Vehicle Code, out-of-production vehicles of historical importance, as determined by the Zoning Administrator or parts cars, as defined in Section 5051(c) of the California Vehicle Code, which are collected, restored, or maintained for non-commercial hobby or historical purposes. (**Added by Ord. No. 161,931, Eff. 3/2/87.**)

HOME OCCUPATION. An occupation carried on by the occupant or occupants of a dwelling as a secondary use in connection with the main use of the property, subject to the regulations of Section [12.05](#) A.16. of this Code. For dwelling units where a home occupation is conducted, the home occupation shall be considered a residential use for zoning purposes. (**Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.**)

HOSTEL. A one-family dwelling, boarding or rooming house, dormitory, apartment hotel or apartment house which is advertised as a hostel or which is listed with any recognized national or international hostel organization. (**Added by Ord. No 167,689, Eff. 5/9/92.**)

HOTEL. A residential building designated or used for or containing six or more guest rooms, or suites of rooms, which may also contain not more than one dwelling unit, but not including any institution in which human beings are housed or detained under legal restraint. (**Amended by Ord. No. 138,685, Eff. 7/10/69.**)

HOUSEHOLD, LOW INCOME. (**Deleted by Ord. No. 180,308, Eff. 12/7/08.**)

HOUSEHOLD, MODERATE INCOME. (**Deleted by Ord. No. 180,308, Eff. 12/7/08.**)

HOUSEHOLD MOVING RENTAL TRUCK. Any motor vehicle which is displayed, stored or offered for rental without a driver, used and maintained solely for the transportation of property, primarily used for the do-it-yourself movement of personal or household goods by private individuals on a short-term basis, having only two axles, and equipped with a body of no more than 22 feet in length measured at the vehicle chassis nor more than 12 feet in height measured from the surface upon which the involved truck rests. Such vehicle may exceed 5600 pounds in registered net weight. (**Amended by Ord. No. 151,717, Eff. 1/13/79.**)

HOUSING AUTHORITY. (**Deleted by Ord. No. 180,308, Eff. 12/7/08.**)

HOUSING DEVELOPMENT. The construction pursuant to a building permit of, or the proposed conversion to condominium ownership pursuant to a final subdivision tract map submitted for approval of any apartment house, apartment hotel, multiple dwelling or group dwelling, residential condominium development or cooperative apartment home having five or more dwelling units. (**Added by Ord. No. 145,927, Eff. 6/3/74.**)

HOUSING DIRECTOR. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

INOPERABLE VEHICLE. Any motor vehicle or trailer which is incapable of immediate and sustained movement for which it was designed. (Added by Ord. No. 176,840, Eff. 9/4/05.)

IN-VESSEL COMPOSTING. A process in which compostable material is enclosed in a drum, silo or similar structure where the environmental conditions are controlled and the compostable material is aerated and mechanically agitated. This process allows for accelerated decomposition. (Added by Ord. No. 170,054, 11/13/94.)

JOINT LIVING AND WORK QUARTERS. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there. (Amended by Ord. No. 181,133, Eff. 5/11/10.)

JUNK YARD. Any property or place where the business of a junk dealer, as defined by either Section 21601 of the California Business and Profession's Code or Section [103.305](#) of the Los Angeles Municipal Code, is conducted – other than wholly within an enclosed building. In addition, a junk yard shall include property used for the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles – other than wholly within an enclosed building. Junk Yard does not include an Historic Vehicle Collection when maintained as an Accessory Use as defined by Section [12.03](#) of the Municipal Code, or Scrap Metal Processing Yard as defined in the Municipal Code. (Amended by Ord. No. 161,931, Eff. 3/2/87.)

KENNEL. Any lot or premises on which four (4) or more dogs, at least four (4) months of age, are kept.

A municipality may lawfully regulate the number of dogs that may be kept and may also prescribe an age limit.

Miller v. City of Arcadia, (1932) 121 Cal. App. 660.

KITCHEN. Any room or any portion of a dwelling unit, whether an enclosing subdivision thereof or otherwise, used or intended or designed to be used for cooking and preparing food except a light housekeeping room or that portion of a recreation room in a multiple residential use, or in an accessory building appurtenant thereto, containing the facilities for the cooking and preparation of food. (Amended by Ord. No. 140,191, Eff. 5/15/70, Operative 10/12/70.)

LEACHATES. Any liquid which has come into contact with or percolated through composting or curing materials and contains extracted or dissolved substances therefrom, or any other liquid which has been generated by the decomposition process. (Added by Ord. No. 170,054, 11/13/94.)

LIGHT HOUSEKEEPING ROOM. Any guest room which is designed and used as a bedroom and for the cooking and preparing of food, in a conformance with the provisions of Section 91.4930.1 of [Article 1, Chapter 9](#) of this Code. For the purpose of applying the lot area and automobile parking space requirements of the various zones, each light housekeeping room shall be considered as a separate guest room. (Added by Ord. No. 113,548, Eff. 6/10/59.)

LOADING SPACE. An off street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and

accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in [Article 8](#) of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development. **(Amended by Ord. No. 176,354, Eff. 1/31/05.)**

LOT – AIR SPACE. **(Added by Ord. No. 156,681, Eff. 6/21/82.)** A division of the space above or below a lot as defined in this section with a finite width, length, and upper and lower elevation occupied or to be occupied by a use, building or portion thereof, unit group of buildings or portions thereof, and accessory buildings or portions thereof or accessory uses. An air space lot shall be identified on a final map or a parcel map recorded in the office of the County Recorder with a separate and distinct number or letter.

An air space lot shall have such access to a street (as defined in this section) or private street (as defined in [Article 8](#) of this chapter) by means of one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

LOT, FLAG. A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than 20 feet in width at any point connecting the main building site area to the frontage street. **(Added by Ord. No. 137,956, Eff. 3/2/69.)**

LOT LINE, FRONT. In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.

LOT LINE, REAR. A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front line.

LOT LINE, SIDE. Any lot boundary line not a front lot line or a rear lot line.

LOT WIDTH. The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

LOT DEPTH. The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

LOT AREA. The total horizontal area within the lot lines of a lot.

LOT, CORNER. A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty five (135) degrees.

LOT, REVERSED CORNER. A corner lot the side street line of which is substantially a continuation of the front line of the first lot to its rear.

LOT, INTERIOR. A lot other than a corner lot.

LOT, KEY. The first interior lot to the rear of a reversed corner lot and not separated therefrom by

an alley.

LOT, THROUGH. A lot having a frontage or two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street. **(Amended by Ord. No. 138,095, Eff. 4/19/69.)**

LOT, TRANSITIONAL. The first 100 feet of a lot in an RA or R Zone having a side line adjoining or separated only by an alley from a lot in a C or M Zone. **(Amended by Ord. No. 111,049, Eff. 5/3/58.)**

LOT, VACANT. A lot on which no building, temporary or permanent, is erected. **(Added by Ord. No. 153,361, Eff. 3/2/80.)**

LOW TO MODERATE COST HOUSING. Housing for which the rent does not exceed the current Fair Market Rent for Existing Housing standards applicable to Los Angeles City as established for Section 8 and 23 Housing Assistance Payments Program by the United States Department of Housing and Urban Development. **(Added by Ord. No. 151,432, Eff. 10/12/78.)**

MAJOR REMODEL - HILLSIDE. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building. **(Added by Ord. No. 168,159, Eff. 9/14/92.)**

MANUFACTURED HOME. The term “manufactured home” shall include a factory-built home and mobilehome but shall not include a recreational vehicle, or commercial coach. **(Added by Ord. No. 161,716, Eff. 12/6/86.)**

MINI-SHOPPING CENTER. **(Amended by Ord. No. 175,223, Eff. 6/30/03.)** A building or group of buildings located on a lot or lots, having all of the following characteristics:

- (1) Size - comprised of less than 65,000 square feet of lot area before any dedications required in connection with the building permit or other permits for the Mini-Shopping Center;
- (2) Use - used for more than one retail establishment, such as a store, shop, business, service or facility;
- (3) Zoning - located in the C or M1, M2 or M3 Zones; and
- (4) Improvements - improved with a structure or structures that do not exceed a height of three stories.

For purposes of this definition, a Mini-Shopping Center can be located on more than one lot only if the lots are adjacent, not divided by a public street, have a common parking area, and one or more buildings are erected or are proposed to be erected upon the lots.

The definition of Mini-Shopping Center shall not include the following:

An automobile service station, including service bay areas, where accessory food sales do not exceed 600 square feet of floor area and other accessory uses do not exceed 500 square feet of floor area; or

Commercial buildings composed of general business or professional offices, including those of a real

estate or stock broker, or an insurance or building and loan company, with 30% or less of the total square footage containing related commercial/retail uses that are located on the first and second floors, so long as parking is provided for the commercial/retail uses as required by Section [12.21](#) A.4.

MINOR EMERGENCY REPAIRS. Those repairs to a currently State licensed motor vehicle owned by the occupants of the property which do not require the complete immobilization of the vehicle in excess of 24 hours duration or does not require the removal of the engine transmission, rear-end or more than one wheel. Minor emergency repairs does not include body and fender work. **(Added by Ord. No. 137,210, Eff. 10/12/68.)**

MOBILEHOME. When used in Sections [12.08.1](#), [12.09.3](#), and [12.24](#) of this Code, this term shall mean a structure transportable in one or more sections, designed and equipped to be used as a dwelling unit or accessory to a dwelling unit. This structure shall comply with all applicable provisions of the California State Mobilehomes – Manufactured Housing Act. The term “mobilehome” shall not include a factory–built home, recreational vehicle, or commercial coach. **(Amended by Ord. No. 164,904, Eff. 7/6/89.)**

MOBILEHOME PARK. When used in Sections [12.09.3](#), [12.24](#), and [17.50](#) of this Code, this term shall mean any lot or portion of a lot used to provide rental or lease sites for two or more individual mobilehomes or trailers used as one–family dwellings. **(Amended by Ord. No. 164,904, Eff. 7/6/89.)**

MOBILEHOME SITE. When used in Section [12.24](#) of this Code, this term shall mean that portion of a mobilehome park set aside and designated for the occupancy of a mobilehome or trailer and including the area set aside or used for parking and buildings or structures such as awnings, cabanas or ramadas which are accessory to the mobilehome or trailer. **(Added by Ord. No. 161,716, Eff. 12/6/86.)**

MOBILE MEDICAL FACILITY. A vehicle, or portable structure transported by a vehicle, easily transportable in one or more sections, which is used to provide primarily diagnostic or preventive medical services on a temporary basis in any one location. **(Added by Ord. No. 166,045, Eff. 8/17/90.)**

MODEL DWELLING. **(Deleted by Ord. No. 172,839, Eff. 11/1/99.)**

MULCH. A woody vegetative material used as a nonnutritive ground cover to control erosion, improve water retention and retard weed growth. **(Added by Ord. No. 170,054, 11/13/94.)**

MULCHING FACILITY. Any facility which receives, temporarily stores and processes primarily source-separated carbonaceous wood waste and/or yard trimmings into a mulch. Examples of such materials include clean wood waste, tree and shrub trimming, leaves and other high carbon, low nitrogen material which decompose at a slow rate and have little leachate or odor-causing potential. Processing of such materials is achieved by chipping and screening to attain a uniform particle size and may include limited aging of the material to achieve a desired appearance. This definition shall not include any mulching of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. **(Added by Ord. No. 170,054, 11/13/94.)**

NATURE PRESERVE. An area in its natural state which serves as a habitat for flora and/or fauna indigenous to the area, or as a corridor linking such habitats, including but not limited to a bird sanctuary, and which is designated as a nature preserve on the applicable community or district plan by footnote or other means, and where permitted uses are only incidental to the preservation and enhancement of the preserve. **(Added by Ord. No. 166,168, Eff. 10/3/90.)**

NONCONFORMING BUILDING. A building, structure or portion thereof, which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations, with which it does not conform, became effective.

NONCONFORMING LOT. A lot whose width, area or other dimensions does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective. **(Amended by Ord. No. 127,777, Eff. 8/1/64.)**

NONCONFORMING USE. A use of building or land which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

OUTDOOR EATING AREA. When used in Sections [12.12.2](#), [12.13](#), [12.14](#), [12.21.1](#) and [12.24](#), this term shall refer to a covered or uncovered portion of a ground floor restaurant which is not completely enclosed within the building; is used primarily for the consumption of food and/or drinks by the patrons of the restaurant; and is not larger than 50 percent of the dining area of the ground floor restaurant. A “**ground floor**” restaurant refers to any restaurant with an average finished floor elevation either below or not more than three feet above natural grade as measured from any point along the exterior building wall closest to the restaurant. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

PARALLEL PARKING STALL. A parking stall having its length parallel with its access aisle. **(Amended by Ord. No. 142,306, Oper. 2/9/72.)**

PARKING AREA, PRIVATE. An open area located on the same lot with a dwelling, apartment house, hotel or apartment hotel, for the parking of automobiles of the occupants of such building. **(Amended by Ord. No. 138,859, Eff. 8/21/69.)**

PARKING AREA, PUBLIC. Any open area other than a street or a private parking area, used for the parking of more than four automobiles.

PARKING BAY. The width of two rows of parking stalls and the aisle between, or on a single loaded aisle with width of one row of parking stalls and the access aisle. **(Added by Ord. No. 142,306, Oper. 2/9/72.)**

PARKING. BUILDING. Any garage designed and used primarily for the parking of automobiles. **(Amended by Ord. No. 144,082, Eff. 12/11/72.)**

PARKING SPACE, AUTOMOBILE. Space within a building or a private or public parking area, exclusive of driveways, ramps, columns, office and work areas, for the parking of one (1) automobile.

PARKING STALL. Same as Parking Space, Automobile. **(Added by Ord. No. 142,306, Oper. 2/9/72.)**

PHILANTHROPIC INSTITUTION. A nonprofit, charitable institution devoted to the housing, training or care of children, or of aged, indigent, handicapped or underprivileged persons, but not including the following: office buildings, except as an accessory to and located on the same lot with an institutional activity, as listed above; hospitals, clinics or sanitariums, correctional institutions, institutions or homes for the insane or those of unsound mind; lodging houses or dormitories providing temporary quarters for transient unemployed persons; organizations devoted to collecting and salvaging new or used materials, or organizations devoted principally to distributing food, clothing or supplies on

a charitable basis.

POOL. Any constructed pool used for swimming, bathing or wading or as a fishpond or similar use. (Added by Ord. No. 109,714, Eff. 8/26/57.)

PRINCIPAL USE. The main permitted use of land or structures as distinguished from an accessory use. (Added by Ord. No. 152,467, Eff. 7/14/79.)

RECREATION ROOM. A room contained in either a main building or an accessory building, designed to be utilized primarily for games, the pursuit of hobbies, social gatherings, and such activities. Such a room may contain such plumbing fixtures as are utilized in a bar or for hobby activities. Such a room in a single-family or two-family dwelling or in an accessory building appurtenant to a single-family or two-family dwelling, may not include facilities for the cooking and preparation of food. However, in a multiple residential use or in an accessory building appurtenant thereto, a recreation room which is for the common use of all the dwelling units therein may contain the facilities for the cooking and preparing of food. (Added by Ord. No. 138,685. Eff. 7/10/69.)

RECREATIONAL VEHICLE. A portable vehicle mounted on wheels, with or without motive power, and primarily designed and constructed to provide human habitation for recreational, camping, travel or emergency purposes. (Added by Ord. No. 161,716, Eff. 12/6/86.)

RECREATIONAL VEHICLE PARK. Any lot or portion of a lot permitted by conditional use to provide rental or lease sites for individual recreational vehicles which are occupied for temporary purposes. (Added by Ord. No. 161,716, Eff. 12/ 6/86.)

RECYCLABLE MATERIALS. Items or materials to be recycled or reused, including but not limited to yard waste, paper, plastic, glass, metal, newspaper, and cardboard. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING AREA OR ROOM. An outdoor space or a room within a building which is designated for the collection of Recyclable Materials generated by the use(s) occupying only that site, is approved by the Fire Department and the Department of Building and Safety, and has the space to accommodate Recycling Receptacles. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING CENTER, MOBILE. A receptacle, usually a trailer, for the collection of recyclable materials that is drawn by motor power and bears a valid state license. (Added by Ord. No. 158,503, Eff. 1/1/84.)

RECYCLING CENTER OPERATOR OR JUNK DEALER. A person having a fixed place of business in the City and engaging in, conducting, managing or carrying on the business of buying, selling or otherwise charging or re-selling for reuse, materials approved for collection at an approved Recycling Center or Buyback Center, Recycling Materials Processing Facility, Recycling Materials Sorting Facility or Junk Yard as defined by this Code. (Amended by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING CENTER OR SITE. (Definition Deleted by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING CHUTE. Any vertical smooth shaft used to convey recyclable materials from the upper floors of a building to a recyclable storage bin or room at the bottom end of the chute. (Added by Ord. No. 181,227. Eff. 9/1/10.)

RECYCLING COLLECTION OR BUYBACK CENTER. A facility where Recyclable Materials are deposited or redeemed for monetary value, and which may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include sorting or processing activities for other than temporary storage purposes. **(Added by Ord. No. 171,687, Eff. 8/19/97.)**

RECYCLING MATERIALS PROCESSING FACILITY. A facility which accepts Recyclable Materials for sorting and processing on the site. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a Recyclable Material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes. **(Added by Ord. No. 171,687, Eff. 8/19/97.)**

RECYCLING MATERIALS SORTING FACILITY. A facility which accepts commingled or source-separated Recyclable Materials of various types, which are separated on the site using a manual or automated system. For the purpose of this definition, source-separated Recyclable Materials are those which are separated from the waste stream at their point of generation for the purpose of recycling. This may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include processing activities for other than temporary storage purposes. **(Added by Ord. No. 171,687, Eff. 8/19/97.)**

RECYCLING RECEPTACLE. A container which is suitable for the collection of Recyclable Materials. Containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers must be clearly labeled to indicate the type of material to be deposited. **(Added by Ord. No. 171,687, Eff. 8/19/97.)**

REGISTERED NET WEIGHT. Registered net weight of a commercial vehicle is the unladen weight, as that term is defined by State Vehicle Code Section 660 and evidenced on the registration card kept within a commercial vehicle pursuant to State Vehicle Code Section 4454 or 4455 as the registration weight of a commercial vehicle pursuant to State Vehicle Code Section 9400. **(Added by Ord. No. 148,857, Eff. 10/30/76.)**

RENTABLE FLOOR AREA. The floor area in a building, exclusive of corridors, stairs, elevator shafts, laboratories, flues and janitor's storage closets.

RESIDENTIAL BUILDING. A building or portion thereof designed or used for human habitation. **(Added by Ord. No. 107,884, Eff. 9/23/56.)**

RESIDENTIAL PLANNING DEVELOPMENT. A group of residential buildings and appurtenant structures located and arranged in accordance with the requirement of the RPD - residential planned development district (Sec. [13.04](#)) in which the property is located. A residential planned development may include schools. It may also include churches, hospitals, infirmaries, recreational and commercial uses, as an integral part of the development and intended for use by its occupants, to an extent commensurate with the planned population of the RPD district. **(Added by Ord. No. 141,474, Eff. 2/27/71.)**

RESIDENTIAL VEHICLE. A mobilehome, or a travel trailer containing a minimum of two hundred and twenty (220) square feet of superficial floor area exclusive of bath, closet and water closet areas, as defined by the California Health and Safety Code Sections 18211 and 18219. Such residential vehicle shall contain cooking, eating, sleeping, toilet and bathing facilities and shall display a California Department of Housing and Community Development insignia issued within one year prior to the date

of application for the use of land permit herein required and a valid current California vehicle license. **(Added by Ord. No. 153,144, Eff. 12/28/79.)**

RETIREMENT HOTEL. A building with guest rooms and/or dwelling units in which 90 percent or more of the occupants are age 62 or older and for which a covenant running with the land is recorded limiting the use as such for as long as the building contains any guest rooms. **(Added by Ord. No. 159,714, Eff. 4/8/85.)**

REVERSE VENDING MACHINE. An automated mechanical device which accepts one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State of California. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. **(Added by Ord. No. 168,662, Eff. 4/29/93.)**

REVERSE VENDING MACHINE COMMODITY STORAGE BIN. A non-automated container which is covered and made of durable, incombustible, rustproof and waterproof construction, which is used to store the processed aluminum cans, glass and plastic bottles that are removed from a reverse vending machine. **(Added by Ord. No. 168,662, Eff. 4/29/93.)**

ROOM, HABITABLE. **(Amended by Ord. No. 146,421, Eff. 9/14/74.)** An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered a habitable room.

For the purpose of applying the automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room.

For the purpose of applying the lot area requirements of this article, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room.

For the purpose of applying the open space requirements of Section [12.21](#) G., a kitchen as defined herein shall not be considered a habitable room. **(Fourth Para. Added by Ord. No. 171,753, Eff. 11/17/97.)**

SCRAP METAL PROCESSING YARD. Any establishment or place of business which is maintained, used or operated solely for the processing and preparing of scrap metal for remelting by steel mills and foundries. **(Added by Ord. No. 145,040, Eff. 10/15/73.)**

SCHOOLS, ELEMENTARY AND HIGH. An institution of learning which offers instruction in several branches of learning and study required to be taught in the public schools by the Education Code of the State of California. High schools include Junior and Senior.

SENIOR INDEPENDENT HOUSING. Residential housing that consists of dwelling units for persons 62 years of age and older and may include common dining areas or other community rooms. Full time medical services shall not be provided on the premises. It may be a component of an Eldercare Facility. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

SERVANTS QUARTERS. An accessory building located on the same premises with the main building, used solely as the dwelling of persons employed on the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit. **(Added by Ord. No. 107,884, Eff. 9/23/56.)**

SHELTER FOR THE HOMELESS. A residential facility operated by a “**provider**,” other than a “**community care facility**” as defined in the California Health and Safety Code Section 1502, which provides temporary accommodations to homeless persons and/or families and which meets the standards for shelters contained in Title 25, California Administrative Code, Part 1, Chapter F, Subchapter 12, Section 7972. The term “**temporary accommodations**” means that a homeless person or family will be allowed to reside at the shelter for a time period not to exceed six months. For the purpose of this definition, a “**provider**” shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter for the homeless, and which has been certified by the Community Development Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the California Health and Safety Code and the California Administrative Code. **(Added by Ord. No. 161,426, Eff. 8/2/86.)**

SHOWCASE THEATER. **(Added by Ord. No. 148,910, Eff. 11/17/76.)** A theater which meets all of the following criteria:

- (1) seats 90 persons or less;
- (2) is nonprofit and tax-exempt;
- (3) provides live entertainment; and
- (4) employs fewer than five persons (exclusive of performers).

SKILLED NURSING CARE HOUSING. Residential housing that is licensed by the California Department of Health and provides acute, intermediate, or long-term skilled nursing care and consists only of guest rooms for its residents. Full time medical services may be provided on the premises. It may be a component of an Eldercare Facility. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

SOLID WASTE ALTERNATIVE TECHNOLOGY PROCESSING FACILITY. A facility that has one or more technological systems which extracts, recovers or generates usable materials and/or energy from solid waste, as defined in Section 40191 of California Public Resources Code. **(Added by Ord. No. 181,272, Eff. 9/28/10.)**

SPECIFIC PLAN. A specific plan is a definite statement adopted by ordinance of policies, standards and regulations, together with a map or description defining the locations where such policies, standards and regulations are applicable. **(Added by Ord. No. 138,800, Eff. 6/13/69.)**

STABLE, PRIVATE. A detached accessory building which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of an equine or equines owned by the occupants of the premises and not kept for remuneration, hire or sale. **(Amended by Ord. No. 157,144, Eff. 11/22/82; Clarified by Ord. No. 157,219, Eff. 12/3/82.)**

STABLE, PUBLIC. A stable other than a private stable.

STANDARD HILLSIDE LIMITED STREET — a street (public or private) with a minimum width of 36 feet and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering. (Amended by Ord No. 169,961, Eff. 8/29/94.)

STOCK COOPERATIVE. The same as defined by Section 11003.2 of the California Business and Professions Code. (Added by Ord. No. 153,024, Eff. 1/10/79.)

STORAGE BUILDING FOR HOUSEHOLD GOODS. (Added by Ord. No. 173,979, Eff. 6/29/01.) A building that offers secure self-storage for household goods in individual rooms, compartments, lockers or containers to which clients bring goods for storage and retrieve them any time during normal business hours without any assistance from the operator of the building. For purposes of this definition, storage of these goods may not be in containers, such as boxes, barrels and/or drums set on pallets or racks, or that require the use of forklifts or other similar mechanical equipment for access or mobility. A storage building for household goods does not include the storage of commercial inventory to be sold, displayed, rented or otherwise relocated for sale.

STORY. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade as defined herein for more than 50% of the total perimeter, or is more than twelve feet above grade as defined herein at any point, such basement, cellar or unused underfloor space shall be considered as a story. (Amended by Ord. No. 131,309, Eff. 4/24/66.)

STREET. Any public thoroughfare other than an alley or walk, except that in those cases where a subdivision has been recorded containing lots which abut only on an alley or walk, said alley or walk may be considered to be a street.

STREET – COLLECTOR. Any street designated as a collector street on an adopted community plan element of the general plan. (Added by Ord. No. 150,799, Eff. 6/5/78.)

STRUCTURE. Anything constructed or erected which is supported directly or indirectly on the earth, but not including any vehicle which conforms to the California State Vehicle Act. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

STRUCTURAL ALTERATIONS. Any change which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

SUBSTANDARD HILLSIDE LIMITED STREET — A street which does not meet the minimum requirements of a Standard Hillside Limited Street as defined in Section [12.03](#). (Amended by Ord No. 169,961, Eff. 8/29/94.)

SUITE. A group of habitable rooms designed as a unit, and occupied by only one family, but not including a kitchen or other facilities for the preparation of food, with entrances and exits which are common to all rooms comprising the suite. (Added by Ord. No. 138,685, Eff. 7/10/69.)

TEMPORARY GEOLOGICAL EXPLORATORY CORE HOLE. A seismic test hole or exploratory core hole used or intended to be used exclusively for geophysical, geological, and other exploratory testing for oil, natural gas or other hydrocarbon substances. (Amended by Ord. No. 152,744, Eff. 9/10/79.)

TENANT. A person who rents, leases or sub-leases, through either a written or oral agreement, residential real property from another. **(Added by Ord. No. 151,432, Eff. 10/12/78.)**

TENNIS OR PADDLE TENNIS COURT. A game court designed for the purpose of playing tennis, paddle tennis or similar game, utilizing a concrete slab or other conventionally accepted hard playing surface, an enclosing fence and frequently overhead lighting fixtures. **(Added by Ord. No. 151,466, Eff. 10/27/78.)**

TOWNHOUSE. A dwelling unit, structurally separated from another dwelling unit or other dwelling units in a building containing two or more dwelling units, and complying with the provisions of Section 91.2305(k)(2) of this Code, and which may be sold jointly with the lot upon which the dwelling unit is situated. Provided, however, that common roofing, flashing, and siding are permitted so as to enclose the airspace resulting from said structural separation. **(Added by Ord. No. 141,474, Eff. 2/27/71.)**

TRAILER OR AUTOMOBILE TRAILER. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property, the terms “trailer” and “automobile trailer” shall not include a mobilehome. **(Amended by Ord. No. 161,716, Eff. 12/6/86.)**

TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE. A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. **(Added by Ord. No 167,689, Eff. 5/9/92.)**

TRASH CHUTE. Any vertical smooth shaft used to convey rubbish, trash, or garbage from the upper floors of a building to a trash storage bin or room at the bottom end of the chute. **(Added by Ord. No. 181,227, Eff. 9/1/10.)**

TRUCK GARDENING. The cultivation of berries, flowers, fruits, grains herbs, mushrooms, nuts, ornamental plants, seedlings or vegetables for use on-site or sale or distribution off-site. **(Added by Ord. No. 181,188, Eff. 7/18/10.)**

UNDERFLOOR SPACE. A space between the ground and the floor directly above. **(Added by Ord. No. 109,714, Eff. 8/26/57.)**

USE. The purpose for which land or a building is arranged, designed or intended or for which either land or a building is or may be occupied or maintained.

UTILITY RENTAL TRAILER. Any non-passenger carrying, box- type open or van designed to be towed by a passenger vehicle, not exceeding 3,500 pounds gross vehicle weight (GVW), and not exceeding 96 inches in total width, nor 72 inches in box width, nor 14 feet in box length. **(Added by Ord. No. 148,857, Eff. 10/30/76.)**

VEHICLE, COMMERCIAL. Any vehicle, excluding Household Moving Rental Trucks, and Utility Rental Trailers, which when operated upon a highway is required to be registered as a commercial vehicle by the Vehicle Code of the State of California or by any other jurisdiction and which is used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used or maintained primarily for the transportation of property. **(Amended by Ord. No.**

148,857, Eff. 10/30/76.)

WINDROW COMPOSTING. The process in which compostable material is placed in elongated piles or windrows which are mechanically turned or aerated to encourage decomposition and to reduce odors. **(Added by Ord. No. 170,054, 11/13/94.)**

WOOD WASTES. Any untreated and/or unpainted wood material such as pallets, plywood and other construction related scrap lumber, stumps and tree trimming. **(Added by Ord. No. 170,054, 11/13/94.)**

YARD. An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this article.

YARD, FRONT. A yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

YARD, REAR. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot. **(Amended by Ord. No. 121,925, Eff. 6/4/62.)**

YARD, SIDE. A yard more than six (6) inches in width between a main building and the side lot line, extending from the front yard or the front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

ZONING ADMINISTRATOR. **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** The Zoning Administrator shall mean the Chief Zoning Administrator or an Associate Zoning Administrator. The Director may appoint the Zoning Administrator to act as the Director's designee or as a Hearing Officer for the Director.



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