





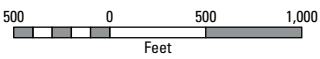
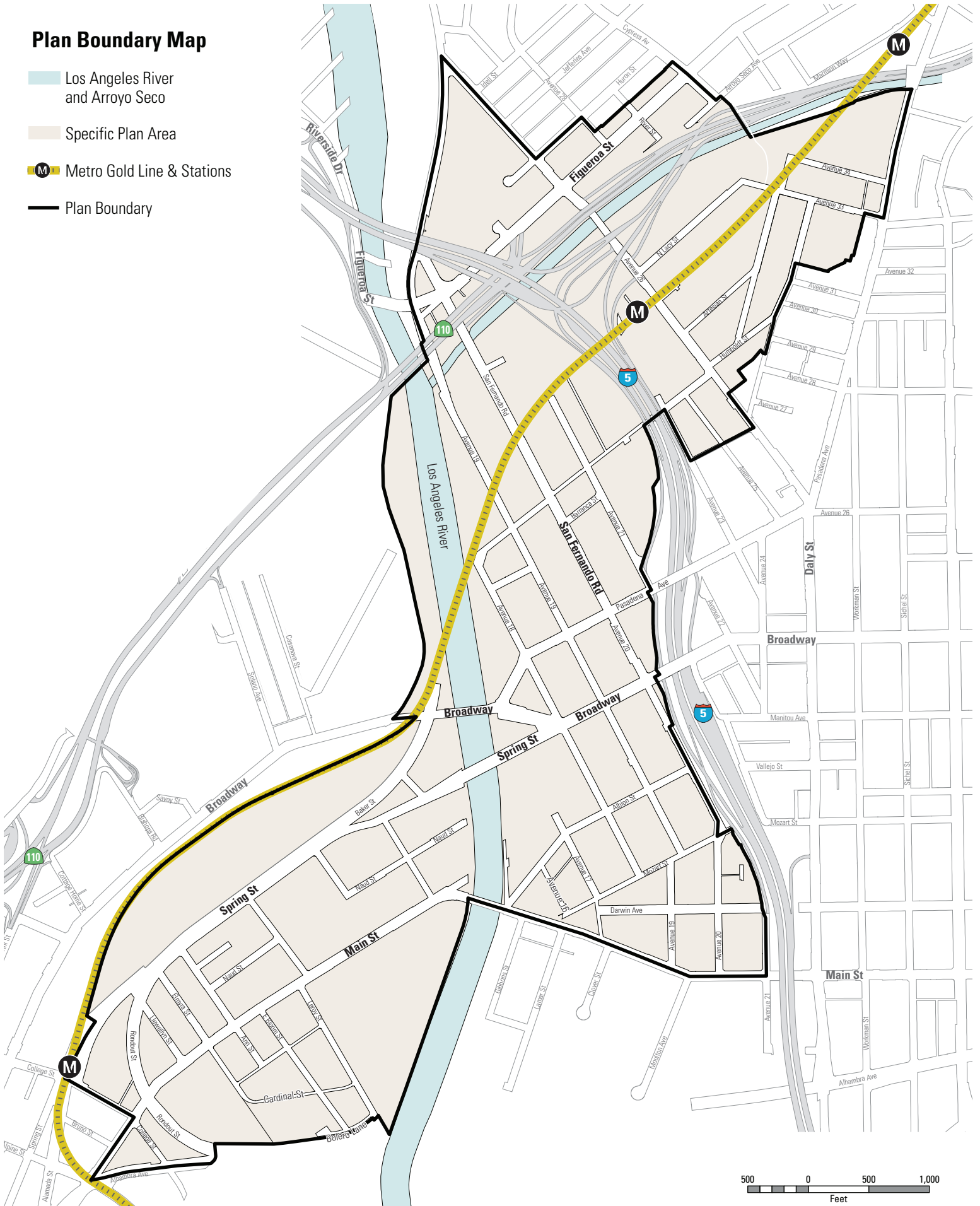
Process

Chapter 1



Plan Boundary Map

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



Prepared by Los Angeles Department of City Planning
025_at: 05.2013

1.1 Administration

A. Establishment

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

B. Purposes

This Specific Plan is intended to:

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

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

c. Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in the Los Angeles Municipal Code (LAMC).

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

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 on the same lot with a main building or main use.

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

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

Affordable Housing. Rental Housing units restricted to households earning Extremely Low, Very Low or Low Incomes; Rental Housing units restricted by any LAHD or other regulatory or successor agency covenant or regulatory agreement; or For-Sale Housing units that are restricted to households earning Moderate Income or less.

Affordable Housing Floor Area Bonus. An increase in floor area greater than the otherwise maximum allowable floor area permitted that is awarded as a bonus for Projects that include a requisite number of affordable housing units per the Floor Area Bonus Option.

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

Ancillary Use. A permitted use that is limited to 10% of the Base FAR of the site. Ancillary uses may be located in a standalone building or structure separate from the principal use. More than one ancillary use is permitted on a single site.

Animal Clinic / Kennels. Uses where animals or pets are given medical or surgical treatment by an authorized licensed agent to treat injuries, illnesses and diseases of animals, including uses where small, domesticated animals and pets are cared for and boarded overnight for less than 30 days.



North Central Animal Services
Center on Lacy Street

Appraisal. An economic valuation of the Receiver Site prepared by a City appraiser, but paid for by the applicant, that sets forth the fair market value of the Receiver Site (i) as of the date the application was submitted and (ii) as if the Receiver Site were vacant and used for its highest and best use under all current zoning and planning restrictions and Agency policies affecting the Receiver Site.

Architectural Feature. Those purely aesthetic elements of a building, designed pursuant to the overall style of architecture that are not habitable or otherwise counted as floor area.

Area Median Income (AMI). The median income in Los Angeles County adjusted for household size, as determined annually by the California Department of Housing and Community Development (HCD) adjusted by household size. AMI for publically subsidized units may instead be based upon income figures published by the Housing and Urban Development Department (HUD) or any regulatory or successor agency.

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

Auto-Oriented Uses. Automobile wrecking, salvage, and tow yards.

Average Building Height. The average building height is the average height of all building and building sections on a given parcel.

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

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

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

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

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



Auto-Oriented Use



Commercial Hotel



Commercial Office



Entertainment, Exhibits, and Multi-Purpose Cultural Facilities

Community Facilities. Any use whose primary purpose is to provide non-profit, or not-for-profit assistance to the general public in the specific plan area. Included are government offices and services or privately funded services or charities that are provided to the public at a free, subsidized, or reduced rate. Specific examples include child care centers, libraries, schools, adult day care, and related administrative office uses; health clinics, museums, cultural centers, telecommuting centers, gyms or recreation centers; restrooms open to the general public; rooms available to the general public for community meetings; and pedestrian amenities such as covered arcades, covered promenades, showers for bicyclists, sites for purchase of transit tokens, tickets, or passes, or at which transit information is displayed.

Conservation, Environmental, and Social Service Organizations, Religious Institutions and Public Facilities. Organizations and/or institutions engaged in conservation, environmental, social service, religious or public service or support activities.

Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund. Means the certain interest-bearing Trust Account administered by the Director of Planning designated as Cornfield Arroyo Seco Specific Plan Floor Area Payment Fund, from which funds may be distributed as set forth in Sub-Section 6.E.4 of this Plan.

Corporate Headquarters. The main administrative center or centers for one or more enterprises.

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

Dual Pipe. A system of plumbing installations used to supply both potable and reclaimed water to a home or business through two separate pipes.

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

Drive-thru establishments. Uses, other than automobile fueling and service stations, that permit a customer to order and/or obtain a purchase without leaving the confines of his or her car.

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

Entertainment, Exhibits and Multi-Purpose Cultural Facilities. Uses designed to host public or private gatherings for an audience.

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

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

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

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

Heavy Manufacturing. The manufacture or compounding process of raw materials. These activities or processes necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

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

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

Income Extremely Low (30% AMI), Very Low (50% AMI), Low (80% AMI) Moderate (120% AMI). Extremely Low Income (30% AMI) as defined by Health and Safety Code Section 50106; Very Low Income (50% AMI) as defined by Health and Safety Code Section 50105; Low Income (80% AMI) as defined by Health and Safety Code Section 50079.5; Moderate Income (120% AMI) as defined by Health and Safety Code Section 50093.



Heavy Manufacturing



Hospitals, Nursing, and Residential Care Facilities



Light Manufacturing and Assembly



Live-Work Unit. Residential and work quarters combined within a single unit provided that the “work” use is permitted in the underlying zone and that the work area does not exceed more than 40% of the floor area allocated to the unit.

Light Industrial Uses. Uses in the Classification Table defined as Manufacturing and Assembly, Repair and Maintenance Facilities, Research and Development, Publishing, Motion Picture, Broadcasting, Trucking and Transportation Terminals, Urban Agriculture, Utilities, or Warehousing, Distribution and Storage.

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

Light Trespass. Light from any outdoor lighting that shines directly onto neighboring property.

Los Angeles River Revitalization Master Plan (LARRMP).

The plan approved in 2007, which describes a vision for the revitalization of the 32 miles of the Los Angeles River that are within the City of Los Angeles’s boundaries.

Lot Area. Means the total horizontal area within the lot lines of a lot, prior to any required public dedication.

Lot Coverage. The portion of a lot occupied by the footprint of a building(s).

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

Modified River Buffer Area. Portions of the River Buffer Area whereby a public-right-of-way extends between the parcels and the River, as set forth in the Zoning Map.

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

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

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

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

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

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

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

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

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

Receiver Site. A site that receives additional Floor Area Rights from a Donor Site pursuant to the Plan's provisions.

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

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



Paseo or Pedestrian Walkway



Personal Service Facilities



Publishing, Motion Picture, and Broadcasting



Repair and Maintenance Facilities

Restricted Affordable Units. A residential unit for which rental or sale prices are restricted so as to be affordable to, and occupied by, Extremely Low, Very Low, Low, or Moderate Income households, as determined by the Family Median Income (FMI).

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

Recreation Facilities. Facilities used for indoor and/or outdoor recreational activities.

Residential-Multi-Family. A structure or structures that provide multiple dwelling units that may have separate sleeping areas and some combination of shared bath or toilet facilities. Single Room Occupancy (SRO) residential structures, live-work units, dormitory-style apartment hotels, homeless shelters, rooming houses, small lot subdivisions, and Senior Independent Housing are also included in this category.



Residential-Multi-Family

Residential-Single Family. A residential Project that includes no more than one dwelling unit on a lot, but which may contain an accessory unit ("granny flat") or servant's quarters. Small lot subdivisions do not fall within the Residential-Single Family category.

Restaurants and Bars. Uses involving food and beverage sales to the general public. Adult entertainment is not included in this category.

Retail. Uses involving the sale and/or lease of new or used products to the general public.



Residential-Single Family

River Buffer Area. An approximately 300 foot buffer area adjacent to the Los Angeles River and Arroyo Seco, as set forth in the Zoning Map.

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



Recreation Facilities

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

Server Farms. Centers established for the exclusive purpose of providing operational facilities for, but not limited to, the storage of phone equipment, computers, and internet data.

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

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

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

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

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

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

Urban Agriculture. The production, processing, and/or marketing of beverages and/or food.



Schools, Colleges, or Tutoring



Server Farms



Trucking, and Transportation Terminals



Utilities



Warehouse Distribution and Storage



Waste Management and Remediation



Wholesale

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

Vocational/Technical School or Program. Uses related to the provision of vocational and/or technical training to students entering into a vocation or technical field without first obtaining higher education.

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

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

Wholesale. Uses engaged in the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. The uses may include on-site sales or order taking and may include display areas.

D. Uses and Buildings Made Non-Conforming by this Plan

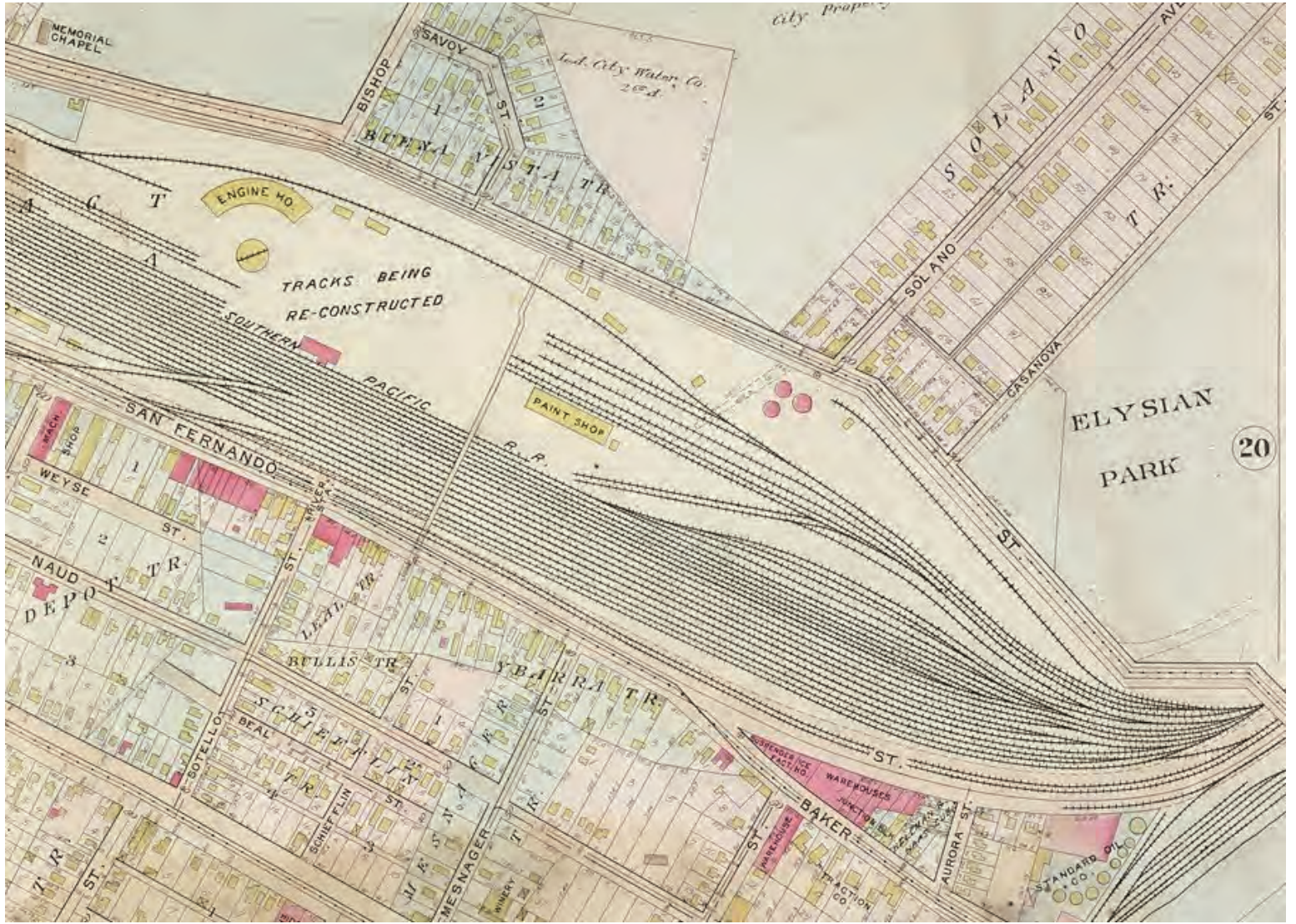
Any legally existing uses, buildings or structures that are made nonconforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Legal, nonconforming uses may not expand beyond their existing floor area.

E. Interpretation

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

F. Severability

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



1.2 Application Process

A. Relationship to the Los Angeles Municipal Code

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

B. Prohibitions

1. No demolition permit, grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area and no work shall be conducted in the public right of way, unless the Project complies with all applicable provisions of this Specific Plan, as determined by the Director.
2. The provisions of this Specific Plan shall not apply to:
 - a. Any Project that has obtained a still-valid discretionary land use approval from the City prior to the operative date of this Specific Plan;
 - b. Underground tank removal/remediation, and/or seismic reinforcement/retrofitting;
 - c. Projects with vested rights pursuant to LAMC Section 12.26 A 3;
 - d. Any Project complying with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition; or
 - e. Any Project that has an application that is deemed complete by the Department of City Planning prior to the adoption of this Specific Plan.
3. Land area subject to easements granted pursuant to this Specific Plan shall be counted as buildable area for the purposes of determining the maximum floor area ratio.

C. Development Review Procedures

1. Application.
 - a. All Projects proposed within the Plan area, except Projects eligible for an Administrative Clearance, shall file an application with the Department of City Planning on a form provided by the Department, and include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Prior to deeming the application complete, the Director shall determine, and if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid.
 - b. This Plan's regulations shall apply to Projects only as set forth in the Project Table on the following page.
2. **Administrative Clearance.** A permit for a Project may be issued with an Administrative Clearance from the Director if the Project's FAR does not exceed 4.0:1, and if the Project complies with all of this Specific Plan's requirements.
3. **Director's Determination of Alternative Design.** If a proposed Project fails to meet the urban design regulations contained in either Section 2.2 and/or Section 2.3 of this Plan, the applicant may apply to the Director of Planning for a Director's Determination of Alternative Design. Such application shall be processed in accordance with the procedures specified in LAMC 11.5.7 C and E.1. The limitations specified in LAMC 11.5.7 E.2 shall not apply. The Director shall only approve a Project upon making all of the following written findings in the affirmative:
 - a. The Project's location, size, height, operations and other significant features shall be compatible with and shall not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety;
 - b. The Project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood; and
 - c. The Project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.

The Director's Determination shall only address the requested deviations from the building form and urban design standards set forth in Sections 2.2 and 2.3 herein. The remainder of the Project shall be reviewed through the Administrative Clearance Process.

PROJECT TABLE

Section No.	Standards	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3
		Zoning	Building Mass	Urban Design	Open Space	Parking	Conservation	Performance	Sign	MMP	Streets
Project Type											
Building											
Change of Use		x			x	x ¹		x	x		
Use of Land		x			x			x	x	x	x
New Construction		x	x	x	x	x	x	x	x	x	x
Addition >50% building value		x	x	x		x	x ⁵	x	x	x	
Exterior Alteration >50% building value										x	
• Street Facing Facade				x ²			x ⁵				
• River-Arroyo Facing Facade				x ²			x ⁵				
• Plaza or park facing Facade				x ²			x ⁵				
Interior Alteration >50% building value							x ⁵				
Eligible or Designated Historic Resource		x			x ⁴	x	x ³	x	x	x ⁶	x
Demolition*										x	
Pool/Spa											
Signs- New//Alterations									x		

PROJECT TABLE

Section No.	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3
Standards	Zoning	Building Mass	Urban Design	Open Space	Parking	Conservation	Performance	Sign	MMP	Streets
Site Grading									X	
Fences and Block Walls										
Underground Tank Removal/ Remediation										
Seismic Reinforcement/ Retrofit										
Division of Land										
Parcel Map	X	X	X	X	X	X	X	X		X
Tract Map	X	X	X	X	X	X	X	X		X
Lot Line Adjustment	X									
Public Works Permit										
A Permit						X		X		X
B Permit								X		X

Footnotes:

- Existing parking located along a street frontage is not required to be relocated, but the design of the parking area shall be modified to conform to the applicable design and parking standards.
- Existing ground floor space is not required to be redesigned to accommodate the active uses described in Section 2.3 C.1a-c; however, the entrance location and transparency standards shall still apply.
- Projects identified as potential historic resources shall comply with Section 2.6.C of this Plan.
- Applied to extent feasible as determined by the Office of Historic Resources.
- Applicable only to the area being altered and to applicable construction activities.
- Subject to only Historic Resource Mitigations.

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

4. Allocation of Floor Area Rights for Transfer of FAR.
 - a. **Application for Transfer of FAR.** An Applicant seeking an Allocation of Floor Area Rights for a Transfer FAR shall file an application with the Department on a form prescribed by the Director. The application shall be accompanied by a proposed Allocation Plan. For Projects with a FAR less than 4.0:1, the Director shall approve the Transfer ministerially, provided that the Allocation Plan complies with the requirements of this Specific Plan.
 - b. **Action by Director.** For applications requesting a Project with a FAR in excess of a 4.0:1, the Director may approve, approve with conditions or disapprove the request for Allocation, including the Floor Area Payment to be provided, based upon the following findings:
 - i. Will the Project's location, size, height, operations and other significant features be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety, and
 - ii. Does the Project substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and this Specific Plan?
 - c. **Floor Area Payment.** A Floor Area Payment shall be provided as part of an Allocation Plan when a Project receives density from a site owned by the City of Los Angeles. Prior to approving an Allocation Plan, the Director shall determine that the Floor Area Payment proposed in the Allocation Plan will result in public benefits or improvements with an economic value equal to the sum of the Floor Area Payment set forth in Subsection (1.2.C.5.c.ii) below.
 - i. A Floor Area Payment may be provided by any combination of the payment of monies to the Cornfield Arroyo Seco Floor Area Payment Trust Fund (a Public Benefit Trust Fund) or by the direct provision of Public Benefits by the Applicant; provided, at least 50% of the Floor Area Payment must consist of a cash payment made by the Applicant to the Cornfield Arroyo Seco Floor Area Payment Trust Fund.
 - ii. The Payment under any Allocation Plan when a Project receives density from a site owned by the City of Los Angeles shall equal (a) the sale price of the Receiver Site, if it has been purchased through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer, or the value of an Appraisal, if it has not, (b) divided by the Lot Area (prior to any dedications) of

the Receiver Site, (c) further divided by the Base Floor Area Ratio, (d) multiplied by 40%, and (e) further multiplied by the number of square feet of Floor Area Rights to be transferred to the Receiver Site.

- iii. Example: If a Receiver Site with a Lot Area of 50,000 square feet (before any dedications) was purchased for \$2,500,000 (through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer), the Floor Area Payment under an Allocation Plan transferring 25,000 square feet of Floor Area Rights would equal: (a) \$2,500,000 (the purchase price), (b) divided by 50,000 (the Lot Area of the Receiver Site), (c) divided by the base FAR, for example, 3 (the Floor Area Ratio Factor), (d) multiplied by 40%, and (e) multiplied by 25,000 (the number of square feet of Floor Area Rights to be transferred) = \$166,666.67 (or \$6.66 for each square foot of transferred Floor Area Rights).
 - iv. The non-cash portion of the Payment, which shall not exceed 50% of the overall Payment, shall be provided as set forth in the Allocation Plan to the satisfaction of the Director.
- d. **Payments and Vesting.** Any Floor Area Payment (when applicable) shall be provided as set forth in the Allocation Plan and as set forth below in this subsection:
- i. If the Project specifies a single-phase Project on the Receiver Site, then the owner of the Receiver Site shall pay the Floor Area Payment (when applicable) on or before the issuance of the building permit for the Project.
 - ii. If the Project is a multi-phased Project on the Receiver Site, then the owner of the Receiver Site may elect to pay the the Floor Area Payment (when applicable) in any one of the three manners set forth below,
 - a) In total for all phases of the Project, on or before the earlier of (i) the issuance of the building permit for the first phase of the Project or (ii) 24 months after the final approval of the Allocation, the expiration of any appeals or appeals period for all phases of the Project and recordation of the document running with the land described below in Paragraph A.2 of subsection 1.6.7 of this Plan; or
 - b) Incrementally by each phase of the Project, proportionate to the Floor Area Rights utilized in each such phase, on or before the issuance of the building permit for each such phase, with the amount of each payment being recalculated as of the date that the building permit for each phase is issued in accordance with an Appraisal establishing the fair market value of the Receiver Site within six months prior to the issuance of the building permit for that phase.

- c) Upon the Applicant's payment to the City of all of the Floor Area Payment (when applicable) required under an approved Allocation, all Floor Area Rights allocated to the Receiver Site pursuant to the Allocation Plan shall vest in the Receiver Site and thereafter run with the land.

D. Administrative Procedures for Allocation of Floor Area Rights

1. **General Requirement.** Any Allocation of Floor Area Rights approved pursuant to this Specific Plan shall be recorded by covenant, or similar instrument, to the satisfaction of the Director of Planning. This document shall clearly set forth the amount of Floor Area Rights allocated to the Receiver Site from the Donor Site.
2. **Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund.** Funds held in the Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund shall be disbursed in accordance with the provisions of Los Angeles Administrative Code Division 5, Chapter 160; and
 - a. As determined by a committee comprised of one representative from each of the following: the City Council Office for the City Council District in which the Receiver Site is located, the Chair of the Ad Hoc Committee on the Los Angeles River (unless they are the same), the City Engineer, the Mayor's Office, the Chief Administrative Officer and the Chief Legislative Analyst, the Department of City Planning, the Los Angeles Housing Department and the Los Angeles River Revitalization Corporation in accordance with the procedure previously established for the Public Benefit Trust Fund, and
 - b. For the purposes of providing community benefits including, but not limited to, improving river access, overall river enhancements, non-vehicular transportation improvements, removing visual blight, improving public safety and affordable housing.

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