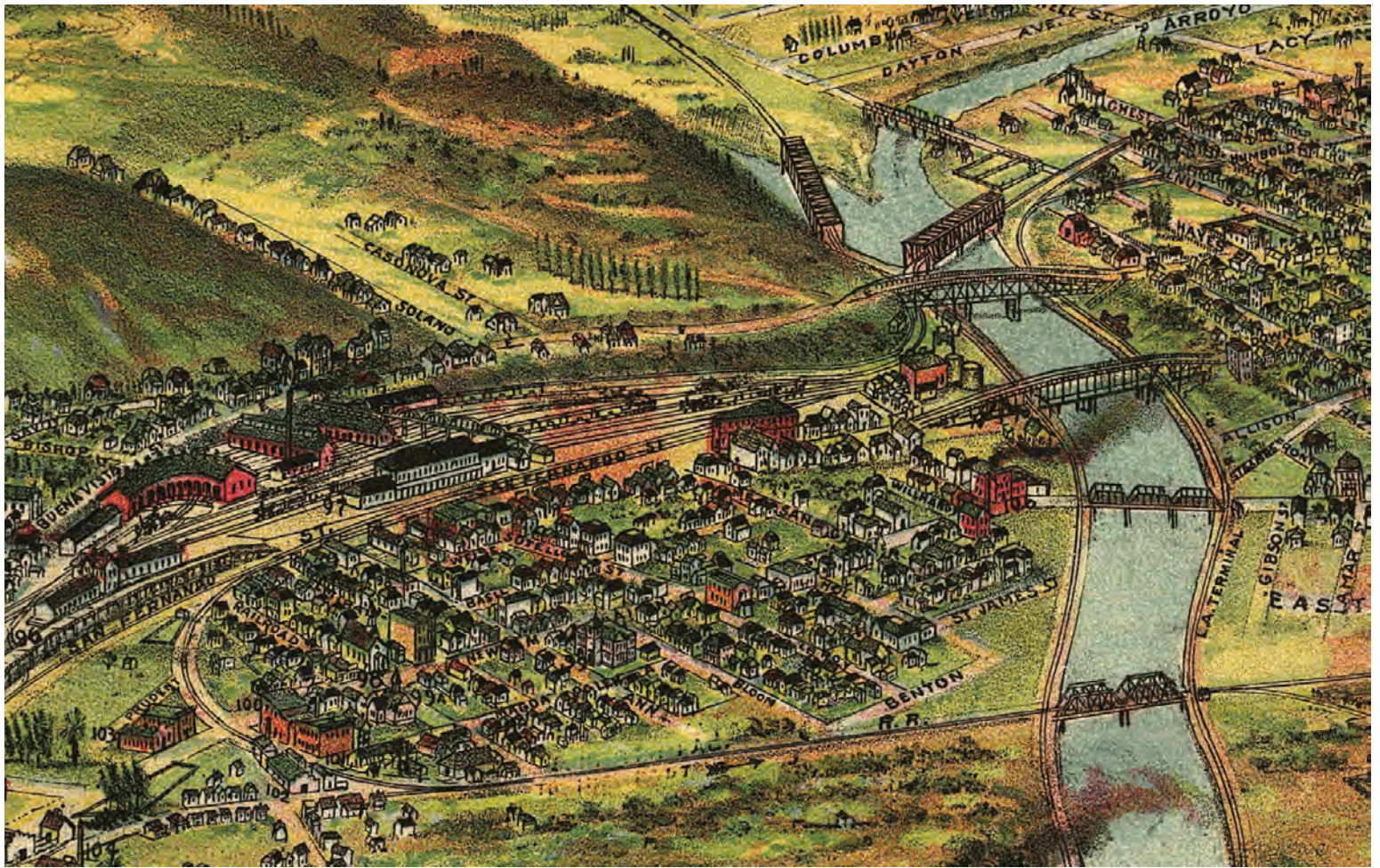


Zoning and Standards

Chapter 2





2.1 Zoning

A. Purposes

These zoning regulations are intended to:

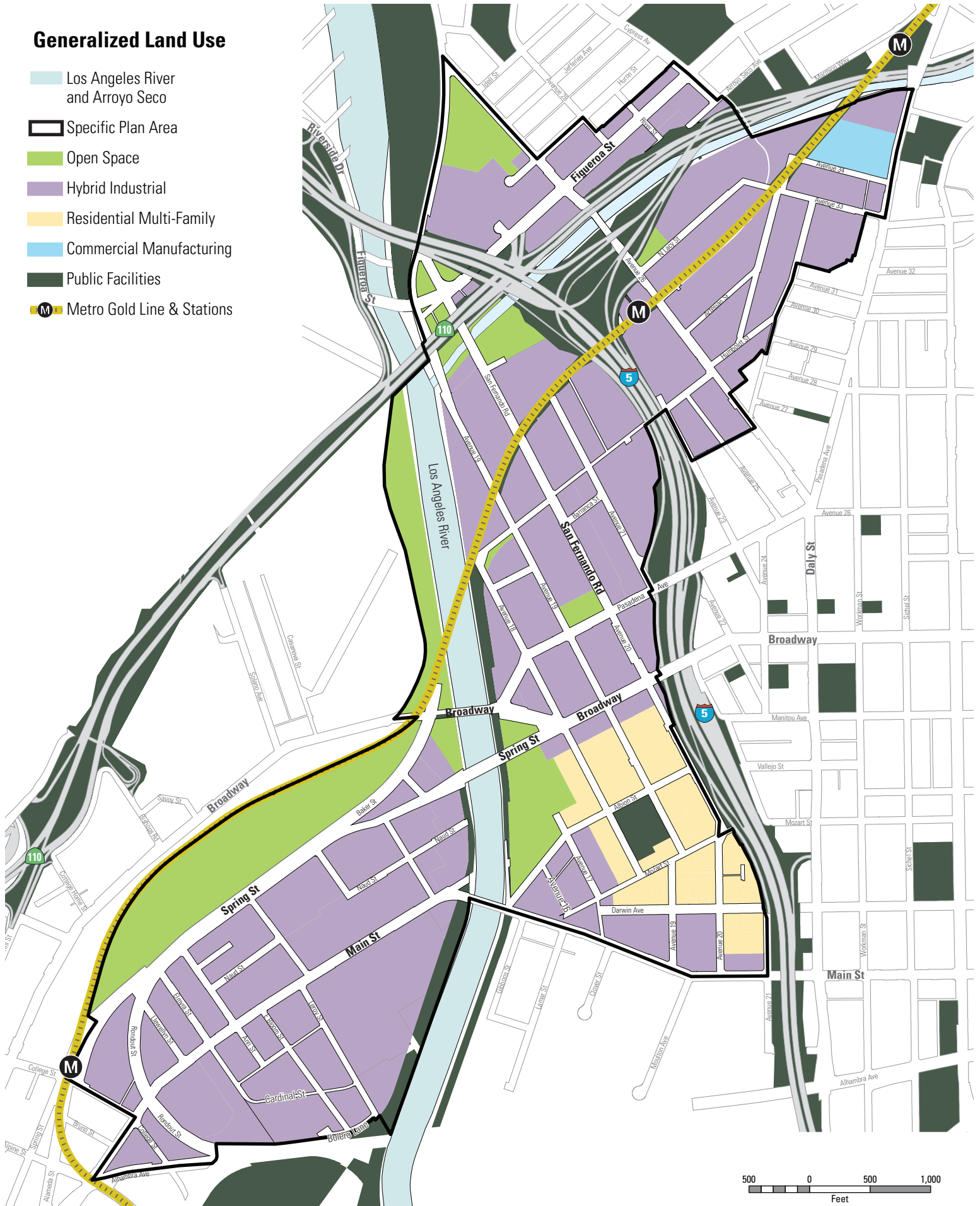
1. Protect existing light industrial areas from residential encroachment.
2. Provide areas where residential, commercial, and light industrial uses can co-locate horizontally and/or vertically.
3. Facilitate the development of mixed-use and affordable housing projects.
4. Ensure the continued provision of housing for extremely low and very low income populations.
5. Encourage the inclusion of affordable housing in the future redevelopment of city owned properties, especially those located within the Urban Village zone.

B. Land Use

1. The Plan is divided into the following four land use categories:
 - a. Public Facility
 - b. Open Space
 - c. Residential Multi-Family
 - d. Hybrid Industrial
2. The boundaries of each land use category are illustrated on the Generalized Land Use Map.

Generalized Land Use

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Open Space
-  Hybrid Industrial
-  Residential Multi-Family
-  Commercial Manufacturing
-  Public Facilities
-  Metro Gold Line & Stations



500 0 500 1,000
Feet

Prepared by Los Angeles Department of City Planning
025_ & 05.2013

C. Zoning Districts

1. The Plan is divided into the following zones:
 - a. Greenway (CASP)
 - b. Urban Village (CASP)
 - c. Urban Innovation (CASP)
 - d. Urban Center (CASP)
2. The boundaries of each zone are indicated on the Zoning District Map.



Greenway



Urban Village

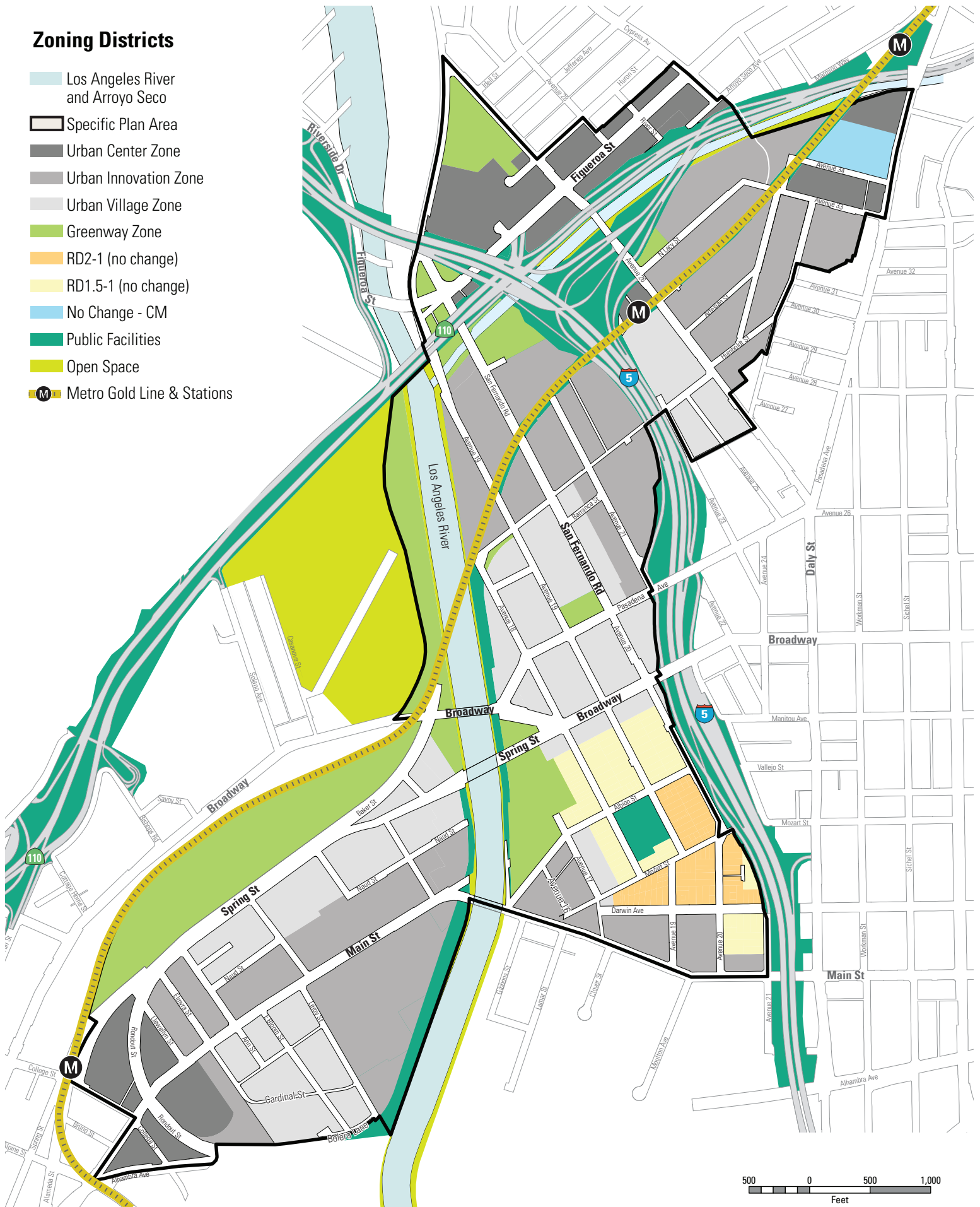


Urban Innovation



Urban Center

Zoning Districts



500 0 500 1,000
Feet

Prepared by Los Angeles Department of City Planning
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D. Permitted Uses

The permitted uses for each zone are set forth in the following Use Classification Table. All other uses are prohibited, except as follows:

1. Accessory Uses that are customarily incidental to the main building or use of land and that are located on the same lot are permitted, even if not listed in the Use Classification Table. There is no maximum lot area that may be occupied by an Accessory Use.
2. Outdoor Eating Areas. Outdoor eating areas are permitted on all building floors, sidewalk easements and public sidewalk areas, when in compliance with all other applicable local, state and federal requirements. Outdoor eating areas shall be designed in accordance with the applicable urban design standards.

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Heavy Manufacturing	No	No	No	No
Corporate Headquarters	No	Yes	Yes	Yes
Light Manufacturing and Assembly	No	Yes	Yes	Yes
Repair and Maintenance Facilities	No	Yes ²	Yes	Yes
Research and Development	No	Yes	Yes	Yes
Publishing, Motion Picture, Broadcasting	No	Yes	Yes	Yes
Trucking and Transportation Terminals	No	No	No	CUP
Urban Agriculture	No	Yes	Yes	Yes
Utilities	Yes	Yes	Yes	Yes
Warehousing, Distribution, and Storage	No	Ancillary ⁴	Yes ⁴	Yes ⁴
Waste Management and Remediation Services	No	CUP	CUP	CUP
Wholesale (including showrooms)	No	Yes	Yes	Yes
Automobile Fueling Stations	No	CUP	CUP	CUP
Commercial Office	No	Yes ¹	Ancillary	Yes ¹

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Hotels	No	Yes ¹	Yes ¹	Yes ¹
Public Parking	Yes ⁶	Yes ⁶	Yes ⁶	Yes ⁶
Restaurants and Bars	Yes ^{1,3}	Ancillary ^{3,9}	Ancillary ^{3,9}	Ancillary ^{3,9}
Retail and Personal Services	Ancillary	Ancillary ¹	Ancillary ¹	Ancillary ¹
Server Farms	No	Ancillary	No	Ancillary
Residential-Multi-Family, Small Lot Subdivisions and Senior Independent Housing	No	Yes ¹	Yes ¹	Yes ¹
Residential-Single Family	No	No	No	No
Hospitals, Nursing and Residential Care Facilities	No	CUP	No	No
Entertainment, Exhibit & Cultural Facilities	Yes	Yes	Ancillary ⁸	Yes
Recreation Facilities and Spectator Sports	Yes	Yes	Ancillary	Yes
Conservation, Environmental and Social Service Organizations, Religious Institutions, and Public Facilities	Yes ⁷	Yes	Yes	Yes
Schools, Colleges, Tutoring, and Vocational Technical Training Programs	No	Yes	Yes ⁵	Yes

Footnotes for Use Classification Table

1. See Limits Table for area, FAR, and square footage limits.
2. Truck repair uses are not permitted in the Urban Village zone.
3. Free Standing Fast Food establishments are permitted with a Conditional Use Permit pursuant to Section 12.24.W.17., except that the finding set forth in Section 12.24.W.17 (a) shall not apply.
4. Self storage uses are limited to 50% of the Base FAR.
5. Schools, Colleges, Tutoring, and Technical Training Programs in the Urban Innovation zone are limited to Vocational Technical Training Schools or Programs.
6. Parking uses must be combined with the development of other uses, and such other uses must equal no less than a 1:1 FAR for the project site.
7. Conservation, Environmental, and Social Services uses are limited to Block 70 in the Block Numbers Map on page 3-23.
8. These uses are limited to Block 52 in the Block Numbers Map on page 3-23.
9. If the parcel is 30,000 square feet in area or less, then the Ancillary Use is permitted up to a 1:1 FAR.

E. Use Limitations

1. The following uses shall be prohibited within the Plan area:
 - a. Auto wrecking, salvage and tow yards, except as Accessory Uses.
 - b. Drive-through establishments.
2. As set forth below, the following uses are further limited as to a percentage of the applicable FAR, maximum square footage, or maximum number of rooms.
3. **Density.** There is no limit on the number of dwelling units or guest rooms permitted on any lot located within the Plan area.

LIMITS TABLE

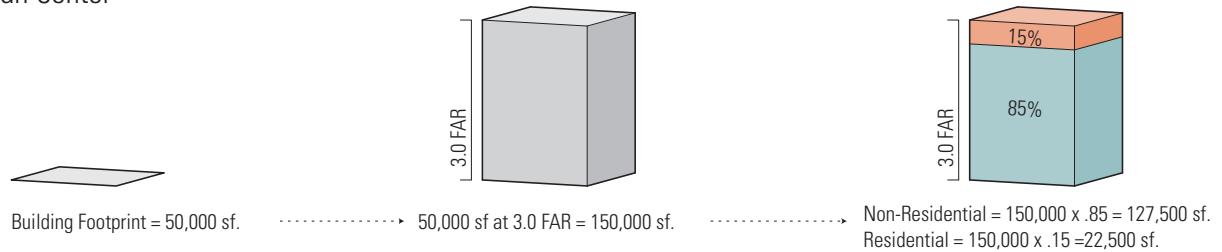
Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Office	N/A	65% ^a	Ancillary-(10%) ^a	65% ^a
Retail square footage limit	1,200 sf ^b	15,000 sf ^b	5,000 sf ^b	50,000 sf ^b
Retail and/or Personal Services	Only Retail uses are permitted, and they are subject to a 10% FAR limitation. ^a	20% ^a	20% ^a	20% ^a
Residential Multi-Family	N/A	90% ^{c,d}	15% ^{c,d}	15% ^{c,d}
Commercial Hotels	N/A	150 rooms	100 rooms	200 rooms

Footnote for Limits Table

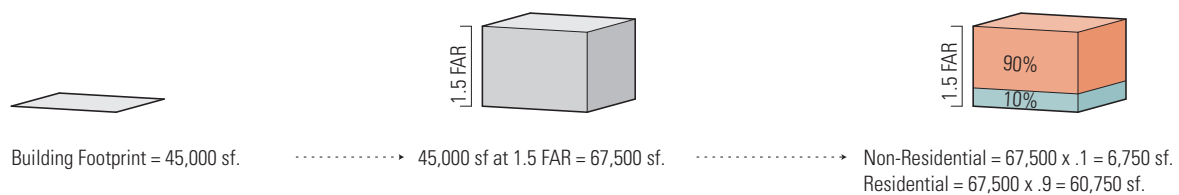
- a. The floor area for the use shall not exceed the allowable percentage of the site's Base FAR set forth in the Limits Table. For example, a 100,000 square foot site with a permitted 3:1 Base FAR may not be developed with a Commercial Office project that exceeds 195,000 square feet (i.e., 65% of 300,000 sf) of commercial use. The same project could include other permitted uses to maximize the permitted total floor area if desired. If a Project applicant obtains a FAR in excess of their Base FAR as a result of a Bonus Option or TFAR, then the floor area for the use shall not exceed the allowable percentage of the site's total FAR.
- b. The square footage provided is the maximum square footage permitted for each Retail establishment on the lot.
- c. The maximum floor area of Residential Multi-Family uses shall not exceed the stated percentage of the total gross floor area of all principal and Ancillary Uses combined.
- d. Only the "living" portion of a joint living and work quarter that is designed for residential purposes shall count towards the residential square footage limitation.

Figure 2.1
Residential Use Limits

Urban Center



Urban Village



Residential Use
Non-Residential Use

F. Floor Area Limitations

1. A Base FAR and a Maximum FAR is established for each parcel as set forth in the FAR Table below and further illustrated in the FAR Map.
2. Where applicable, the Base FAR can be increased up to the Maximum FAR, through the Bonus FAR and/or Transfer of Floor Area (TFAR) Programs described in Section 2.1.1 of this Plan.
3. Residential projects with more than 15 units must utilize the Bonus FAR Program to be eligible for the TFAR Program, except for projects purchasing Unused FAR from a Donor Site that participated in the Bonus FAR Program (See 2.1.1.4).

FAR TABLE

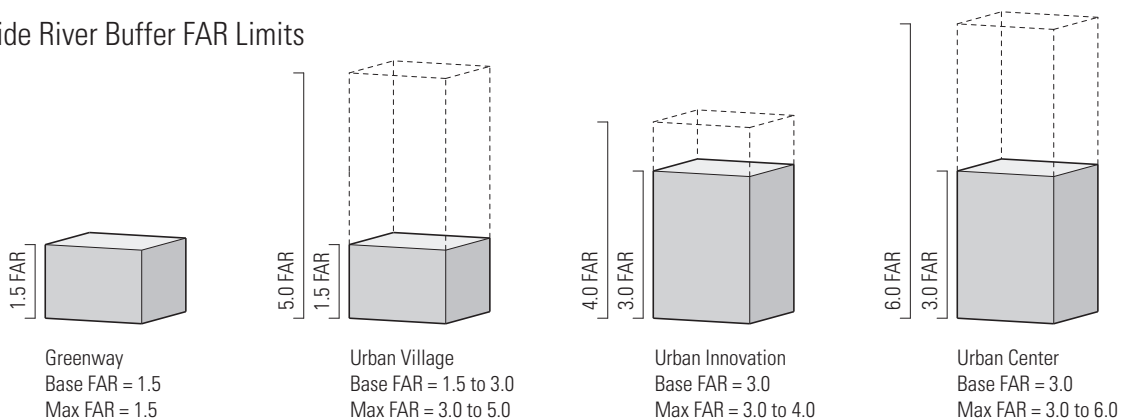
	Greenway	Urban Village	Urban Innovation	Urban Center
Base FAR	1.5:1	1.5:1 or 3:1 ^a	3.0:1	3.0:1
Base FAR within River Buffer Areas	1.5:1	1.5:1	1.5:1	1.5:1
Max FAR	1.5:1	3:1 to 5:1 ^b	3:1 to 4:1 ^b	3:1 to 6:1 ^b
Max FAR within River Buffer Areas	1.5:1	1.5:1 ^c	1.5:1 ^c	1.5:1
Max FAR within River Buffer Areas with Affordable Housing Bonus Option	NA	2:1	1.8:1	1.8:1

FAR Table Footnotes

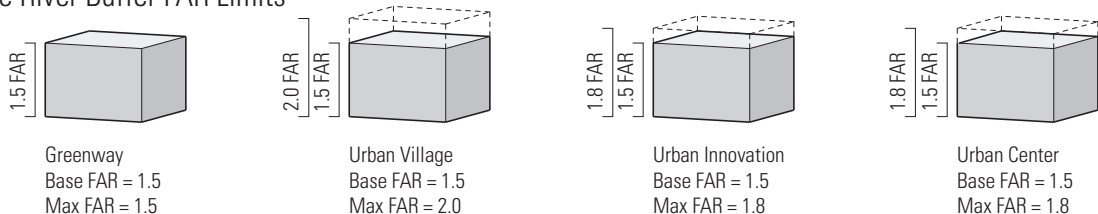
- Projects with more than 15 residential units are limited to a 1.5:1 Base FAR unless the residential portion of the project is equal to or less than 75% of the FAR or the Project pursues the Affordable Housing Bonus Option in Section 2.1 G 1. All other Projects are limited to a 3.0:1 Base FAR. As set forth in the Limits Table, the residential component of a Project is limited to 90% of the Project's FAR.
- The Maximum FAR for each parcel varies depending on its location, as set forth in the FAR Map.
- Parcels located entirely within the River Buffer Area are limited to a Maximum 1.5:1 FAR. If a Parcel is located both inside and outside of the River Buffer Area, then the Maximum 1.5:1 FAR shall only apply to the portion of the parcel inside the River Buffer Area, unless restricted elsewhere in the FAR Table. The Base FAR for projects that straddle the River Buffer Area shall be calculated by multiplying the lot square footage within the River Buffer Area by 1.5 and multiplying the lot square footage outside the River Buffer Area by the Base FAR. The sum of these two totals represents the total Base FAR of the project. Example: $(10,000 \text{ sf} \times 1.5) + (10,000 \text{ sf} \times 3.0) = 45,000 \text{ sf}$. Any portion of a project can be built within the River Buffer Area as long as the project does not exceed the average maximum height and maximum lot coverage established for the area within the River Buffer Area.

Figure 2.2
FAR Limits







Outside River Buffer FAR Limits



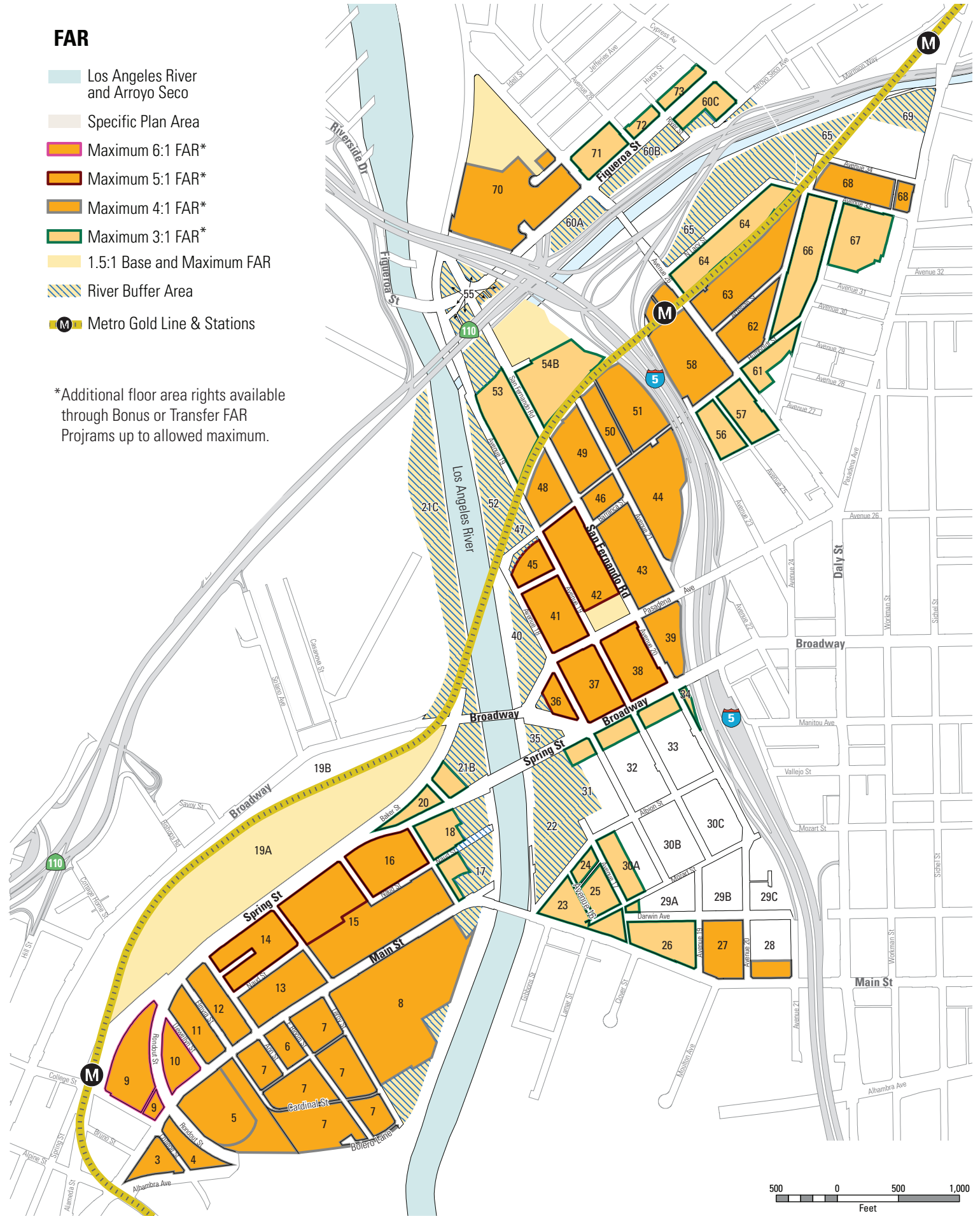
Inside River Buffer FAR Limits



FAR

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

*Additional floor area rights available through Bonus or Transfer FAR Programs up to allowed maximum.



G. Floor Area Bonus

Project applicants may obtain additional floor area rights by complying with the Affordable Housing Bonus Option and/or the Community Benefit Bonus Options as described below.

1. **Affordable Housing Bonus Option.** Projects in the Urban Village, Urban Innovation, or Urban Center Zones that include Residential uses may participate in the Affordable Housing Bonus Option. Projects may pursue, as appropriate, either of the two Affordable Housing Bonus Strategies- Strategy A or Strategy B.
 - a. **Certificate of Occupancy.** If an applicant elects to pursue the Affordable Housing Bonus Option, then no certificate of occupancy may be issued for the Project unless a certificate of occupancy is concurrently issued for, or has already been issued for, the restricted affordable residential units.
 - b. **Strategy A.** If an applicant agrees to set aside a portion of the Residential units in a Project for affordable housing, then the Project shall be granted a Floor Area Bonus as set forth in the following table.

FLOOR AREA BONUS TABLE- STRATEGY A*

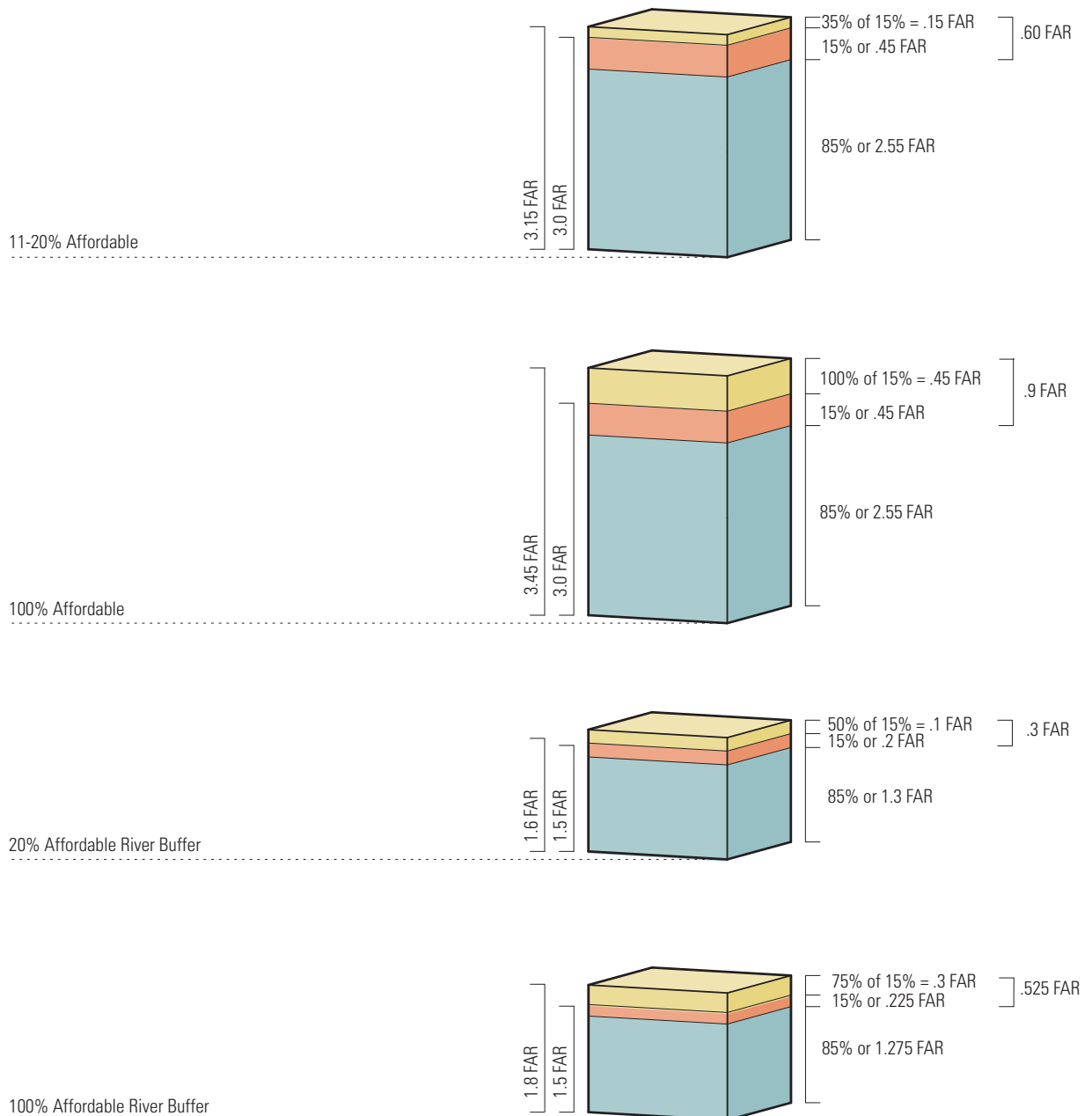
Affordability Level/Location	Greenway	Urban Village	Urban Innovation	Urban Center
11% of units set aside for households earning 50% of AMI or less, or 20% of units set aside for households earning 80% of AMI or less	NA	3:1	3.15:1 (The Residential portion of the Project is subject to a .6:1 FAR)	3.15:1 (The Residential portion of the Project is subject to a .6:1 FAR)
100% of units set aside for households earning 80% of AMI or less	NA	4:1	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)
11% of units located in the River Buffer set aside for households earning 50% of AMI or less, or 20% of units located in the River Buffer set aside for households earning 80% of AMI or less	NA	2:1	1.6:1 (The residential portion of the Project is subject to a .3:1 FAR)	1.6:1 (The residential portion of the Project is subject to a .3:1 FAR)
100% of units located in the River Buffer set aside for households earning 80% of AMI or less	NA	2:1	1.8:1 (The residential portion of the Project is subject to a .525:1 FAR)	1.8:1 (The residential portion of the Project is subject to a .525:1 FAR)

Floor Area Bonus Strategy A Footnote

*Projects located in an area with a Maximum FAR of 3:1, as shown on the FAR Map, shall be limited to a 3.375:1 FAR.

Figure 2.3
Affordable Housing Bonus Option; Strategy A

Urban Innovation/Center



■ Residential Use
■ Non-Residential Use
■ Affordable Housing Bonus Option

- c. **Strategy B.** As an alternative to Strategy A, if an applicant agrees to set aside a portion of the Residential units in a Project for affordable housing, then for each square foot of affordable housing constructed, the applicant shall be granted the right to construct additional floor area above the Base FAR for the Project, as set forth in the Bonus Square Footage Table below. One additional square foot shall be added to the bonus numbers set forth below for square footage that is used to construct affordable units containing three or more bedrooms.

BONUS SQUARE FOOTAGE TABLE- UNTIL FIVE YEARS FOLLOWING PLAN ADOPTION*

Affordability	Affordable SF	Market SF	Total Bonus SF
Extremely-Low - Units set aside for households earning 30% of AMI or less	1	18	19
Very Low - Units set aside for households earning 50% of AMI or less	1	13	14
Low - Units set aside for households earning 80% of AMI or less	1	5	6

Bonus Square Footage Table Footnote

*Five Years After Plan Adoption the market square value footage is reduced by half unless the City Council legislatively acts to modify the current market square footage. The revised numbers shall not apply to Projects for which the application is deemed complete by the Department of City Planning prior to the termination of the five year period following Plan adoption.

- d. **Floor Area Bonus.** The Floor Area Bonus in Strategy B is limited to the Maximum FAR set forth in the following table.

FLOOR AREA BONUS LIMITS- STRATEGY B TABLE*

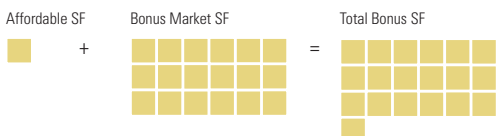
Location	Greenway	Urban Village	Urban Innovation	Urban Center
Outside of the River Buffer Area	NA	4:1	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)
Within the River Buffer Area	NA	2:1	1.8:1 (The Residential portion of the Project is subject to a .525:1 FAR)	1.8:1 (The Residential portion of the Project is subject to a .525:1 FAR)

Floor Area Bonus- Strategy B Footnote

*Projects located in an area with a Maximum FAR of 3:1, as shown on the FAR Map, shall be limited to a 3.375:1 FAR.

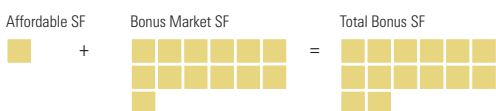
Figure 2.4
Affordable Housing Bonus Option; Strategy B

Extremely Low



Affordable Unit SF at 30% AMI + 18 Bonus Market SF = 19 Total Bonus SF
 Ex. 1,000 + 18,000 = 19,000

Very Low



Affordable Unit SF at 50% AMI + 13 Bonus Market SF = 14 Total Bonus SF
 Ex. 2,000 + 26,000 = 28,000

Low



Affordable Unit SF at 80% AMI + 5 Bonus Market SF = 6 Total Bonus SF
 Ex. 1,000 + 5,000 = 6,000

- e. **Incentives.** Applicants who participate in the Affordable Housing Bonus Option (either Strategy A or B) are eligible for up to three on or off-menu incentives either based upon the requirements set forth in Government Code Section 65915 (d)(2) (or any successor mandatory state statute), or as set forth below, whichever results in the greater number of incentives.
 - i. **Strategy A.** A Strategy A Project:
 - a) With at least 11% very-low income or 20% low-income affordable units is eligible for two incentives.
 - b) With 100% units set aside for households earning 80% of AMI or less is eligible for three incentives.
 - ii. **Strategy B.** A Strategy B Project that achieves:
 - a) A 3.0:1 FAR, or greater, shall be eligible for one incentive
 - b) A 3.5:1 FAR, or greater, shall be eligible for two incentives
 - c) A 4.0:1 FAR, or greater, shall be eligible for three incentives.

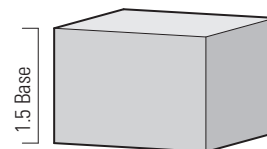
Figure 2.5
Affordable Housing Bonus Option; Strategy B

Urban Village

Building Footprint = 45,000 sf

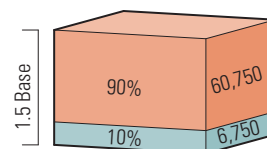


Total SF = 45,000 sf at 1.5 FAR = 67,500 sf

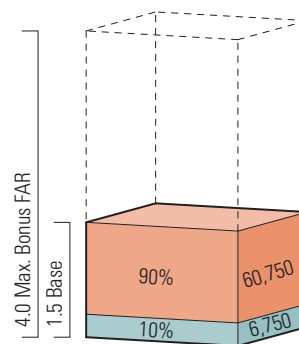


Residential SF = 67,000 x .9 = 60,750 sf

Non-Residential SF = 67,500 x .1 = 6,750 sf



Density Bonus FAR Limit = 4.0 FAR



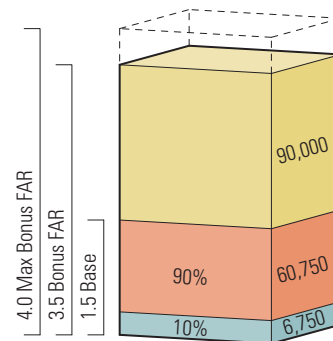
Bonus FAR

Affordable SF at 30% AMI + 18 Bonus Market SF = 19 Total SF at 30% AMI
 Ex. 2,000 + 36,000 = 38,000

Affordable SF at 50% AMI + 13 Bonus Market SF = 14 Total SF at 50% AMI
 Ex. 2,000 + 26,000 = 28,000

Affordable SF at 80% AMI + 5 Bonus Market SF = 6 Total SF at 80% AMI
 Ex. 3,667 + 18,333 = 22,000

Total Bonus SF = Total at 35% AMI + Total at 50% AMI + Total at 80% AMI
 Ex. 28,000 + 22,000 + 38,000 = 90,000 SF



- Residential Use
- Non-Residential Use
- Affordable Housing Bonus Option

iii. On-Menu Incentives.

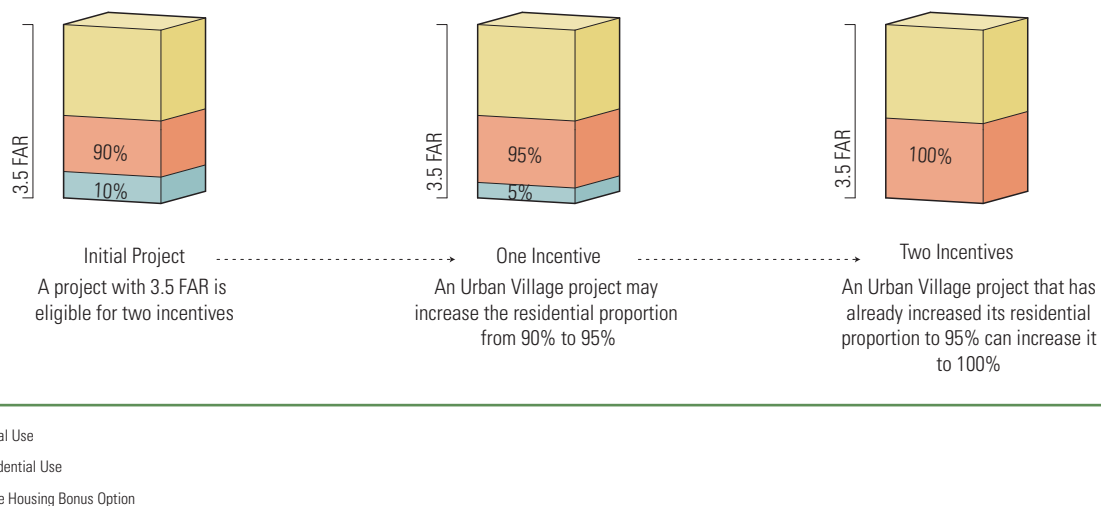
- a) For Projects in the Urban Village Zone, the portion of square footage developed for residential uses may be increased from 90% to 95% of the maximum permitted floor area.
- b) For Projects in the Urban Village Zone utilizing incentive a) above, the portion of square footage developed for residential uses may be increased from 95% to 100% of the maximum permitted floor area.
- c) The maximum height for Projects may be increased by 15 feet.
- d) Public areas, accessible to all residents, including public common areas that serve both residential and commercial uses, and any unenclosed architectural features and building areas, such as a decks, patios, porticos, trellises, or port-cheres may be excluded from the total floor area calculation.

iv. Off-Menu Incentives And Waivers of Development Standards.

- a) A Project applicant seeking an off-menu incentive or waiver of development standards shall follow the procedures for conditional uses set forth in Section 12.24 D of the LAMC. A public hearing shall be held by the City Planning Commission or its designee. The decision of the City Planning Commission shall be final.
- b) The City Planning Commission shall grant an off-menu incentive if it finds, based upon substantial evidence in the record, that the off-menu incentive is necessary in order to make the Restricted Affordable Units economically feasible. As part of the application materials, the applicant shall provide a pro forma or other documentation to show that the off-menu incentive is necessary in order to make the Restricted Affordable Units economically feasible.
- c) A Project applicant may apply for the waiver of any development standard contained in this Plan, or to any applicable development standard set forth in the Chapter 1 of the Municipal Code. The City Planning Commission shall grant a waiver if it finds, based upon substantial evidence in the record, that the development standard in question will have the effect of physically precluding the construction of the affordable housing Project with the incentives granted above. As part of the application materials, the applicant shall provide documentation demonstrating the need for the waiver.

- v. **Covenant.** Applicants who receive a Floor Area Bonus under the Affordable Housing Option shall comply with the following conditions prior to obtaining a building permit for the Project:
- Rental Units.** Applicants shall sign and record a covenant acceptable to the Los Angeles Housing Department (LAHD) guaranteeing that the occupancy restriction will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.
 - For-Sale Units.** Applicants shall sign and record a covenant acceptable to the Los Angeles Housing Department and consistent with the for-sale requirements of California Government Code Section 65915(c)(2) guaranteeing that the affordability criteria will be observed for at least ten years from the issuance of the Certificate of Occupancy.
 - If the duration of affordability covenants set forth in this section conflicts with the duration of any other government requirement, the longest duration shall control.
 - The covenants described in this section must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

Figure 2.6
Incentives



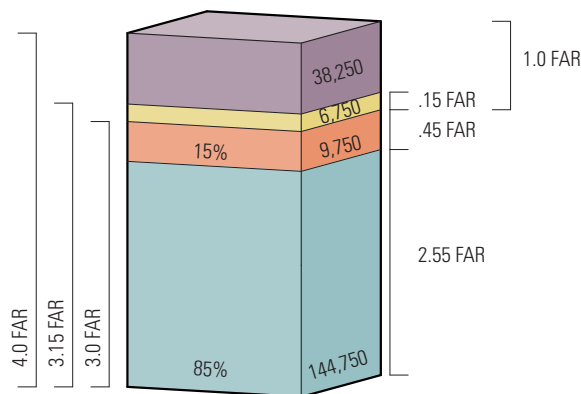
- e) Restricted affordable units shall be provided in accordance with the City's most recently approved Affordable Housing Incentives Guidelines.
- f) Rent for the restricted affordable units are established pursuant to California Health and Safety Code Section 50053, except that rent for publicly subsidized restricted affordable units may be established pursuant to HUD's maximum allowable rent levels that are published on the LAHD website each year.

2. Community Benefit Option.

- a. Increased Floor Area Rights. Subject to the limitations set forth below, Project applicants may obtain additional Floor Area Rights by providing the following Community Benefits.
 - i. Open Space. A Project applicant may add 3 square feet of Floor Area for each square foot of publicly accessible open space provided.
 - ii. Community Facility. A Project applicant may add 6 square feet of Floor Area for each square foot of area provided for a Community Facility.
 - iii. Passageway. A Project applicant may add 3 square feet of Floor Area for each square foot of a public passageway that extends from an adjacent street to another public right-of-way.

Figure 2.7
Community Benefit Option

Example of a Non-Residential Project



Ex. Open Space SF x 3 = Bonus Floor Area SF
EX: 3,250 sf x 3 = 9,750 sf

Community Facility SF x 6 = Bonus Floor Area SF
EX: 2,000 sf x 6 = 18,000 sf

Passageway SF x 3 = Bonus Floor Area SF
EX: 3,500 sf x 3 = 10,500 sf

Total Community Benefit Option = 38,250 sf



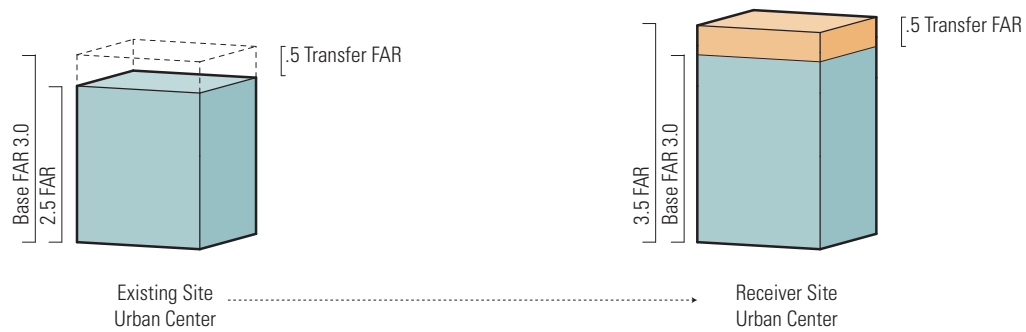
- a) The owner or owners of the lot on which the passageway is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide the passageway as a publicly accessible pedestrian passageway so long as the building or use the passage is intended to serve is maintained.
 - b) Such a passageway shall permit unlimited 24 hour public access to pedestrians, bicyclists, and emergency vehicles.
 - c) Passageways shall be designed in conformance with Section 2.4 L 3.
- b. Limitations and Administration.
- i. Residential and/or Mixed-Use Projects with a Base FAR of 2.5:1 that have obtained a 3.375:1 FAR by utilizing the Affordable Housing Option may obtain up to an additional .625 FAR in locations where the Maximum FAR is 4:1 or greater.
 - ii. Projects that include more than 15 residential units must comply with the Affordable Housing Density Option to be eligible for the Community Benefit Option set forth in this section, or to be eligible for the TFAR Program in Section 2.1 I. below.
 - iii. A Non-Residential Project and/or a Mixed-Use Project with less than 15 Residential units, or a Mixed-Use Project that has a Base FAR of 3:1 and that has Residential uses comprising less than 75% of the total uses on the site may obtain up to an additional 1:1 FAR (where permitted - see FAR Map) through the Community Benefits Option. Project applicants must apply for Project Permit Compliance Review, and submit with their application an Allocation Plan as described in Section 6.G of this plan.
 - iv. Public benefits may be provided on the same site as the Project or on a site within the Specific Plan Area.
 - v. The owner or owners of the property that is the recipient of the Community Benefit Bonus shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide the public benefit (or a substitute benefit approved by the director) so long as the building or use the public benefit is intended to serve is maintained. If the public benefit is to be maintained off-site, then the owner or owners of such off-site property shall also record a covenant for the benefit of the City.

H. Transfer of FAR (TFAR) Program

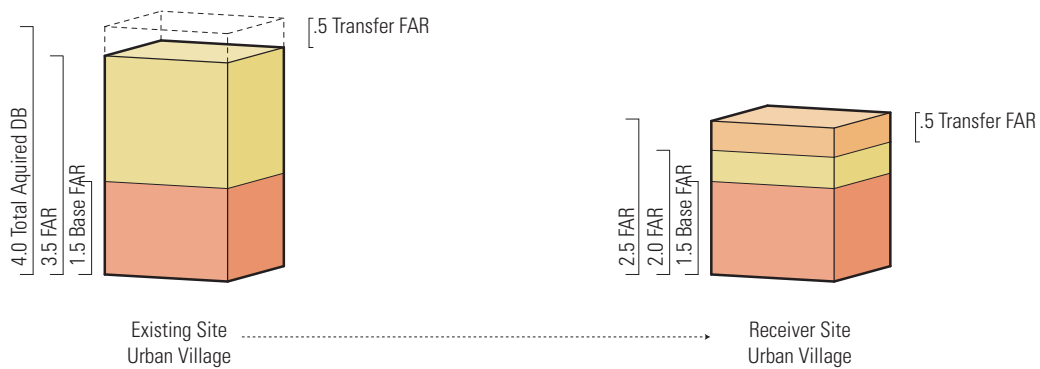
1. Where applicable, non-residential Projects may pursue either the Bonus FAR and/or TFAR Programs up to the allowable Maximum FAR. An existing parcel that has an existing FAR that is less than the Base FAR assigned by this Plan may transfer its Unused FAR to a Receiver Site that is located within the same Zoning District.
2. An existing parcel within the Urban Village District that is eligible, as a result of participation in the Floor Area Bonus Strategy A Option, may transfer any of its Unused FAR to a Receiver Site that is located within the Specific Plan.
3. An existing parcel within the Greenway District that has an existing FAR that is less than the Base FAR assigned by this Plan may transfer its Unused FAR to a Receiver Site that is located within the Specific Plan.
4. Properties within the River Buffer Area may transfer any portion of their Unused FAR to another property within the same district but may not be a Receiver Site.
5. The value of the transferred FAR shall be determined between the participants of the Transfer unless the Donor Site is owned by either the City of Los Angeles or the Los Angeles River Revitalization (Corporation) in which case the Floor Area Payment described in Section 1.2 D will be used to establish the value and payment method.

Figure 2.8
Affordable Housing Bonus Transfer FAR

Base Transfer FAR



DB Transfer FAR



Greenway Transfer FAR





2.2 Building Form

A. Purposes

These zoning regulations are intended to:

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

B. Yard and Setback Regulations

The Project applicant shall provide a site plan that indicates the distance between the Project's property line(s) that abut public rights of way and the front of buildings.

1. **Yard Requirements.** No yard requirements shall apply except as required by the applicable urban design standards. Project applicants shall provide a Sidewalk Easement where required by the Street Standards established in Section 3 of this Plan.
2. **Setbacks.**
 - a. The building setbacks shall be as defined in the Building Setback Table below. The Streetwall Table, which is also set forth below, defines the percentage of the Streetwall that must observe the required building setbacks.
 - b. The ground floor Streetwall (including entries and display windows) may be set back farther than the specified range, provided that structural columns and building walls above the ground floor are located within the specified range.

SETBACK TABLE

Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Street Façade				
- Retail Ground Floor Uses	N/A	0'-5' max	0'-10' max	0'-3' max
- Professional Office/Live Work	N/A	0'-10' max	0'-15' max	0'-5' max
- Industrial Ground Floor Uses	N/A	0'-10' max	0'-15' max	0'-10' max
- Residential Ground Floor Uses	N/A	0'-15' max	N/A	0'-10' max
Alley, Abutting Property Line	0' min	0' min	0' min	0' min
Public Parks	30' min	30' min	30' min	30' min
River or Arroyo Seco	50' min	50' min	50' min	50' min
Rail Tracks	30' min	30' min	30' min	30' min

**Figure 2.9
Ground Floor Streetwall**

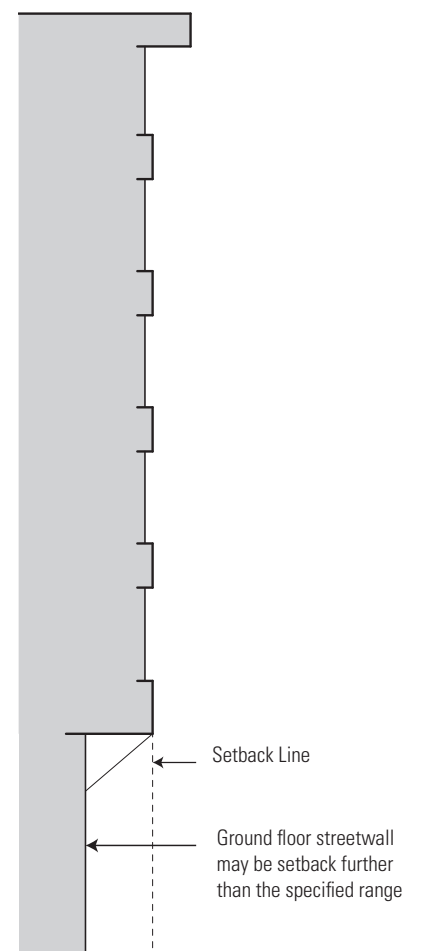
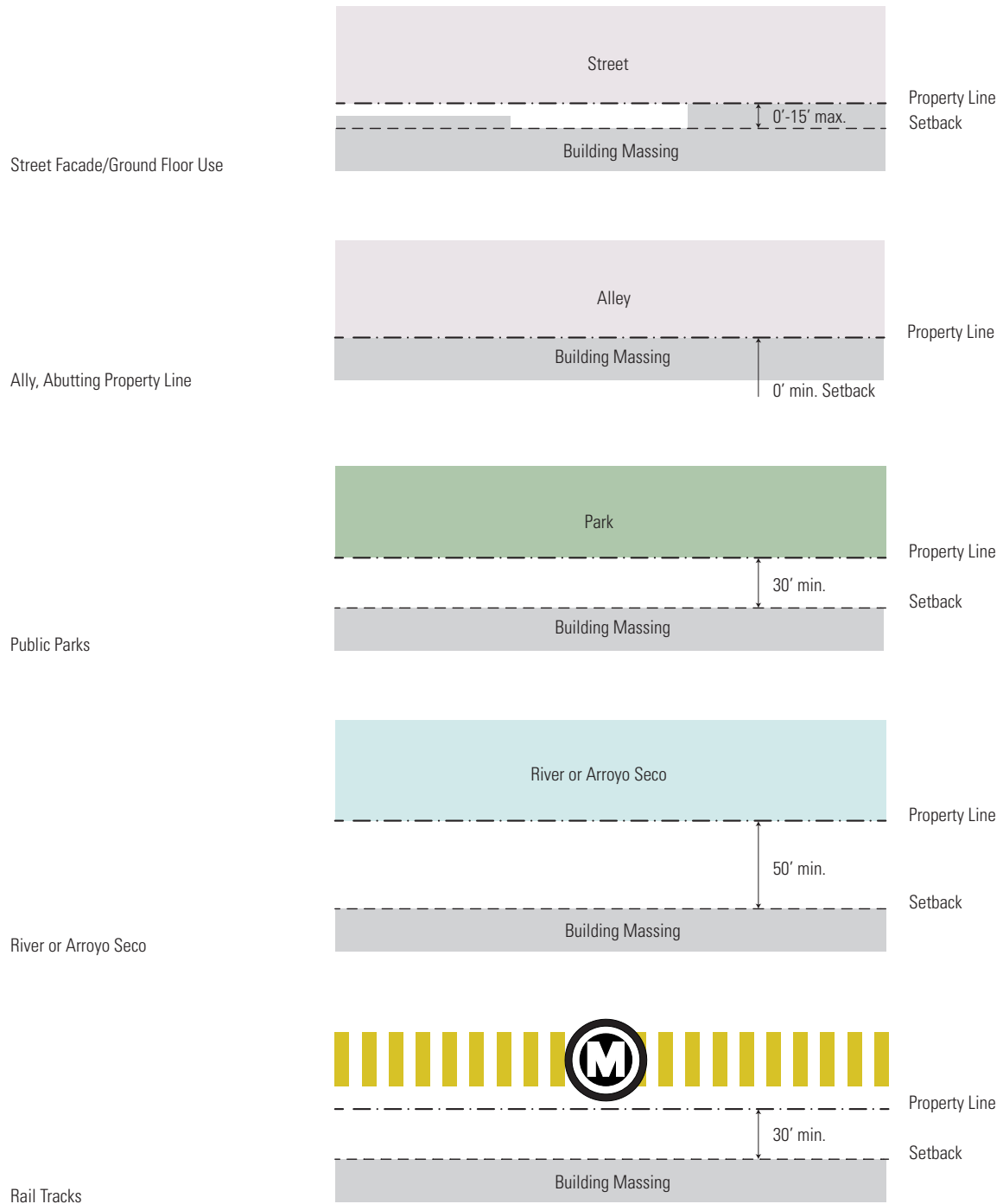


Figure 2.10
Setbacks



C. Streetwall & Massing

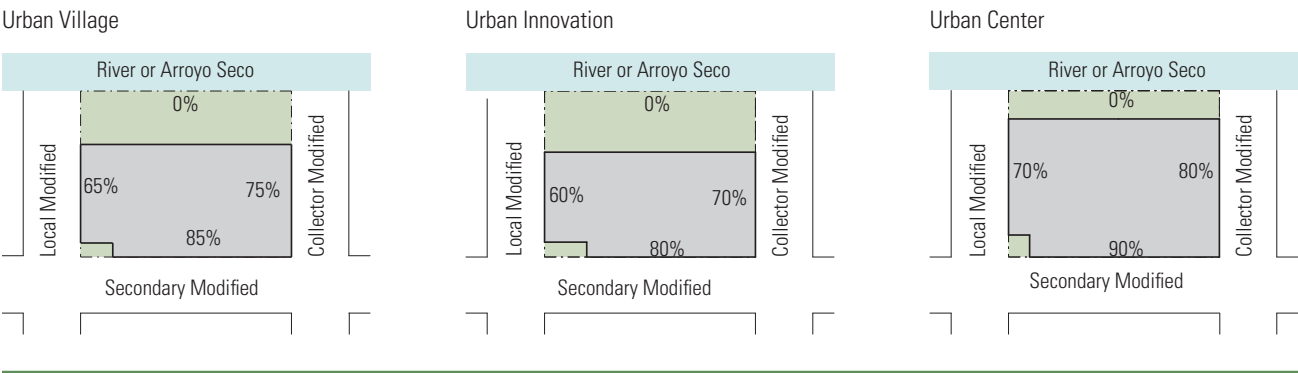
The Project applicant shall provide a site plan that indicates both the overall length of the building and the percent of the facade that is located within the setback area. Indicate what District the Project is located within.

- 1. **Streetwall.** A minimum percentage of the Streetwall shall observe the required Setbacks as set forth below.

STREETWALL TABLE

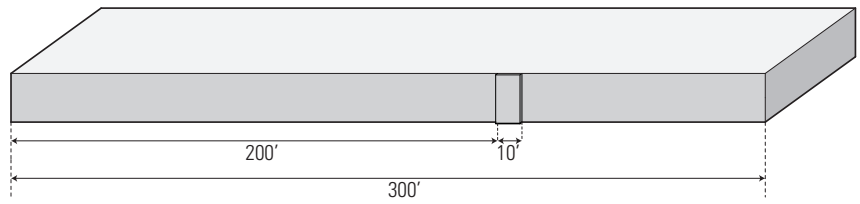
Minimum Percent of Building Streetwall at Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Project Facing River or Arroyo Seco	NA	0%	0%	0%
Project Facing Secondary Modified	NA	85%	80%	90%
Project Facing Collector Modified	NA	75%	70%	80%
Project Facing Local Modified	NA	65%	60%	70%

Figure 2.11
Streetwall



2. Projects that include publicly accessible open space and/or stormwater retention/detention features between the building face and the property line shall be exempt from meeting the Streetwall percentage requirements.
3. **Massing.** Buildings more than 300 feet in length shall include a design element that provides visual relief every 200 feet. The design feature shall either setback from or step forward from the primary face of the building by at least a depth of 12 inches and shall be of a width no less than 5% of the building face (ex: 5% of 200' = 10') and shall extend up the face of the building at least the full height of the building's first story.

Figure 2.12
Massing



D. Maximum Lot Coverage

The Project applicant shall provide a site plan that indicates the square footage of the site, the square footage of the building footprint, and the percentage of the site that is covered with building. The site plan shall also indicate the District and maximum buildable lot coverage permitted for the site.

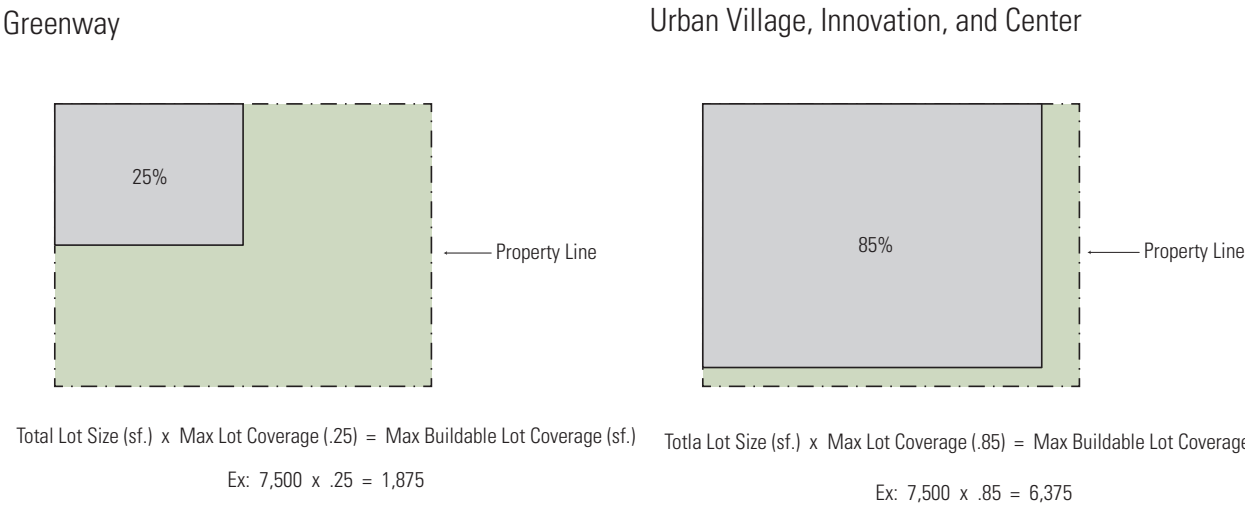
The percentage of a Project’s building footprint relative to the overall site area shall be limited as set forth in the following table.

MAXIMUM LOT COVERAGE TABLE

Max Lot Coverage	Greenway	Urban Village	Urban Innovation	Urban Center
Maximum Buildable Lot Coverage*	25%	85%	85%	85%
Maximum Buildable Lot Coverage for Projects Within The River Buffer Area*	25%	50%	50%	50%

Maximum Lot Coverage Table Footnotes
*Existing buildings are exempt from this limitation. Projects within the Modified River Buffer Area are not subject to the lot coverage limitations established for the Maximum Building Lot Coverage For Projects Within The River Buffer Area category set forth in the Maximum Lot Coverage Table. Those Projects are instead subject to the standard Maximum Buildable Lot Coverage category.

Figure 2.13
Max Lot Coverage



E. Height

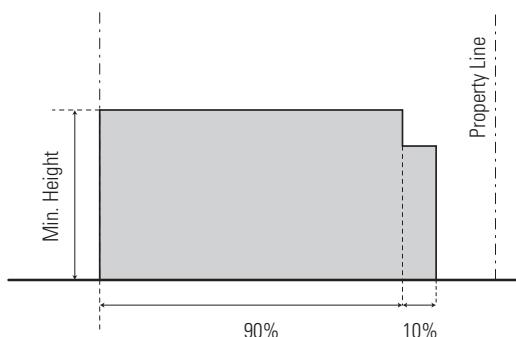
The Project applicant shall provide an elevation that indicates the building's overall height and the height(s) at the street wall(s).

1. 90% of a Streetwall shall comply with the minimum height requirements set forth in the Building Heights Map.
2. The average height of the Project shall not exceed the average maximum height limitations established in the Building Heights Map as measured from the lowest ground level point located within five feet from the building.
3. Parapet walls and other guard rails utilized to enclose roof terraces, gardens or green roofs may exceed the maximum allowable height by up to 42 inches.
4. Buildings shall be designed to cast no more than 1.5 hours of a shadow projection on any park, open space, and/or rooftop area of abutting properties between 10:00 a.m. and 2:00 p.m. on December 21.

The Project applicant shall provide a site plan that includes adjacent properties and indicate the shadow line that will be formed by the building on abutting parks, open spaces, and/or roof top areas, between 10am and 2pm on the Winter Solstice. The site plan shall also indicate the duration of the shadow during these hours.

Figure 2.14

Street Wall Height



Parapet Walls

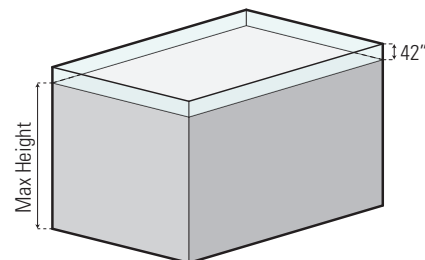
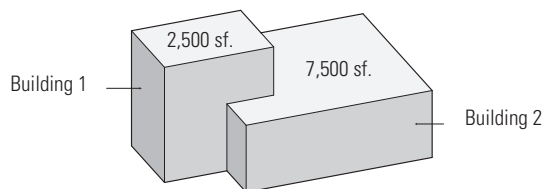


Figure 2.15
Average Height

Step One



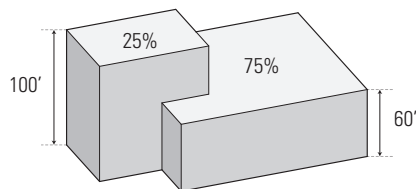
$$\frac{\text{Building 1 Roof Area (sf.)}}{(\text{Building 1 Roof Area (sf.)} + \text{Building 2 Roof Area (sf.)})} = \text{Building 1 Percentage (\%)}$$

$$\text{Ex: } \frac{2,500}{(2,500 + 7,500)} = 25 \%$$

$$\frac{\text{Building 2 Roof Area (sf.)}}{(\text{Building 1 Roof Area (sf.)} + \text{Building 2 Roof Area (sf.)})} = \text{Building 2 Percentage (\%)}$$

$$\text{Ex: } \frac{7,500}{(2,500 + 7,500)} = 75 \%$$












Step Two

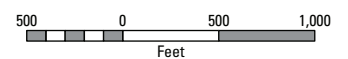
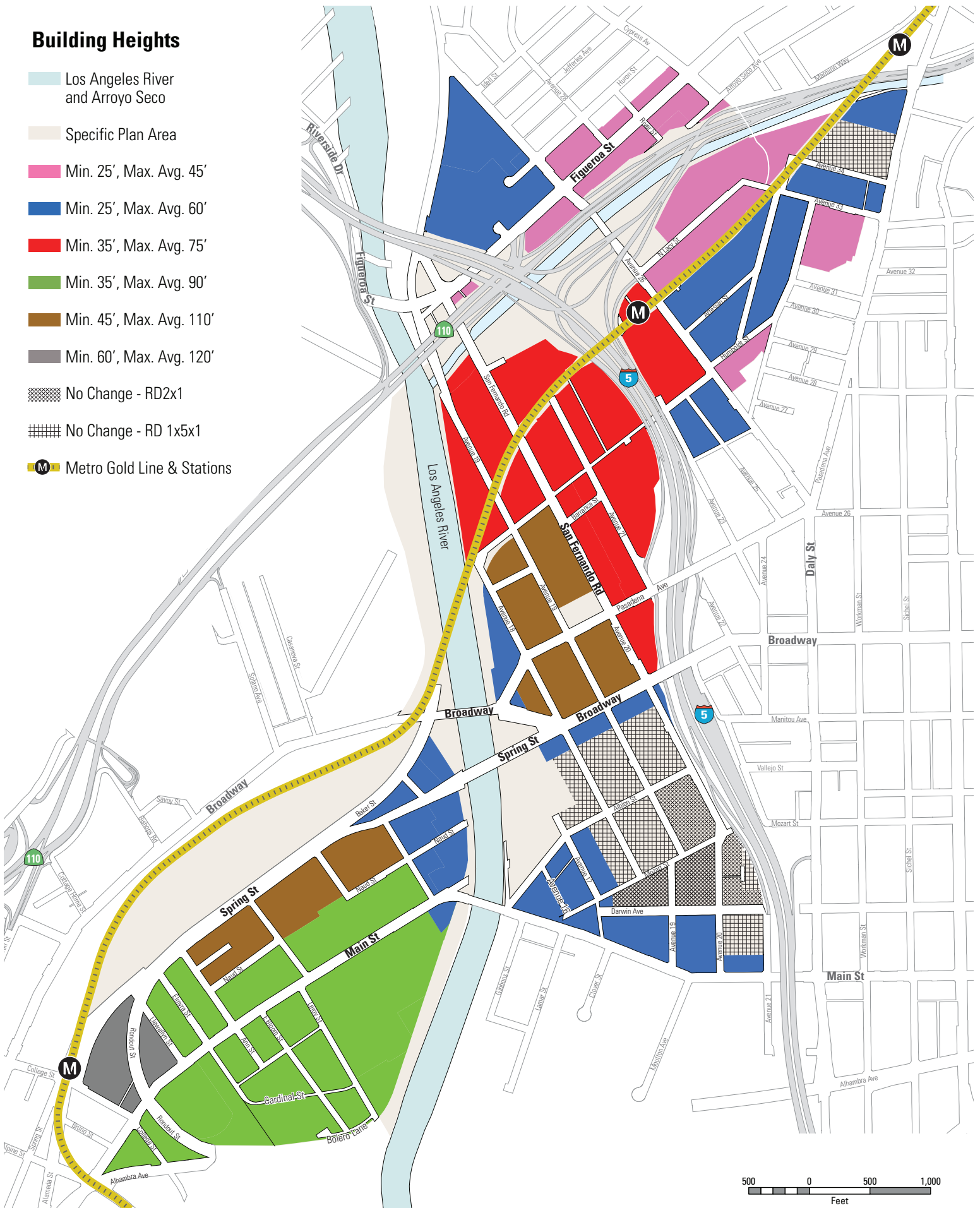


$$(\text{Building 1 Height (ft)} \times \text{Building 1 Percentage (\%)}) + (\text{Building 2 Height (ft)} \times \text{Building 2 Percentage (\%)}) = \text{Average Height}$$

$$\text{Ex: } (100' \times .25) + (60' \times .75) = 70'$$

Building Heights

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Min. 25', Max. Avg. 45'
-  Min. 25', Max. Avg. 60'
-  Min. 35', Max. Avg. 75'
-  Min. 35', Max. Avg. 90'
-  Min. 45', Max. Avg. 110'
-  Min. 60', Max. Avg. 120'
-  No Change - RD2x1
-  No Change - RD 1x5x1
-  Metro Gold Line & Stations



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025_h: 05.2013

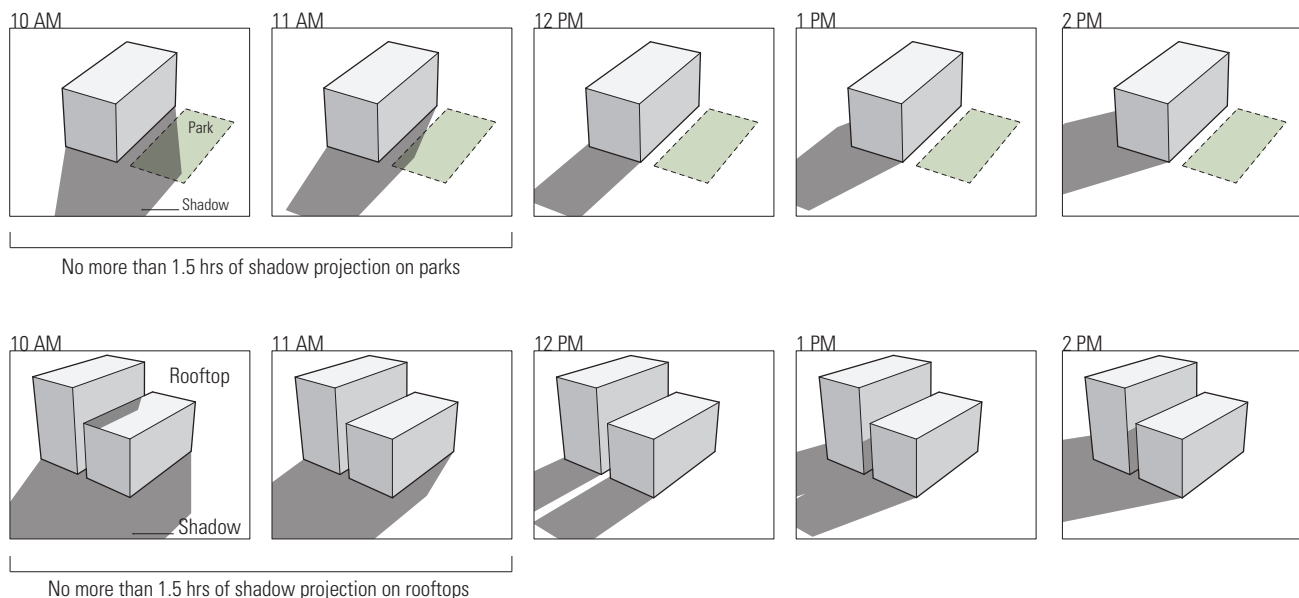
F. Buffers

The Project applicant shall provide a site plan and exterior section that indicates the distance from the building to the adjoining low-density residential property, the standard applicable side or rear yard setback of the adjoining property, and the height of the building at the location where it is closest to the adjoining building. The Project applicant shall also demonstrate that the building's height does not exceed 125% of the combined setback distance.

Projects immediately abutting the RD3 zone or a lower density residential zone, and Projects separated only by an alleyway from such zones shall comply with the following standards:

1. Projects shall observe a setback buffer of no less than 30 feet between the edge of the building and the property line of the low density residentially zoned property.
2. At the buffer line and for a distance of 20 feet back from the buffer line, no building shall exceed a height of 125% of the buffer distance plus the side or rear yard setback required by the zoning of the abutting property. (See Figure 2.17)

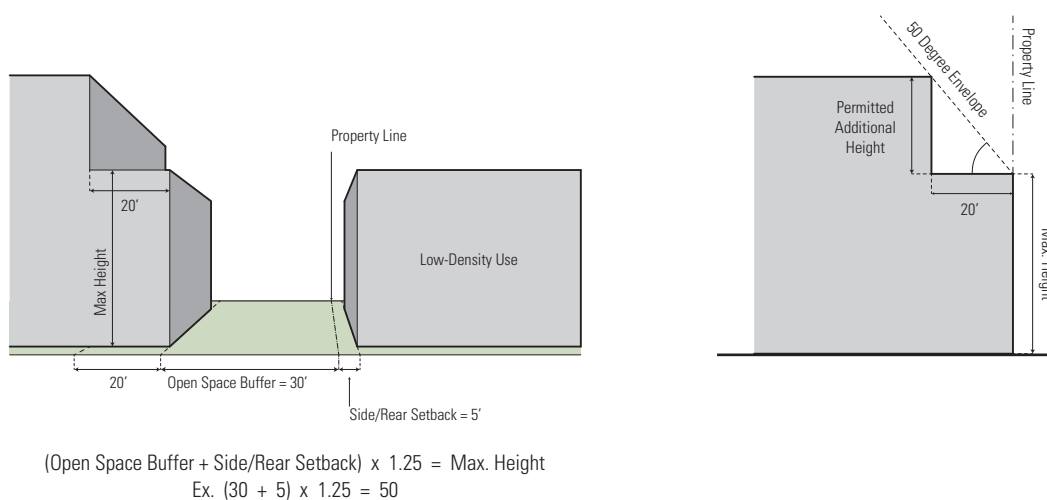
Figure 2.16
Shadow Projection



- Additional height is permitted, up to the limits set forth in the Building Heights map, within a 50 degree envelope. (See Figure 2.17)

The Project applicant shall provide an exterior section that illustrates the building's height at the street wall and that demonstrates that the height above the allowable street wall height does not exceed the 50 degree envelope.

Figure 2.17
Buffers





2.3 Urban Design

A. Purposes

These zoning regulations are intended to:

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

B. Entrance

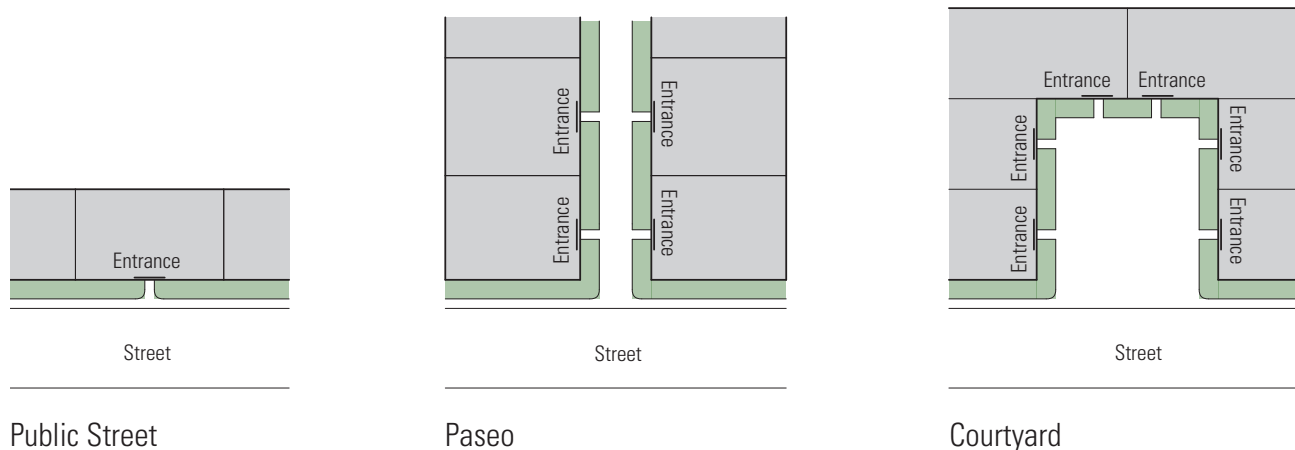
The Project applicant shall provide a site plan that indicates the location of the primary entrances of the building and the location of the entrances in relation to the public street and vehicle parking areas.

1. Primary entrances shall be connected to and visible from a public street such that a pedestrian entering the building need not walk through a vehicle parking area in order to arrive at the entrance.
2. Ground floor (non-residential) tenant spaces located on the public street or sidewalk shall have their primary entrance located adjacent to the public street or sidewalk.
3. Ground floor (non-residential) tenant spaces not located on the street or sidewalk shall have their primary entrance located adjacent to a pedestrian paseo, courtyard or plaza that is connected to a public street.
4. Ground floor residential units with individual entries shall include windows on the ground floor that look out onto the street.



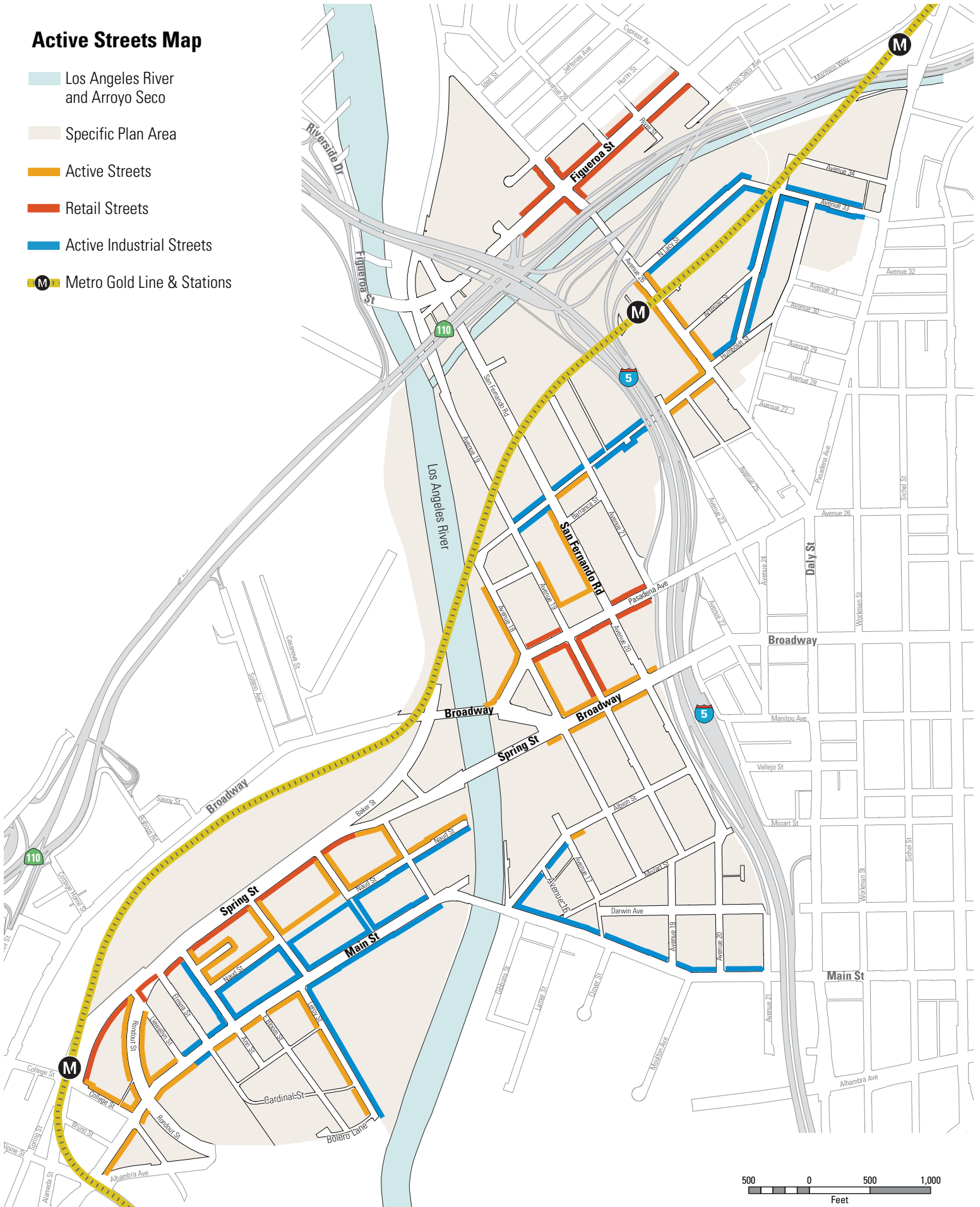
Primary Entrances

Figure 2.18
Examples of Ground Floor Tenant Entrances



Active Streets Map

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



500 0 500 1,000
Feet

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025_d: 05.2013

C. Ground Floor

The Project applicant shall provide a site plan and/or elevations that indicates the percentage of the building’s ground floor frontage intended for retail, community serving, cultural, professional, live/work, residential, and other active space uses.

- 1. Frontage Uses
 - a. At least 75% of the ground floor frontage of a building, or 50% of the ground floor frontage of a building intended for Light Industrial uses, located on a Retail Street identified on the Active Streets Map shall be designed to accommodate the following active uses: retail, community serving uses, cultural, professional office, live/work units, residential units with individual entries along the street, and/or other active space such as recreation and meeting rooms, lobbies, sales areas, or common rooms.

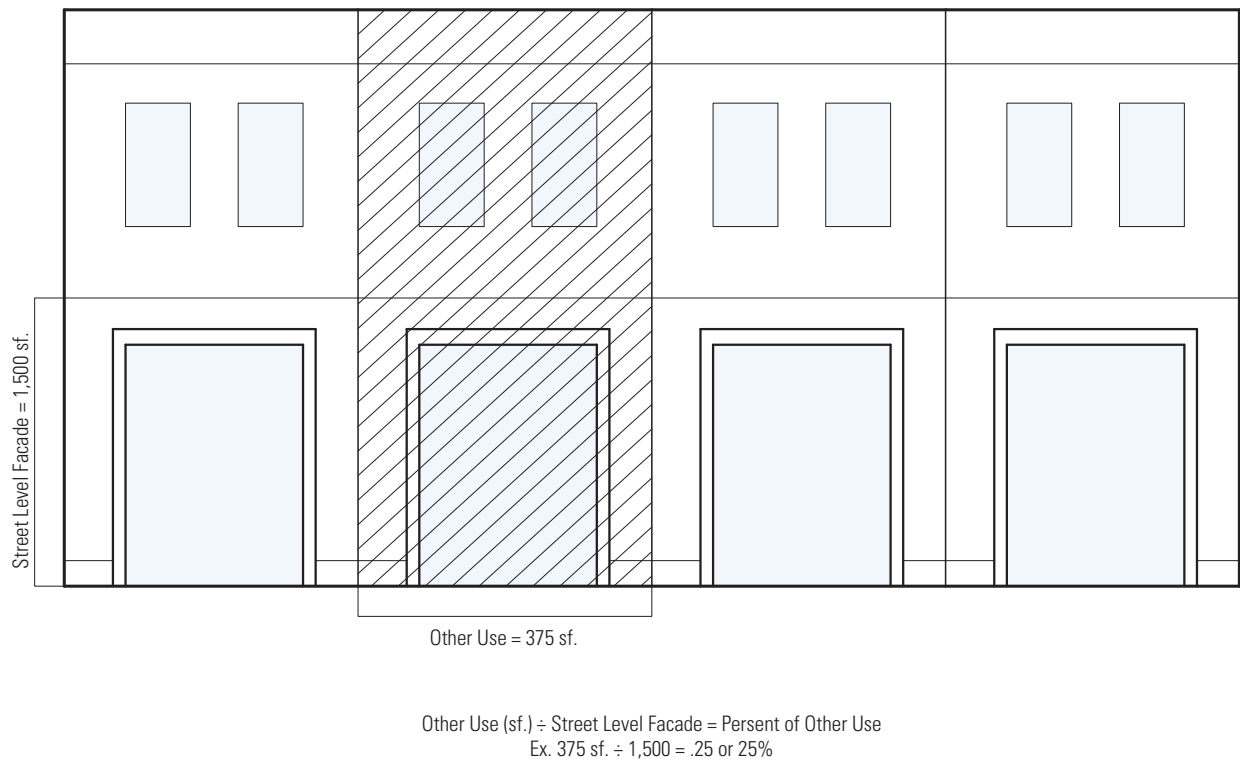


Active Ground Floor



Transparent Facade

Figure 2.19
Frontage Uses



- b. At least 50% of the ground floor frontage of a building, or 35% of the ground floor frontage of a building intended for Light Industrial uses, located on an Active Street identified on the Active Streets Map shall be designed to accommodate the following active uses: retail, cultural, professional office, live/work units, residential units with individual entries along the street, and/or other active spaces such as recreation and meeting rooms, lobbies or sales areas, or common rooms.
 - c. At least 25% of the ground floor frontage of a building, or 20% of the ground floor frontage of a building intended for Light Industrial uses, located on an Active Industrial Street identified on the Active Streets Map shall be designed to accommodate the following active uses: lobbies, sales areas, retail, professional office, and/or other active spaces such as meeting rooms.
2. Transit Information. All Projects shall provide information concerning local transit services at a primary entry point to the site or building. The information shall be prominently displayed, updated quarterly, and shall include phone numbers, web-information, and a Quick Response (QR) code for transit, paratransit, and taxis as well as brochures and maps for local bus and rail service.

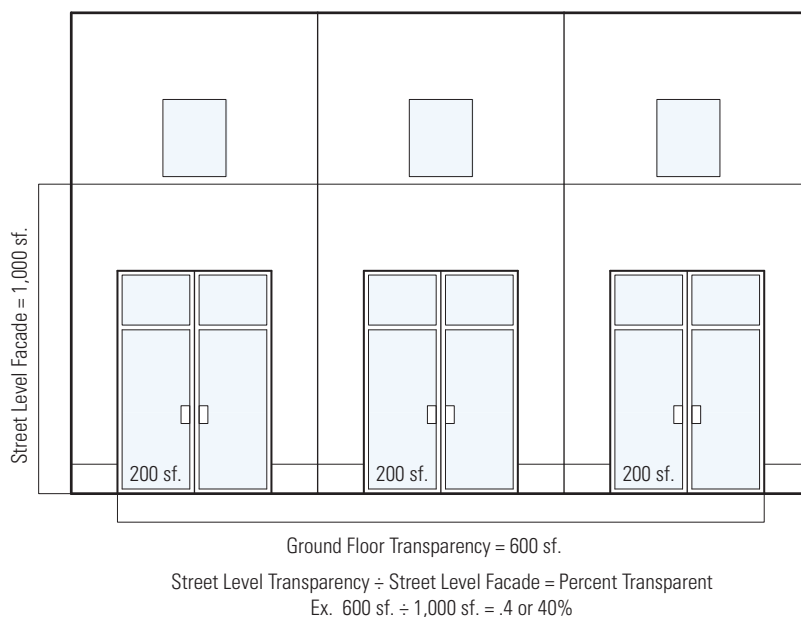
The Project applicant shall provide a ground floor plan that indicates the location and information that will be included for the transit information board.

3. Ground Floor Transparency.

The Project applicant shall provide an elevation that indicates the square footage of the building's street level facade(s), the square footage of the transparent wall openings, and the percentage of the building that is covered in transparency.

- a. Along Retail Streets (as designated in the Active Streets Map), transparent wall openings, such as storefront windows and doors, shall comprise at least 50% of a building's street level facade(s). Such openings shall be located between 2 feet and 8 feet from the finished floor level of the ground floor. An exception shall be made for buildings intended for Light Industrial Uses, in which case the transparent wall openings need comprise only 35% of the building's street level facade(s).
- b. Along Active Streets and Paseos, transparent wall openings, such as storefront windows and doors shall comprise at least 35% of a building's street level facade(s). Such openings shall be located between 2 feet and 8 feet from the finished floor level of the ground floor. An exception shall be made for buildings intended for Light Industrial Uses, in which case the transparent wall openings need comprise only 25% of the building's street level facade(s).

Figure 2.20
Ground Floor Transparency

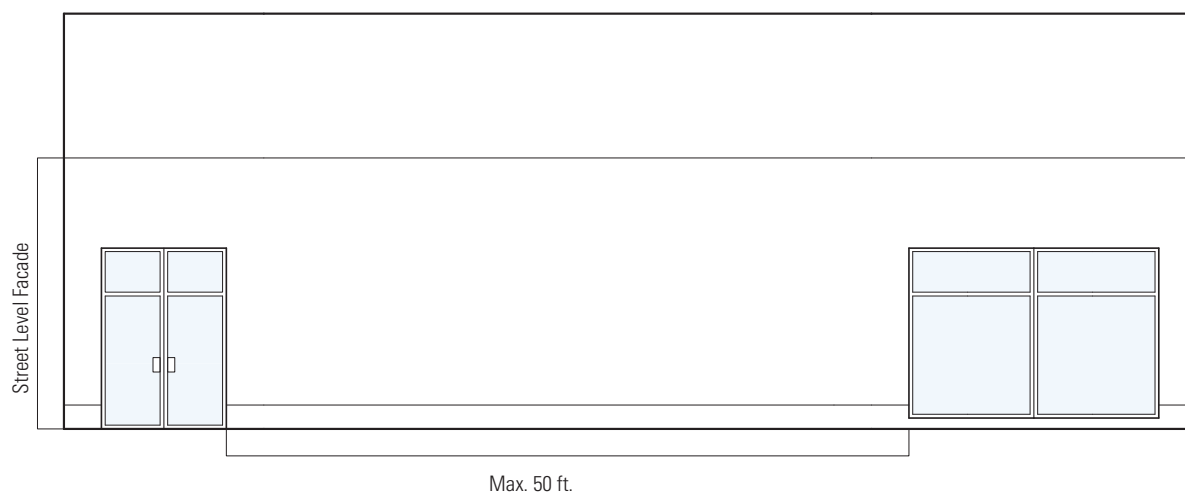


- c. Along Active Industrial Streets, transparent wall openings, such as storefront windows and doors, shall comprise at least 25% of a building's street level façade(s). Such openings shall be located between 2 feet and 8 feet from the finished floor level of the ground floor. An exception shall be made for buildings intended for Light Industrial Uses, in which case the transparent wall openings need comprise only 18% of the building's street level façade(s).
- d. An exception shall be made for older structures that are being renovated if the transparency requirement would render the building structurally infeasible or would compromise the historical integrity or original character of the building.

4. Ground Floor Facade. To avoid blank walls that would detract from the experience and appearance of an active streetscape there shall be no blank walls (without doors or windows) longer than 50 feet along sidewalks on Active or Retail Streets. Walls with public art installations such as murals shall be exempt, provided such public art or murals are permitted pursuant to the LAMC or other applicable City regulations.

The Project applicant shall provide elevation(s) that indicate the dimension of any blank facades or walls. For blank façade or wall sections 50 feet or greater in length, the applicant shall provide an illustration of the artwork or landscaping that will be installed on or in front of the façade or wall.

Figure 2.21
Ground Floor Facade





Ground Floor Retail



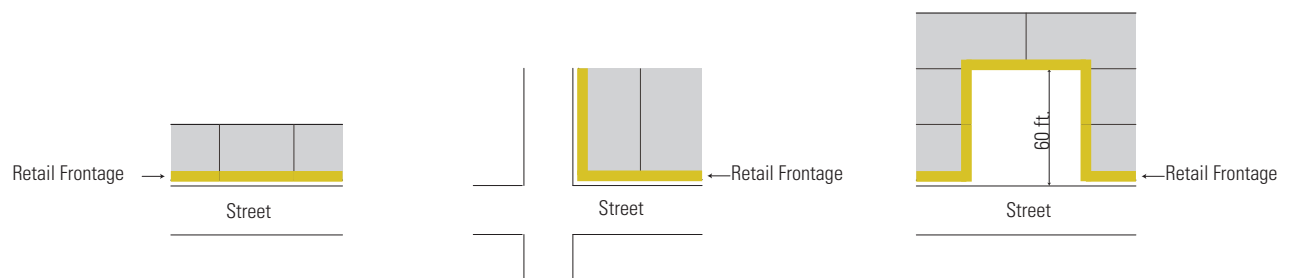
Ground Floor Corner Retail

5. Ground Floor Retail.

The Project applicant shall provide a site plan that indicates the location of the ground floor retail space and the distance of the retail frontage from the sidewalk.

- a. All ground floor retail space shall be located either along the streetwall or along a courtyard or plaza, provided the retail frontage is not set back more than 60 feet from the sidewalk and is visible from the sidewalk.
- b. Where ground floor retail spaces are located along Retail streets that intersect other streets, the ground floor transparency requirements for the Retail street shall apply around the corner for a minimum of 20 feet, even if such street is not also a Retail street.

Figure 2.22
Examples of Ground Floor Retail Locations

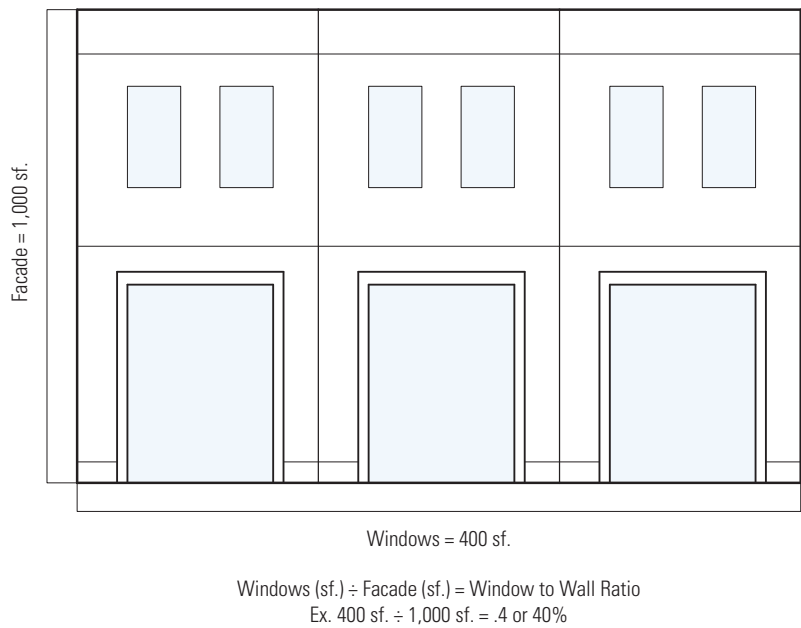


D. Windows and Glazing.

The Project applicant shall provide an elevation that indicates the direction of the facade(s), the square footage of the building facades, the square footage of the windows, and the percentage of the building that is covered in windows.

- 1. **Windows.** To reduce interior heat gain and improve energy performance, the window to wall ratio (exclusive of the ground floor) shall not exceed 40% on the east, west, southwest, northwest, southeast and northeast facades, unless an applicant can demonstrate with calculations provided by a licensed mechanical engineer that an alternative façade design will provide the same or greater reduction in the building’s cooling loads.

Figure 2.23
E, W, SW, NW, SE, and NE Facades

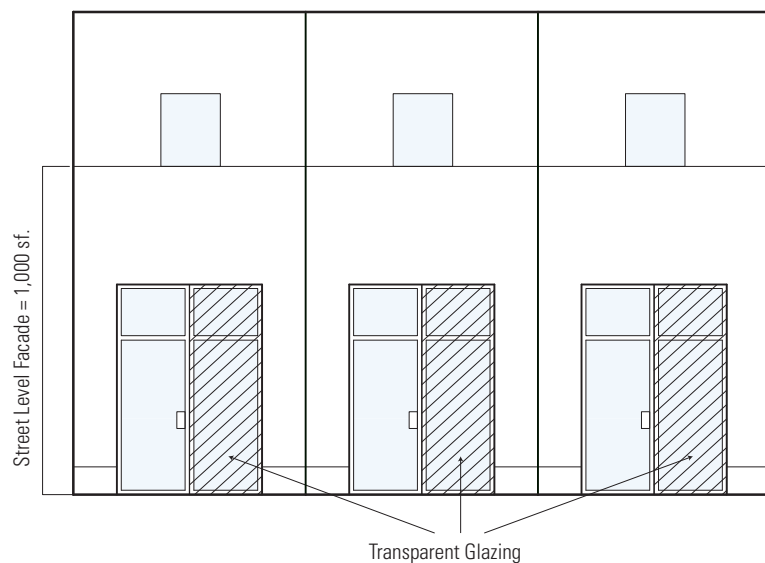


2. Glazing.

The Project applicant shall provide an elevation that indicates the window and door glazing and the shading devices used to reduce birds' access to glass.

- a. At least 50% of ground-floor window and door glazing shall be transparent and have a 0-10% reflectivity rating, and/or include shading devices, screens or other barriers to reduce birds' access to glass. In addition, or alternatively, the glass may be installed between 20-40 degrees from vertical.
- b. Glazing on the upper floors shall include one or more of the following: 0-10% reflectivity, etching, sandblasted patterns, fretting, low-e patterning, shading devices, screen, other barriers to reduce birds' access to glass, and/or angle the glass between 20-40 degrees from vertical.

Figure 2.24
Glazing



Transparent Glazing ÷ Total Glazing = Percent Transparent

Ex. 100 sf. ÷ 200 sf. = .5 or 50%

E. Exterior Lighting

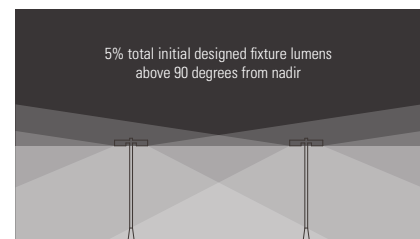
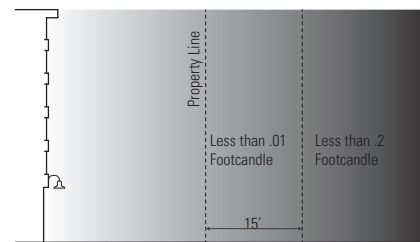
The Project applicant shall provide a site plan and/or elevation that indicates the location of all exterior lighting fixtures, the maximum initial illuminance value, and the total initial lumens emitted at an angle of 90 degrees and higher.

1. General Requirements

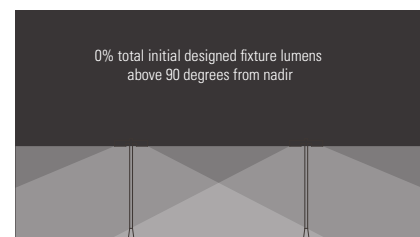
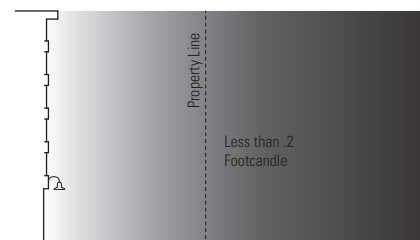
- a. Light levels shall be measured with a photoelectric photometer, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.
 - b. The outdoor lighting for all projects in the Urban Center, Innovation, and Village Districts shall be designed such that it produces a maximum initial illuminance value no greater than 0.20 horizontal and vertical foot candles when measured at the site boundary and no greater than 0.01 horizontal foot candles when measured 15 feet from the site. No more than 5.0% of the total initial lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down).
 - c. The outdoor lighting for all projects in the Greenway District shall be designed such that it produces a maximum initial illuminance value no greater than 0.01 horizontal and vertical foot candles when measured at the site boundary. None of the total initial lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down).
 - d. Lighting shall be provided along all vehicular access ways and pedestrian walkways.
 - e. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, 60 watts or greater incandescent, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to preclude light pollution or light trespass on any of the following: an abutting residential use district; a lot zoned for residential use; the public right of way, a park, or open space.
 - f. Lighting (exterior building and landscape) shall be directed away from properties and roadways, and shielded as necessary. In particular, no lighting shall be directed at the window of a residential unit located either within or adjacent to a project.
2. **Exemptions.** The following outdoor lighting fixtures and activities are exempt from the requirements of this section:
- a. Fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps.



Figure 2.25
Urban Village, Innovation, and C



Greenway



- b. All neon, argon or krypton outdoor lighting fixtures.
- c. Emergency lighting operated by a public utility or agency during the course of repairing or replacing damaged facilities.
- d. Emergency lighting and fixtures necessary to conduct rescue operations, provide emergency medical treatment or address any other emergency situation.
- e. Lighting fixtures within five feet of an entrance or exit door and/or alcove of a dwelling unit, not exceeding a height of eight feet and a wattage not exceeding 75 watts provided there is no light pollution, or light trespass, or provided the lighting fixtures are regulated by a motion detector.
- f. Internally illuminated signs.
- g. Holiday lighting fixtures or displays.
- h. Architectural lighting whether it is freestanding or attached to a building, provided the lighting does not exceed an intensity of 60 watts.
- i. Pedestrian lighting that does not have an intensity greater than 60 watts.
- j. Vertical lighting for the display of flags that does not exceed an intensity of 140 watts.

F. Minimizing Impacts on Neighbors

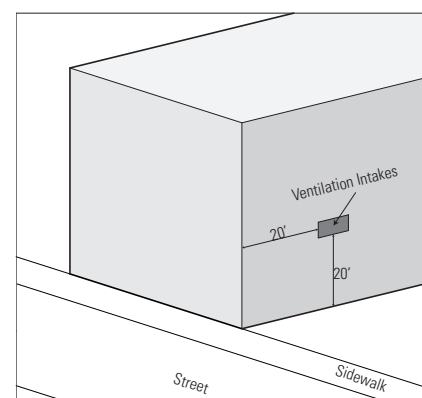
The Project applicant shall provide a site plan and/or elevation that indicates the location of any electrical transformers, mechanical equipment, water meters or other equipment and how they are screened from public view.

1. Mechanical Systems and Trash Enclosures

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

The Project applicant shall provide a site plan and/or site plan sections showing any exterior trash enclosures, the wall height of the structure, the height of the disposal unit, and the materials to be used in the construction of the structure.

Figure 2.26
Ventilation Intakes

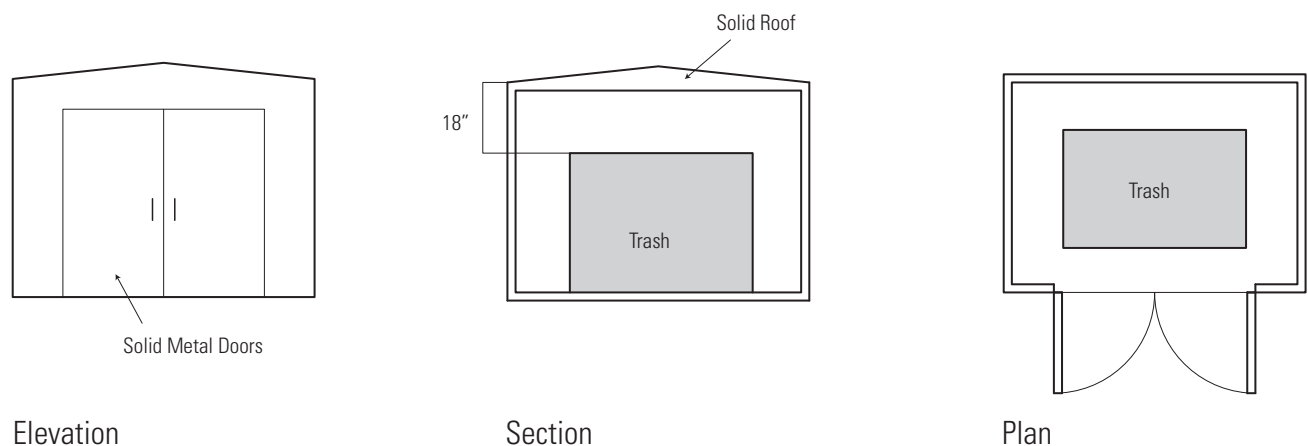




Security Features

2. Ground Floor Utilitarian Uses.
 - a. Electrical transformers, mechanical equipment, water meters and other equipment shall not be located along the ground floor streetwall unless screened from public view.
 - b. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, and blank walls shall not be located within 100 feet of a corner.
3. Security Grills and Roll-Down Doors and Windows.
 - a. Exterior roll-down doors and security grills are not permitted unless they are designed to be 75% transparent (open) or retractable and fully screened from view during business hours.
 - b. Windows with security features shall not block more than 30% of the natural light to the interior, and shall be designed as an architectural feature compatible with the building's style.

Figure 2.27
Example of Exterior Trash Enclosure





2.4 Open Space

A. Purposes

These zoning regulations are intended to:

1. Provide inviting, safe and accessible public open space.
2. Increase recreational opportunities for residents, employees, and visitors.
3. Provide pedestrian linkages throughout the Plan area.
4. Provide parks and open space that minimizes demand for potable water resources.
5. Encourage community-based and local food production.
6. Provide open space areas that provide for native habitat and facilitate the migration of local species.
7. Provide adequate lighting to create a park environment where residents feel safe.
8. Generate visual interest by creating focal points and meeting places to enhance the area's image.
9. Support an easy transition between indoors and outdoors.
10. Include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
11. Support the goals of the Los Angeles River Revitalization Master Plan.
12. Contribute to the environmental and ecological health of the City's watersheds.
13. Establish a positive interface between river-adjacent property and river parks and/or greenways.
14. Promote the river identity of river-adjacent communities.

B. Open Space Typologies

Adjacent. Properties that abut a river and/or abut a river frontage road.



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

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

California -Friendly Plants.

Plants defined as drought tolerant and suitable to Southern California by the Metropolitan Water District. A full list of plants is available at: <http://www.thegarden.org/siteDocs/resources/CAFriendlyList-botanical.pdf>.



Community Gardens.

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



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



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

Invasive Plants. Plants identified by the California Invasive Plant Council (CAL-IPC) and included on the California Invasive Plant Inventory at: <http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf>.

Los Angeles County's River Master Plan's Landscaping Guidelines and Plant Palettes.

A plant palette comprised primarily of native plants suitable for a riparian habitat. The Guidelines can be found at: <http://ladpw.org/wmd/watershed/LA/LARPlantingguidelineswebversion.pdf>.

Native Plants. A native plant is one that occurs naturally in a given geographic area. Examples are trees, flowers, grasses and any other plants included in the California Native Plant Library at: http://www.theodorepayne.org/mediawiki/index.php?title=Main_Page

Parks. Parks provide a wide range of recreational opportunities for multiple users.



Paseos. Paseos are extensions of the street grid located on private property. As outdoor

passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities. A paseo is typically contained on two sides by building and/or architectural features.

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



Plazas. Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses. A plaza is typically contained on only one side by building and/or architectural features.

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

Public-Right-of-Way (ROW).

A parcel of land over which the public can legally traverse. It usually consists of a street, road, sidewalk, or footpath.



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

River. A general term for a body of flowing water. A river may be classified as follows in relation to time: perennial (flows continuously) or, intermittent (flows seasonally).

Riverfront Door. An exterior door of a Project that faces and is directly accessible from the adjacent river corridor or river frontage road.



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



Streets. Streets are the most public of all open spaces. Streets communicate the quality of the public environment and the care a city has for its residents.



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

Watershed Friendly Plants. Plants included in the Watershed Friendly Plant List published by the Council for Watershed Health.

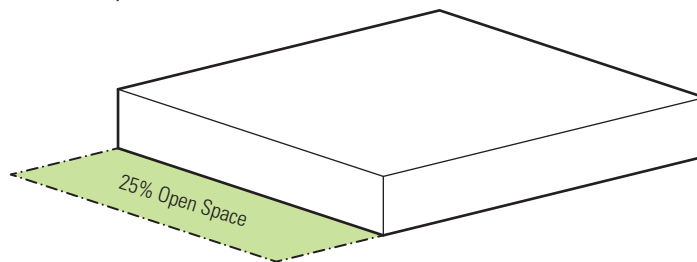
C. Area Requirements

The Project applicant shall provide a site plan that indicates the location and size of the open space area, the total site area, and the representative percentage of the open space area. If the open space area is not located on the same site as the Project, the applicant shall provide an area site plan that indicates the location of the Project relative to the open space, whether the open space area satisfies the open space requirement of more than one lot, and whether the square footage of the new alleyways, paseos, or new streets is included in the open space contribution. The applicant shall also indicate the location of all railway right of ways.

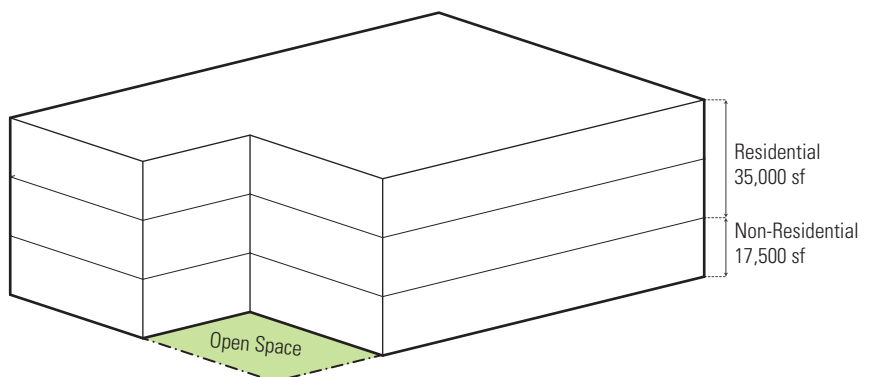
1. All Projects in the Greenway District shall maintain 25% of the lot area as open space, and if the property is owned by the City the area shall be publicly accessible.

Figure 2.28
Area Requirements

Greenway



Urban Village, Innovation, Center



Ex. $35,000 \text{ sf.} \div 16 = 2,188 \text{ sf.}$
 $17,500 \text{ sf.} \div 48 = 365 \text{ sf.}$
 $2,188 + 365 = 2,553 \text{ sf of Open Space}$

2. All Projects in the Urban Village, Urban Center and Urban Innovation Districts shall provide:
 - a. One square foot of open space area for building users per every 16 square feet of residential space; and
 - b. One square foot of open space area for building users for every 48 square feet of non-residential space.
3. At least 50% of the required open space shall be provided as common open space and shall comply with LAMC Section 12.21 G 2(a).
4. Projects may provide up to 25% less common open space if the common open space is publicly accessible and is maintained at no public expense.
5. Private open space shall comply with Section 12.21 G 2 (b).
6. Any common area or publicly accessible open spaces shall be located within 900 feet of the Project.
7. Multiple Projects may combine the open space requirement of each Project into a single open space equal to no less than the sum of the requirement of each parcel as long as the combined spaces remain accessible to all of the residents, employees or visitors of the respective Projects.
8. In the case of a Transfer of Floor Area Rights, a Project may comply with the provisions of this Section by providing the required open space on either the Receiver or the Donor Site.
9. All parking areas, including access aisles, and driveways qualify as usable common or publicly accessible open space provided that the area complies with the following design standards:
 - a. Traffic design speed is 5 mph or less; and
 - b. Parking Lot Design Standards in Section 2.5 D 3. of this Plan are met.
10. Public alleyways, paseos, or new streets that are added to a Project site shall qualify as publicly accessible open space and may be used to satisfy the open space requirement.



Bikeshare



Transit Shelter



Soccer Field



Newsstand

F. Permitted Uses

The Project applicant shall provide a landscape that indicates the location and specifications of the functional uses.

Publicly Accessible Open Spaces shall be designed to serve at least one function including but not limited to:

Basketball Courts	Mobility Hub Amenities	Tennis Courts
Bicycle Rental Center	Off-leash Dog Park	Trails, Alleys, Streets, Paseos for walking and bicycling
Community amenities	Open air cafe	
Community garden space	Picnic Area or other seating	Transit Hub Amenities
Farmers' Market	Soccer Field	Exercise Areas, Yoga, Pilates, and Tai Chi
Information or newsstand kiosk	Softball Field	

G. Access

The Project applicant shall provide a site and/or landscape plan that indicates the location and specifications of the paths of travel, public access points, height of access point above or below the adjacent grade, and intended hours of access.

1. All paths of travel shall conform to the standards of the Americans with Disabilities Act (ADA).
2. Publicly accessible open spaces shall:
 - a. Be at the same level as the public sidewalk for at least 50% of its frontage and for a depth of 10 feet. The remainder may not be more than three feet above or below the street curb level.
 - b. Be visible from an adjoining street(s) or adjacent parks.

H. Dimensions and Boundaries

The Project applicant shall provide a landscape plan that indicates the dimensions of the open space area. If the open space is greater than one acre, the plan shall also indicate the ratio between the length and width of the open space area.

All publicly accessible open space shall have a minimum area of 650 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries.

I. Seating

The Project applicant shall provide a site or landscape plan that indicates the location of all seating areas and the quantity of seating relative to the amount of open space.

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

J. Landscape

The Project applicant shall provide a site or landscape plan that indicates the Open Space Type of each open space area, identifies the location and size of the requisite planting area, and the percentage of landscaped area relative to the overall open space area.

The Project applicant shall provide a landscape demolition plan that identifies the location of all existing weedy plants and describes the removal plan.

1. Landscaping shall conform to the following regulations:
 - a. **Plant Species.** 75 percent of a Project's newly landscaped area shall be planted with either indigenous native trees, plants and/or shrubs and/or species as defined by the Los Angeles County's River Master Plan's Landscaping Guidelines and Plant Palettes and/or Watershed Friendly Plants.
 - b. **Invasive Plants.** All existing invasive plants shall be removed from the Project area, and any plants identified by the CAL-IPC shall not be permitted.

2. Trees.

The Project applicant shall provide a landscape plan that indicates the location, caliper at planting, radial distance at maturity of each tree, and the material and porosity of the surface area under the tree.

- a. Deciduous trees shall be installed at a minimum of one tree per 600 square feet of common or publicly accessible open space area.
- b. Trees in common and/or publicly accessible open space areas must have a minimum caliper size of 4 inches at planting and have a canopy of at least 10 feet at maturity.
- c. A 32 square foot permeable surface shall be maintained below each tree.

3. Irrigation

The Project applicant shall provide a landscape irrigation plan that indicates the location and size of each drip outlet, the specification for the Weather Based Irrigation Controller, and the location and specification of the purple pipe that will service the system.

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

4. Hardscape and Materials

The Project applicant shall provide a site and/or landscape plan that indicates the location and Solar Reflectance Index of all hardscape materials.

The Project applicant shall provide elevations of all fence or vertical border sections.

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

K. Operations and Maintenance

The owner or owners of the lot on which the publicly accessible open space is to be provided and maintained shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide and maintain the publicly accessible open space as described in Sections 5 of the Plan so long as the building or use the open space is intended to serve is maintained.

L. Specialty Design Requirements

The Project applicant shall provide a landscape plan that indicates the additional amenities that will be provided.

1. Community Gardens

The Project applicant shall provide a landscape plan that indicates the location of the fencing, watering system, and secure storage space and that includes a list of the parties who will be responsible for maintaining the garden's operation.

- a. Community gardens shall provide fencing, a watering system and a secure storage space.
 - b. Community gardens must have solar access to at least 4 hours of summer sun between the hours of 10am and 2pm.
 - c. The Project applicant shall identify the parties responsible for maintaining the garden's operation.
2. Park Recreational Areas. Park/Recreational areas shall be designed to the specifications of the Department of Recreation and Parks.
-

The Project applicant shall provide a landscape plan that indicates how the area is consistent with the specifications of the Department of Recreation and Parks.

3. Paseos. Paseos shall be designed to:

The Project applicant shall provide a landscape plan that indicates the width, length, site lines, and percentage of frontage devoted to active uses.

- a. Be at least 20 feet wide;



Off-Leash Dog Park

- b. Have a clear line of sight from the street to the end of the passageway, gathering place, or focal element; and
 - c. Be at least 50% open to the sky or covered with a transparent material.
4. Off-Leash Dog Park. Off-leash dog parks shall use softscaping to capture and “scrub” animal fecal matter.

The Project applicant shall provide a landscape plan that indicates the ground material to be used in the dog park, describes the maintenance plan, and identifies the parties responsible for its maintenance.

M. River Design Standards

1. For all Projects that face a street that crosses the River or terminates at the River or a River frontage road, if a fence located within the front and/or side yards of the Project is visible from the street, then the fence shall be designed to be consistent with the Los Angeles County Master Landscape Guidelines. This requirement shall not apply to single family homes.
2. All Projects located adjacent to the River or Arroyo Seco shall:
 - a. **Landscape Buffers.** Provide a 10 foot landscape buffer as measured from the Project’s property line that is adjacent to the river. New building structures and/or parking shall not be permitted within the 10 foot landscape buffer.
 - b. **Fence.** All fences located within 10 feet of the river corridor shall be consistent with the fence designs identified in the Los Angeles County River Master Plans Landscape Guidelines.
 - c. **Fence Height.** All fences located within less than 10 feet of the river shall be no higher than 6 feet in height; and all fences located at the 10 foot landscape buffer setback line, shall not exceed 10 feet in height. A fence located within a landscape buffer that also serves a Project’s front yard shall be limited in height to 3 feet 6 inches.
 - d. **Gates.** All fences located within 10 feet of the river shall be consistent with the gate designs identified in the Los Angeles County River Master Plans Landscape Guidelines. The gate height shall be consistent with the adjacent fence height and shall be designed to not encroach into either the river and/or public right-of-way when opened.
 - e. **Noise.** All Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall incorporate noise-attenuating features (physical as well as operational) designed by

a licensed acoustical sound engineer to assure that operational sounds shall not exceed 5 dba above the existing measured or presumed ambient levels at the property line(s) of properties on the opposite bank.

- f. **River Access.** All river adjacent Projects that partially or wholly abut the river shall have access gates to the River that are compliant with the Americans with Disabilities Act. The gates shall also be designed to be accessible to bicyclists. Access may be controlled and limited to any or none of the following: residents, employees and/or visitors of the Project.
- g. **Riverfront Door.** All Projects located either adjacent to the river corridor or frontage road shall include a Riverfront Door visible to, and accessible from the river corridor or frontage road.

Exceptions

An exception to the California Friendly, Native and/or Los Angeles County River Master Plans Landscape Guidelines requirement can be made on a 1:1 replacement ratio for horticulture such as herbs, fruit, or vegetables for up to 100% of the landscaped area.



2.5 Parking and Access

A. Purposes

These zoning regulations are intended to:

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

B. Parking Regulations.

1. **No Minimum Parking Requirements.** Projects located in this Plan area need not provide on-site or off-site automobile parking.
2. All Projects that elect to provide any parking shall provide:
 - a. Vehicle charging stations for a minimum of 1% of the vehicle parking spaces.
 - b. Designated stalls for scooters, mopeds and motorcycles at a ratio of one space for every 25 units and/or 25,000 square feet.
 - c. Clear directional signage indicating the location of vehicle charging stations, shared vehicle parking spaces, and scooter, moped, and motorcycle stalls shall be provided at all parking area entrances.
3. All Project applicants who elect to provide parking are encouraged to provide one shared vehicle parking space for every 25 units and/or 25,000 square feet of construction.
4. **Bicycle Parking.**
 - a. **Residential Bicycle Parking standards.** Notwithstanding the provisions of LAMC Section 12.21 of the Code and regardless of the underlying zone, Residential Projects or those residential portions of Mixed-Use Projects within the Specific Plan area, shall provide both short and long-term bicycle parking as described in LAMC Section 12.21 A 16 (a)(1).
 - b. **Non-Residential Bicycle Parking standards.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, Non-Residential Projects or those non-residential portions of Mixed-Use Projects within the Specific Plan area shall provide both short and long-term bicycle parking as provided per LAMC Table 12.21 A 16 (a)(2) and Sections 12.21 A 16 (a)(2)(ii) and 12.21 A 16 (a)(3).
 - c. **Open Space and Public Park Bicycle Parking Standards.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, Open Space areas and Public Parks within the Specific Plan area shall provide a minimum of two bicycle parking spaces for every 15,000 square feet of open space or park area.
 - d. **Additional Requirements and Allowances.** Short-term bicycle parking shall be eligible to participate in the Bicycle Parking in the Public Right-of-Way and Bicycle Corrals programs as described in LAMC Sections 12.21 A 16 (f).



Charging Stations



Bicycle Parking



Bicycle Parking

5. **Unbundled Parking.** Project landlords shall unbundle automobile parking charges from the rents or other fees charged for occupying living, employment, commercial, or industrial space. If a Project includes a subdivision, provisions shall be made in the subdivision process such that any automobile parking spaces shall be separately sold, leased, or rented from the living, employment, commercial or industrial space. The owner or owners of the lot on which the parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to segregate parking fees from rents or other fees charged for occupying Project space so long as the building or use the parking is intended to serve is maintained. This Plan does not prohibit landlords from leasing or licensing parking spaces to third parties who do not lease living, employment, commercial, or industrial spaces within the Project.

Exceptions. Restricted Affordable Units are exempt from this regulation.

C. Parking Design Requirements

1. **Bicycle Parking Design.** All bicycle parking shall be designed to comply with the Bicycle Parking Requirements, and Design Standards, as described in LAMC Sections 12.21 A 16 (d), and (e) respectively.
2. **Parking Structure Design.** Good parking structure design can elevate the building's stature and contribute to the overall quality of the built landscape. In order to achieve good parking structure design, all Projects shall comply with the following standards:
 - a. Parking structures shall have an external skin designed to improve the building's appearance and to conceal ramps, walls and columns. This can include heavy-gage metal screens, pre-cast concrete panels, laminated glass or photovoltaic panels.

The Project applicant shall provide elevations that indicate the external skin design. Elevations shall identify the materials used for the skin.

- b. Parking structures that include parking at the ground level shall either line the perimeter with active uses and/or provide a low screen to block parked vehicle bumpers and headlights from pedestrian views.

The Project applicant shall provide a ground floor plan that indicate the location of any ground level parking, the circulation systems (elevators and stairs), and either the active uses or low screening element lining the parking. The applicant shall also provide a scaled illustration of the screening element when applicable.

- c. Vertical circulation cores (elevators and stairs) shall be highlighted architecturally so visitors can easily find and access these entry points.
 - d. Parking levels above the ground floor shall be screened to block parked automobiles from the public view.

The Project applicant shall provide an elevation that illustrates how parking on levels above the ground floor shall be screened from public view.

- e. Parking structures that are within 200 feet of any residential use shall:

The Project applicant shall provide a site plan that includes the Project site and the existing uses on all of the abutting properties. When the existing use is residential plans, elevations and specifications shall also be provided that indicate:

a. The elevation and the materials on parking structure facades adjacent to the residential uses; and, b. Information to indicate that a textured surface shall be used on the floors and ramps; and, c. The location and specifications of interior garage lighting.

- i. Contain solid decorative walls and/or baffles to block light and deflect noise along those sides closest to the residential use;
- ii. Contain solid spandrel panels at a minimum of 3 feet 6 inches in height, installed at the ramps of the structure, to minimize headlight glare;
- iii. Construct garage floors and ramps using textured surfaces to minimize tire squeal;
- iv. Locate exhaust vents away from residential uses; and
- v. Eliminate light source glare falling on the adjacent residential units.

3. Parking Lot Design

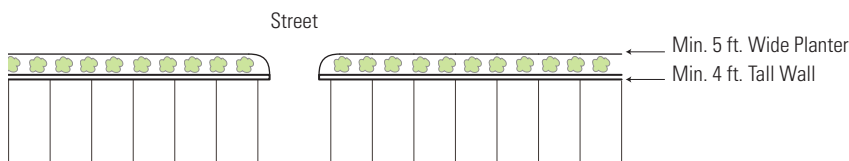
The Project applicant shall provide a site plan that indicates the location of the surface parking lot, the parking capacity of the lot, the location, dimensions, and design of any screening, the location, dimensions, and description of any stormwater Best Management Practices, and the location and design strategy employed to achieve the 50% shade requirement.

The applicant shall also provide a landscape plan that indicates the location, dimensions, and percentage of the planting areas relative to the surface parking lot, the selected planting species, and the species, quantity, and location of trees, the design, and dimensions of the protective tree barriers, and the location and design standards of the pedestrian paths.

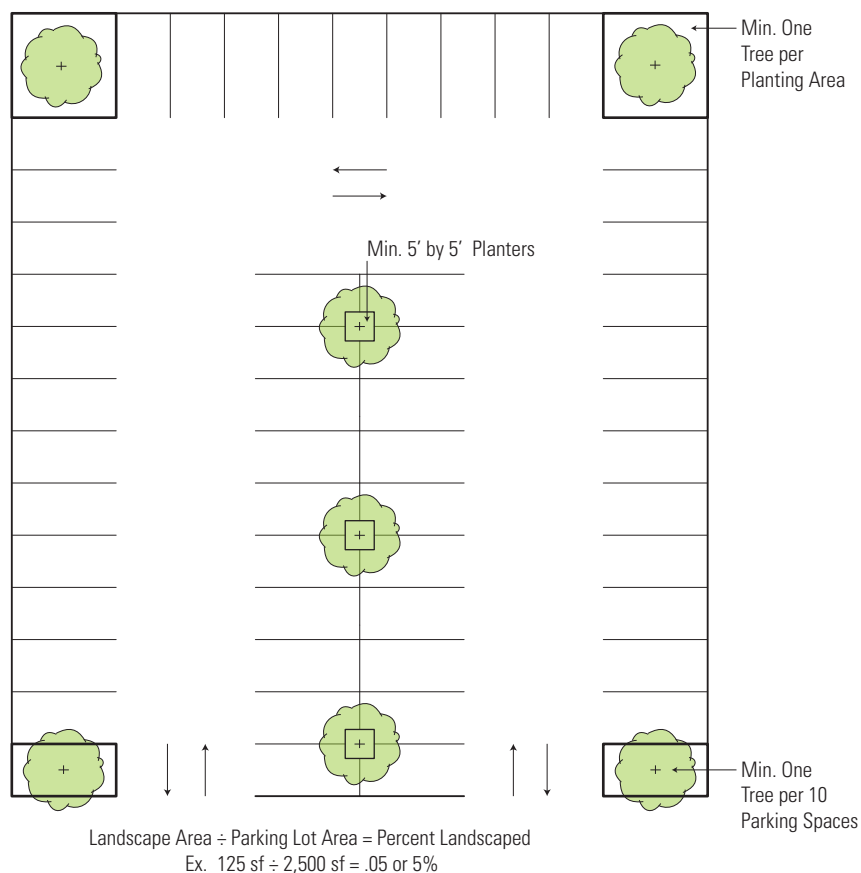
- a. Parking lot area may contribute towards open space requirements as long as parking is limited to the hours of 7pm to 7am, the parking lot area has a traffic design of five mph or less, and the parking lot area is designed to accommodate a functional use(s) such as described in Section 2.4 D.
- b. The parking capacity of a surface parking lot shall be limited to no more than 10% of the total parking provided for the specific Project unless the parking lot area has a traffic design of 5 mph or less.

- c. No at-grade parking space shall be located within the front yard.
- d. Loading areas and off-street parking facilities containing three or more spaces and not located in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct the view of the driver entering or leaving the loading area or parking facility, or the view from the street of entrances and exits to a loading area or parking facility. The screening shall consist of one or a combination of the following:
 - i. A strip at least five feet in width of densely planted shrubs or trees that are at least two feet high at the time of planting and are of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year round visual screen; or
 - ii. A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50% of the face is open. The wall, barrier or fence shall be between four and six feet in height.

Figure 2.9
Off-Street Parking Facility



- e. Parking lots shall be designed to provide any combination of the following strategies for at least 50% of the surface parking lot and driveways:
 - i. The applicable parking area shall be shaded within five years of occupancy,
 - ii. Utilize paving materials with a Solar Reflectance Index (SRI) of at least 29, or
 - iii. Consist of an open grid pavement system.

Figure 2. 30**On Grade, Open Parking Facilities**

- f. On grade, open parking facilities that contain five or more parking spaces shall be landscaped in accordance with the design regulations set forth in Sections 2.4 H 1, 3, and 4 and the following requirements:
 - i. At least 5% of the interior area of the parking facility shall be landscaped with native trees, plants and shrubs as defined by the Los Angeles River Master Plan's Landscape Guidelines and Plant Palettes and/or the Watershed Friendly Shade Tree List. This requirement is in addition to the perimeter planting and screening requirements.
 - ii. Each planting shall be at least twenty five square feet in area and have no dimension less than five feet.
 - iii. Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.

- iv. Trees used to satisfy parking lot landscaping requirements shall be a minimum of three inch caliper at planting and shall be suitable for location in parking lots.
 - v. Existing trees shall be preserved wherever possible.
 - vi. Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.
 - vii. Parking lots shall be designed to provide clear and designated paths of travel for pedestrians.
 - viii. Paths shall conform to the standards of the Americans with Disabilities Act.
4. **Parking Signage.** Parking that is available to the public shall include signage that helps visitors locate the parking.

D. Vehicular Access

The Project applicant shall provide a site plan that indicates the location, dimension of, and distance between, all existing and proposed curb cuts. The plan shall indicate the name, location, and designation of all abutting streets.

- 1. No curb cuts are permitted from Secondary Modified and Collector Modified Streets except when no other street type is adjacent to the Project.
- 2. The primary point of vehicular access for parking facilities and services such as unloading or refuse pick-up shall be located along Local Modified Streets, Local Modified Industrial Streets or Alleyways, if the Project has access to such streets or Alleyways.
- 3. Not more than two driveways shall be permitted per building, and there shall be a minimum 20 foot span between them.
- 4. Driveways shall not exceed the minimum width required by LADOT.



Curb Cuts

5. A vehicular exit from a parking structure within five feet of a sidewalk area, paseo, or trail shall feature a visual/audible alarm to warn pedestrians and cyclists of exiting vehicles.

The Project applicant shall provide a site plan that indicates the location of and distance to all primary building entrances, pedestrian paseos, or any public outdoor gathering area from the parking and loading areas. The plan shall include the location, and specification of a visual and audible alarm for any vehicular exit that is located within 5' of a sidewalk area, paseo, or trail.

E. Drop-Off Zones. Drop-off Zones, when provided, shall either be located:

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



2.6 Conservation

A. Purposes

These zoning regulations are intended to:

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

B. Plumbing and Plumbing Fixtures. For all projects installing or replacing plumbing or plumbing fixtures:

The Project applicant shall provide a plumbing plan that indicates the location of all male public restrooms that require a urinal. Indicate the model and type of urinal specified.

1. All faucets not governed by City Ordinance 180822 shall be limited to 1.5 gallons per minute.

The Project applicant shall provide a plumbing plan that indicates the location and flow rate of all faucets no governed by City Ordinance 180822.

2. Residential shower stalls shall not have more than one shower head per stall. Shower head flow shall be no greater than 2.0 gallons/minute.

The Project applicant shall provide a plumbing plan that indicates the location of all residential showers and their shower head.

3. All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.

The Project applicant shall provide a plumbing plan that indicates the location and quantity of all water meters and sub-meters. The plan shall indicate the number of owners or tenants that will utilize each meter or sub meter

4. All Projects, that involve the installation of a new internal rough plumbing system shall install a dual plumbing system such that toilets and industrial uses can be served by recycled water, if authorized by applicable law.

The Project applicant shall provide a plumbing plan that indicates the location and design of the dual plumbing system.

5. Tankless and on-demand Water Heaters shall be installed in lieu of standard water heaters.
6. Conductivity Controllers or pH Conductivity Controllers shall be used when installing Cooling Towers.

C. Interior Lighting Design and Operations. For all projects installing or replacing interior lighting system:

1. All non-residential buildings or portions thereof shall install lighting controls to extinguish all unnecessary exterior and interior lights from 11pm to sunrise.

The Project applicant shall provide a lighting plan that indicates the location, and performance measures of lighting controls for all of exterior and interior lights that are not required to be on between the hours from 11pm and sunrise.

2. All buildings shall schedule nightly maintenance activities to conclude before 11p.m.
3. All non-residential buildings or portions thereof shall use gradual, "staggered switching" to turn on building lights at sunrise rather than instant light-up of the entire building.

The Project applicant shall provide a lighting plan that indicates the performance measures of the "staggered switching" plan.

4. All non-residential buildings or portions thereof shall install devices such as photo-sensors, infrared and/or motion detectors to turn off lights when no occupants are present.

The Project applicant shall provide a lighting plan that indicates the location and performance measures of all photo sensors, infrared, and motion detectors.

5. All commercial and industrial buildings or portions thereof shall design lighting layouts in smaller zones and avoid wholesale area illumination.

The Project applicant shall provide a lighting plan that indicates the location of the lighting areas.

6. All non-residential perimeter space with a continuous depth of 20 feet shall have 20% dimming ballasts and day lighting control.

The Project applicant shall provide a lighting plan that indicates the location of dimming ballasts and day lighting controls within the first 20' of all non-residential perimeter spaces.

7. All buildings shall include dimmers in lobbies, atria and perimeter corridors for nighttime use.

The Project applicant shall provide a lighting plan that indicates the location of all dimmers in lobbies, atria and perimeter corridors.

D. Energy Generation

The Project applicant shall provide a plan that indicates the location of the on site renewable energy system and the percent of electrical needs it provides.

1. All New Construction Projects shall install and maintain an onsite renewable energy generation system to provide a minimum of 20% of the Project's non-residential electrical needs and 10% of the Project's residential demand.

E. Heat Island Reduction

The Project applicant shall provide a roof plan that indicates the percentage of the roof covered by EPA approved Energy Star roofing or green (vegetated) roofing.

All Project applicants who are installing or replacing a roof shall install an EPA approved Energy Star roof for a minimum of 75% of the roof surface or install a green (vegetated) roof for at least 50% of the roof area of all buildings within the Project. A combination of Energy Star compliant and vegetated roofs may be installed provided that they collectively cover 75% of the roof area of all buildings.

F. Windows/Glazing

All project applicants who are installing or replacing windows shall comply with Section 2.3 D 1's Urban Design Regulations to reduce internal heat gain.

G. Pools and Jacuzzis

1. All pools shall be installed with a water-saving pool filter.

The Project applicant shall provide a landscape plan that indicates the location and specifications of the water-saving pool filter.

2. A leak detection system shall be installed on all swimming pools and Jacuzzis.

The Project applicant shall provide a landscape plan that indicates the location and specification of the leak detection system for all swimming pools and Jacuzzis.



2.7 Performance

A. Purposes

These zoning regulations are intended to:

1. Provide for a safe, clean, and healthy environment.
2. Minimize the effects of noise and vibrations on the surrounding environment.
3. Reduce the visual impact of utility facilities.

B. Compliance

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

C. Maintenance and Delivery Standards

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

MAINTENANCE AND DELIVERY SCHEDULE TABLE

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

D. Recycled Materials

All Project applicants shall provide a plan (site or floor) that indicates the location of the recycling area and includes information on the Project’s recycling program.

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

E. Storage

All Project applicants shall provide a site plan that indicates the location, size, and height of outdoor storage areas. The Plan shall include information on the type of materials or equipment that shall be stored in the storage area, provide an elevation that illustrates the height of, and construction materials that will be used to construct the storage area and trash areas and their gates, and include specifications of the gate/door self-closure that will be installed.

1. No materials or equipment shall be stored out of doors to a height greater than the height of the enclosing wall or fence.
2. Open air storage of merchandise or materials must be confined to a storage area completely enclosed by a solid, non-combustible wall with self-closing gates.

F. Utilities and Equipment

The Project applicant shall provide a utility plan that indicates either the location of the new underground utility lines or describe the alternative provisions that have been determined.

1. All new utility lines, which directly service the lot or lots, shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions shall be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
 2. Electrical transformers, mechanical equipment, water meters and other equipment shall be screened from public view. The screening may be opaque or perforated provided that not more than fifty percent of the face is open. The screen shall be at least six inches taller than the equipment and not more than two feet taller than the equipment.
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The Project applicant shall provide plans (electrical, mechanical, water, or plumbing) or an elevation that shows the location of the equipment and illustrates the screening



2.8 Signs

A. Purposes

These zoning regulations are intended to:

1. Create strong building identity that is well integrated with the design of the architecture.
2. Provide clear and attractive business identity.
3. Attract visitors to publicly accessible open space areas.

B. Prohibitions

All Project applicants shall provide a site plan and elevations that indicate the location, size, and style of each exterior sign, and the number of non-residential tenants or owners that will occupy the building.

1. The exposed unfinished backs and sides of all signs shall not be visible from a public right-of-way or greenway.
2. The following signs are prohibited: animated, blinking and scrolling signs; inflatable devices; and off-site, supergraphics, pole signs, roof, and window signs.
3. Signs shall not obscure the architecture, windows, window trim, or molding.
4. Neither the variance procedure nor the specific plan exception procedure may be used to permit any sign prohibited by this Plan or the LAMC.



2.9 Mitigation Measures

A. Purposes

These Mitigation Measures are intended to:

1. Reduce the transportation impacts of the Proposed Plan to the extent feasible.
2. Reduce the Plan's potential impacts on earth resources to a level of less-than-significant.
3. Reduce the Plan's potential impacts on hydrology and water quality to a level of less-than-significant.
4. Reduce the Plan's potential impacts on biological resources to a level of less-than-significant.
5. Reduce the Plan's potential impacts on cultural resources to a level less-than-significant.
6. Reduce the Plan's potential impacts on hazardous materials to a level of less-than-significant.
7. Mitigate significant impacts on regional and local air quality to the extent feasible.
8. Mitigate roadway and construction noise impacts associated with implementation of the Proposed Plan to the extent feasible.
9. Reduce the Plan's potential impacts on utilities to a level of less-than-significant.
10. Reduce the Plan's potential impacts on greenhouse gas emissions to a level of less-than-significant.

B. Mitigation Standards

The Mitigation Measures set forth in Appendix 1 are incorporated in to this Plan by references as if fully stated herein. Applicants shall comply with all mitigation measures set forth in Appendix 1 that are applicable to the Project.

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