

6/27/23

**DISTRICT NOHO  
SPECIFIC PLAN**

CITY OF LOS ANGELES

DRAFT

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## **DISTRICT NOHO SPECIFIC PLAN**

An ordinance establishing the District NoHo Specific Plan pursuant to the provisions of Section 13.B.1.2 of the Los Angeles Municipal Code, for a portion of the North Hollywood – Valley Village Community Plan area.

**WHEREAS**, the District NoHo Project will be located in the North Hollywood - Valley Village Community Plan, where the General Plan Framework calls for preservation and enhancement of the positive characteristics of existing residential neighborhoods while improving the function, design and economic vitality of the commercial corridors;

**WHEREAS**, the Project is located in the vicinity of the North Hollywood Los Angeles County Metropolitan Transportation Authority (Metro) Station, at the terminus of Metro's G (Orange) and B (Red) Lines, in the greater NoHo Arts District Area;

**WHEREAS**, the Project is intended to be consistent with Metro's vision set forth in its December 2015 Guide for Development for the North Hollywood Station and the City's ongoing planning effort as part of the G (Orange) Line Transit Neighborhood Plan;

**WHEREAS**, the Project will enhance the neighborhood through the development of a high-intensity, iconic transit-oriented development with a mix of residential, office, and retail/restaurant uses around the North Hollywood Metro Station;

**WHEREAS**, the Project will develop an integrated mix of uses in a manner that reduces vehicular trips by providing onsite housing, including affordable housing, in the immediate vicinity of public transit and in combination with onsite community-serving commercial and office uses;

**WHEREAS**, the Project will construct a public transit plaza and other plaza areas, centered on a redeveloped Metro Station, to serve as a new public amenity and community gathering place for North Hollywood;

**WHEREAS**, the existing zoning divides the Specific Plan area into five different zones, resulting in duplicative and conflicting regulations that inhibit the unified transit-oriented development proposed by the Project; and

**WHEREAS**, a consistent set of standards provided by this Specific Plan would allow for the orderly development of the Specific Plan area and implementation of the General Plan.

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

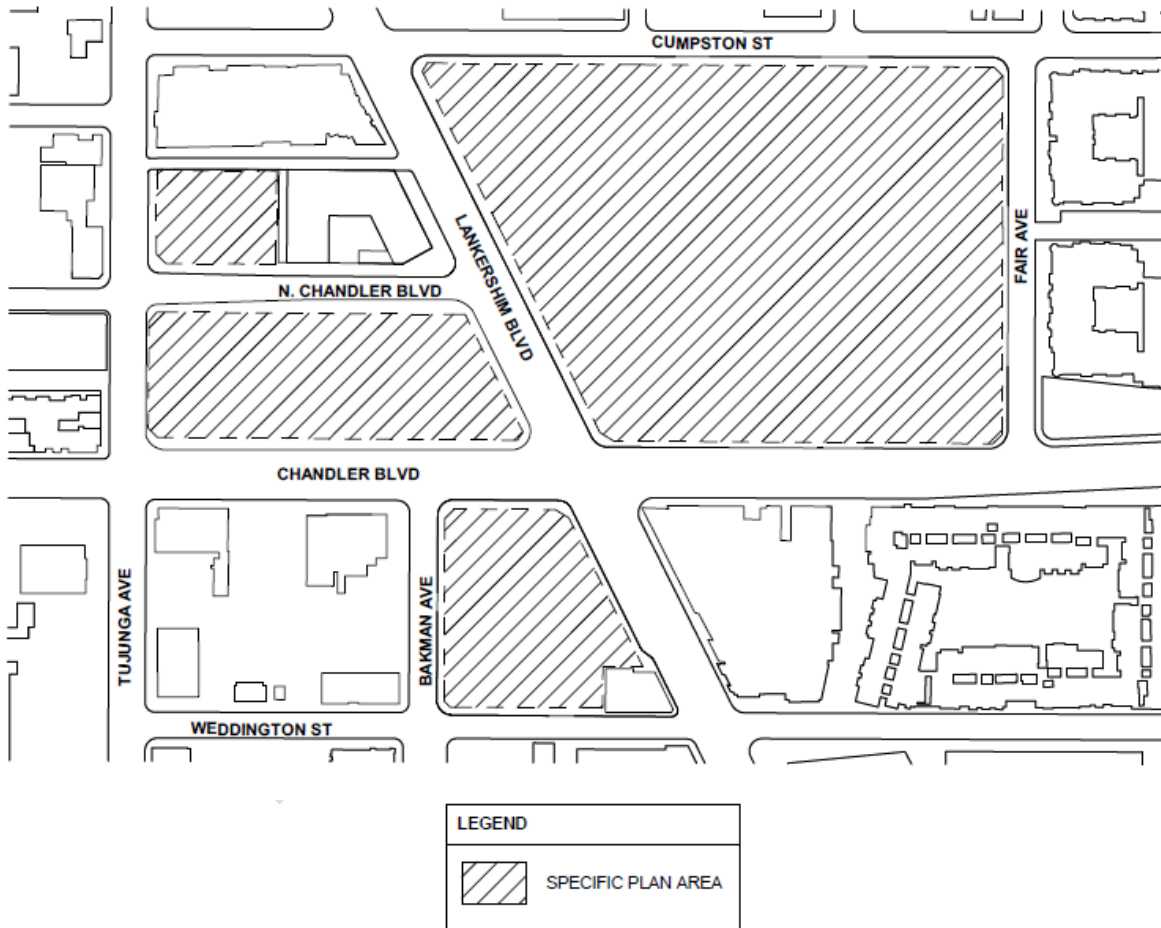
### **SECTION 1. ESTABLISHMENT OF THE SPECIFIC PLAN**

#### **Section 1.1 BOUNDARIES**

The City Council hereby establishes the District NoHo Specific Plan, which shall be applicable to that area of the City depicted within the heavy dashed line on Map 1, comprising approximately 16.07 acres of land after street dedications and mergers (700,049 square feet

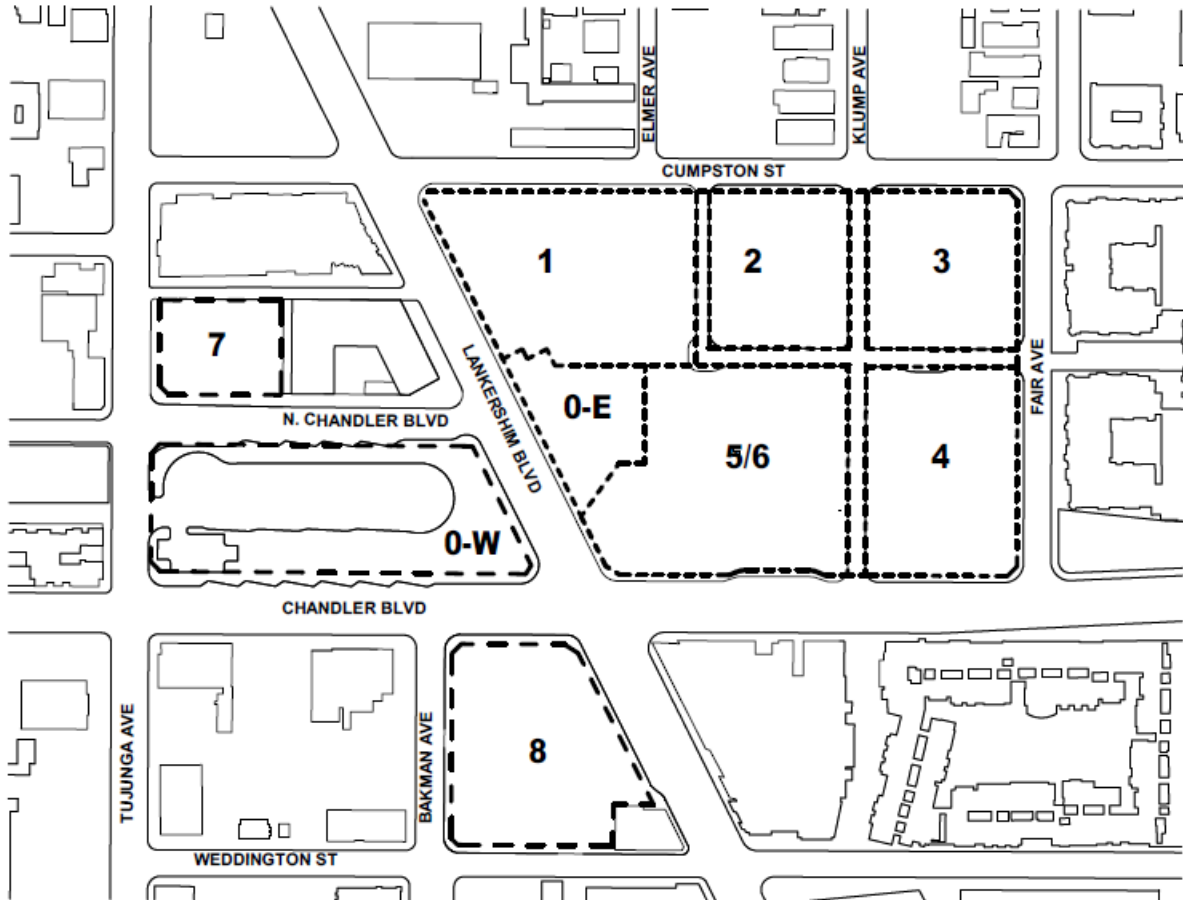
of gross lot area), generally located in the vicinity of the North Hollywood Metro Station and the terminus of Metro's G (Orange) and B (Red) Lines at the intersection of Lankershim Boulevard and Chandler Boulevard. The Specific Plan area includes the City block bounded by N. Chandler Boulevard to the north, Lankershim Boulevard to the east, Chandler Boulevard to the south, and Tujunga Avenue to the west; the City block bounded by Cumpston Street to the north, Fair Avenue to the east, Chandler Boulevard to the south, and Lankershim Boulevard to the west; a parcel located at the northeast corner of Tujunga Avenue and Chandler boulevard and bounded by an alley to the north, adjoining property to the east, N. Chandler Boulevard to the south, and Tujunga Avenue to the west; and the City block bounded by Chandler Boulevard to the north, Lankershim Boulevard to the east, Weddington Street to the south, and Bakman Avenue to the west, excluding the corner lot at Lankershim Boulevard and Weddington Street.

## MAP 1 SPECIFIC PLAN BOUNDARY MAP



## MAP 2

### SPECIFIC PLAN SUBAREA MAP



#### Section 1.2 RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE

- A. Does Not Convey Rights.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the LAMC Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as provided for in this Specific Plan.
- B. Superseded LAMC Regulations.** Wherever this Specific Plan contains provisions establishing regulations (including, but not limited to, standards such as density, heights, uses, floor area, setbacks, vehicle and bicycle parking, open space and landscape requirements), different from, more restrictive, or more permissive than would be allowed pursuant to the provisions of the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC. If subsequent to the effective date of this Specific Plan any particular regulation in the LAMC is amended such that it becomes more permissive than the corresponding regulation in this Specific Plan, the Applicant may elect for a

Project to be regulated under the more permissive LAMC regulation; provided, however, that in no event shall such amended regulations apply to the minimum number of affordable housing units or minimum amount of residential open space required under this Specific Plan. Accordingly, approvals (including, without limitation, conditional use approvals) under, and compliance with, the following sections are not required for development within the Specific Plan area:

1. Site Plan Review. LAMC Section 16.05.
2. Conditional Use for Major Development Project. LAMC Section 12.24 U.14.
3. Transitional Height. LAMC Sections 12.21.1 A.10 and 12.24 X.22.
4. Mini-Shopping Centers and Commercial Corner Development. LAMC Sections 12.22 A.23 and 12.24 W.27 A.
5. Alcoholic Beverage Sales and Service Regulations. LAMC Sections 12.21 A.10, 12.21 A.14, and 12.24 W.1.
6. Street Dedications and Improvements. To the extent set forth in Section 9.1 of this Specific Plan, LAMC Section 12.37.
7. Spaces Between Buildings – Passageways. LAMC Section 12.21.C.2.

**C. Sign Regulations.** In the event the City adopts a “SN” Sign District with boundaries that are the same or include the Specific Plan area, the provisions of the Sign District would govern signs within portion of the Specific Plan area within the Sign District. The adoption of the Sign District shall be subject to all the provisions set forth in Section 13.11 of the LAMC with the following exception: property in the District NoHo Specific Plan may be included in such Sign District notwithstanding the restrictions on the zoning of property included in a sign district as set forth in Section 13.11.B of the LAMC. To this extent, this Specific Plan and the Sign District, if adopted, shall supersede Section 13.11 of the LAMC.

### **Section 1.3      RELATIONSHIP TO THE GOVERNMENT CODE**

Nothing in this Specific Plan shall supersede or limit in any way the application of California Government Code Sections 53090 and 53091, which exempt Metro from local building codes and zoning ordinances. Subsequent references in this Specific Plan to Government Code Sections 53090 or 53091 are intended for emphasis only and neither the inclusion nor omission of such references shall establish or imply any limitation of the application of these code sections whatsoever.

## **SECTION 2.    PURPOSE**

**Section 2.1      GENERAL.** This Specific Plan provides the regulatory framework for the comprehensive redevelopment of the Specific Plan area into an integrated, high-density, mixed-use, transit and pedestrian-oriented development that provides an active residential,

shopping, dining, entertainment, cultural, and working community that centers upon an enhanced and redeveloped North Hollywood Metro Station and supports the viability of the NoHo Arts District.

**Section 2.2 PURPOSES AND OBJECTIVES.** The purposes and objectives of this Specific Plan are as follows:

1. Provide a regulatory framework for development of the Specific Plan area and assure orderly development and for the design of development within the Specific Plan area.
2. Develop a high-intensity, iconic transit-oriented development with a mix of uses around the North Hollywood Metro Station, which will serve the community and further the City's land use, housing, and economic development goals.
3. Facilitate in-fill development with a mix of land uses and at a density and scale to enable the Specific Plan area to function as an independent regional center and support existing and proposed transit infrastructure at all hours of the day.
4. Support the inter-connected network of public transit and services and encourage the Metro Station as the primary focal point for development.
5. Facilitate an infill development that complements and supports efforts by Metro to consolidate and redevelop the Metro transit center and provide enhancements to the G (Orange) Line terminus property.
6. Locate a mix of new housing and employment opportunities in a manner that reduces vehicular trips by providing onsite housing, including affordable housing, in the immediate vicinity of public transit and in combination with onsite community-serving commercial and office uses.
7. Expand the economic base of the City by creating employment opportunities and additional revenues to the region.
8. Promote and ensure the provision of adequate housing, and provide a mix of housing options, including affordable housing.
9. Construct public transit access, retail, restaurant, and plazas to serve as a new public amenity and community gathering place for North Hollywood, with a redeveloped Metro Station at the heart of this plaza.
10. Promote the use of public transit through enhanced transit infrastructure, transit-oriented urban design, bicycle parking, limitations on the number of automobile parking spaces, and other transit-serving features.
11. Develop and incorporate cohesive streetscape elements, enhanced pedestrian connections, and enhanced bike path network within the Specific Plan area.
12. Enhance the viability and reputation of the NoHo Arts District as a center of creativity and culture.

13. Incorporate public art and design elements that reflect and contribute to the creative arts-oriented identity of the NoHo Arts District.
14. Provide new resources, including office and residential uses, open space, and retail amenities to serve both the Specific Plan area and the local community.

### SECTION 3. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Definitions of the terms set forth in this section shall supersede the definitions set forth in the LAMC including, without limitation, Section 12.03 of the LAMC. Words and phrases not defined here shall be construed as defined in LAMC Section 12.03 or pursuant to Section 13B.4 of the LAMC and Section 4.1 of this Specific Plan for interpretations of the Specific Plan by the Director.

**Administrative Review.** A ministerial process to determine compliance of a Project with all applicable provisions of the Specific Plan, as issued by the Director, pursuant to Section 4 of this Specific Plan.

**Central Open Space.** The Promenade, Transit Square, and NoHo Square contemplated to be constructed under this Specific Plan, as described in Section 6.3 of this Specific Plan.

**Floor Area.** Floor Area shall be as defined in Section 12.03 of the LAMC, except that outdoor areas, including, without limitation, covered or uncovered above grade balconies, terraces and rooftop area, covered areas on all floors not fully enclosed by walls, and eating areas on all floors, shall not count as Floor Area.

**Food Hall.** Establishment that includes a mix of tenants and vendors that offer food and/or beverages for sale and consumption.

**Initial Development Plans.** The plans attached as Appendix A to this Specific Plan, including site plans, floor plans, landscaped plans, and elevations.

**Joint Development and Option Agreement.** The agreement between NoHo Development Associates, LLC and Metro governing the joint development and ground lease of the Specific Plan area.

**Land Use Exchange.** The ability to exchange a defined amount of retail/restaurant Floor Area for office Floor Area, subject to an Administrative Review, as set forth in Section 4.2.C of this Specific Plan.

**Project.** The construction, erection, addition to or structural alteration of any building or structure, or improvement in whole or in part within the Specific Plan area that requires the issuance of a building permit or use of land permit. However, the term “**Project**” shall **not** include the following:

1. Demolition in substantial conformance with the applicable provisions of the Mitigation Monitoring Program.

2. Construction, replacement, or modification of utilities or other infrastructure, including, but not limited to, water and sewer facilities, gas, cable, water and electrical generation and transmission facilities and cooling towers.
3. The construction or alteration of, including, but not limited to, exterior or interior remodeling, or addition to, or to any Existing Uses/Facilities.
4. The maintenance, repair, reconstruction, including, but not limited to, exterior or interior remodeling, of or to any building, structure, or improvement constructed after the effective date of this Specific Plan, provided that any exterior remodeling is consistent with Appendix D of this Specific Plan.
5. A change in use within or between any building, structure, or improvement, provided that the new use is a Permitted Use, does not involve a Land Use Exchange or a change between use categories set forth in Table 5.2.B and does not exceed the Permitted Density or Permitted Floor Area under Table 5.2.B.
6. Temporary Permits and Temporary Special Event Permits, including associated structures and uses, as permitted under LAMC Section 91.106.1.3 and 91.106.1.3.1.
7. Any construction for which a building permit is required:
  - a. In order to comply with any order issued by the Department of Building and Safety to repair an unsafe or substandard condition; or
  - b. In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the rebuilding does not increase the height or Floor Area of the destroyed building.
8. Any construction, erection, addition to or structural alteration of any Metro building, structure, or improvement in whole or in part within the Specific Plan area by or on behalf of Metro, which is exempt from local building codes and zoning ordinances, pursuant to California Government Code Sections 53090 and 53091.

**Residential Use.** This term shall include residential buildings and structures, including, without limitation, for rent and for sale multi-family units, and live/work units.

**Subarea.** One of the nine specific geographic subareas of this Specific Plan depicted in Map 2 and identified as “blocks” on the Initial Development Plans and in the Final EIR.

**Streetscape Improvements.** Improvements to streetscape and pedestrian and vehicular access within the public rights of way adjacent to the Specific Plan area.

## SECTION 4. PROCEDURES

### Section 4.1 SPECIFIC PROCEDURES

**A. Applicability of LAMC Sections 13.B.3, 13.B.4 and 13.B.5.** The procedures for the

granting of an Administrative Review shall be governed by and implemented in accordance with LAMC Section 13.B.3, the procedures for the granting of an Alternative Compliance shall be governed by and implemented in accordance with LAMC Section 13.B.5.1, and the procedures for granting a Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, Specific Plan Interpretation, and/or amendments to the requirements of this Specific Plan shall be governed and implemented in accordance with the provisions set forth in Section 13.B.4 of the LAMC, except as set forth in this Section 4.1 B of this Specific Plan.

- B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 13.B.4 and 13.B.5 of the LAMC, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Compliance, modification to a Project Compliance, Project Adjustments, Project Exceptions, Specific Plan Interpretations, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

## **Section 4.2 DEVELOPMENT REVIEW PROCESS**

- A.** Notwithstanding LAMC Section 13.B.4, the development review process set forth in this Specific Plan shall be applicable to and is required for all Projects (as defined in Section 3 of this Specific Plan) in the Specific Plan area.
- B.** Any activity that does not meet the definition of "Project" (as defined in Section 3 of this Specific Plan) can be reviewed as part of a building permit sign-off and shall not require an Administrative Review or discretionary review process as set forth in Section 4.2 of this Specific Plan. This Specific Plan's Development Review Process is divided into three categories: Administrative Review, Alternative Compliance and Project Compliance. No grading permit, foundation permit, or building permit shall be issued for a Project unless an Administrative Review, Alternative Compliance or Project Compliance has been approved pursuant to the procedures set forth in this Section.
- C. Administrative Review.** Projects (as such term is defined in Section 3 of this Specific Plan) in substantial conformance with the Initial Development Plans or Appendix D and any Alcohol Use that complies with Section 10 of this Specific Plan shall be eligible for Administrative Review. The Director shall approve an Administrative Review if the Project complies with the Specific Plan. Prior to any sign-off, in reviewing a Project, the Director shall consult with Appendix B (Environmental Standards) and the Project shall demonstrate compliance with any Project Design Features and Mitigation Measures set forth in Appendix B of the Specific Plan, which apply to the specific project, and demonstrate the Project would be within the scope of analysis of the EIR. The Administrative Review shall be a ministerial review and determination of whether a Project substantially complies with the applicable provisions of the Specific Plan and is approved with a signoff from the Director. The approval of an Administrative Review is not subject to appeal and is not discretionary for the purposes of CEQA Guidelines Sections 15060(c)(1) and 15268. The decision of the Director shall be final and not appealable.
- D. Alternative Compliance.** Projects that do not comply with a design, development, or performance standard required by this Specific Plan, including Appendix D, but which propose an alternative standard or condition that does not substantially alter the execution

or intent of the Specific Plan shall be eligible for an Alternative Compliance approval. A Project seeking Alternative Compliance is reviewed in accordance with LAMC Sections 13.B.5.1.C – H, except as otherwise provided in Section 4.1.B of this Specific Plan. Moreover, in addition to the findings required by LAMC Section 13.B.5.1.E, a Project requesting Alternative Compliance must also be found to substantially conform to the purpose, intent, and provisions of this Specific Plan.

- E. Project Compliance Review.** An above-grade standalone parking facility in Subarea 2 or Subarea 4, which is in lieu of the development indicated on these Subareas under the Initial Development Plans and does not include habitable uses above the ground level, shall be subject to the Project Compliance process set forth in LAMC Section 13.B.4.2. A Project Compliance is discretionary in nature and is reviewed in accordance with LAMC Section 13.B.4.2. Prior to any Project Compliance Approval, the Director shall consult with Appendix B (Environmental Standards) and shall impose any Project Design Features and Mitigation Measures, which apply to the specific Project or, alternatively, if a Project prepares its own Project level environmental review, then the mitigations measures from that environmental analysis and review are applicable to that Project.
- F. Specific Plan Exceedances.** An application to exceed the development regulations in this Specific Plan shall be processed in accordance with the procedures for Project Adjustments or for Project Exceptions, amendments or interpretations of this Specific Plan, as set forth in this Specific Plan and Section 13.B.4 and 13.B.1, as applicable. of the LAMC.
- G. Development Agreement.** No building permits shall be issued by the Department of Building and Safety until the Department of City Planning has verified compliance with the terms of CPC-2019-7240-DA, Development Agreement between the City of Los Angeles and NoHo Development Associates, LLC, if applicable, authorized pursuant to California Government Code Section 65864, et seq., and as may be amended.
- H. Specific Plan Tracking.** Each application submitted under this Specific Plan shall include (i) the total amount of Permitted Floor Area by Land Use Category, (ii) the total amount of residential dwelling units permitted within each subarea of the Specific Plan area, if any, as of the date of the application submittal; (iii) the amount of retail or restaurant Floor Area exchanged for office Floor Area, if any, pursuant to Section 5.2.E; (iv) the amount of trees proposed to be provided in the Project within the Subarea in compliance with Section 6.2.B; and (v) the number and types (i.e., off-site or on-site) of Administrative Review approvals granted for alcohol permit sales.

### **Section 4.3. ENVIRONMENTAL STANDARDS**

- A. Applicability.** The environmental standards (Environmental Standards) in Appendix B are included in the Specific Plan to implement the Mitigation Monitoring Program, included as part of the Environmental Impact Report ENV-2019-7241-EIR (State Clearinghouse No. 2020060573), certified on [DATE]. An applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards as set forth in Appendix B, subject to the below provisions. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor facade alterations and no grading, shall not

be subject to Environmental Standards that apply to grading activities (such as noise and vibration standards). The Director, in his or her reasonable discretion, shall determine the applicability of Environmental Standards to a Project.

**B. Plans.** Compliance with all applicable Environmental Standards listed in Appendix B shall be demonstrated on the plans as features that are physically built into the project (such as an air filtration system) or as operational measures listed on a sheet within the plans that are carried out either during the construction of the Project, or over the life of the Project, or through the submittal of other documentation, as required by the Director in his or her reasonable discretion.

**C. Specific Plan Approvals.** No approval shall be issued until an applicant has demonstrated substantial compliance with all applicable Environmental Standards or a modification of an Environmental Standards has been approved pursuant to Subsection E, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.

**D. Modification of Environmental Standards.** A modification to an Environmental Standard under this Section 4.3 shall not by itself require an Administrative Review, Project Compliance or Alternative Compliance pursuant to Section 4.2, an Adjustment, Exception, or any other discretionary action. The Director or appeal body on appeal (the decision-maker), at the request of the Applicant, may modify or not require an Environmental Standard listed in Appendix B for any Project when: (1) the Director finds in writing, based on substantial evidence, that the Environmental Standard is infeasible because the measure or condition has been performed by others, has been rejected by an agency with jurisdiction, or for other reasons outside of the Applicant's reasonable control and the Director has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to avoid or mitigate an impact, including because of the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the EIR to analyze the impacts from the modifications to the Environmental Standard; or (4) the City prepares a new CEQA clearance for the Project. No approval shall be issued for a Project with modified Environmental Standards until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the Specific Plan, the LAMC, or CEQA.

## **SECTION 5. LAND USE AND DEVELOPMENT REGULATIONS**

### **Section 5.1 PERMITTED USES**

**A. Permitted Uses.** The uses permitted are set forth below and are the Permitted Uses under this Specific Plan.

1. All uses permitted in the C2 zone or any successor zone.
2. Bars, subject to Section 10 of this Specific Plan

3. Dancing and Live Entertainment
  4. Distilleries, including ancillary tasting room
  5. Farmers Markets
  6. Food Halls
  7. Kiosks selling goods or services
  8. Sale and dispensing of beer and wine and/or a full line of alcoholic beverages for on-site and/or off-site consumption, including in tasting rooms in conjunction with a grocery market, brewery, winery, or distillery, subject to Section 10 of this Specific Plan.
  9. Studios and soundstages, sound score production; Studio, drama, dancing, music, and motion picture.
  10. Wineries, including ancillary tasting room
  11. With respect to the Existing Uses/Facilities only, uses that are permitted in the zone in which such Existing Uses/Facilities were located prior to the adoption of this Specific Plan.
- B. Use Not Listed.** Proposed uses not listed in Section 5.1.A may be permitted upon determination by the Director pursuant to LAMC Section 13.B.4.6 that such uses are similar to and no more objectionable to the public welfare than the Permitted Uses provided above. Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under this Specific Plan.
- C. Additional Conditional Uses.** Any conditional uses allowed in the C2 Zone listed in Section 12.24 of the LAMC that are not Permitted Uses under this Specific Plan shall be permitted when processed and approved in accordance with the procedures established in Section 12.24 of the LAMC.

## **Section 5.2 FLOOR AREA AND DENSITY**

- A. Floor Area.** This Specific Plan shall supersede any regulations in the LAMC which address the permitted Floor Area or Floor Area Ratio within a lot. The total Floor Area contained in all buildings within the Specific Plan area shall not exceed 2,209,027 square feet of Floor Area. The permitted Floor Area by land use category is set forth in Table 5.2.B below.
- a. The office floor area set forth in Table 5.2.B includes 87,300 square feet that may be developed in lieu of parking areas within Subarea 8.
  - b. Of the 105,125 square feet of retail or restaurant uses, only up to 75,000 square feet may be restaurant uses.

- c. Notwithstanding that this Specific Plan does not allocate Floor Area to a particular Block, at all times Subareas 1, 2, 3, 5/6, 7 and 8 shall maintain a minimum development right of 1.5:1 Floor Area Ratio, and Subarea 4 shall maintain a minimum development right of 1.0:1 Floor Area Ratio.

**B. Residential Dwelling Units.** The total residential dwelling units contained in all buildings shall not exceed the totals set forth in the Table 5.2.B below. This Specific Plan shall supersede any regulations in the LAMC which address the number of dwelling units permitted within the buildable area of a lot, for purposes of determining permitted density.

**TABLE 5.2.B: PERMITTED FLOOR AREA AND DENSITY BY LAND USE CATEGORY**

LAND USE CATEGORY	PERMITTED FLOOR AREA	PERMITTED DENSITY
OFFICE	580,374SF	N/A
RETAIL OR RESTAURANT	105,125 SF	N/A
RESIDENTIAL, MULTI-FAMILY	1,523,528 SF	1,527 DU
<b>TOTAL</b>	<b>2,209,027 SF</b>	<b>1,527 DU</b>

*DU = Dwelling Units; SF= Square Feet*

**C. Accounting of Floor Area and Dwelling Units.** Prior to the issuance of any building permit resulting in the addition of Floor Area and/or dwelling units within the Specific Plan area, the Director shall verify that the amounts of total Floor Area and/or dwelling units proposed do not exceed the maximum allowed by the Specific Plan. The Director shall at all times maintain an updated summary sheet that accurately reflects: (a) the amount of Floor Area and dwelling units permitted or built within the Specific Plan; and (b) the remaining amounts of total Floor Area and dwelling units available under the Specific Plan. Each Administrative Review, Alternative Compliance, and Project Compliance determination shall include, as of the date of the determination letter: (i) the total amount of Permitted Floor Area by Land Use Category, (ii) the total amount of residential dwelling units permitted within each subarea of the Specific Plan area, if any; (iii) the amount of retail or restaurant Floor Area exchanged for office Floor Area, if any, pursuant to Section 5.2.E; (iv) the amount of trees proposed to be provided in the Project within the Subarea in compliance with Section 6.2.B; and (v) the number and types (i.e., off-site or on-site) of Administrative Review approvals granted for alcohol permit sales.

**D. Location of Uses, Floor Area and Dwelling Units.** Any permitted use as set forth in Section 5.1.A is allowed within any Subarea within the Specific Plan area. A Project that includes uses identified under Table 5.2.B in a mix or with an amount of Floor Area or residential units that varies from what is set forth in the Initial Development Plans for the Subarea shall still qualify for an Administrative Review if the Project is in compliance with the applicable regulations set forth in this Specific Plan and Appendix D, the permitted Floor Area for the use does not exceed that set forth in Table 5.2.B (except as allowed by Land Use Exchange), and the Total Permitted Floor Area is not exceeded. An above-grade standalone parking facility with ground floor retail uses that is not part of a larger development may be permitted by Project Compliance on either Subarea 2 or Subarea 4 in lieu of the development indicated on these Subareas under the Initial Development

Plans, if the Project is in compliance with the applicable regulations set forth in this Specific Plan and Appendix D.

- E. Land Use Exchange.** The Land Use Exchange procedure is established to provide development flexibility by permitting an exchange of up to 75,000 square feet of permitted retail or restaurant Floor Area to office Floor Area, as set forth above and in Table 5.2.B of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan. The Total Permitted Floor Area for office uses may exceed the square footages in Table 5.2.B as a result of Land Use Exchanges; however, the total permitted Floor Area of 2,209,027 square feet of Floor Area shall not be exceeded. An Administrative Review shall be required to approve a Project involving a Land Use Exchange. The Applicant shall submit a revised Table 5.2.B reflecting the change in Total Permitted Floor Area for retail/restaurant and office Floor Area, based on the Land Use Exchange.
- F. Subarea 8 Additional Office Uses in Lieu of Parking.** A Project incorporating up to 87,300 square feet of additional office uses on Subarea 8 beyond that shown on the Initial Development Plans in lieu of parking areas shown on such plans for Subarea 8 shall be permitted by Administrative Review, provided the Project complies with the applicable provisions of this Specific Plan.

### **Section 5.3 BUILDING HEIGHT**

The maximum permitted building height for any Project within the Specific Plan area shall be 325 feet, excluding tanks or similar equipment required to operate and maintain the building, skylights, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans, or similar structures, which may be erected above the building height limit up to twenty (20) feet.

### **Section 5.4 YARD AND SETBACK REGULATIONS**

Other than as set forth for Subareas, 4, 5 and 6 in Section 2.2.5 of Appendix D, no lot within the Specific Plan area and no building, structure or improvement shall be required to provide front, side or rear yards or building setbacks.

### **Section 5.5 AFFORDABLE HOUSING**

- A.** This Specific Plan requires the construction of at least 142 Affordable Housing Units at rents affordable to Low Income households to comply with LAMC Section 11.5.11.
- B.** In addition to the affordable housing units required under Section 5.A, the Specific Plan requires the construction of an additional 169 dwelling units at rents affordable to Low Income households.
- C.** The required Affordable Housing Units may be constructed in a building or buildings solely composed of Affordable Housing Units, subject to LAHD approval.. All Affordable Housing Units shall be deemed to be located “on-site” if located within the specific plan area for all purposes, including without limitation for purposes of LAMC Section 11.5.11.

- D. The Residential Floor Area of the Project is exempt from the Affordable Housing Linkage Fee, pursuant to LAMC section 19.18.B.2.k. Prior to the issuance of a building permit for development of a Project with Residential Floor Area, the Applicant shall provide evidence to support the Linkage Fee Residential Floor Area Exemption for that Project by providing evidence of the commencement of construction of at least 142 Affordable Housing Units within the Specific Plan area.

## **Section 5.6 PHASING**

Development in the Specific Plan may be constructed in one or more phases, and lots may be developed with Projects in any order determined by the Applicant, provided such phasing remains within the environmental impacts established in the District NoHo Project Final Environmental Impact Report No. ENV-2019-7241-EIR (State Clearinghouse No. 2020060573) dated June 30, 2023 and certified by the City on [\*\*XXXX\*\*], together with any approved Errata or Addenda or certified Supplemental or Subsequent EIRs ("Final EIR") complies with the Affordable Housing requirements set forth Development Agreement, and complies with the Transportation, Dedication and Improvement requirements set forth in Section 9 of this Specific Plan.

## **SECTION 6. OPEN SPACE REGULATIONS**

### **Section 6.1 LOCATION OF OPEN SPACE**

Open Space shall be distributed throughout the Specific Plan area in substantial conformance with the Initial Development Plans or as set forth in any Administrative Review or other Project approval.

### **Section 6.2 MINIMUM REQUIRED OPEN SPACE**

A minimum total of 75 square feet of open space area shall be provided for each residential unit and may be provided in any combination of common or private residential open space areas. Yards, and open space areas located on the ground level and publicly accessible, as well as public or private balconies, terraces and rooftop areas may count towards required open space. Interior recreation and common rooms of at least 500 square feet located within residential buildings may qualify for up to 25 percent (or 35 percent for Subarea 7) of the total open space area requirements.

- A. Common Open Space Area and Dimensions.** Each common open space area used to meet the requirements of Section 6.2 shall have a minimum area of 400 square feet, with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area.
- B. Trees.** At least one 24-inch box tree shall be provided for every 4.2 dwelling units and may be located anywhere in the Specific Plan area or within adjacent public rights of way; provided, however that a minimum of 70% of the trees required for a Project's residential units shall be provided within the Subarea or Subareas where the Project is located. If any portion of the trees required for a particular Subarea are located on another Subarea, such trees shall be planted concurrently with those planted within the Project's subarea, be comprised of existing trees within the Specific Plan area, or some combination of these,

and a covenant and agreement shall be recorded against the Subarea containing such trees requiring the retention and maintenance of the trees for such duration to ensure compliance with this section.

**Section 6.3 CENTRAL OPEN SPACE**

- A. The Specific Plan shall include the construction of the Central Open Space at the center of the Specific Plan area adjacent to Subareas 0 East, 1, 5, and 6 on the corner of Lankershim Boulevard and Chandler Boulevard in substantial conformance with the Initial Development Plans. The Promenade shall consist of approximately 27,160 square feet (approximately 0.62 acres) of open space. The Transit Square shall consist of approximately 39,590 square feet (approximately 0.91 acres) of open space. NoHo Square shall consist of approximately 20,475 square feet (approximately 0.47 acres) of open space. Any changes to the Central Open Space, including reconfiguration, relocation or reductions, may be approved by Project Adjustment, Project Exception or Specific Plan Amendment, as applicable.
- B. Portions of the Central Open Space may, in the future (prior to or following development of the Specific Plan area pursuant to this Specific Plan), be required for the new development, extension or expansion of Metro transit facilities and improvements. In the event that Metro proceeds with development of transit facilities within the Central Open Space, the square footage specified in Section 6.3.A for the Central Open Space, or components thereof, beneath above-grade transit facilities shall continue to be counted as part of Central Open Space square footage, and any areas removed at grade to accommodate such above-grade transit facilities shall not require replacement with other Central Open Space areas. Any trees required under Section 6.2.B that are removed to accommodate such transit improvements shall be relocated, if feasible, or replaced at a 1:1 ratio elsewhere within the Specific Plan area. Pursuant to Government Code Sections 53090 and 53091, no amendments to or approval under this Specific Plan shall be required for Metro’s development of any transit facilities or improvements within the Central Open Space.

**SECTION 7. VEHICULAR PARKING REQUIREMENTS**

**Section 7.1. PARKING REQUIREMENTS**

The required parking ratios and minimum parking requirements set forth in LAMC Section 12.21 A.4 shall not apply to this Specific Plan. The maximum amount of automobile parking permitted for a Project shall be determined in accordance with Table 7.2.

**TABLE 7.2. PARKING REQUIREMENTS**

LAND USE	MAXIMUM PARKING RATIO
RESIDENTIAL	1.25 SPACE PER DU
OFFICE	2.0 SPACES PER 1,000 SF OF FLOOR AREA

RETAIL/RESTAURANT	4.0 SPACES PER 1,000 SF OF FLOOR AREA
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*DU = Dwelling Units*

**Section 7.2. LOCATION OF PARKING**

Parking provided for a Project may be located anywhere (1) within the Specific Plan area or (2) by covenant, lease, license, or other agreement or arrangement satisfactory to the Director, within a 1,500-foot radius of the Specific Plan area boundary. Notwithstanding the foregoing, any parking provided for Metro employees and riders may be located anywhere within or outside the Specific Plan area.

**Section 7.3 COMPACT SPACES**

There is no limitation on the number or percentage of compact spaces permitted within the Specific Plan, and all the parking spaces within the Specific Plan area may be compact spaces.

**SECTION 8. BICYCLE PARKING REGULATIONS**

**Section 8.1 BICYCLE PARKING SPACES**

In addition to the reduction for short-term bicycle spaces provided under LAMC Section 12.21. A.16.f.3, long-term resident bicycle parking for a Project with market rate residential units may be reduced by two spaces for every bicycle share dock provided in an on-site bicycle share station on the same lot as the Project, provided for up to a maximum 20% reduction, as part of a Metro or City of Los Angeles bicycle sharing program approved by the Director in consultation with the Los Angeles Department of Transportation. If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

Reductions in the required number of bicycle parking spaces of up to 10 percent per individual Project may be approved via Project Permit Adjustment pursuant to LAMC Section 13.B.4.4. In no event shall a Project's total bicycle parking reduction, through a combination of the reductions available under this Section 8.1, exceed 20% of the Project's bicycle parking requirement.

**Section 8.2 LOCATION REQUIREMENTS**

Required short-term spaces may be located in the private drives.

**Section 8.3 BICYCLE PARKING DESIGN**

Except as otherwise provided for herein, all bicycle parking shall be designed to comply with the design standards, as described in LAMC Sections 12.21 A.16.(d) and (e), respectively.

## SECTION 9. TRANSPORTATION AND STREETScape IMPROVEMENTS

### Section 9.1 PUBLIC RIGHTS-OF-WAY WIDTHS

Notwithstanding LAMC Section 12.37 and Section 17.05.D.1, the required widths of any public rights-of-way adjoining the Specific Plan area shall be provided in substantial conformance with the Public Rights-of-Way Widths set forth in Table 1 and depicted on Map 3, which reflects the waiver of certain dedications and improvements and the merger of certain excess right of way in conformance with the Mobility Plan.

<b>TABLE 1</b>			
<b>PUBLIC RIGHTS OF WAY WIDTHS<sup>1</sup></b>			
<b>Location &amp; Classification</b>	<b>Half-ROW with Project</b>		
	<b>Roadway</b>	<b>Sidewalk</b>	<b>Total</b>
<b><i>Lankershim Boulevard (Boulevard II)</i></b>			
West side, adjacent to Subarea 0 West	40'	10'	50'
East side, adjacent to Subarea 1, Subarea 0 East, and Subarea 5/6	40'	10'	50'
West side, adjacent to Subarea 8	40'	10'	50'
<b><i>Chandler Boulevard (Boulevard II)</i></b>			
North side, adjacent to Subarea 4 and 5/6	40'	15' (includes 5' provided by easement)	55'
<b><i>Chandler Boulevard (North)<sup>2</sup> (Boulevard II)</i></b>			
South side, adjacent to Subarea 0	30' - 36' (var)	4' - 10' (var)	40'
North side, adjacent to Subarea 7	19' - 22'	18' - 21'	40'
<b><i>Chandler Boulevard (South) (Boulevard II)</i></b>			
North side, adjacent to Subarea 0	35' - 45' (var)	0' - 10' (var)	45'
South side, adjacent to Subarea 8	40'	15'	55'
<b><i>Tujunga Avenue (Avenue II)</i></b>			
East side, adjacent to Subarea 0	40'	7'	47'
East side, adjacent to Subarea 7	43'	12'	55'

<b>Cumpston Street (Collector Street)</b>			
South side, adjacent to Subarea 1, Subarea 0 East, and Subarea 5/6	20'	13'	33'
<b>Fair Ave (Local Street)</b>			
West side, adjacent to Subarea 3 and Subarea 4	22'	10'	32'
<b>Weddington Avenue (Local Street)</b>			
North side, adjacent to Subarea 8 (easterly)	18'	12'	30'
North side, adjacent to Subarea 8 (westerly)	18'	12'	30'
<b>Bakman Avenue (Local Street)</b>			
East side, adjacent to Subarea 8	18'	12'	30'

1 Reflects required dedications, the waiver of certain dedications, and the merger of certain excess right of way in conformance with the Mobility Plan.

2. N. Chandler is designated as a one-way road therefore LADOT shall have the final determination of ROW widths.

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## **Section 9.2 PHASING OF TRANSPORTATION, DEDICATION AND IMPROVEMENT REQUIREMENTS**

- A. Phasing Plan.** Prior to the issuance of the first Administrative Review, Alternative Compliance, or Project Compliance approval for a Project in the Specific Plan area, the Applicant shall submit a Transportation, Dedication and Improvement Phasing Plan (TDIPP) to the LADOT General Manager and City Engineer for approval. The TDIPP shall identify which Transportation Improvements and Street Dedications and Improvements must be constructed or otherwise implemented in connection with individual Subareas. "Transportation Improvements" include those physical improvements, transportation demand management measures or monetary contributions imposed as non-CEQA corrective measures under the LADOT-approved Transportation Assessment for the Project dated February 1, 2022, as set forth in Appendix E to this Specific Plan, and more fully described in the Project's Transportation Assessment dated October 2021. "Street Dedications and Improvements" include those dedications and improvements imposed as requirements under Vesting Tentative Tract Map No. 82868.
- B. Improvement Assignments.** Prior to the issuance of an Administrative Review or Project Compliance approval for a Project, the LADOT General Manager, in consultation with the Director and the Applicant, shall assign Transportation Improvements to the Project, from the list in Appendix E, based on the approved TDIPP. The Director shall assign Street Dedications and Improvements based on the Subarea phasing established by the approved TDIPP.
- C. Guarantee of Transportation Improvements.** Prior to the issuance of a building permit for a Project, the Applicant shall guarantee to the satisfaction of the LADOT General Manager, the implementation of any Transportation Improvements for which the Applicant is responsible with respect to the Project. Prior to the issuance of a certificate of occupancy, the Project Applicant shall provide improvement design plans satisfactory to the LADOT General Manager, and shall construct, the assigned Transportation Improvement(s) or, for monetary contributions, fund the required monetary contribution. If the LADOT General Manager determines that construction of an assigned Transportation Improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the improvement to the satisfaction of the LADOT General Manager. Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City Engineer and the LADOT General Manager. Prior to the recordation of each phase of the final map, the Street Improvements assigned to that phase by the TDIPP shall either be constructed or suitably guaranteed to the satisfaction of the Director.
- D. Transportation Improvement Modifications.** The LADOT General Manager, at the request of the Applicant, may determine the implementation of any Transportation Improvement listed in Appendix E is infeasible and should be substituted with a comparable Transportation Improvement of equivalent cost or effectiveness. In that situation, the LADOT General Manager, in consultation with the Director, may modify or substitute the Transportation Improvement without the need for an amendment to this Specific Plan, provided the LADOT General Manager meets with the Applicant and determines what alternate and/or additional Transportation Improvement measures shall

be implemented by the Applicant in order to meet the objectives of this subsection and CEQA.

### **Section 9.3           STREETSCAPE PLAN**

All Projects shall comply with the District NoHo Streetscape Plan set forth in Appendix F. Beyond general City standards and specifications that apply to streetscape projects, each Project shall be reviewed for consistency with the Streetscape Plan as a condition of approval and permitting by the Department of Public Works. In the event of a conflict between a general City standard and a standard in the Streetscape Plan, the Streetscape Plan shall prevail. Prior to issuance of a building permit for any Project, the Director may require the Applicant to record a covenant guaranteeing to the City that the Project shall improve and maintain the public right-of-way in accordance with the District NoHo Streetscape Plan. The Applicant shall complete any required Streetscape Improvement prior to the issuance of a certificate of occupancy for the Project requiring such improvement.

### **Section 9.4.           PRIVATE DRIVE WIDTHS**

Private drives within the Specific Plan Area, which are separate lots pursuant to VTT 82868, shall not be subject to the minimum lot width requirements of LAMC Section 17.05.H.

## **SECTION 10. ALCOHOL CONSUMPTION REGULATIONS**

### **Section 10.1           REGULATIONS FOR ON-SITE ALCOHOL SALES, SERVICE, AND CONSUMPTION**

- A.** The sales and service of alcoholic beverages for on-site sales, service and consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell and serve alcoholic beverages for on-site consumption shall obtain, as required, licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
- B. New Establishments/Uses.** On-site sales, service and consumption of a full line of alcoholic beverages for new establishments/uses shall be subject to the following requirements.
  - 1. Number of Establishments.** A maximum of 17 new establishments shall be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption, including, but not limited to restaurants, cafes, Food Hall uses, bars, tasting rooms and breweries. A Food Hall shall be considered a single establishment that may contain several ABC licenses held by separate entities. Up to three additional establishments (for a total of 20 establishments) may be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption, provided that for each such additional establishment there shall be a corresponding reduction in the number of establishments allowed for the sale of alcoholic beverages for off-site consumption.
  - 2. Approval Procedure.** Each establishment subject to Section 10.B.1 shall apply for an Administrative Review, to be approved by the Director. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's

review shall be limited to the review of the application for substantial compliance with the conditions listed in Appendix C of this Specific Plan. A table identifying all existing on-site alcohol permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.

- C. A Conditional Use Permit pursuant to the LAMC Section 12.24 W.1 (which is deemed to apply to the District NoHo Specific Plan zone) shall be required to exceed the maximum number of establishments permitted by Section 10.B.1. A Project Adjustment, Project Exception, or Amendment shall not be required.
- D. **Conditions.** Each establishment and Administrative Review shall comply with the conditions for all alcohol sales and service for on-site consumption in Appendix C of this Specific Plan.
- E. **Revocation.** If the conditions of Appendix C have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.

## **Section 10.2. REGULATIONS FOR OFF-SITE ALCOHOL SALES, SERVICE, AND CONSUMPTION**

- A. The sales and service of alcoholic beverages for off-site sales, service and consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell and serve alcoholic beverages for off-site consumption shall obtain, as required, licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
- B. The sale of a full line of alcoholic beverages for off-site consumption shall be subject to the following requirements.
  - 1. **Establishments.** A maximum of 3 new establishments shall be allowed for the sale of a full line of alcoholic beverages for off-site consumption. In addition to the off-site sales, tastings shall be permitted in such establishments, such as a grocery market, brewery, winery, or distillery. Up to two additional establishments (for a total of five establishments) may be allowed for the sale of a full line of alcoholic beverages for off-site consumption, provided that for each such additional establishment there shall be a corresponding reduction in the number of establishments allowed for the sale and service of alcoholic beverages for on-site consumption.
  - 2. **Approval Procedure.** Each establishment subject to Section 10.2.B.1 shall apply for an Administrative Review, to be approved by the Director. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's review shall be limited to the review of the application for substantial compliance with the conditions listed in Appendix C of this Specific Plan. A table identifying all existing off-site alcohol

permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.

3. A Conditional Use Permit pursuant to the LAMC Section 12.24 W.1 or Section 12.24 X.2 shall be required to exceed the maximum number of establishments permitted by this Section 10.2.B.1. A Project Adjustment, Project Exception, or Amendment shall not be required.

**C. Conditions.** Each establishment and Administrative Review shall comply with the conditions for all alcohol sales and service for off-site consumption in Appendix C of this Specific Plan.

**D. Revocation.** If the conditions of Appendix C have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with LAMC Section 12.24 Z.

## **SECTION 11. SEVERABILITY**

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

## APPENDIX A

### INITIAL DEVELOPMENT PLANS

District NoHo Project (Entitlement Drawings Set) attached to case file CPC-2019-7239-GPAJ-VZCJ-HD-SP-SN-BL as Exhibit **[\*\*X\*\*]** (stamped and dated **[\*\*INSERT DATE\*\*]**).

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**APPENDIX B**  
**ENVIRONMENTAL STANDARDS**  
**[To be attached]**

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## APPENDIX C

### ALCOHOL APPROVAL CONDITIONS

#### I. CONDITIONS FOR ON-SITE ALCOHOL CONSUMPTION

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
3. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file
5. The sales and service of alcoholic beverages shall be limited to on-site consumption only.
6. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
7. Electronic age verification device(s) may be used to determine the age of any individual attempting to purchase alcoholic beverages. If utilized, these devices shall be installed or utilized as handheld devices on the premises, maintained in an operational condition, and all establishment employees shall be instructed in their use.
8. Each employee of said establishment/permittee who sells or serves alcoholic beverages shall enroll in, attend and complete a certified, ABC-recognized, training program for the responsible sale and service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment, or within 30 days after the start of employment, whichever applies. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Director.
9. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon the request of any peace officer, employee of the State

Department of Alcoholic Beverage Control, or the Los Angeles Department of City Planning.

10. A restaurant, café, or Food Hall shall be considered a single permit and shall be permitted to sell a full line of alcoholic beverages from one or more bars, lounges, or restaurants/stalls within a single restaurant, cafe or Food Hall establishment.
11. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
12. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
13. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and

reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

14. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

1. Entry, visible to pedestrians
2. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcoholic Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

16. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

17. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.

18. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.

19. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

20. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

### **RESTAURANT CONDITIONS**

21. Restaurants as defined in Section [XX] of the LAMC, with sales and service of alcohol shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
22. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.
23. **Amplified Sound.** Outdoor amplified sound shall comply applicable measures within Section 4.3 of this Specific Plan.

### **GROCERY STORE CONDITIONS**

24. The establishment shall be maintained as a bona fide grocery store, offering perishable food items for sale as well as a selection of packaged food, fresh food, and household items. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.

### **BAR/LOUNGE CONDITIONS**

25. **Designated Driver Program.** Prior to the utilization of this grant, Bars, lounges, and other establishments that do not serve food with alcohol sales shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.
26. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department
27. Only the front door shall be used for patron access to Bar/Lounge uses. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.

28. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
29. The exterior windows and glass doors of the establishments shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
30. The applicant shall utilize social media, webpages, or other media to provide travel information to the establishment. Such information shall promote the use of alternate travel means to automotive transportation (walk, bike, public transit, rideshare/service, or carpool).

## II. CONDITIONS FOR OFF-SITE ALCOHOL CONSUMPTION

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
2. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request of the peace officer, employee of the State Department of Alcoholic Beverage Control, or the City's Planning Department.
3. Hours of sales. Alcoholic beverages may be sold as permitted by state law.
4. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
5. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
6. Establishments with off-site sales shall maintain windows and other openings from 30 inches to 84 inches at the ground floor free of coverings, advertisements, or any other such screening from obscuring, blocking, or otherwise obstructing line of sight into the establishment.

**APPENDIX D**

**OBJECTIVE DESIGN STANDARDS**

**[To be determined]**

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## APPENDIX E

### TRANSPORTATION IMPROVEMENTS

Repaint/upgrade at the existing pedestrian crosswalks at the following locations:

- Tujunga Avenue & Chandler Boulevard (North)
- Tujunga Avenue & Chandler Boulevard (South)
- Lankershim Boulevard & Chandler Boulevard (North)
- Lankershim Boulevard & Chandler Boulevard (South)
- Across the Subarea 0 West access point on Tujunga Avenue

Install new pedestrian crosswalks at the following locations:

- Across the south leg of Tujunga Avenue & Chandler Boulevard (North)
- Across the north leg of Tujunga Avenue & Chandler Boulevard (South)
- Across the south leg of Lankershim Boulevard & Chandler Boulevard (North)
- Across the west leg of District Way & Fair Avenue

Install and upgrade Bicycle Infrastructure:

- Install a new two-way bicycle route through the Project site (District Way)
- Improve westbound bicycle lane on Chandler Boulevard (North) between Tujunga Avenue and Lankershim Boulevard to a Class IV facility
- Install a bicycle crossing signal across Lankershim Boulevard and Chandler Boulevard (North)
- Install long-term and short-term bicycle parking at each Subarea
- Provide parking for at least 100 bicycles at one or more Metro Bike Hubs
- Provide space for Metro's Bikeshare or similar first mile/last mile option

TDM Measures:

- Promotions and marketing
- Pedestrian network improvements
- Traffic calming improvements

- Implement on-street bicycle facilities

Neighborhood Traffic Calming:

- Existing traffic counts to be collected at the 12 residential streets listed on Attachment K to the LADOT-approved Transportation Assessment for the Project once traffic conditions return to a more typical level prior to the completion of any portion of the Project to establish daily trip thresholds.
- The budget for NTMP improvements is \$200,000. The applicant will separately fund the consultant's time to administer the process and develop the NTMP for each neighborhood.

CCTV Monitoring Cameras and connections to ATSAC at the following locations:

- Colfax Avenue & Burbank Boulevard
- Lankershim Boulevard/Tujunga Avenue & Burbank Boulevard
- Lankershim Boulevard & Magnolia Boulevard
- Colfax Avenue & Chandler Boulevard

Extended northbound left-turn pocket at the following location:

- Lankershim Boulevard/Tujunga Avenue & Burbank Boulevard

New protected-permissive left-turn signal phasing at the following locations:

- SR-170 Southbound Ramp & Magnolia Boulevard for Westbound direction
- Lankershim Boulevard & Cumpston Street for Southbound direction

New GridSmart Pedestrian Safety Crossing Control at the following locations:

- Lankershim Boulevard & Cumpston Street
- Lankershim Boulevard & Chandler Boulevard (North)
- Lankershim Boulevard & Chandler Boulevard

Upgrade pedestrian ADA ramps at the following location:

- Bakman Avenue & Weddington Street

Install new transit infrastructure adjacent to the Project site such as:

- Bus shelters
- Bus benches
- Bus stops

Note: Additional details regarding the Transportation Improvements are provided in the Project's Transportation Assessment, dated October 2021, including within Appendix J of the Transportation Assessment.

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**APPENDIX F**  
**DISTRICT NOHO STREETScape PLAN**  
**[To be attached]**

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