

**ORDINANCE NO. 182617**

An ordinance establishing a Specific Plan known as the Cornfield Arroyo Seco Specific Plan in a portion of the Central City North, Northeast LA, and Silverlake-Echo Park/Elysian Valley Community Plan areas.


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


Section 1. The City Council hereby establishes and adopts the attached Cornfield Arroyo Seco Specific Plan for the area bounded by heavy lines in the Plan Boundary Map set forth in Chapter 1 of the Plan.


Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 28 2013.

JUNE LAGMAY, City Clerk


By   
Deputy

Approved  JUL 02 2013

  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

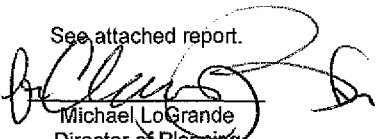
By   
MICHAEL J. BOSTROM  
Deputy City Attorney

Date 6/24/13

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted. . . .

June 24, 2013

See attached report.

  
Michael LoGrande  
Director of Planning

File No(s) CF No. 13-0078; CPC File No. 2009-598-SP

## DECLARATION OF POSTING ORDINANCE

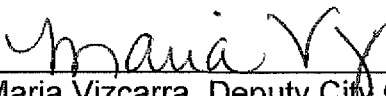
I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 182617 – Establishing a Specific Plan known as the Cornfield Arroyo Seco Specific Plan in a portion of the Central City North, Northeast LA, and Silverlake-Echo Park/Elysian Valley Community Plan areas** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **June 28, 2013**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **July 5, 2013** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **July 5, 2013** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **5th** day of **July, 2013** at Los Angeles, California.

  
\_\_\_\_\_  
Maria Vizcarra, Deputy City Clerk

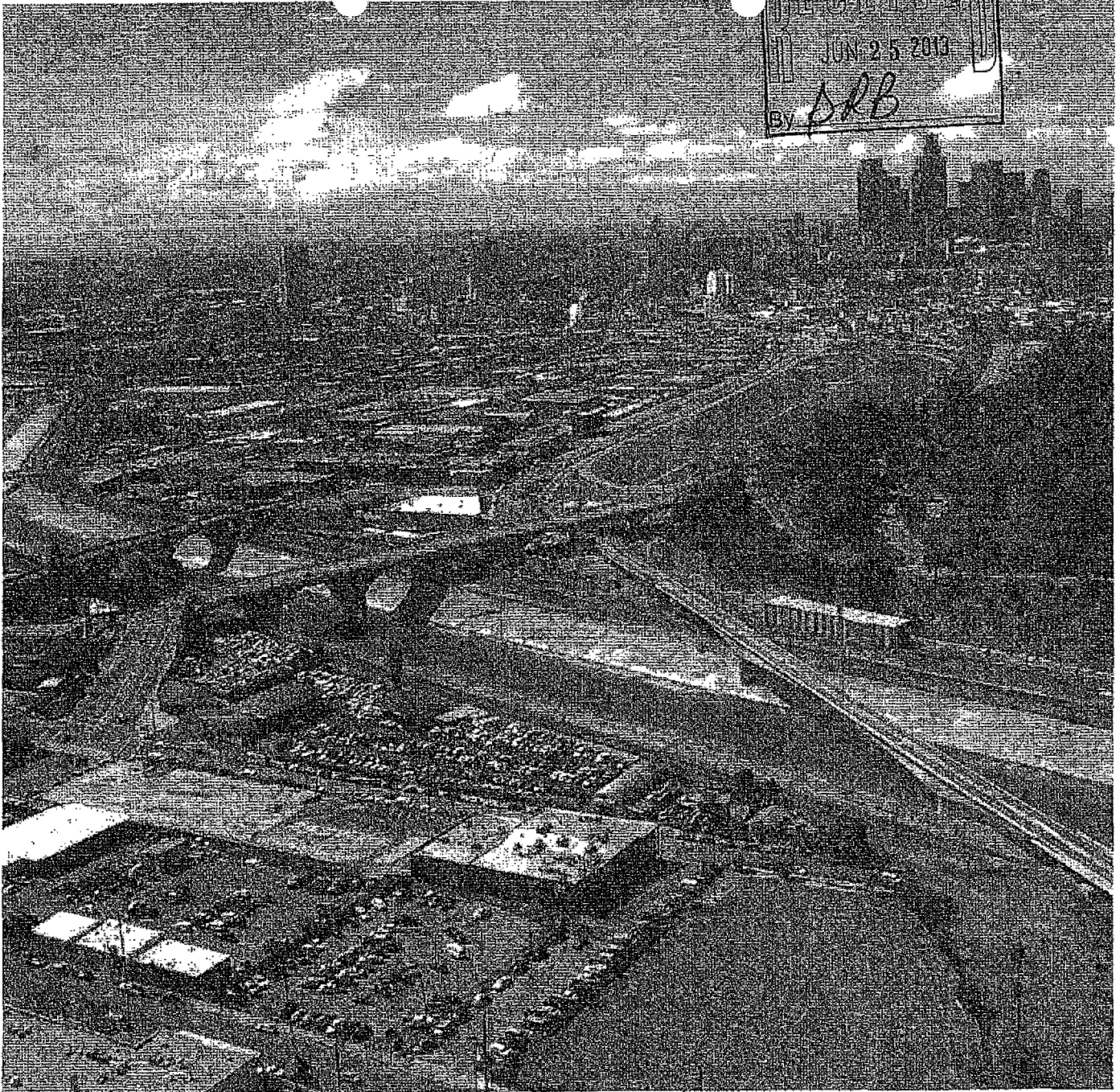
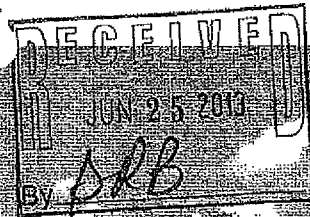
**Ordinance Effective Date: August 14, 2013**

Rev. (2/21/06)

**Council File No. 13-0078**

13-0078

#57



# CASP

## Cornfield Arroyo Seco Specific Plan



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LOS ANGELES DEPARTMENT OF CITY PLANNING

**CASP**

CORNFIELD **ARROYO SECO**  
**SPECIFIC PLAN**





### ACKNOWLEDGEMENTS

#### Mayor

**Antonio R. Villaraigosa**

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

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 Reza Bagherzaceh, . . . . . Senior Environmental Engineer  
 Carol Armstrong, . . . . . Environmental Supervisor II  
 Lawrence Hsu, . . . . . Senior Civil Engineer  
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**Bureau of Sanitation**

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 Environmental Engineer  
 Deborah Deets, . . . . . Landscape Architect I  
 Wing Tam, . . . . . Senior Environmental Engineer  
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 Melinda Bartlett- DPW/Bureau of Sanitation (BOS)  
 Michael Brown- DPW/BOE  
 Tomas Carranza- DOT  
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 (LADWP)  
 Steven Chen-DPW/BOE  
 Robert Espinoza-CRA  
 Jose Gutierrez- DPW/BOS  
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 Susan Shu-DPW/BOE  
 Wing Tam-DPW/BOS  
 Aldo Ubau- Department of Building and Safety (DBS)

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Jose L. S-Cronenbold, . . . . . Fire Battalion Chief
Curt Klafuta, . . . . . Fire Battalion Chief
Dean Ulrich, . . . . . Fire Battalion Chief
Wade White, . . . . . Fire Battalion Chief

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Helmi Hisserich, . . . . . Assistant General Manager, Housing Development Bureau
Claudia Monterrosa, . . . . . Director, Policy & Planning Unit
Helen Campbell, . . . . . Management Analyst II, Policy & Planning Unit

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Kelli Bernard, . . . . . Director of Economic Development
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Terrence McCarthy, . . . . . Civil Engineering Associate
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Sean Woods, . . . . . Superintendent – Los Angeles Sector
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Stephanie Campbell, . . . . . Associate Park & Recreation Specialist

NEIGHBORHOOD COUNCILS

- Arroyo Seco Neighborhood Council
Chinatown-Alpine Hill Neighborhood Association
Eagle Rock Neighborhood Council
Elysian Valley Riverside Neighborhood Council
Glassell Park Neighborhood Council
Greater Cypress Park Neighborhood Council
Historic Cultural Neighborhood Council
Lincoln Heights Neighborhood Council
Silver Lake Neighborhood Council
Solano Canyon Neighborhood Council

BUSINESSES AND ORGANIZATIONS

- Alpine Recreation Center
American Institute for Architects
Arroyo Seco Foundation
Audubon Society
California Endowment’s Center for Healthy Communities
Center for Sustainable Cities
Chinatown Advisory Committee

- Chinatown BID
Chinatown Redevelopment Commission
Chinatown Service Center
Chinese American Citizens Alliance
Chinese Chamber of Commerce
Citylife
Creative Environments
Cypress Park Recreation
Cypress Park Youth & Family Center
Downey Recreation Center
El Pueblo de Los Angeles
Farmlab
Friends of Los Angeles River (FoLAR)
Goodwill Industries
Homeboys Industries
Lincoln Heights Industrial BID
Lincoln Park Recreation Center
Los Angeles & San Gabriel Watershed Council
Natural Resources Defense Council
North East Trees
Puerta del Sol
San Antonio Winery
Santa Monica Mountains Conservancy
Southeast Asian Community Alliance (SEACA)
The City Project
The River Project
Tree People
William Mead Residents Association
Young Nak Church

SCHOOLS

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

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- Ann Cole Patrick Johnston
Ann Dove Barbara Rice

PHOTOGRAPHS AND IMAGES

- Fabian Wagmister
Los Angeles State Historic Park
Los Angeles Public Library
Los Angeles River Revitalization Master Plan
University of Southern California Digital Library



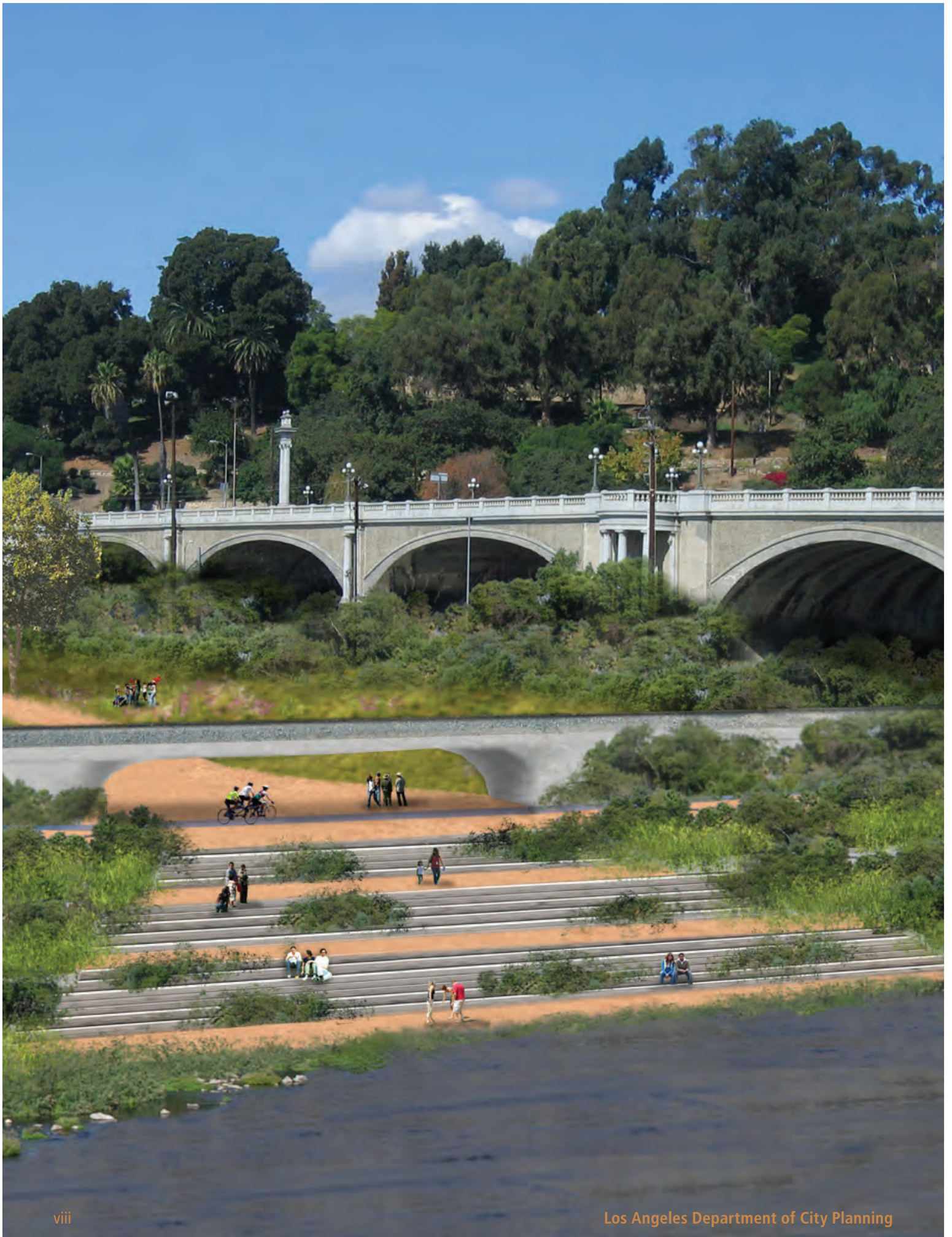




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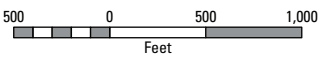
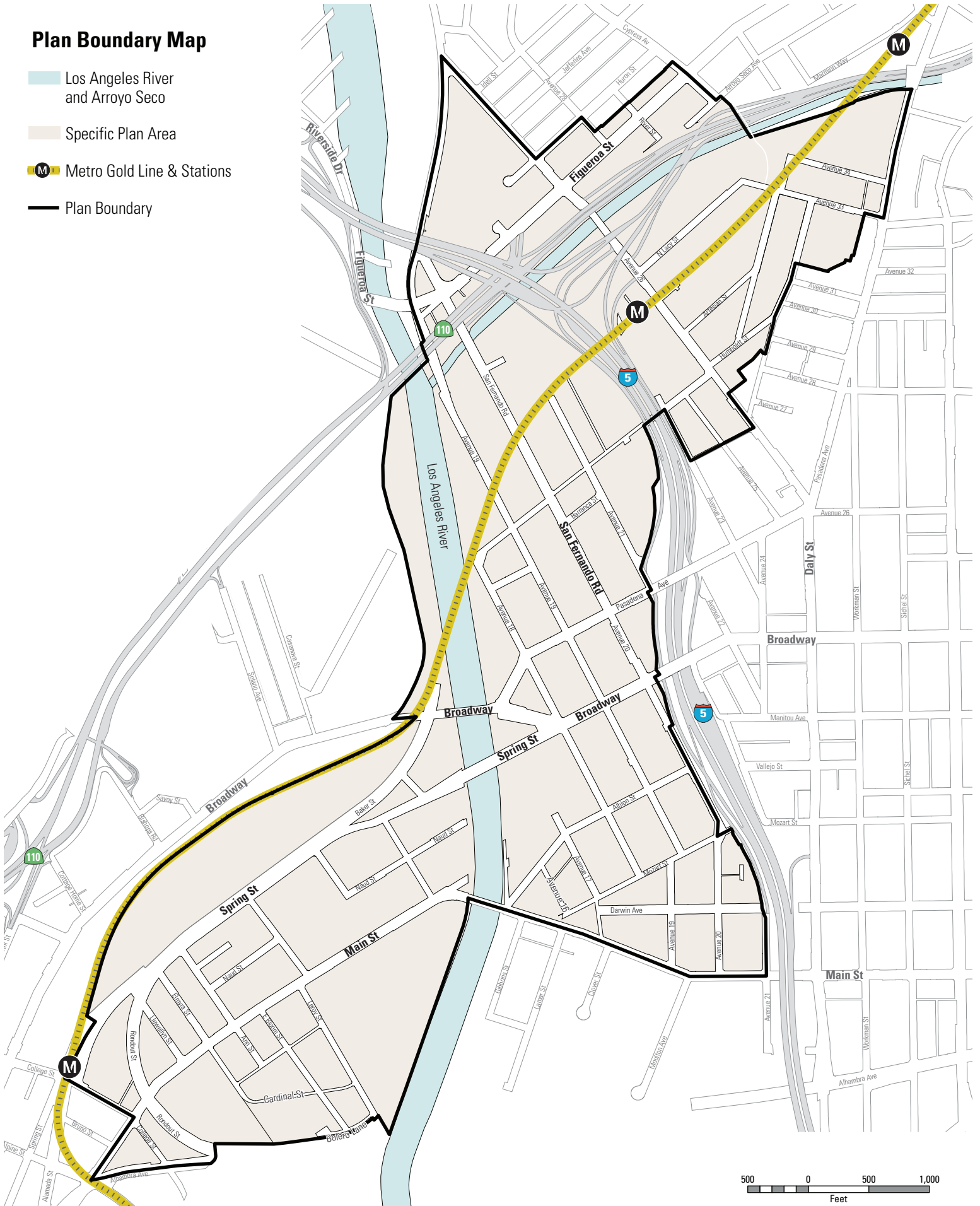
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# Plan Boundary Map

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



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

# 1.1 Administration

## A. Establishment

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

## B. Purposes

This Specific Plan is intended to:

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

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

### c. Definitions.

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

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

**Accessory Use.** A use, which is customarily incidental to that of the main building or the main use of the land and which is located on the same lot with a main building or main use.

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

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

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

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

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

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

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



North Central Animal Services  
Center on Lacy Street



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

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

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

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

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

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

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

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

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

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

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



Auto-Oriented Use



Commercial Hotel



Commercial Office



Entertainment, Exhibits, and Multi-Purpose Cultural Facilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



*Heavy Manufacturing*



*Hospitals, Nursing, and Residential Care Facilities*



Light Manufacturing and Assembly



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

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

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

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

**Los Angeles River Revitalization Master Plan (LARRMP).**

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



*Paseo or Pedestrian Walkway*



*Personal Service Facilities*



*Publishing, Motion Picture, and Broadcasting*



Repair and Maintenance Facilities



Residential-Multi-Family



Residential-Single Family



Recreation Facilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



*Schools, Colleges, or Tutoring*



*Server Farms*



*Trucking, and Transportation Terminals*





Utilities



Warehouse Distribution and Storage



Waste Management and Remediation



Wholesale

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

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

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

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

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

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

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

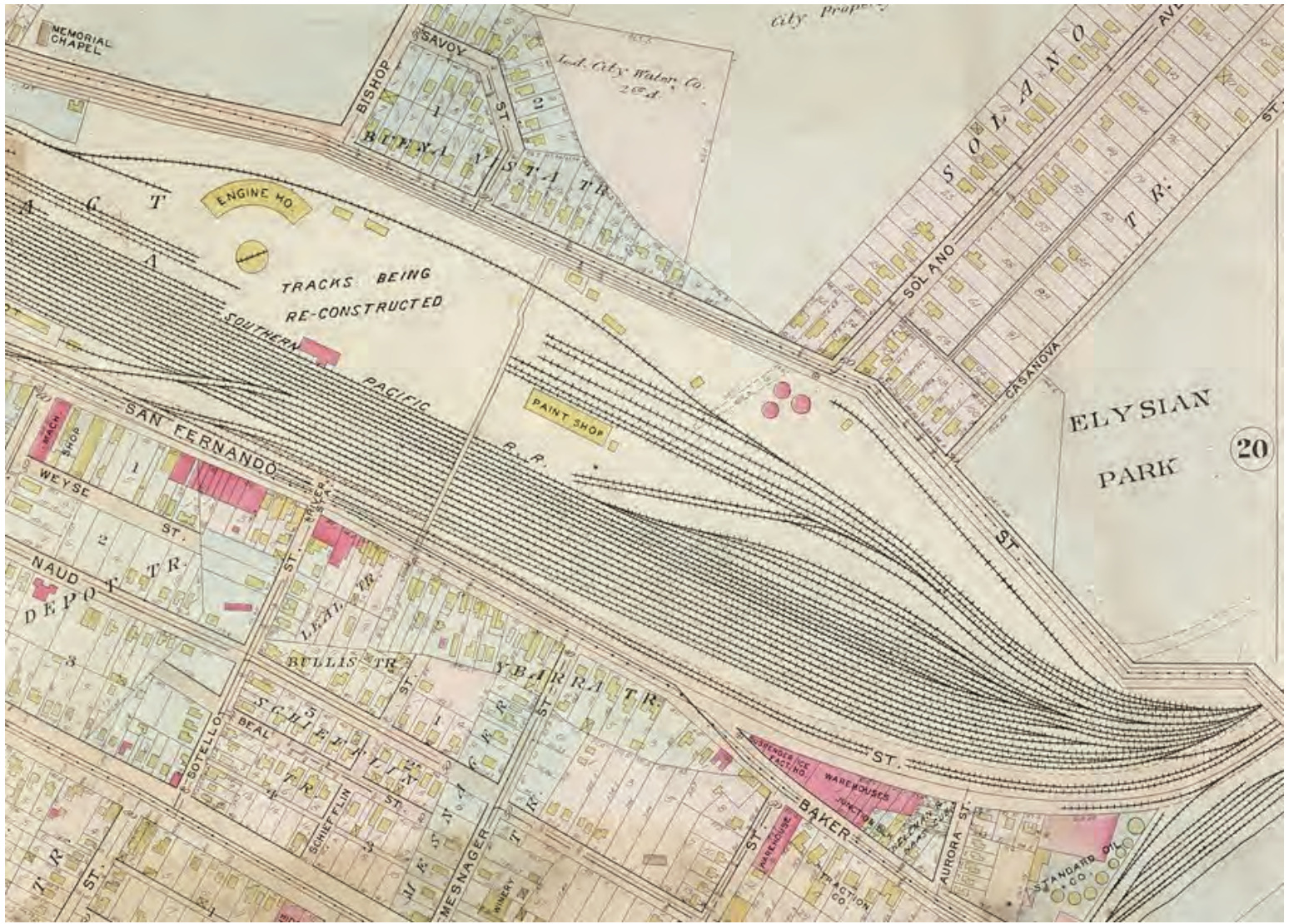
#### **E. Interpretation**

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

#### **F. Severability**

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







# 1.2 Application Process

## A. Relationship to the Los Angeles Municipal Code

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

## B. Prohibitions

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

### C. Development Review Procedures

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

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



**PROJECT TABLE**

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

**PROJECT TABLE**

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

**Footnotes:**

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

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

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

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

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



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

#### **D. Administrative Procedures for Allocation of Floor Area Rights**

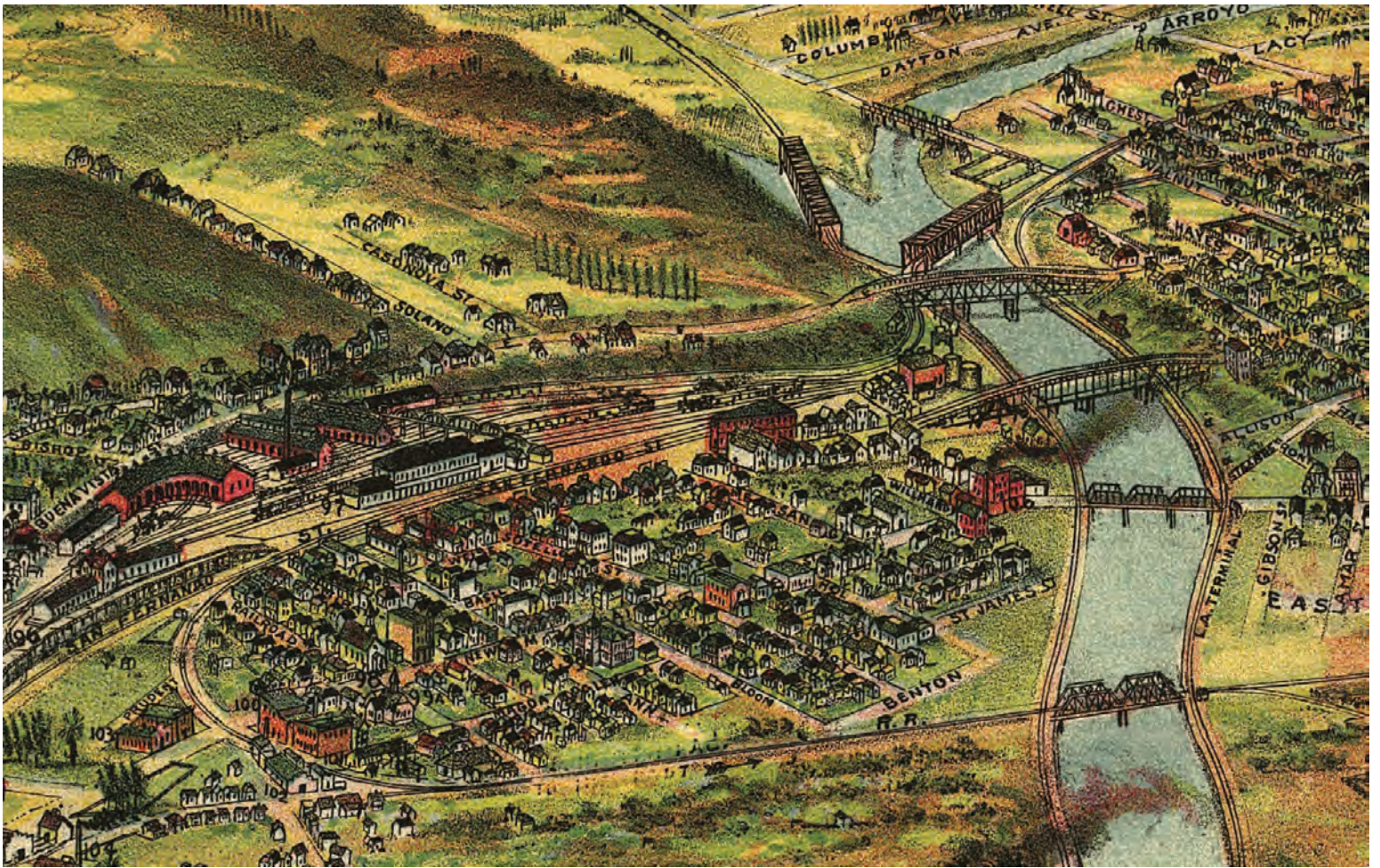
1. **General Requirement.** Any Allocation of Floor Area Rights approved pursuant to this Specific Plan shall be recorded by covenant, or similar instrument, to the satisfaction of the Director of Planning. This document shall clearly set forth the amount of Floor Area Rights allocated to the Receiver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



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# Zoning and Standards

## Chapter 2







# 2.1 Zoning

## A. Purposes

These zoning regulations are intended to:

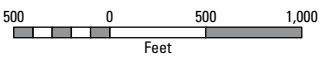
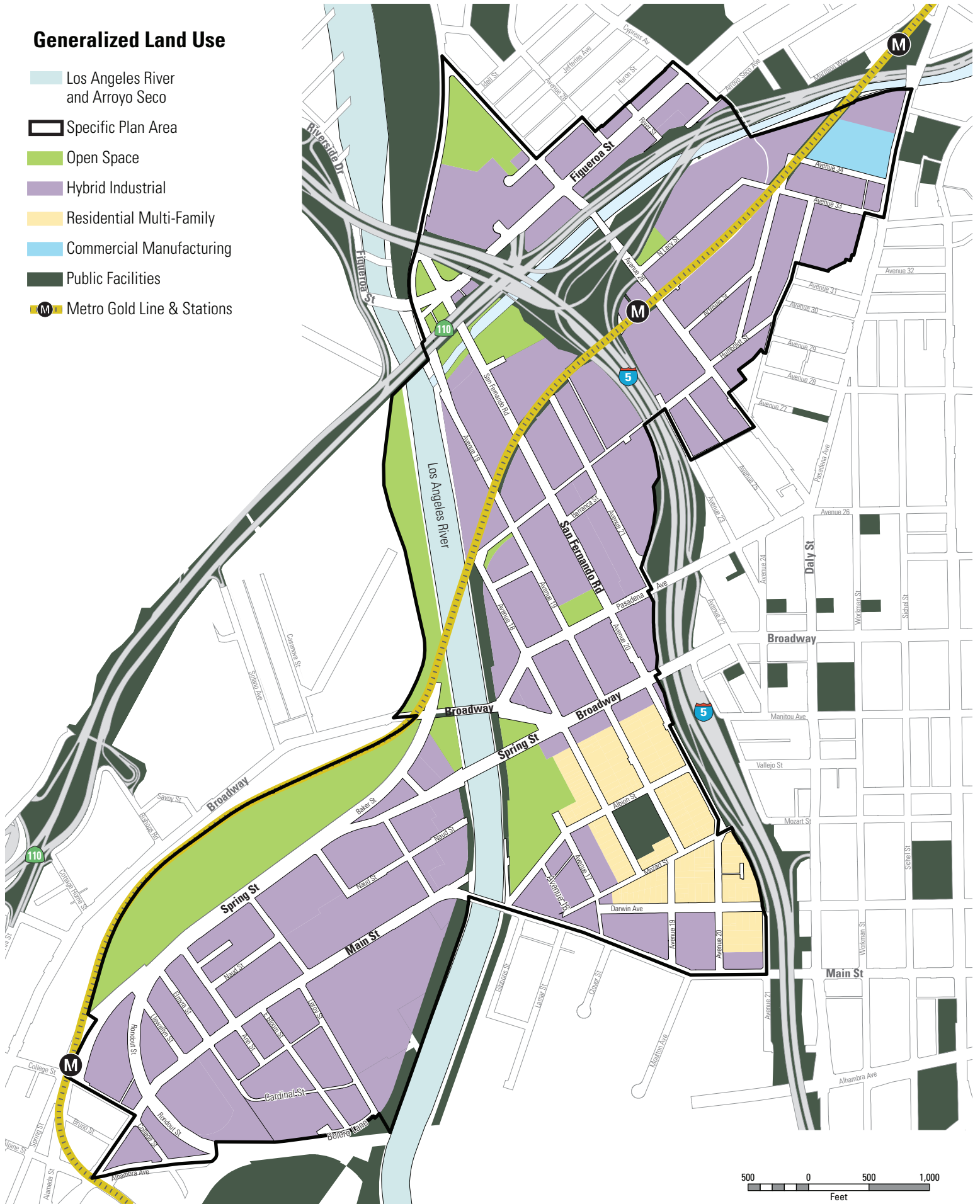
1. Protect existing light industrial areas from residential encroachment.
2. Provide areas where residential, commercial, and light industrial uses can co-locate horizontally and/or vertically.
3. Facilitate the development of mixed-use and affordable housing projects.
4. Ensure the continued provision 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



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## 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*















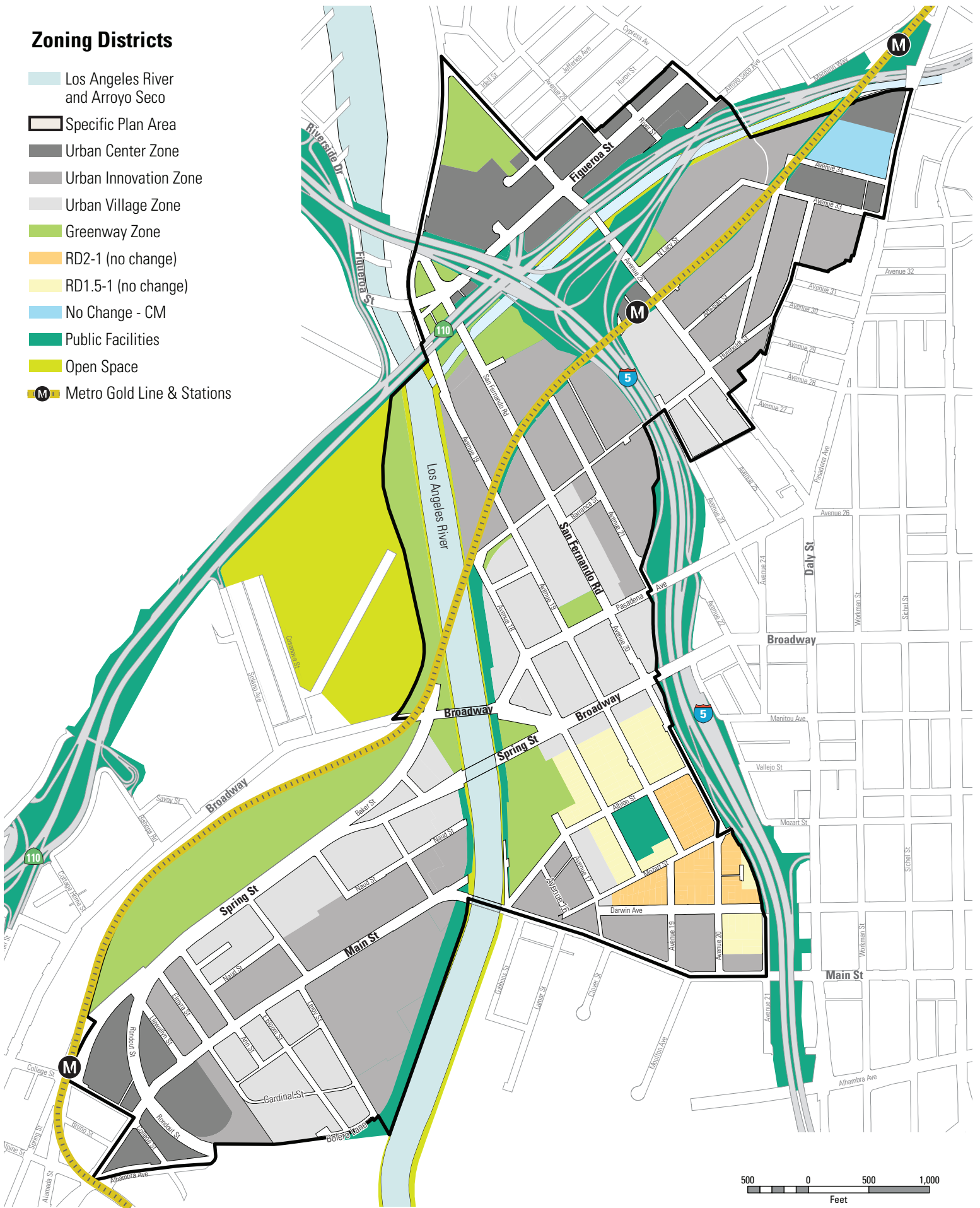
*Urban Innovation*



*Urban Center*

# Zoning Districts

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Urban Center Zone
-  Urban Innovation Zone
-  Urban Village Zone
-  Greenway Zone
-  RD2-1 (no change)
-  RD1.5-1 (no change)
-  No Change - CM
-  Public Facilities
-  Open Space
-  Metro Gold Line & Stations



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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 <sup>2</sup>	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 <sup>4</sup>	Yes <sup>4</sup>	Yes <sup>4</sup>
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 <sup>1</sup>	Ancillary	Yes <sup>1</sup>

**USE CLASSIFICATION TABLE**

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

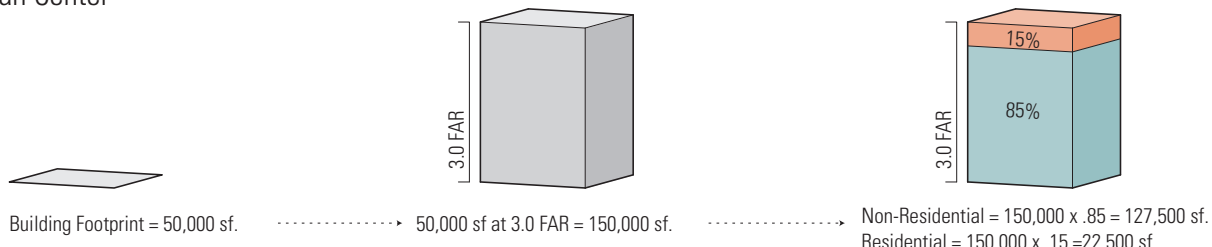
Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Office	N/A	65% <sup>a</sup>	Ancillary-(10%) <sup>a</sup>	65% <sup>a</sup>
Retail square footage limit	1,200 sf <sup>b</sup>	15,000 sf <sup>b</sup>	5,000 sf <sup>b</sup>	50,000 sf <sup>b</sup>
Retail and/or Personal Services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

**Footnote for Limits Table**

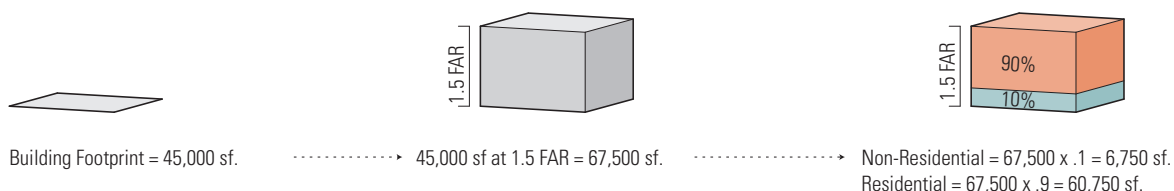
- a. The floor area for the use shall not exceed the allowable percentage of the site’s Base FAR set forth in the Limits Table. For example, a 100,000 square foot site with a permitted 3:1 Base FAR may not be developed with a Commercial Office project that exceeds 195,000 square feet (i.e., 65% of 300,000 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**

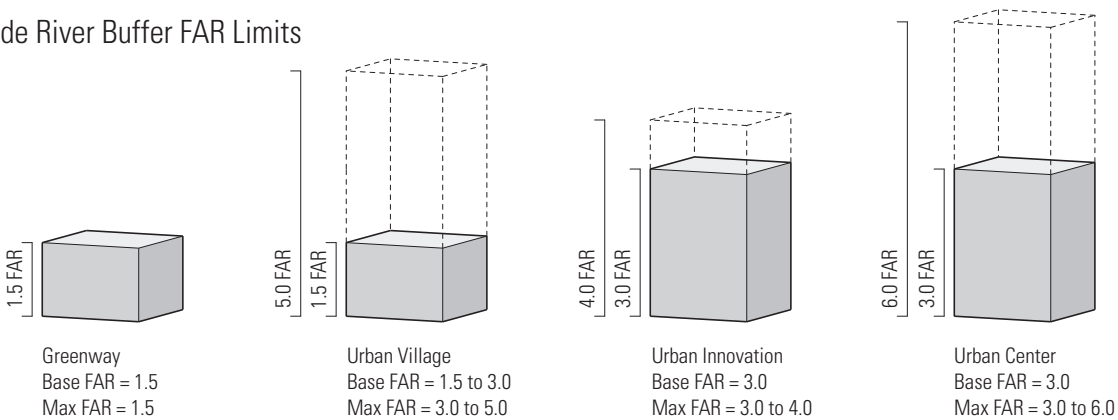
	Greenway	Urban Village	Urban Innovation	Urban Center
Base FAR	1.5:1	1.5:1 or 3:1 <sup>a</sup>	3.0:1	3.0:1
Base FAR within River Buffer Areas	1.5:1	1.5:1	1.5:1	1.5:1
Max FAR	1.5:1	3:1 to 5:1 <sup>b</sup>	3:1 to 4:1 <sup>b</sup>	3:1 to 6:1 <sup>b</sup>
Max FAR within River Buffer Areas	1.5:1	1.5:1 <sup>c</sup>	1.5:1 <sup>c</sup>	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**

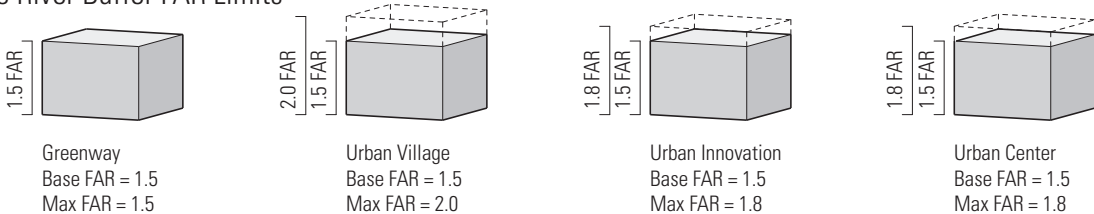
- a. Projects with more than 15 residential units are limited to a 1.5:1 Base FAR unless the residential portion of the project is equal to or less than 75% of the FAR or the Project pursues the Affordable Housing Bonus Option in Section 2.1 G 1. All other Projects are limited to a 3.0:1 Base FAR. As set forth in the Limits Table, the residential component of a Project is limited to 90% of the Project's FAR.
- b. The Maximum FAR for each parcel varies depending on its location, as set forth in the FAR Map.
- c. 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 sf x 1.5) + (10,000 sf x 3.0) = 45,000 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**



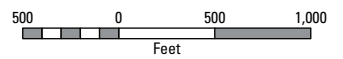
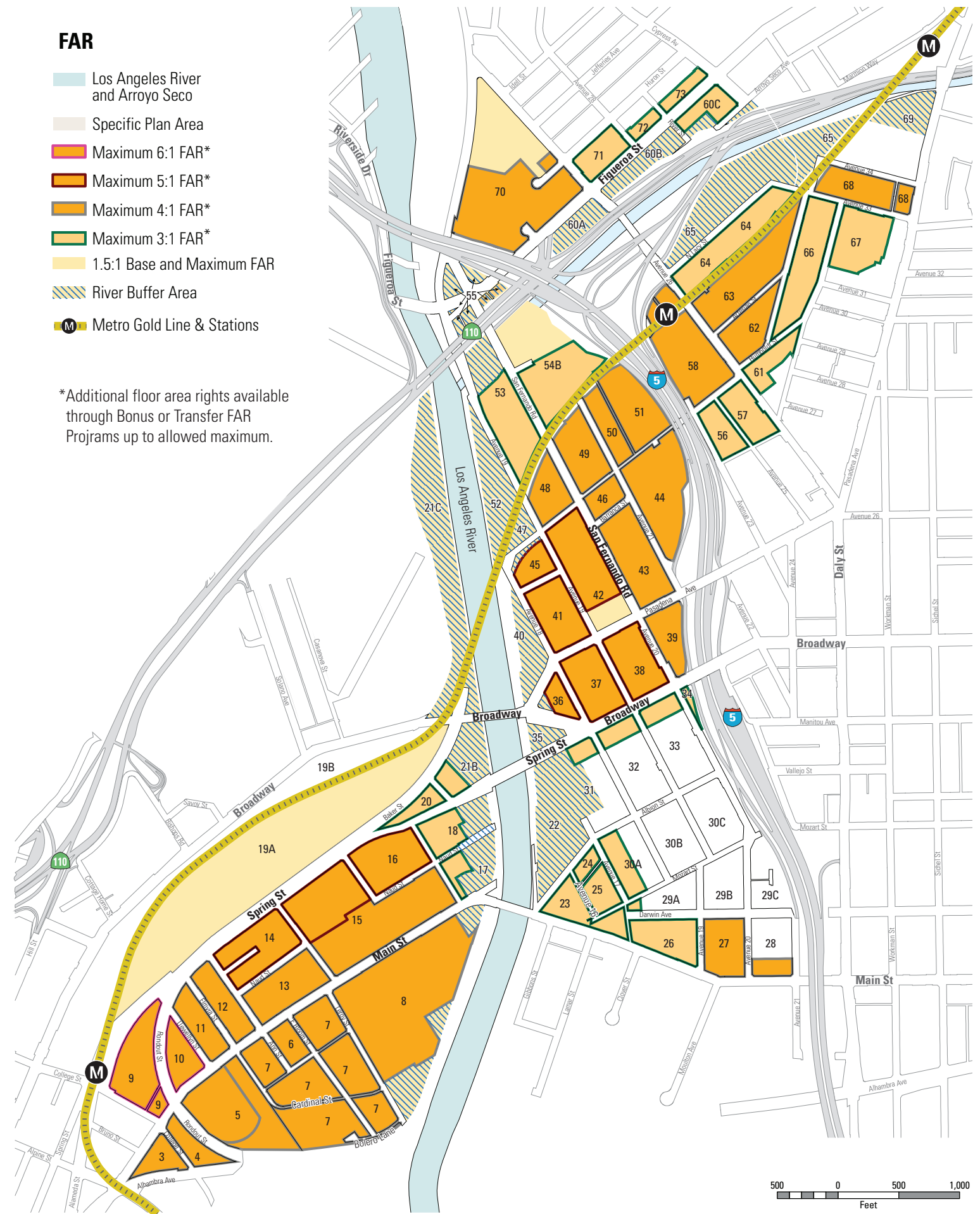
**Inside River Buffer FAR Limits**



# 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
- M Metro Gold Line & Stations

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



Prepared by Los Angeles Department of City Planning  
025\_i : 05.2013



## 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\*

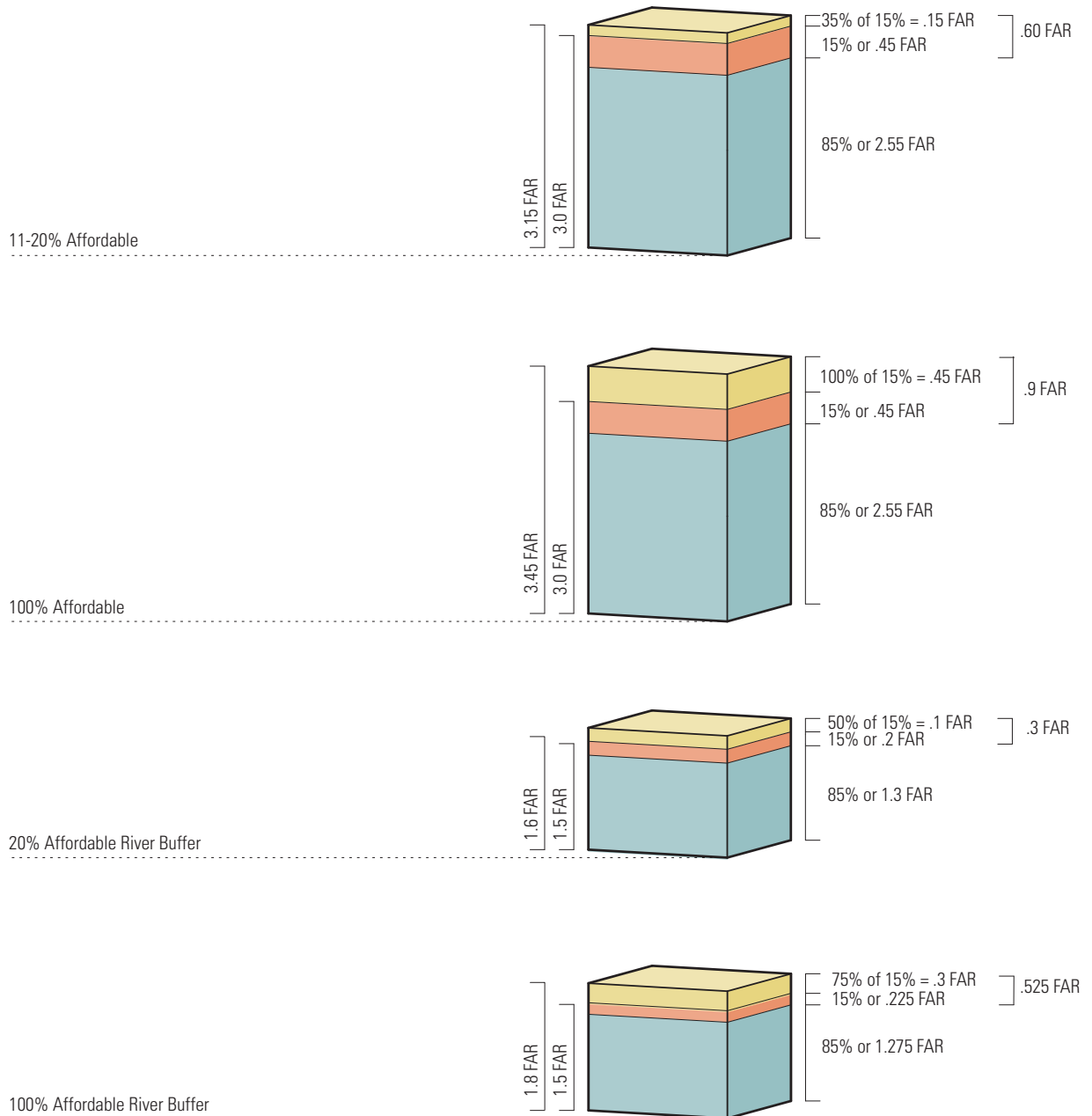
Affordability Level/Location	Greenway	Urban Village	Urban Innovation	Urban Center
11% of units set aside for households earning 50% of AMI or less, or 20% of units set aside for households earning 80% of AMI or less	NA	3:1	3.15:1 (The Residential portion of the Project is subject to a .6:1 FAR)	3.15:1 (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\***

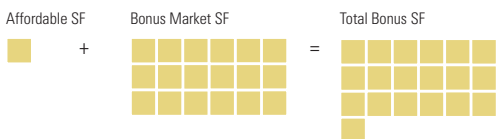
Location	Greenway	Urban Village	Urban Innovation	Urban Center
Outside of the River Buffer Area	NA	4:1	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)
Within the River Buffer Area	NA	2:1	1.8:1 (The Residential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



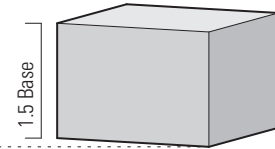
**Figure 2.5**  
**Affordable Housing Bonus Option; Strategy B**

Urban Village

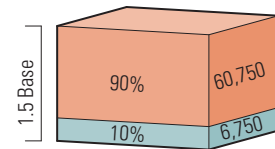
Building Footprint = 45,000 sf



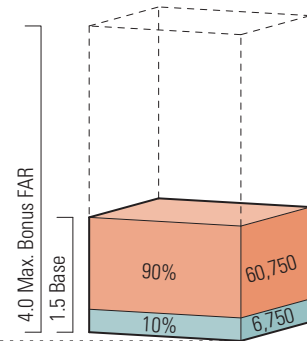
Total SF = 45,000 sf at 1.5 FAR = 67,500 sf



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



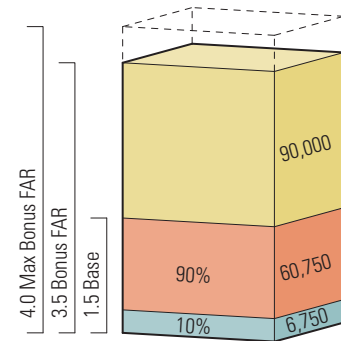
Bonus FAR

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.**

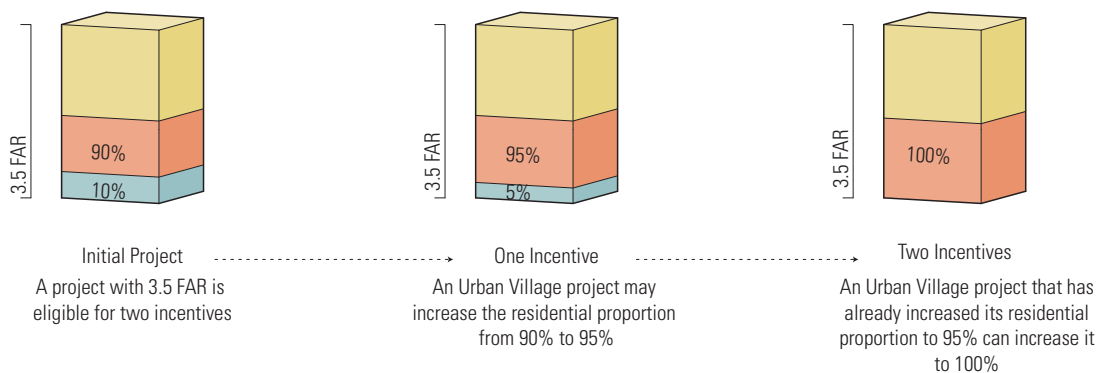
- a) For Projects in the Urban Village Zone, the portion of square footage developed for residential uses may be increased from 90% to 95% of the maximum permitted floor area.
- b) For Projects in the Urban Village Zone utilizing incentive a) above, the portion of square footage developed for residential 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:
  - a) **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.
  - b) **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.
  - c) 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.
  - d) 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**



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

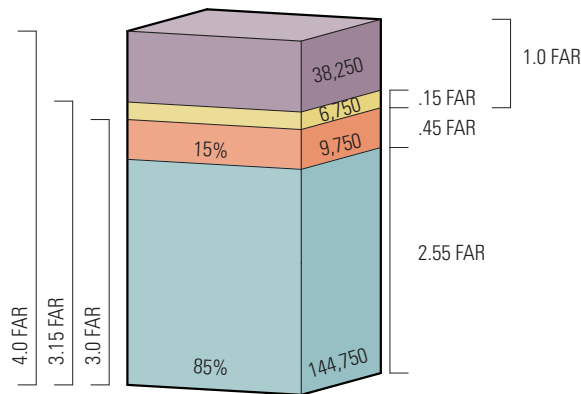
- e) Restricted affordable units shall be provided in accordance with the City's most recently approved Affordable Housing Incentives Guidelines.
- f) Rent for the restricted affordable units are established pursuant to California Health and Safety Code Section 50053, except that rent for publicly subsidized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

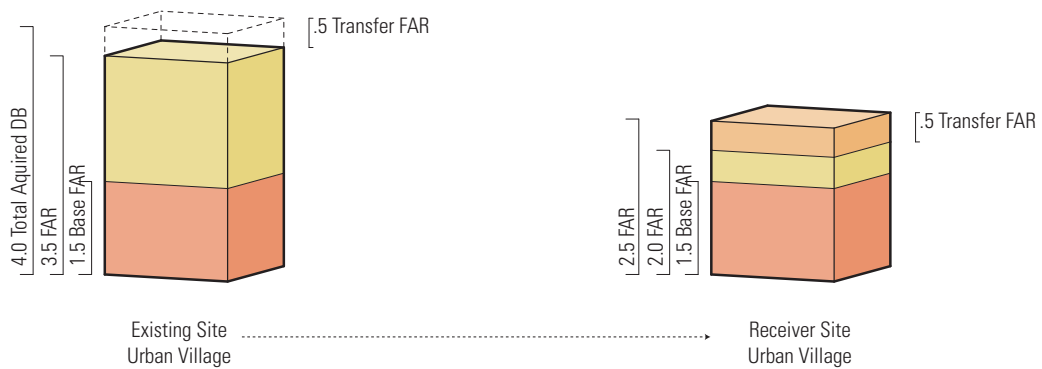
1. Where applicable, non-residential Projects may pursue either the Bonus FAR and/or TFAR Programs up to the allowable Maximum FAR. An existing parcel that has an existing FAR that is less than the Base FAR assigned by this Plan may transfer its Unused FAR to a Receiver Site that is located within the 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



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

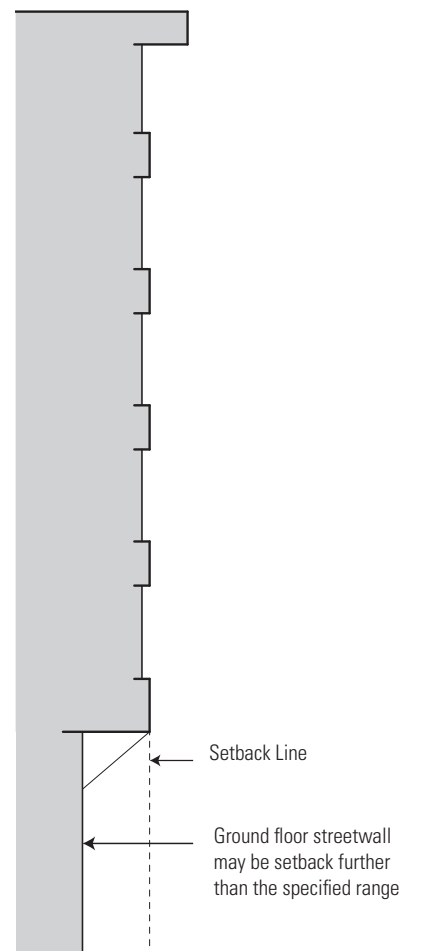
The Project applicant shall provide a site plan that indicates the distance between the Project’s property line(s) that abut public rights of way and the front of buildings.

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.

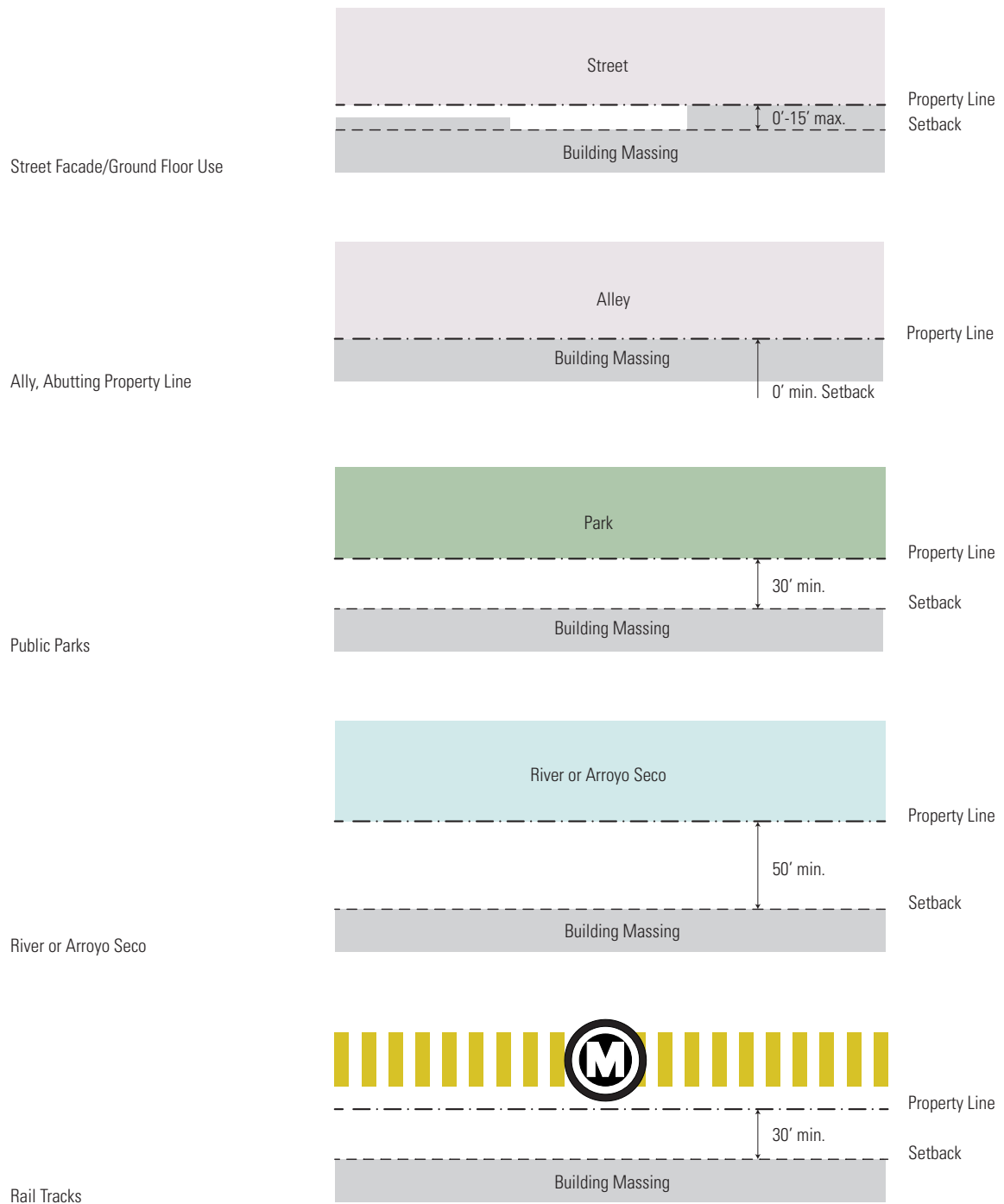
### SETBACK TABLE

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

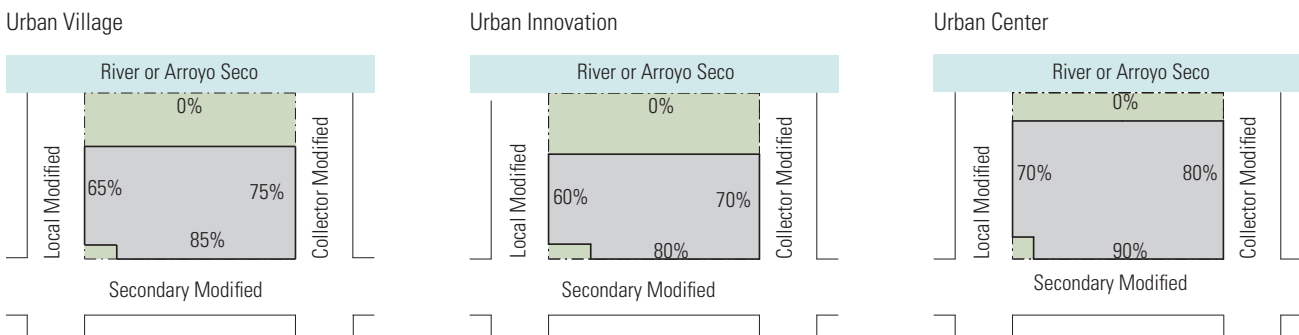
The Project applicant shall provide a site plan that indicates both the overall length of the building and the percent of the facade that is located within the setback area. Indicate what District the Project is located within.

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

#### STREETWALL TABLE

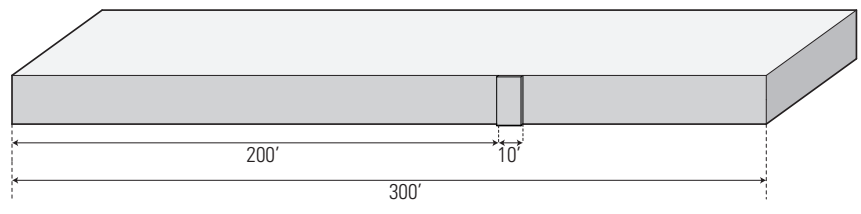
Minimum Percent of Building Streetwall at Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Project Facing River or Arroyo Seco	NA	0%	0%	0%
Project Facing Secondary Modified	NA	85%	80%	90%
Project Facing Collector Modified	NA	75%	70%	80%
Project Facing Local Modified	NA	65%	60%	70%

**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%

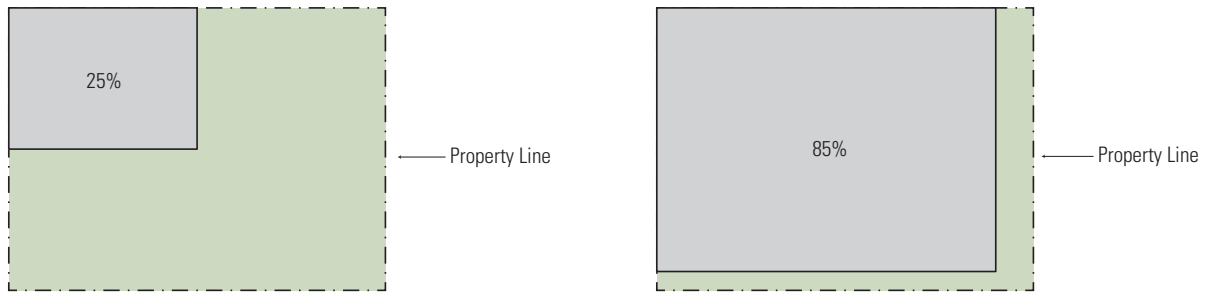
**Maximum Lot Coverage Table Footnotes**

\*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**

Greenway

Urban Village, Innovation, and Center



Total Lot Size (sf.) x Max Lot Coverage (.25) = Max Buildable Lot Coverage (sf.)

Ex: 7,500 x .25 = 1,875

Total Lot Size (sf.) x Max Lot Coverage (.85) = Max Buildable Lot Coverage (sf.)

Ex: 7,500 x .85 = 6,375

### E. Height

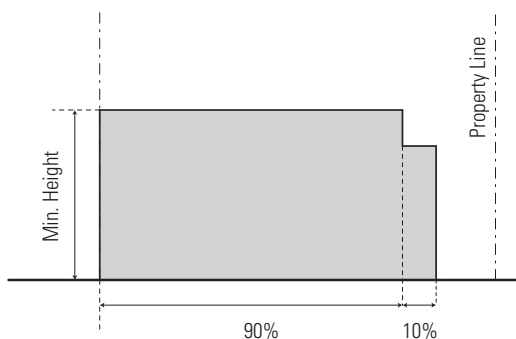
The Project applicant shall provide an elevation that indicates the building’s overall height and the height(s) at the street wall(s).

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.

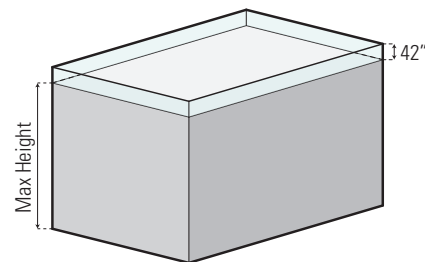
The Project applicant shall provide a site plan that includes adjacent properties and indicate the shadow line that will be formed by the building on abutting parks, open spaces, and/or roof top areas, between 10am and 2pm on the Winter Solstice. The site plan shall also indicate the duration of the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

Figure 2.14

Street Wall Height

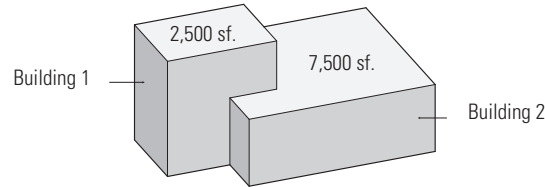


Parapet Walls



**Figure 2.15**  
**Average Height**

Step One



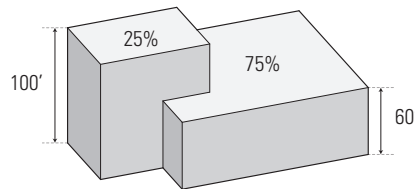
$$\frac{\text{Building 1 Roof Area (sf.)}}{(\text{Building 1 Roof Area (sf.)} + \text{Building 2 Roof Area (sf.)})} = \text{Building 1 Percentage (\%)}$$

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

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

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












Step Two

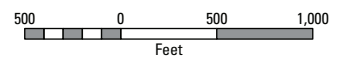
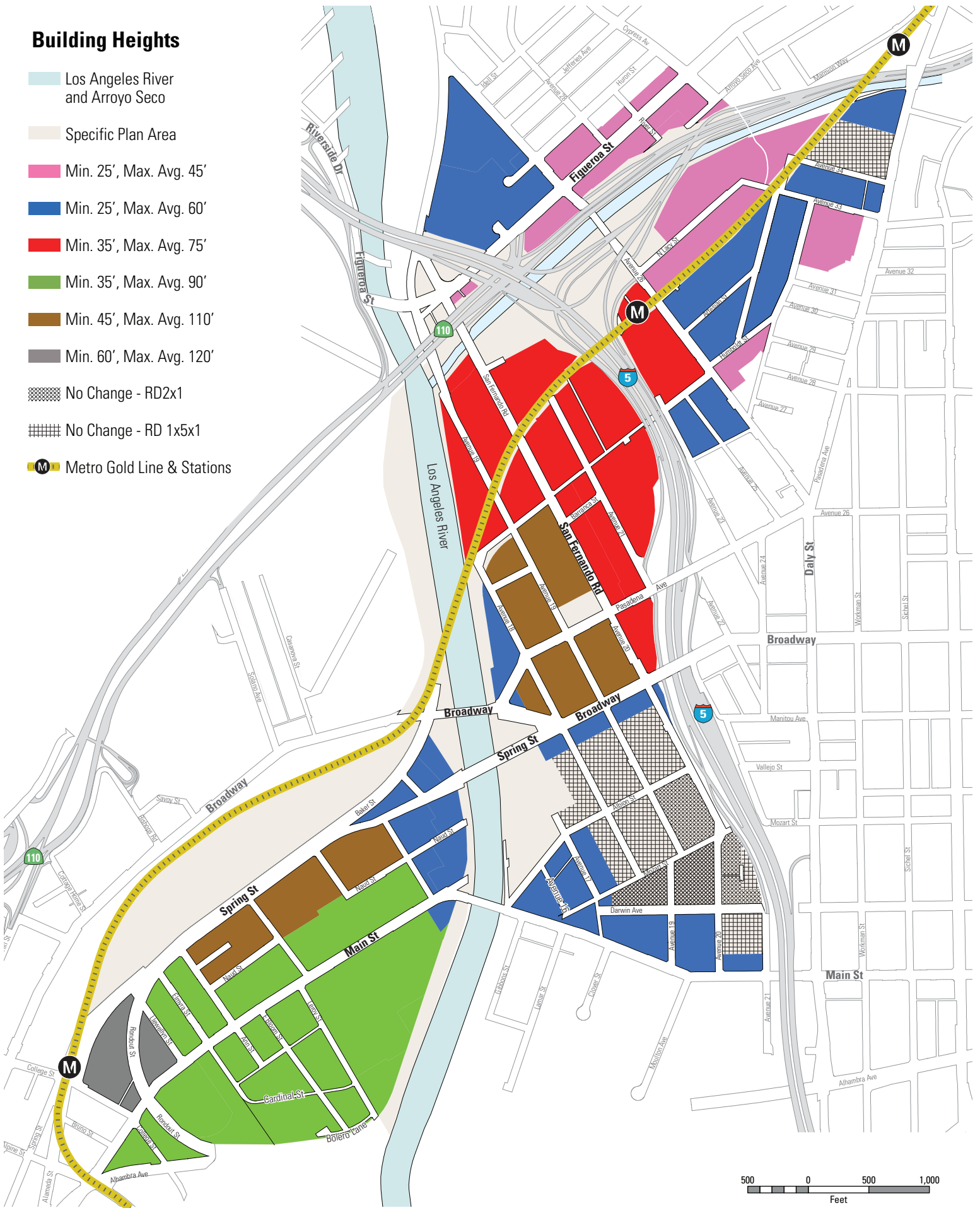


$$(\text{Building 1 Height (ft)} \times \text{Building 1 Percentage (\%)}) + (\text{Building 2 Height (ft)} \times \text{Building 2 Percentage (\%)}) = \text{Average Height}$$

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\_jr: 05.2013

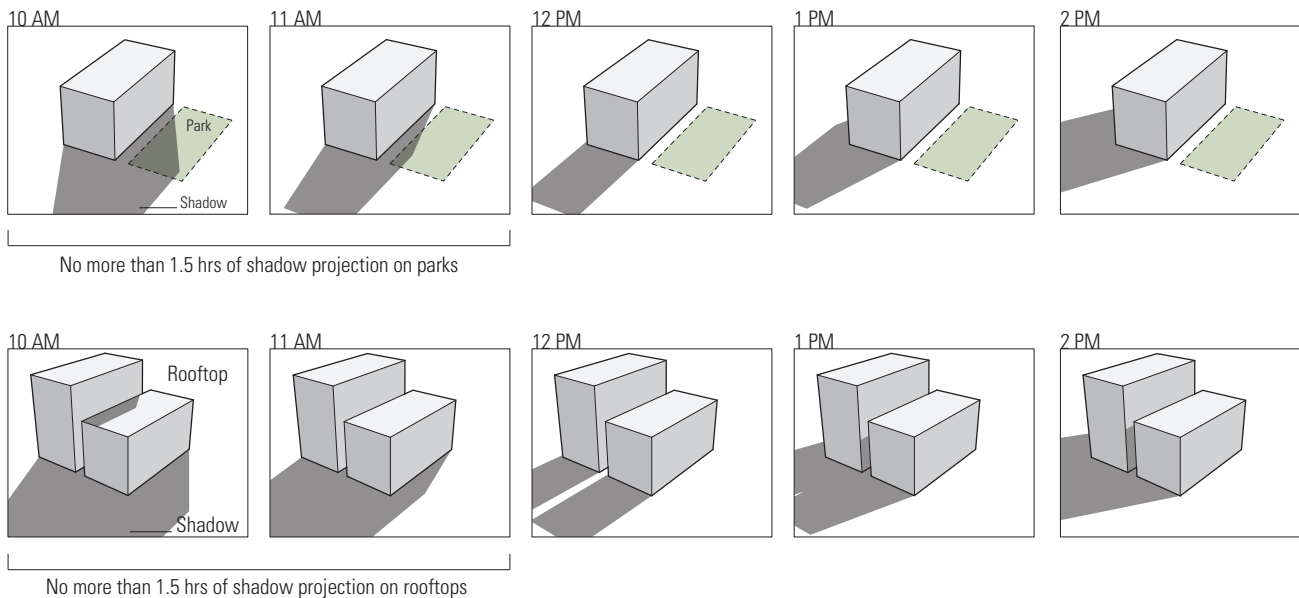
## F. Buffers

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**

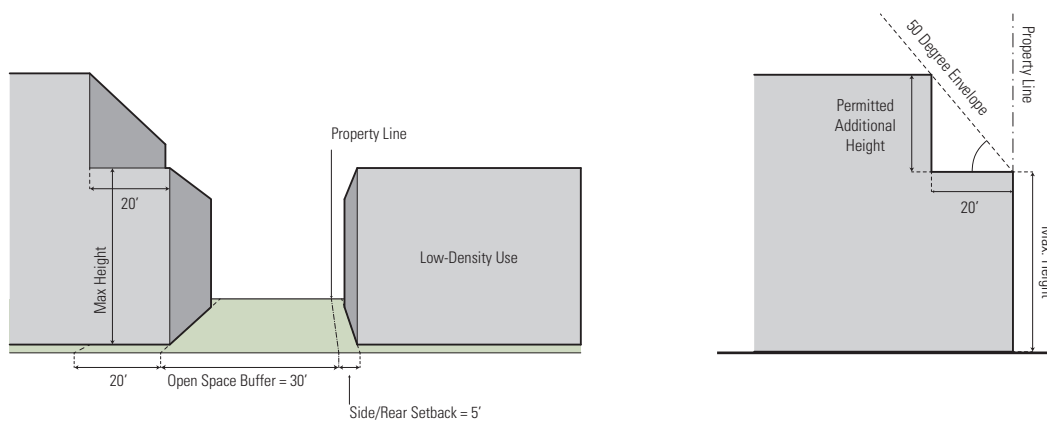




- Additional height is permitted, up to the limits set forth in the Building Heights map, within a 50 degree envelope. (See Figure 2.17)

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**



$$(Open\ Space\ Buffer + Side/Rear\ Setback) \times 1.25 = Max.\ Height$$

$$Ex. (30 + 5) \times 1.25 = 50$$



# 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

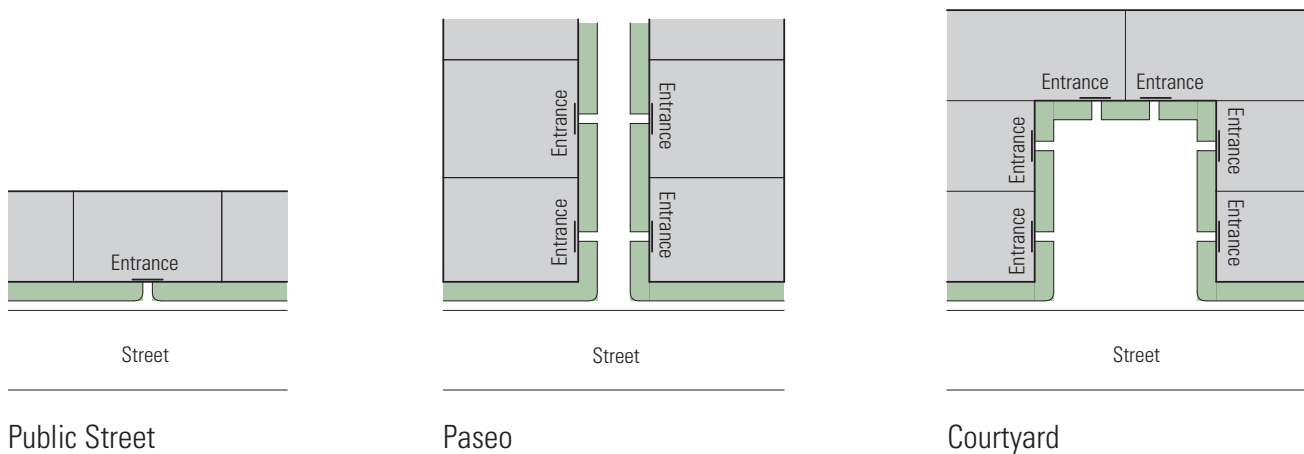
The Project applicant shall provide a site plan that indicates the location of the primary entrances of the building and the location of the entrances in relation to the public street and vehicle parking areas.

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.









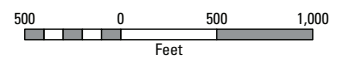
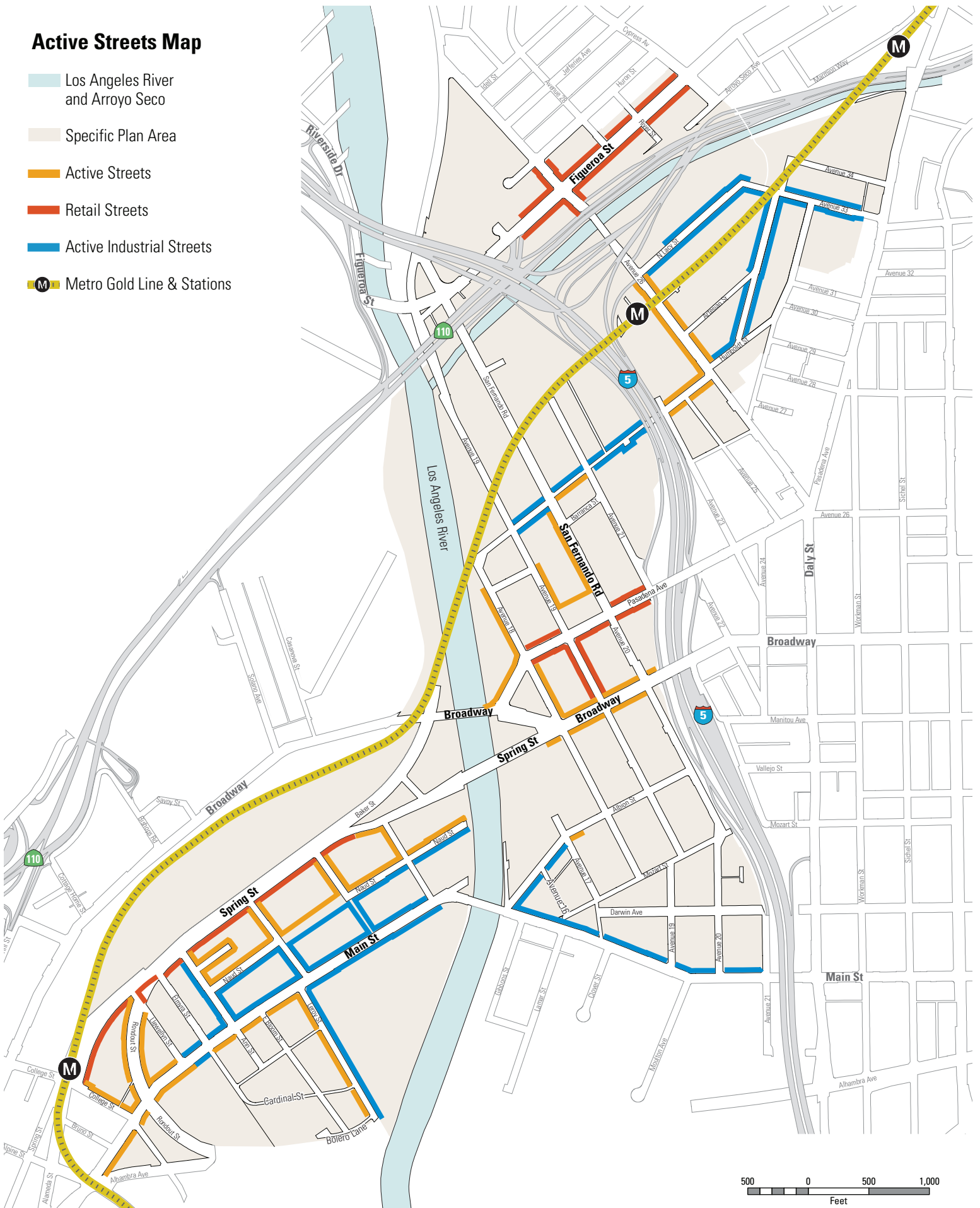
Primary Entrances

**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



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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.

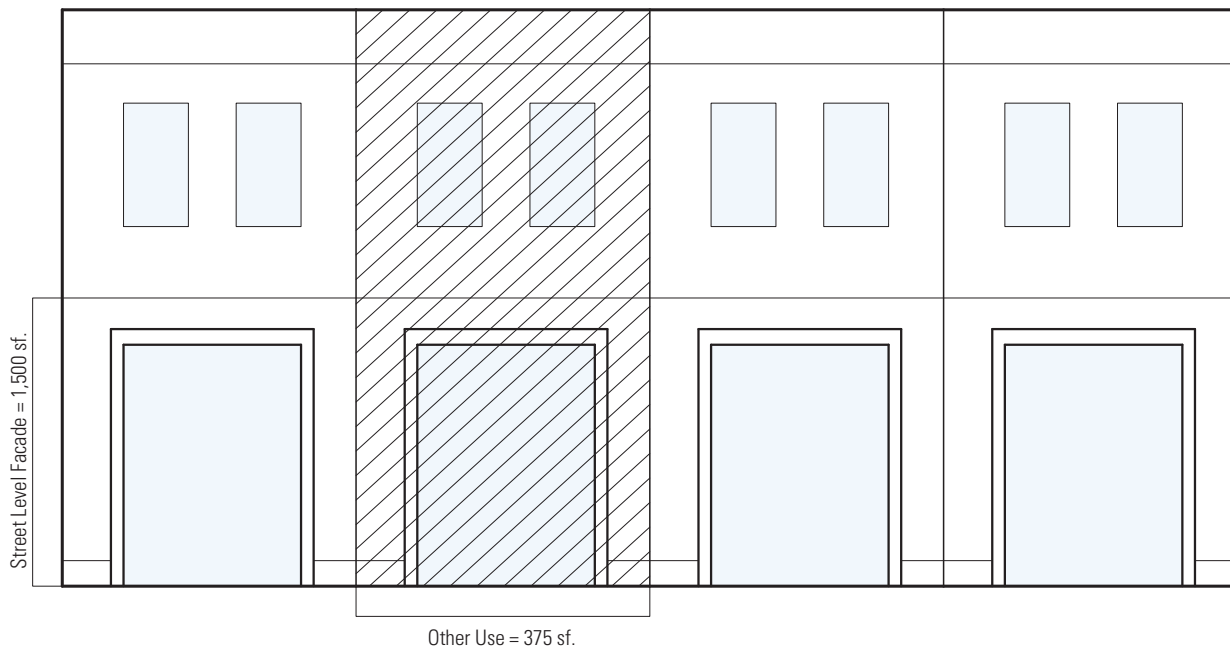


Active Ground Floor



Transparent Facade

**Figure 2.19**  
**Frontage Uses**



Other Use (sf.) ÷ Street Level Facade = Percent of Other Use  
 Ex. 375 sf. ÷ 1,500 = .25 or 25%

- 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.

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

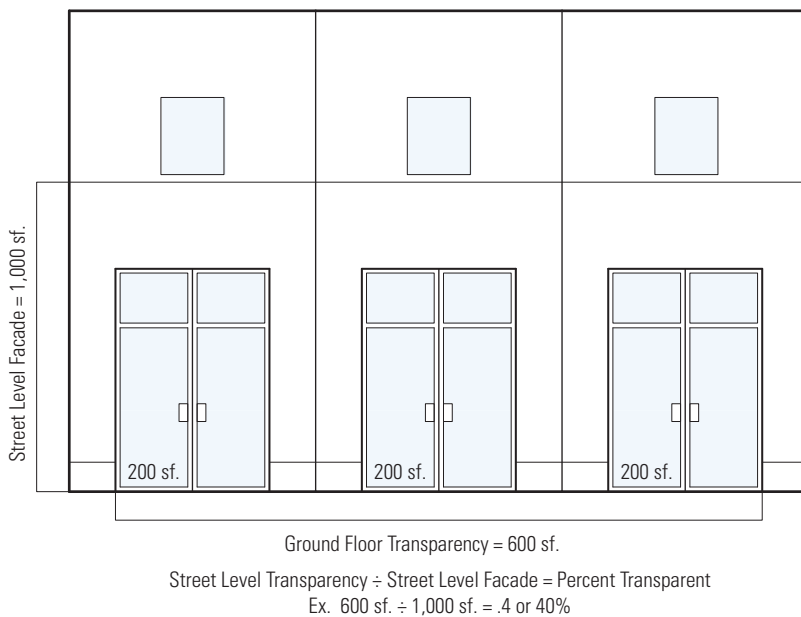
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3. Ground Floor Transparency.

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 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 35% of the building’s street level façade(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 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 25% of the building’s street level façade(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.

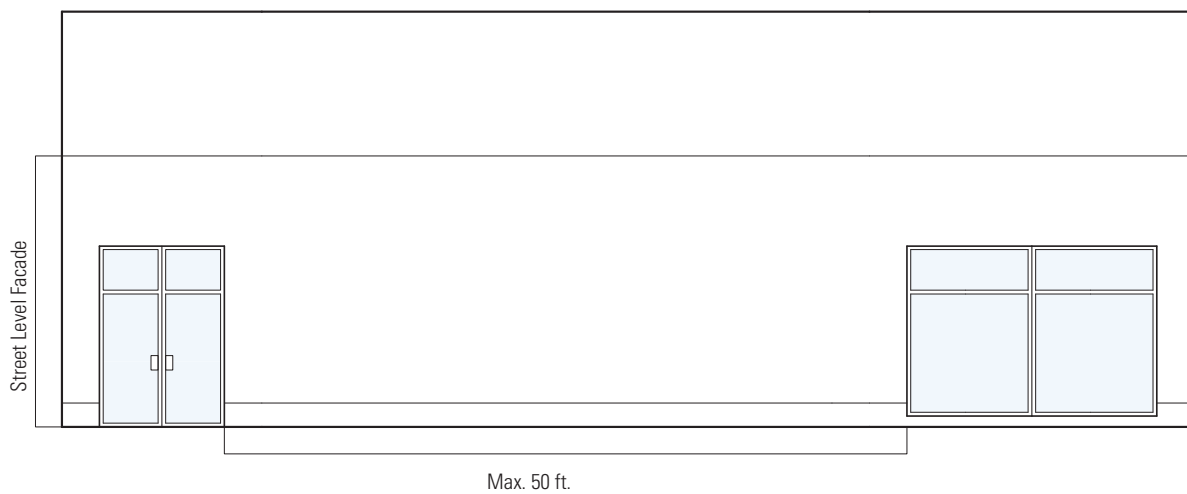
4. Ground Floor Facade. To avoid blank walls that would detract from the experience and appearance of an active streetscape there shall be no blank walls (without doors or windows) longer than 50 feet along sidewalks on Active or Retail Streets. Walls with public art installations such as murals shall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

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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.

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**Figure 2.21**  
**Ground Floor Facade**





Ground Floor Retail



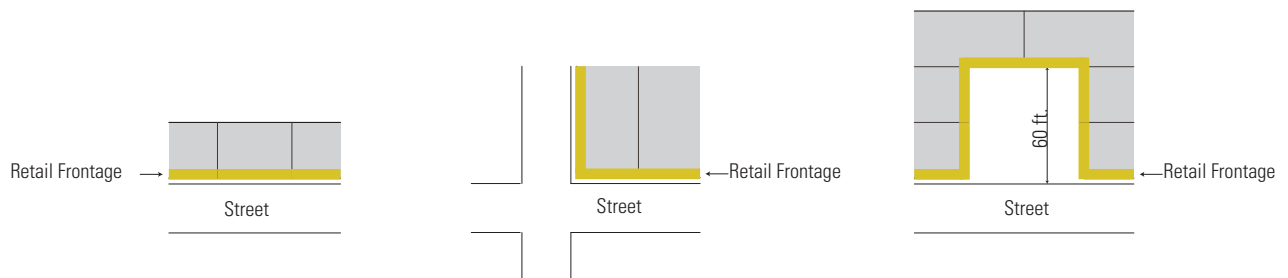
Ground Floor Corner Retail

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



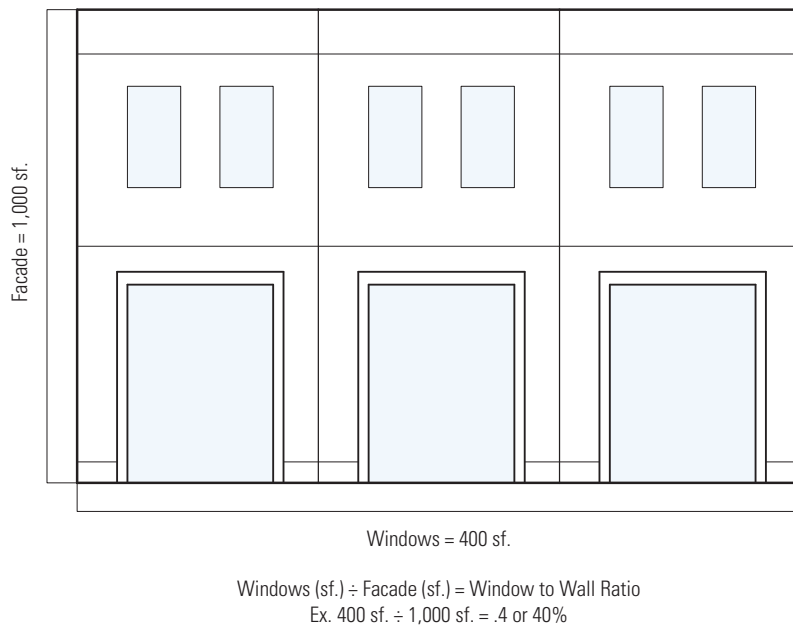


### D. Windows and Glazing.

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 facade 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**

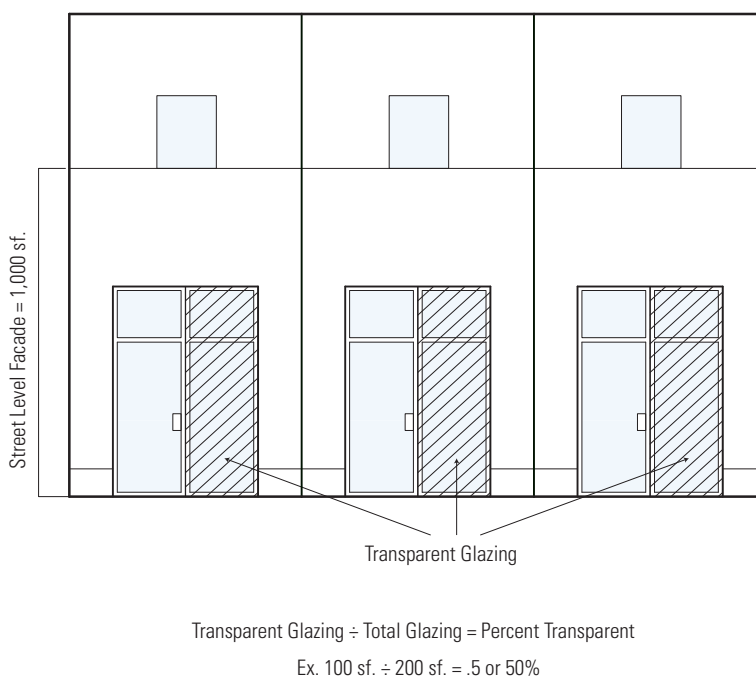


2. Glazing.

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**



## E. Exterior Lighting

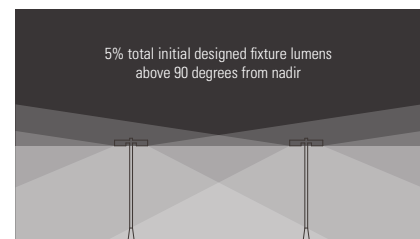
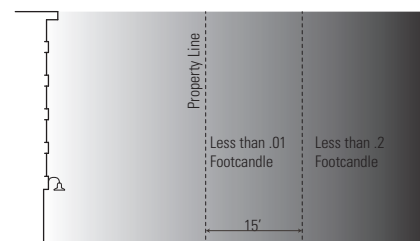
The Project applicant shall provide a site plan and/or elevation that indicates the location of all exterior lighting fixtures, the maximum initial illuminance value, and the total initial lumens emitted at an angle of 90 degrees and higher.

### 1. General Requirements

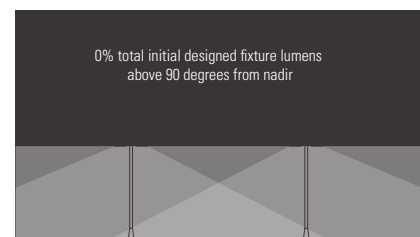
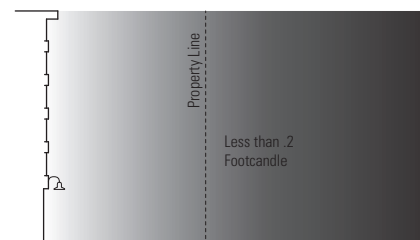
- a. Light levels shall be measured with a photoelectric photometer, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.
  - b. The outdoor lighting for all projects in the Urban Center, Innovation, and Village Districts shall be designed 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.

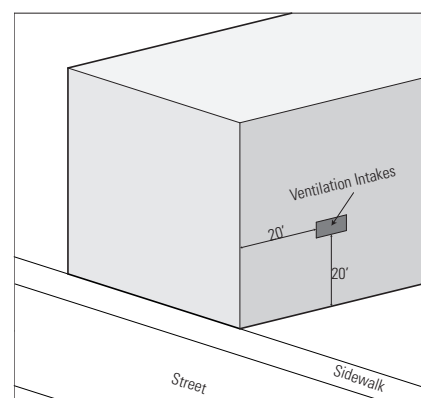
## F. Minimizing Impacts on Neighbors

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**

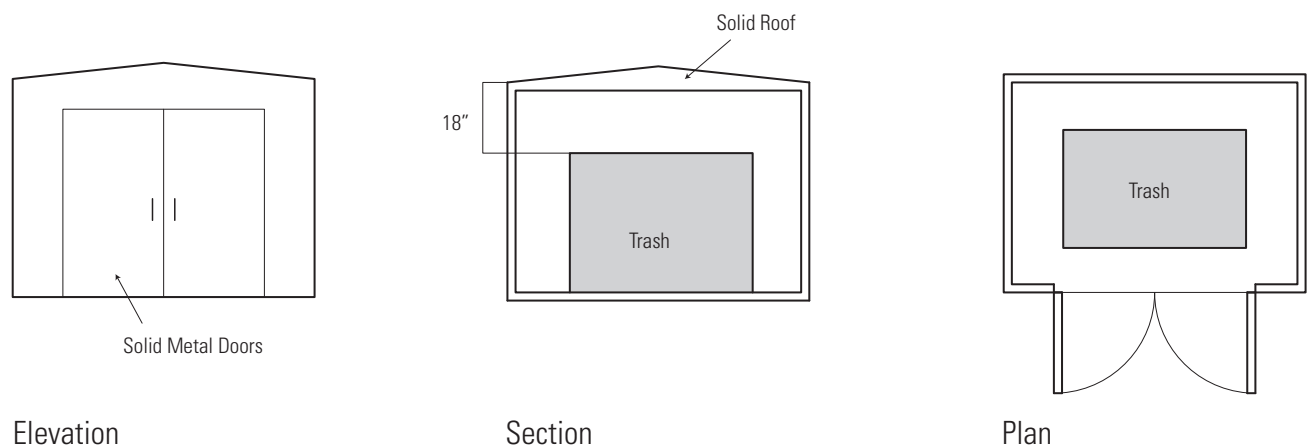




Security Features

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](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.

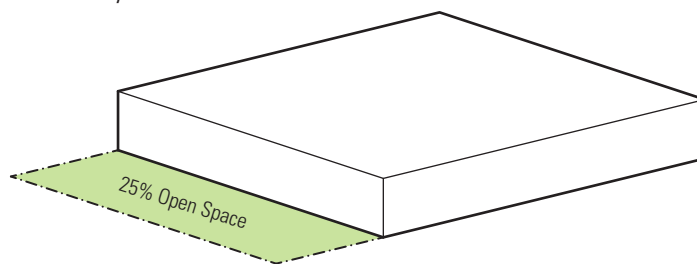
### C. Area Requirements

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.

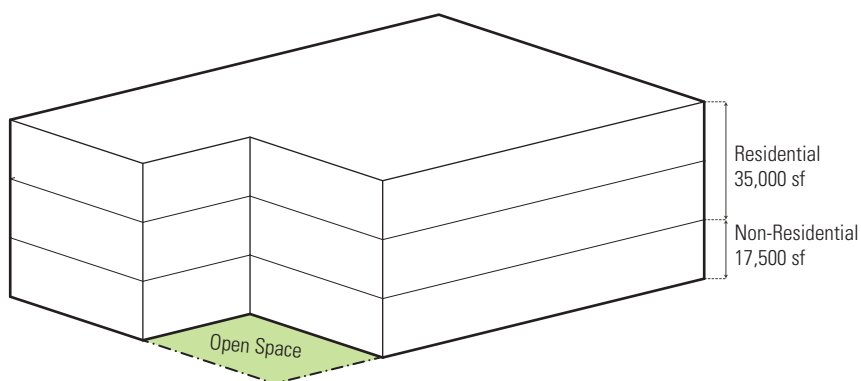
1. All Projects in the Greenway District shall maintain 25% of the lot area as open space, and if the property is owned by the City the area shall be publicly accessible.

**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

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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

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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.

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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.

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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.

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- 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

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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.

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- 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

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

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

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- 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

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

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### 1. Community Gardens

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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.

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- 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.

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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:

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

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- a. Be at least 20 feet wide;

- b. Have a clear line of sight from the street to the end of the passageway, gathering place, or focal element; 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.



*Off-Leash Dog Park*

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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.

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### 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

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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.

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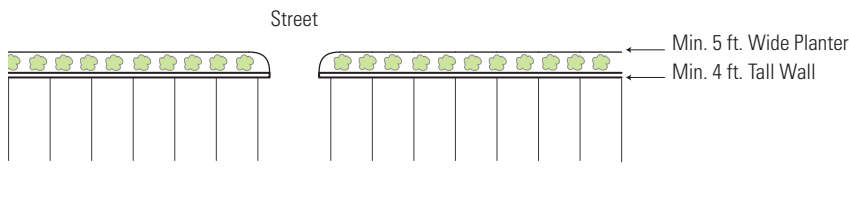
The applicant shall also provide a landscape plan that indicates the location, dimensions, and percentage of the planting areas relative to the surface parking lot, the selected planting species, and the species, quantity, and location of trees, the design, and dimensions of the protective tree barriers,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

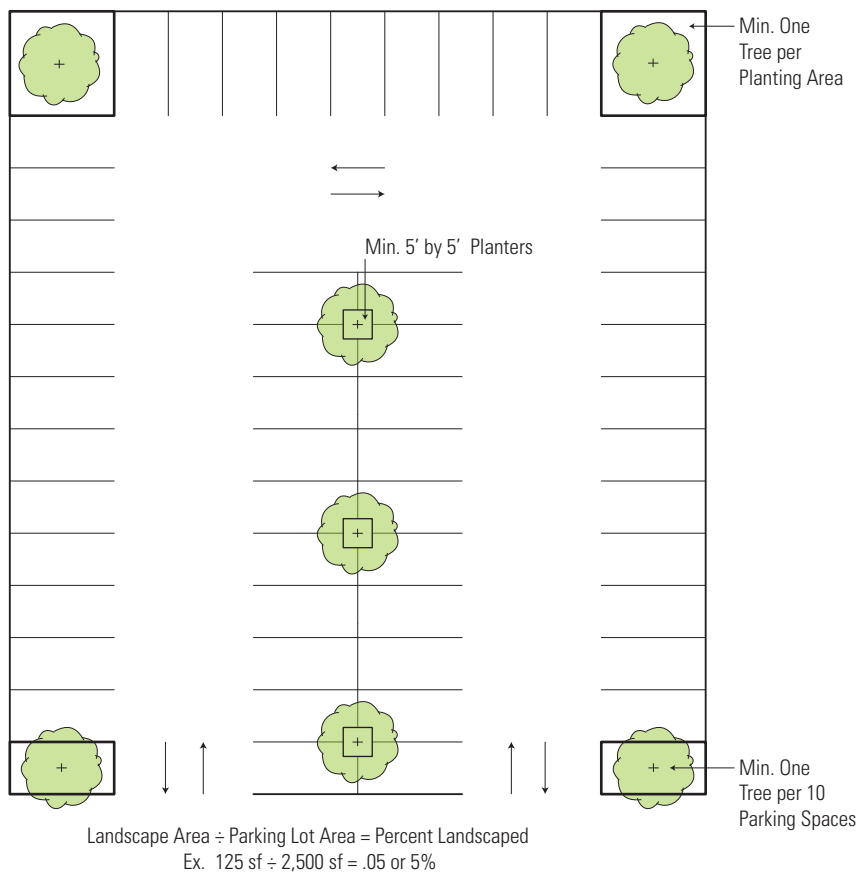
- c. No at-grade parking space shall be located within the front yard.
- d. Loading areas and off-street parking facilities containing three or more spaces and not located in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct the view 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:

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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

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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.

---

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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# Streets

## Chapter 3





# 3.1 Streets

## A. Purposes

These zoning regulations are intended to:

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

## B. Street Definitions

### **Stormwater Best Management Practices (BMPs).**

A type of water pollution control that includes both structural or engineered control devices and systems (e.g. retention ponds) to treat polluted stormwater, as well as operational or procedural practices (e.g. minimizing use of chemical fertilizers and pesticides).

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

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

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

**Modified Alleys.** Modified Alleys emphasize access to individual properties, and accommodate parking access and service functions as an alternative to other streets and provide the opportunity to incorporate stormwater Best Management Practices (BMPs).

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

enhancing pedestrian safety.

**Roadway Lights.** Provide roadway illumination.

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

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

**Stormwater Greenway.** A non-motorized public access road that mimics a dry creek or arroyo ecosystem and supports a biological community that filters and further cleans stormwater runoff.

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

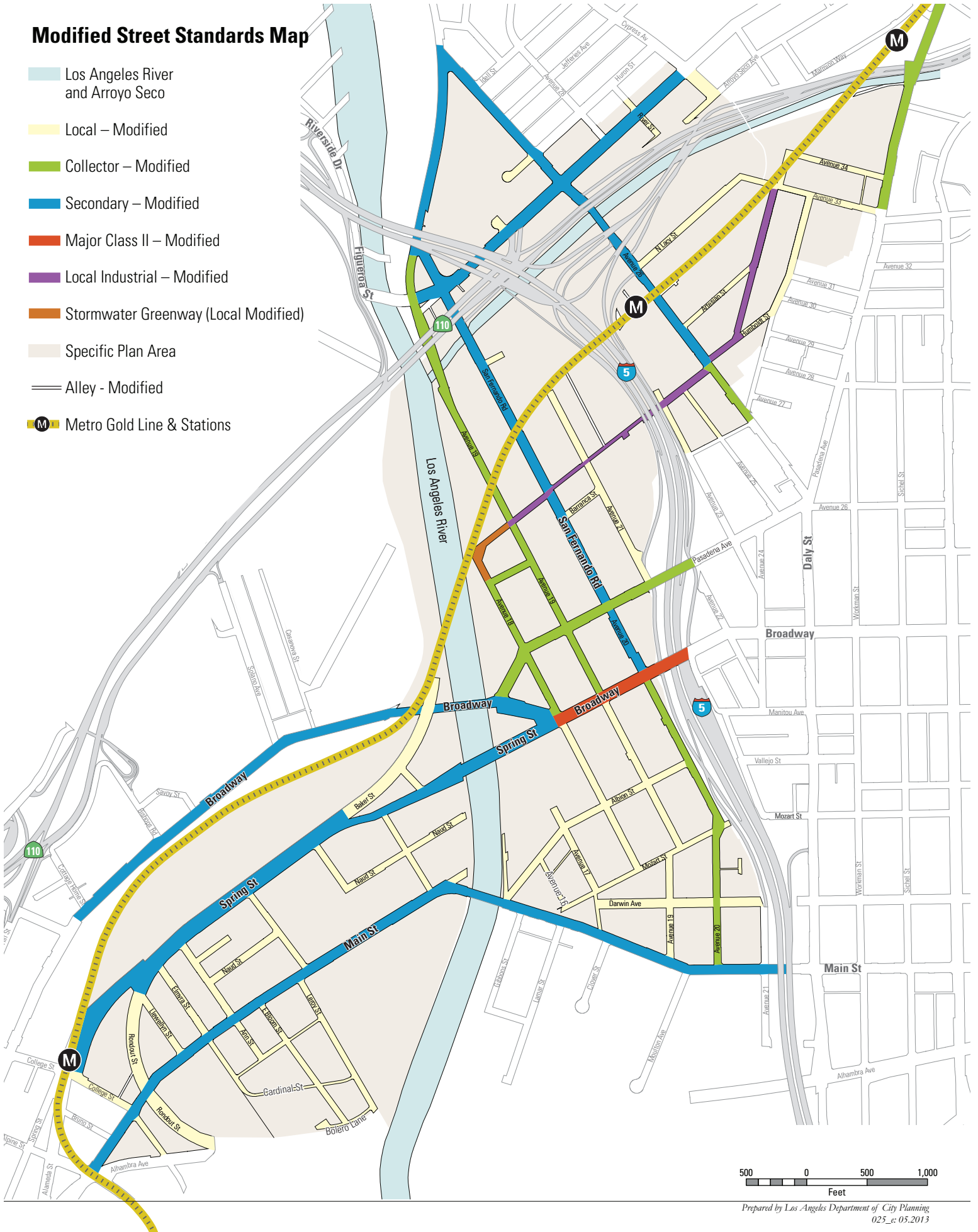
**Pedestrian Zone.** The Pedestrian Zone is the portion of the sidewalk that shall be maintained clear of obstructions for the safe and accessible passage of pedestrians.

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



# Modified Street Standards Map

- Los Angeles River and Arroyo Seco
- Local – Modified
- Collector – Modified
- Secondary – Modified
- Major Class II – Modified
- Local Industrial – Modified
- Stormwater Greenway (Local Modified)
- Specific Plan Area
- Alley - Modified
- M Metro Gold Line & Stations



### C. Street Modification Summary

For the purposes of this Subsection, the regulations and procedures contained in Section 12.37 of the LAMC shall be followed. Notwithstanding Section 12.37 H, the modified highway and street improvement standards illustrated in Appendix 4 of this Plan, and summarized in the Street Modification Table, the Modified Street Standards Map, and the other street maps located in this section shall be utilized, to the extent physically feasible, for any street improvements required in the Specific Plan area.

#### STREET MODIFICATION TABLE

Street	Current Designation	New Designation
Albion	Local Street	Local - Modified
Ann (Spring to Main)	Collector Street	Local – Modified
Ann (South of Main)	Local Street	Local – Modified
Artesian	Local Street	Local – Modified Industrial
Artesian Place	Local Street	Local-Modified
Aurora	Local Street	Local – Modified
Ave 16	Local Street	Local – Modified
Ave 17	Local Street	Local – Modified
Ave 18	Local Street	Local/Collector – Modified
Ave 19	Local Street	Local/Collector- Modified
Ave 20 (South of Broadway)	Collector Street	Collector- Modified
Ave 20 (North of Broadway)	Secondary Hwy	Secondary- Modified
Ave 21	Local Street	Local- Modified
Ave 22	Local Street	Local- Modified
Ave 23	Local Street	Local - Modified
Ave 25	Local Street	Local - Modified
Ave 26	Secondary Hwy	Collector- Modified
Ave 33	Local Street	Local - Modified
Baker – to Aurora	Local Street	Local - Modified
Barranca	Local Street	Local - Modified

**STREET MODIFICATION TABLE**

Street	Current Designation	New Designation
Bloom	Local Street	Local - Modified
Bolero	Local Street	Local - Modified
Broadway	Major Hwy Class II	Secondary - Modified
Cardinal	Local Street	Local - Modified
College	Local Street	Local – Modified
Darwin	Local Street	Local – Modified
Elmyra (North of Main)	Collector Street	Local – Modified
Elmyra (South of Main)	Local Street	Local – Modified
Figueroa	Major Hwy Class II	Secondary- Modified
Humboldt	Local Street	Local – Modified Industrial/ Local – Modified (Stormwater Greenway)
Lacy	Local Street	Local – Modified
Leroy	Local Street	Local – Modified
Llewellyn	Local Street	Local - Modified
Magdalena	Local Street	Local – Modified
Main	Secondary Hwy	Collector – Modified
Mesnager	Collector Street	Local – Modified
Mozart	Local Street	Local – Modified
Naud	Collector Street	Local – Modified
Pasadena	Secondary Hwy	Collector- Modified
Rondout	Local Street	Local – Modified
San Fernando	Secondary Hwy	Secondary – Modified
Sotello	Collector Street	Local – Modified
Spring	Major Hwy Class II	Secondary – Modified
Weyse	Collector Street	Local – Modified
Wilhardt	Collector Street	Local – Modified

## D. Sidewalk Regulations

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The Project applicant shall provide a site plan that includes all abutting public rights of way and indicate the location and design specifications of all curb and gutter, parkway, crosswalk, sidewalk, pedestrian, bicycle, and transit improvements.

---

1. Sidewalks.
    - a. Required minimum sidewalk widths for all streets in the plan area are included in Appendix 4.
    - b. Street furniture, trees and similar amenities shall be located outside of the Pedestrian Zone.
    - c. A minimum 6 foot wide barrier-free continuous path of travel shall be provided in all Pedestrian Zones.
    - d. Project applicants installing a paving pattern or using non-standard materials shall obtain prior approvals from the Department of Public Works.
    - e. Sidewalks shall be maintained by the adjacent property owner.
  2. Street Lighting.
- 

The Project applicant shall provide a site plan that indicates the location of street lighting and the distance between each light pole.

---

- a. Roadway lights shall be spaced 90 to 110 feet apart and designed to illuminate both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security.
- b. Trees shall be spaced from other elements, as specified by the Urban Forestry Division, except that trees may be positioned within 10 feet of pedestrian lights. The adjacent property owner shall maintain any tree planted within 10 feet of a pedestrian light so that the lights are accessible for maintenance purposes.
- c. Energy-efficient Pedestrian Style Lighting Fixtures shall be installed midway between two street lights and no less than every 100 feet or as determined by the Bureau of Street Lighting.
- d. Once the Bureau of Street Lighting selects a Pedestrian Style Lighting Fixture for a particular block the entirety of that block shall be designated with that lighting fixture type.

# Subarea 1 Street Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Continental Striping for Existing Crosswalks
-  Continental Striping for Proposed Crosswalks
-  Proposed Traffic Signal
-  Existing Traffic Signal
-  Existing Stop Sign
-  Proposed Street Extension
-  Sidewalk Extension
-  Metro Gold Line & Stations



- e. All light poles shall be located adjacent to the curb as required by the Bureau of Street Lighting.
  - f. If the streets are widened or narrowed, the existing street lights shall be moved along with the new curb line to maintain the existing street light and tree spacing pattern.
  - g. Maintenance of street lighting shall be provided by the Bureau of Street Lighting, and shall be funded through the assessment district process. Any additions or changes to the assessment rates must be approved by all affected property owners pursuant to California law.
3. **Special Lighting.** Special lighting that adds to the Area's sense of place is permitted within the public right-of-way, provided that it does not interfere with pedestrian movement, vehicular safety, the approved street light/street tree spacing pattern, or other required streetscape elements.
- a. Examples of special lighting include accent lighting of landscape and architectural features, and seasonal light displays celebrating holidays or special events.
  - b. Special lighting may be installed with a revocable permit. The infrastructure for this lighting shall be maintained by the permit holder and not the Bureau of Street Lighting.
4. Street Trees.

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

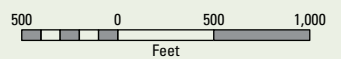
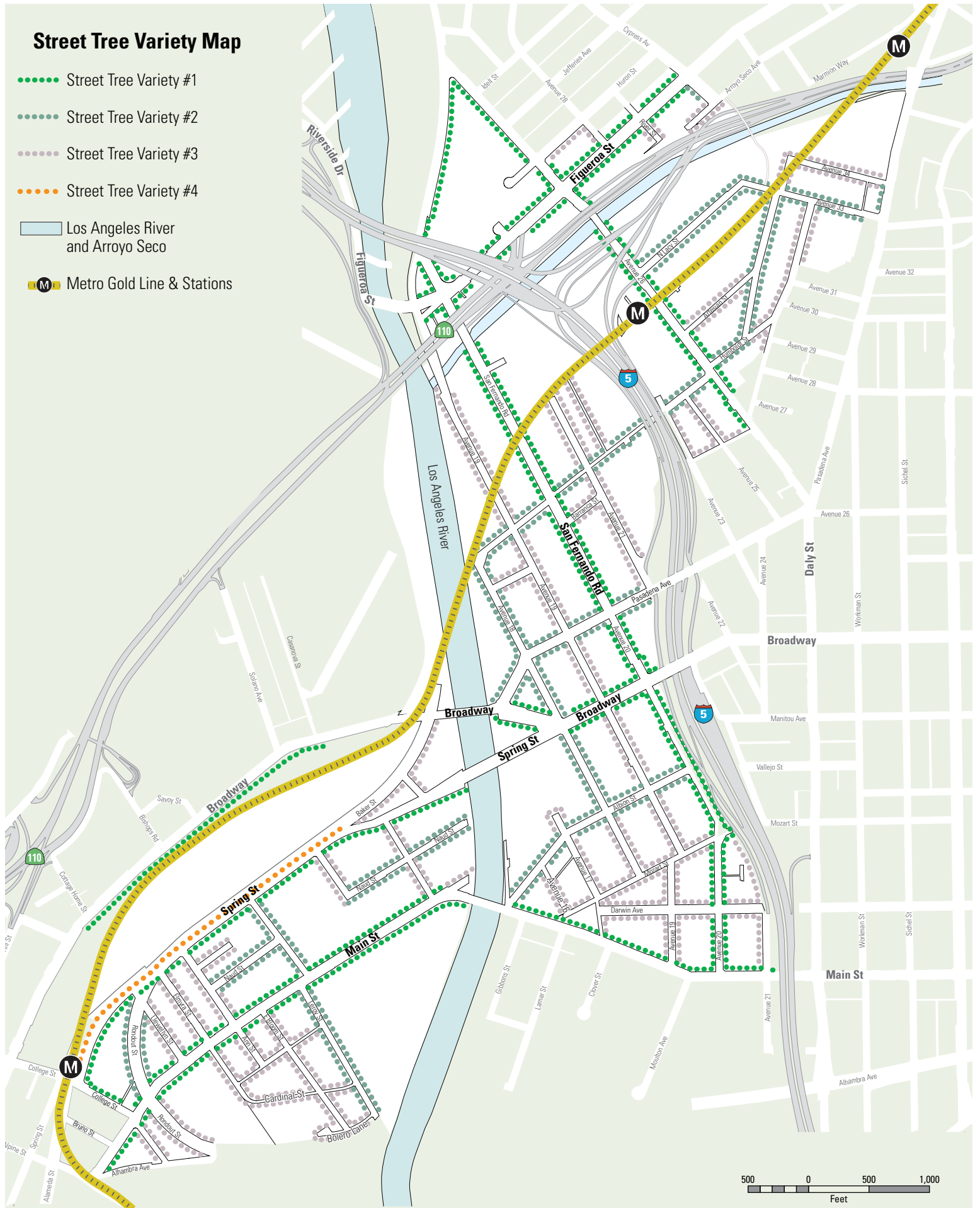
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- a. The Parkway Zone shall be planted with a tree selected from the Street Tree Table at the designated spacing for the selected tree. Street trees shall be spaced from 20 to 40 feet on center. If there are no existing trees within the block, the applicant may select the tree species from the list, with the approval of the Urban Forestry Division. Once a tree is selected and planted for a particular block that same tree species shall be planted for subsequent Projects that develop within the same block.
- b. Where existing street trees must be removed as a result of required street widening, or other improvements, they shall be relocated or replaced, as approved by the Urban Forestry Division.
- c. Trees shall be planted using minimum 24 inch box trees.



# Street Tree Variety Map

- Street Tree Variety #1
- Street Tree Variety #2
- Street Tree Variety #3
- Street Tree Variety #4
- Los Angeles River and Arroyo Seco
- M Metro Gold Line & Stations



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- d. Trees shall be planted with 4 x 8 foot tree wells with a 3 inch decomposed granite on the tree well surface, compacted to no more than 80%.
- e. Structural soil to a depth of three feet shall be installed under the entire width of a sidewalk within 25 feet of all new or relocated street trees.
- f. Street trees shall not be planted without first obtaining approval from the Department of Public Works-Urban Forestry Division.
- g. The adjacent property owner shall be responsible for regular pruning, staking, and supplemental irrigation of trees for the first three years as needed.



Sidewalk Dining

**STREET TREE TABLE**

STREET TREE VARIETY 1	STREET TREE VARIETY 2	STREET TREE VARIETY 3	MEDIAN TREATMENT
African Sumac	African Sumac	Brazilian Rosewood	American Sweetgum
American Sweetgum	American Sweetgum	California Sycamore	Brazilian Rosewood
Brazilian Rosewood	Australian Willow	California White Oak	California Black Walnut
California Sycamore	Brazilian Rosewood	Chinese Pistachio	California White Oak
California White Oak	California Sycamore	Coast Live Oak	Jacaranda
Chinese Elm	California White Oak	Honey Locust	Los Angeles Beautiful Floss Silk Tree
Chinese Pistachio	Chinese Elm	Purple Orchid Tree	
Coast Live Oak	Chinese Pistachio	Los Angeles Beautiful Floss Silk Tree	
Honey Locust	Coast Live Oak		
	Honey Locust		
	Rainbow Bark		

5. **Sidewalk Dining Facilities.** Just as sidewalk dining contributes to street life, the physical facilities associated with it should contribute to the quality of the street environment and the Project. While sidewalk dining is not required, Projects that elect to include sidewalk dining shall comply with the following regulations:

- a. All dining facilities located on the sidewalk shall be freestanding, shall not be attached to the sidewalk, and shall be removed when the dining facilities are closed for business.

# Subarea 2 Street Map

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



- b. Enclosures are required only where alcohol is served, but may be provided elsewhere to create a sense of security. Enclosures shall not exceed 42 inches in height and shall be constructed of durable materials that are in the same family as, or compatible with, the Project's architectural materials.
- c. A revocable permit, from the Department of Public Works (DPW) is required for outdoor dining facilities.

## E. Street Intersection Design Regulations

1. Crosswalks.
  - a. Continental crosswalks shall be installed at all intersections that include either a Major Class II, Modified Secondary and/or Collector street as indicated on the five Subarea Street Maps included in this Section.
  - b. The Bureau of Engineering (BOE) shall identify intersections that require crosswalks on Navigate LA.

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Project applicants shall provide a site plan that indicates any bicycle friendly streets or bicycle lanes, and that indicates any on-street parking spaces. The Plan shall also indicate whether the space is a car share, bicycle share, or bicycle corral space.

---

2. Signalized Intersections.
  - a. Traffic signals shall be added to the intersections indicated below and illustrated on the five Subarea Street Maps included in this Section:

Main Street and W. College

Ann Street and N. Spring Street

Sotello Street and N. Spring Street

Messenger and N. Spring Street







Wilhardt Street and N. Main Street

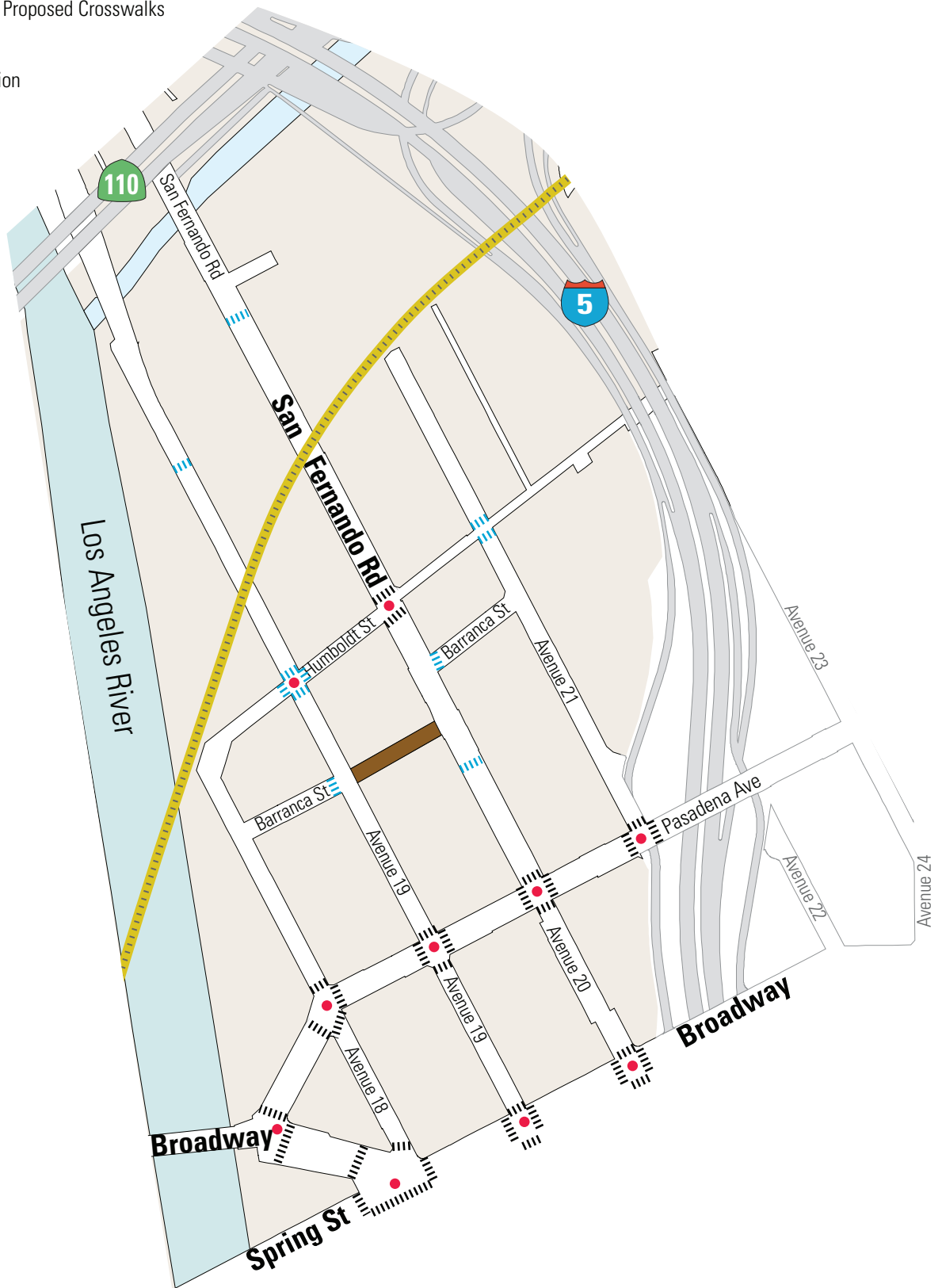
Avenue 21 and N. Main Street

Humboldt and Avenue 26

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

# Subarea 3 Street Map

-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Continental Striping for Existing Crosswalks
-  Continental Striping for Proposed Crosswalks
-  Existing Traffic Signal
-  Proposed Street Extension
-  Metro Gold Line










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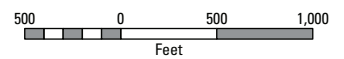
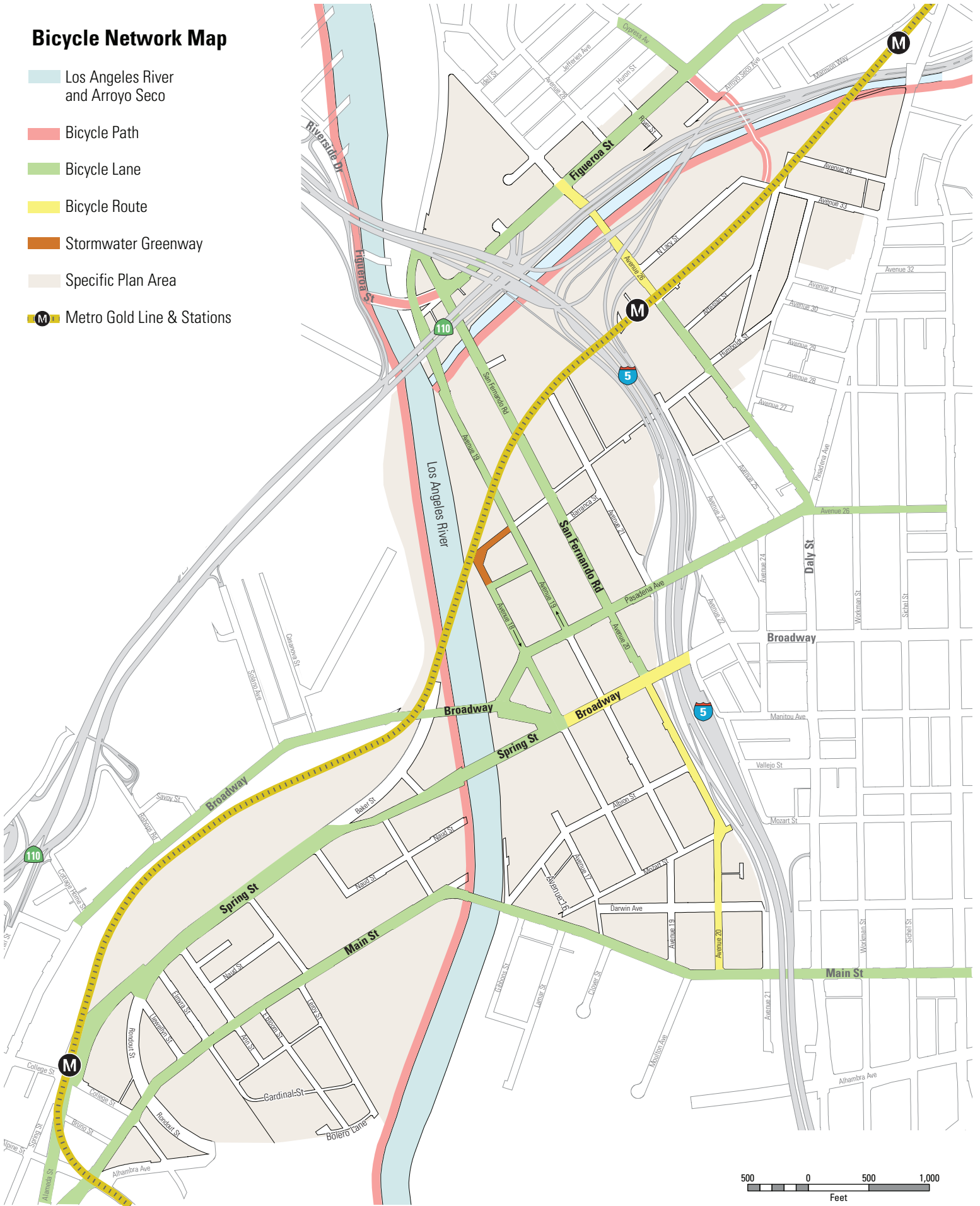
### 3. Bicycle, Vehicle, and Parking Lanes

- a. Traffic Lanes. Roadbeds shall be marked with the number of traffic lanes that coincide with the standard plans on Navigate LA.
- b. Bikeways.
  - i. All Bicycle Friendly Streets identified in the 2010 Bicycle Plan shall be improved to include Bicycle Friendly Street improvements as described in the 2010 Bicycle Plan and highlighted in the 2010 Bicycle Plan's Technical Design Handbook.
  - ii. Any landscaped portions of a bicycle friendly feature shall be planted with drought tolerant trees and/or low-maintenance, drought tolerant shrubs and groundcover.
  - iii. Bicycle lanes shall be included on N. Spring, N. Main, Pasadena Avenue, San Fernando Boulevard, Figueroa Street, and a portion of Avenue 26 as illustrated on the cross-section standard plans on Navigate LA, the Bicycle Network Map on the following page and Appendix 4.
  - iv. Bicycle sharrows shall be included on Avenue 26 between the Arroyo Seco (Pasadena) Freeway and the Gold Line Bridge since severe roadway width constraints (i.e. the existence of freeway on and off-ramps) prohibit the addition of bicycle lanes at this location.
  - v. A bicycle lane shall be installed on Avenue 20 between Broadway and Main Street as illustrated in the cross-section standard plans on Navigate LA, the Bicycle Network Map on the following page and Appendix 4.
  - vi. Temporary sharrows shall be installed on Broadway between Avenue 18 and the Golden State Freeway to indicate the presence of bicyclists until such time as a bicycle lane is installed at the location, as described in the 2010 Bicycle Plan.
- c. Parking Lanes.
  - i. Car Share, Bicycle share or bicycle corrals shall be given priority access to on-street parking spaces.
  - ii. Approval for any enhancement or unique design treatments in the parking lane shall be obtained from the Department of Transportation.



# Bicycle Network Map

-  Los Angeles River and Arroyo Seco
-  Bicycle Path
-  Bicycle Lane
-  Bicycle Route
-  Stormwater Greenway
-  Specific Plan Area
-  Metro Gold Line & Stations



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iii. If a parking space is reserved for a bicycle corral, the adjacent property owner shall assume maintenance responsibilities beyond normal re-striping and repair, which will continue to be performed by the Department of Transportation.




d. Landscaped Median.

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

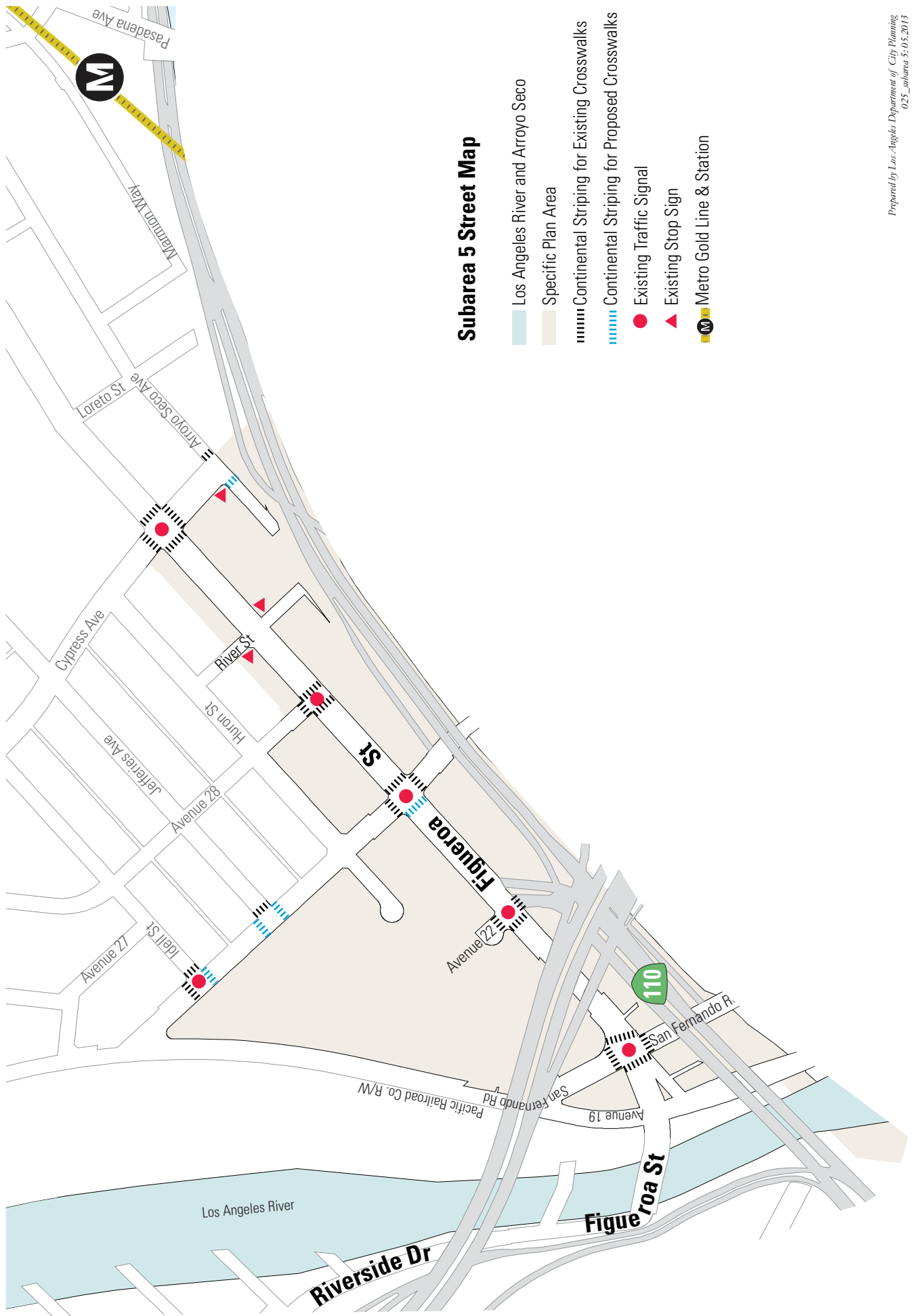
## F. Street Standards

1. This Plan's Street Standards are modifications of the existing street designations and apply to the Plan's street segments illustrated in the Cross-Sections in Appendix 4 Modified Streets. The cross-sections show the typical midblock conditions. Intersections are not shown. For each street, the existing street designation and existing cross sections by segment are shown in the left column. The proposed cross-sections for those same segments are shown in the right column.
2. The proposed Plan Street Standard illustrated in Appendix 4 for each street segment includes:
  - a. **Right-of-way width** (ROW).
  - b. **Roadway width** (curb to curb).
  - c. **Sidewalk width within the ROW.** The designated sidewalk width cannot be reduced. In other words, the roadway cannot be widened at the expense of the sidewalk.
3. Upon final approval of these standards the Bureau of Engineering shall add a layer to its Navigate LA website to inform all developers of the future block-by-block requirements for streets and sidewalk widths.

# Subarea 4 Street Map

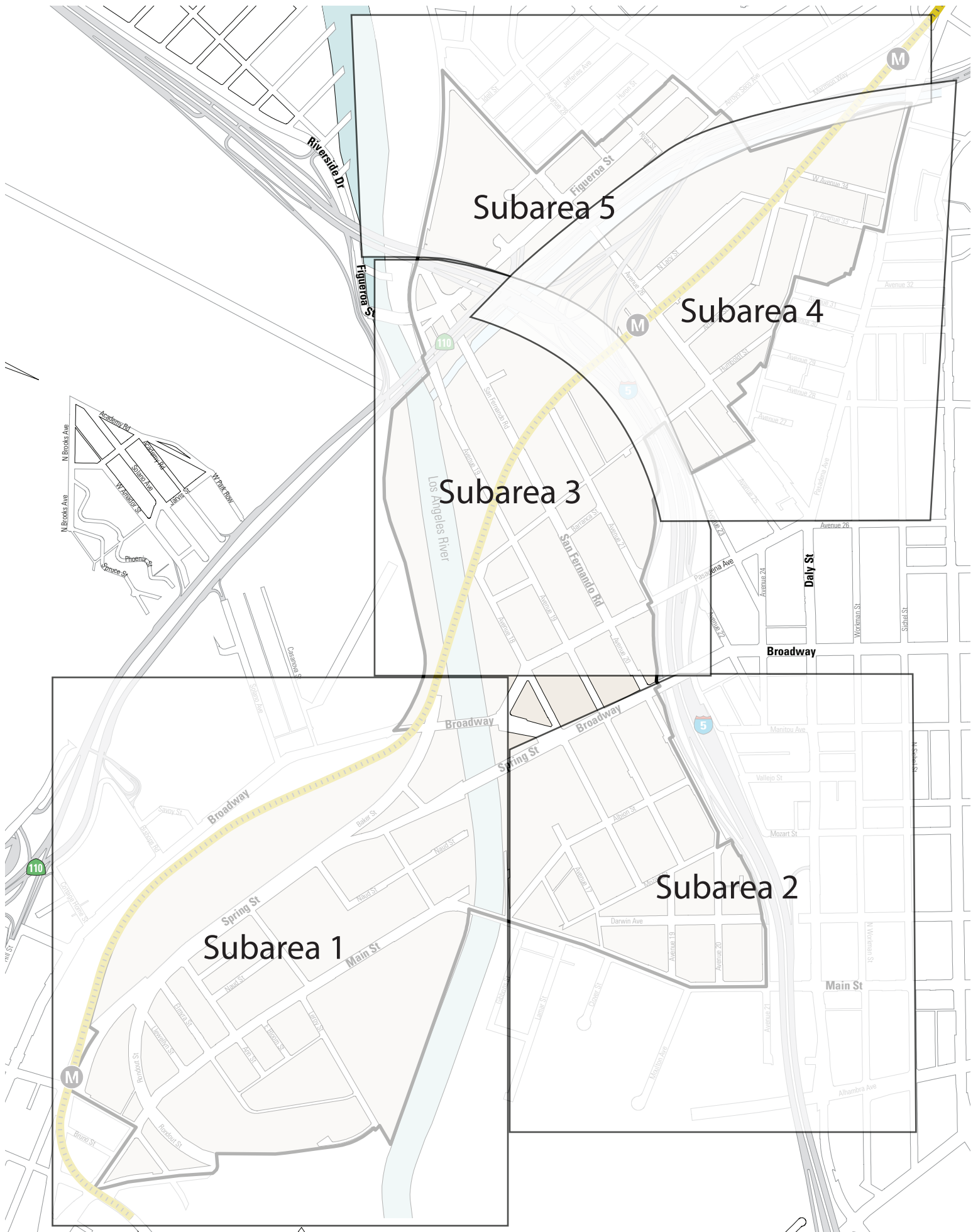
-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Continental Striping for Existing Crosswalks
-  Continental Striping for Proposed Crosswalks
-  Proposed Traffic Signal
-  Existing Traffic Signal
-  Metro Gold Line & Stations





### Subarea 5 Street Map

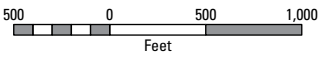
- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Continental Striping for Existing Crosswalks
- Continental Striping for Proposed Crosswalks
- Existing Traffic Signal
- Existing Stop Sign
- M Metro Gold Line & Station








# Street Label Map

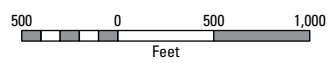
- Los Angeles River and Arroyo Seco
- Specific Plan Area



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025\_c: 05.2013

# Block Numbers Map

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



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