

**CENTRAL CITY WEST
SPECIFIC PLAN**

**Map No. 1
Specific Plan Area**

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Sec. 2. **PURPOSES.**

This Specific Plan is intended to:

A. Implement the goals and policies of the Westlake Community Plan and the Silver Lake-Echo Park District Plan;

B. Establish a complete 24-hour community for all segments of the population, with jobs and housing, recreation/entertainment and amenities, open spaces and pedestrian oriented places;

C. Regulate all development, including use, location, height and density to assure compatibility of uses, and to provide for the consideration of transportation and public facilities, aesthetics, historic preservation, open space and the economic and social well-being of area residents;

D. Protect the existing residential community from further displacement, replace dwelling units previously removed from the Specific Plan area, and provide new housing in proportion to the need, by household size and income, associated with the existing community and new jobs generated in the Plan area;

E. Ensure that dwelling units are provided through the establishment of a Housing Linkage Fee, and through the requirement that all new commercial, industrial and mixed use Projects replace dwelling units demolished;

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F. Ensure that commercial, industrial and mixed use Projects mitigate the impact of their development on the supply of affordable housing stock through the payment of a Housing Linkage Fee and/or the construction of affordable housing within the areas designated by this Specific Plan;

G. Provide for an improved jobs/housing ratio over that which would otherwise have occurred, through the requirement that housing be constructed commensurate with commercial Projects;

H. Create new mixed use residential/commercial land use categories, in order to locate housing closer to jobs, reduce vehicle miles travelled and improve air quality;

I. Provide a comprehensive program of transportation regulations, measures and improvements to ensure that transportation access to the Specific Plan area is adequate to support the level of development permitted by the Plan, as well as to contribute to regional transportation solutions;

J. Ensure that commercial, industrial and mixed use Projects contribute to the cost of providing necessary transportation improvements through the establishment of a Transportation Impact Mitigation Fee;

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K. Phase commercial Projects over the 20-year life of this Specific Plan, such that the total amount of permitted commercial square footage of Projects per phase is conditioned upon the implementation of transportation infrastructure improvements, together with the development of adequate housing units and publicly-accessible open spaces;

L. Regulate the number of Single Occupant Vehicle trips to and from the Specific Plan area over time, in order to promote car-pooling, van pooling and mass transit usage;

M. Provide for adequate day-care child care facilities;

N. Promote resource conservation through the establishment of a mandatory solid waste recycling program and the incorporation of water conservation measures;

O. Provide for an expanded and enhanced relationship to the Central Business District and the greater downtown area;

P. Promote increased flexibility in the design of large sites in order to ensure a well-planned combination of commercial and residential uses with adequate open space;

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. . .

1 Q. Encourage the preservation of historic
2 resources, the creation of cultural facilities and
3 services, and the creation of open spaces;

4 R. Provide for more flexibility and precision
5 in the regulation of the height and bulk of
6 buildings.

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8 Sec. 3. RELATIONSHIP TO PROVISIONS OF THE
9 LOS ANGELES MUNICIPAL CODE.

10 A. The regulations of this Specific Plan are
11 in addition to those set forth in the planning and
12 zoning provisions of Los Angeles Municipal Code
13 (LAMC) Chapter 1, as amended, and any other relevant
14 ordinance, and do not convey any rights not
15 otherwise granted under the provisions and
16 procedures contained in that Chapter, except as
17 specifically provided for herein.

18 B. Wherever this Specific Plan contains
19 provisions which require greater setbacks, greater
20 street dedications, lower densities, lower heights,
21 more restrictive uses, more restrictive parking
22 requirements, or other greater restrictions or
23 limitations on development; or less restrictive
24 setbacks or less restrictive uses, than would be
25 allowed pursuant to the provisions contained in
26 Chapter 1 of the LAMC, the Specific Plan shall
27 prevail and supersede the applicable provisions of
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that Code.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7 D. In approving an exception to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission and the City Council on appeal may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

Sec. 4. DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in LAMC Sections 12.03, 91.0402 through 91.0422 and 91.6203, if defined therein.

Applicant. Any person, as defined in LAMC Section 11.01, submitting an application for a Project plan review for a Project.

City Building Cost Index. An index for the Los Angeles Metropolitan Area, published by Marshall and Swift, tracking the rate of inflation in building costs as determined by the Department of Transportation. If for any reason this Index ceases to be published, then a similar building cost index will be utilized.

1 **Community Facilities District.** A district
2 created pursuant to the State Mello-Roos Community
3 Facilities Act of 1982.

4 **Covenant.** A written document executed by all
5 fee owners of the lot(s) on which the proposed
6 Project will be located regarding the use or
7 development of one or more lots as approved by the
8 Director of Planning. The covenant shall be
9 recorded in the Los Angeles County Recorder's
10 Office.

11 **Density Bonus, Municipal.** The ministerial
12 granting, pursuant to Section 11 B of this Specific
13 Plan, of an increase of 15% over the otherwise
14 maximum allowable residential density of a Project
15 under this Specific Plan.

16 **Directory Sign.** A wall or monument sign which
17 lists the names of businesses or non-commercial uses
18 in the Specific Plan area.

19 **Donor Site.** A lot or lots on which a Public
20 Benefit Resource is or will be located.

21 **Dwelling Unit, Low Income.** A dwelling unit
22 which is rented or sold to and occupied by persons
23 or families whose annual income does not exceed 80%
24 of the median annual income for persons or families
25 residing in the Los Angeles Metropolitan Area.
26 Median annual income shall be as determined and
27 published periodically by the Federal Department of
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Housing and Urban Development.

Dwelling Unit, Very Low Income. A dwelling unit which is rented or sold to and occupied by persons or families whose annual income does not exceed 50% of the median annual income for persons or families residing in the Los Angeles Metropolitan Area. Median annual income shall be as determined and published periodically by the Federal Department of Housing and Urban Development.

Floor Area Ratio (FAR). A coefficient, as specified in this Specific Plan, which is multiplied by the buildable area of a lot to determine the total Base Permitted Floor Area of all buildings on a lot.

Ground Floor. The lowest level within a building which: (1) is accessible to the street; (2) the floor level of which is within three feet above or below curb level; (3) has frontage and is primarily facing any public street; and (4) is at least 50 feet in depth or the total depth of the building, whichever is less.

Historic Resource. A building or structure designated as a historic resource in Section 13 of this Specific Plan.

Mixed Use. Any Project which combines a commercial use with a residential use, either in the same building or in separate buildings on the same

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lot or lots.

Neighborhood Retail. The retail sale of goods used by neighborhood residents or the location providing the goods, including: art supplies; athletic/sporting goods; bakery; books or cards; bicycle sales and repairs; clock or watch sales and/or repair; computer sales and repair; drug store; fabrics or dry goods; florist; food/grocery store, including supermarket, produce, cheese and meat market and delicatessen; hardware; household goods and small appliances; infant and children's clothing; newsstand; photographic equipment and repair; stationary; toys; and other similar retail uses as determined by the Director of Planning.

Neighborhood Services. Services used by neighborhood residents including: barber shop or beauty parlor; child care facility; club, lodge, bridge club or religious association; copying; custom shirt or dressmaking; dry cleaning; bank; savings and loan; credit union; laundry or self-service laundromat; locksmith; optician; photographer; shoe repair; tailor; restaurant; motion picture theater and live stage performance theater; and other similar services as determined by the Director of Planning.

Open Space. Open areas which are designed and intended to be used for outdoor recreational

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purposes. Open space shall be in addition to setbacks for yards required by Article 2 of the LAMC.

Open Space, common. Open Space within a multiple residential Project which is accessible to all the residents in the Project.

Open Space, private. Open Space within a multiple residential Project which is accessible only to residents of individual units and their guests.

Open Space Setback. An unobstructed, unoccupied, and landscaped and/or paved area between a main building and the front lot line, extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot which touches the building. For purposes of this Specific Plan, the area devoted to Open Space Setbacks shall be included in the calculation of the buildable area of a lot.

Park Planned Areas. Those areas shown on Map No. 5 of Section 8 C of this Specific Plan within which public park or recreation facility benefits are planned to be provided.

Pedestrian Sign. A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face

1 of the building and which identifies a use or
2 service exclusively or primarily by symbol.

3 **Permitted Floor Area, additional.** Floor area
4 in excess of the Base Permitted Floor Area allowed
5 on Receiver Sites, consistent with Section 13 of
6 this Specific Plan.

7 **Permitted Floor Area, approved.** Commercial
8 and/or industrial floor area of a Project which has
9 been granted a project permit pursuant to the
10 Central City West Interim Control Ordinance
11 (Ordinance Nos. 163,094 or 165,404) or a Project
12 plan approval pursuant to Section 17 of this
13 Specific Plan.

14 **Permitted Floor Area, base.** The Floor Area
15 Ratio permitted on a lot in the Specific Plan area,
16 as shown on Map Nos. 2, 3 and 4 in Section 5 B of
17 this Specific Plan, prior to the Transfer of floor
18 area pursuant to Section 13 of this Specific Plan.

19 **Permitted Floor Area, unused.** The square
20 footage remaining after subtracting the actual floor
21 area contained within all existing buildings on the
22 Donor Site from the Base Permitted Floor Area on the
23 Donor Site, prior to any Transfer of the floor area.

24 **Permitted Residential Density, additional.**
25 Dwelling units in excess of the Base Permitted
26 Residential Density allowed on Receiver Sites,
27 consistent with Section 13 of this Specific Plan.

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Permitted Residential Density, base. The number of dwelling units permitted on a lot or lots pursuant to Section 5 of this Specific Plan.

Permitted Residential Density, unused. The number of dwelling units remaining after subtracting the number of actual dwelling units existing on the Donor Site from the Base Residential Density on the Donor Site, prior to any Transfer of the residential density.

Phases of Development. A schedule which is applicable to this Specific Plan area for the purpose of dividing into stages the construction of Projects and the construction of related transportation improvements.

Plaza. Privately owned and maintained Open Space, 10,000 square feet or more in size, which is accessible to the public, and in which limited commercial uses may be permitted as determined appropriate for the lot or lots at the time of Project plan review. Such commercial uses are intended to provide limited use of the Open Space area and amenities for pedestrians, and may include vendors, sidewalk dining, push carts, street stages, works of art, display facilities and other similar uses as determined by the Director of Planning.

Premise. A building or portion thereof used as a location for a single business.

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Project. The construction, erection, addition to or structural alteration of any building or structure, or a use of land or change of use on a lot located in whole or in part within the Specific Plan area. A Project does not include remodeling of a building which does not increase the number of Trips, as determined by the Department of Transportation, or does not increase the floor area.

Public Benefit Resource. Land dedicated for public park or recreation facility purposes, the preservation and rehabilitation of a designated Historic Resource, or property dedicated for the purpose of realigning a public street, pursuant to Section 13 of this Specific Plan.

Receiver Site. A lot or lots located within the same Specific Plan Subarea as a Donor Site, and which is therefore eligible to receive floor area or residential density from a Donor Site, pursuant to Section 13 of this Specific Plan. A Receiver Site shall not include a lot on which an Historic Resource is located.

Significant Transportation Impact. The transportation impact of a Project, measured as an increase in volume/capacity (V/C) ratio at an intersection as determined by the Department of Transportation.

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

Significant Transportation Impact

Project-Related Increase in V/C	Final V/C
equal to or greater than 0.04	0.00 - 0.79
equal to or greater than 0.02	0.80 - 0.89
equal to or greater than 0.01	0.90 or greater

Final V/C shall mean the V/C ratio at an intersection considering total projected traffic volumes, without proposed traffic impact mitigation.

Traffic Assessment. A written analysis prepared by a Project Applicant and approved by the City Department of Transportation which addresses: (1) the consistency of the proposed Project with the transportation and circulation provisions of this Specific Plan, including parking ratios, dedication of streets, street vacations and street alignments; (2) the Central City West Transportation fee calculations and guarantee of payment of the fees; and (3) the site circulation and driveway plans.

Transfer. The conveyance of floor area or residential density from a Donor Site to a Receiver Site, which is approved in accordance with the requirements of Section 13 of this Specific Plan.

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Transfer Plan. A written plan prepared by the Project Applicant and approved by the City Planning Commission which identifies and describes the Donor Site, Receiver Site(s), amount of floor area or residential density to be transferred, Public Resource Benefit(s) to be provided and the proposed conditions of approval.

Trip. An arrival at or a departure from a Project during the p.m. peak-hour by a motor vehicle. The number of trips generated by a Project shall be calculated using the Trip Table in Appendix "B" of this Specific Plan.

Sec. 5. LAND USE.

A. DESIGNATION OF SUBAREAS AND DISTRICTS.

1. The Specific Plan area is divided into three Subareas and six Districts, as shown on Map Nos. 2, 3, and 4 of Section 5 B of this Specific Plan. The Subareas are designated as the Northern, Central and Southern Subareas, respectively. The Districts are designated as the Temple/Beaudry Neighborhood District, the First/Second Street District, the Crown Hill District, the Witmer/Lucas Residential District, the Wilshire Corridor District and the Eighth/Ninth Street District, respectively.

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2. In order to regulate the use of property, as provided for in this Specific Plan, the Specific Plan area is further divided into 12 Land Use Categories to be known as:

- (1) R3(CW) Multiple Residential Category;
- (2) R4(CW) Multiple Residential Category;
- (3) R5(CW) Multiple Residential Category;
- (4) RC3(CW) Multiple Residential/Limited Commercial Mixed Use Category;
- (5) RC4(CW) Multiple Residential/Commercial Category;
- (6) RC5(CW) Multiple Residential/Commercial Category;
- (7) C1(CW) Limited Commercial Category;
- (8) C2(CW) Commercial Category;
- (9) C4(CW) Commercial Category;
- (10) CM(CW) Commercial Manufacturing Category;
- (11) OS(CW) Open Space Category;
- (12) PF(CW) Public Facilities Category.

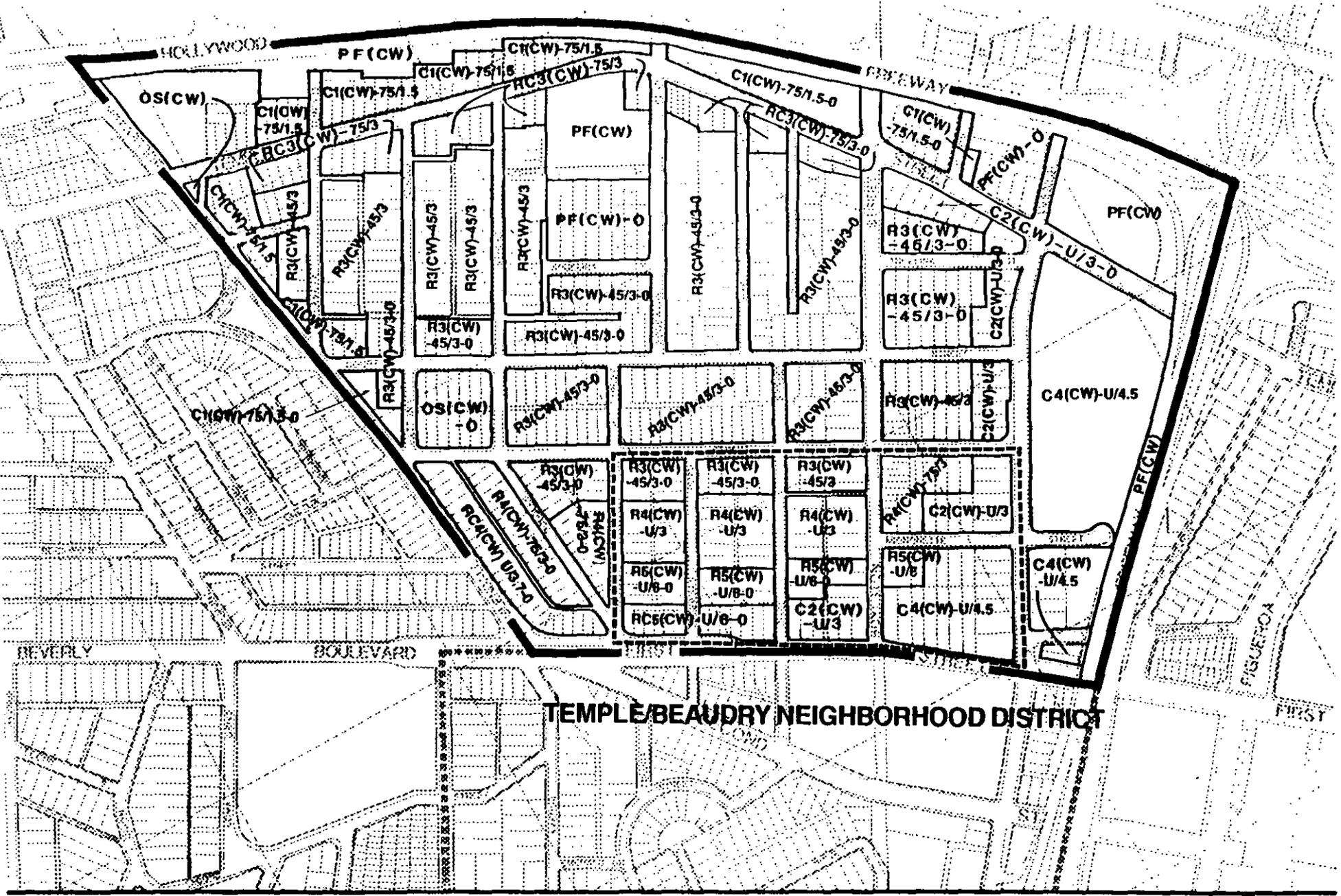
3. These Land Use Category symbols and the boundaries of each category are shown on Map Nos. 2, 3, and 4 in Section 5 B of this Specific Plan.

4. The Specific Plan area also uses Height/Floor Area Ratio (Height/FAR) Designations. These Height/FAR designations and the boundaries of the areas so designated are shown on Map Nos. 2, 3, and 4 in Section 5 B of this Specific Plan by a combination of

1 category symbols and Height/FAR number
2 markings, e.g., R4(CW)-75/3, C2(CW)-U/6, C1
3 (CW)-75/1 5, etc. The Height/FAR designation
4 is shown immediately following the dash after
5 the category symbol, in the form of numbers or
6 letters separated by a diagonal line. The
7 first number indicates the maximum height in
8 feet permitted in a building. The letter "U"
9 in the first position indicates that the
10 maximum permitted height is as specified in
11 Section 6 A of this Specific Plan. The second
12 number, which may include decimal fractions,
13 indicates the Floor Area Ratio.

14 5. Certain portions of the Specific Plan
15 area are also designated and classified as
16 being in the "0" Oil Drilling District. The
17 regulations and restrictions of Article 3,
18 Chapter 1 of the LAMC shall apply to all land
19 so designated and classified, and the
20 classification is indicated on Map Nos. 2 and 3
21 in Section 5 B of this Specific Plan with a
22 combination of symbols, e.g., R3(CW)-45/3-0,
23 C2(CW)-U/4.5-0, etc.

24 B. **MAPS.** The provisions of this Section shall
25 apply to the areas shown within heavy black lines on
26 the following Map Nos. 2, 3 and 4:
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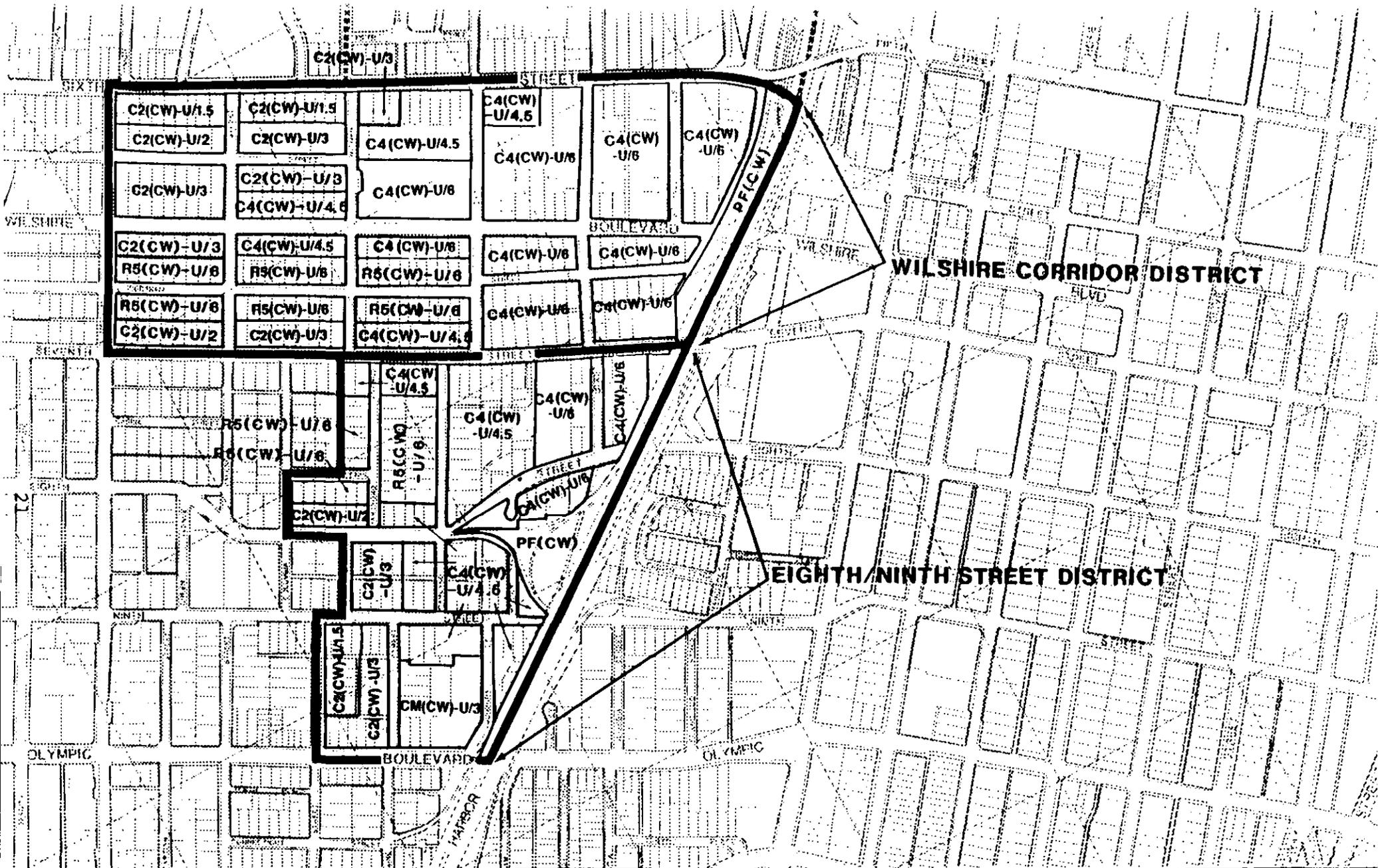
**CENTRAL CITY WEST
SPECIFIC PLAN**

**Map No. 2
NORTH SUBAREA
PERMITTED HEIGHT
AND FLOOR AREA**

- District Boundary
- Land Use Category Boundary
- - - -** Mixed Use Overlay Zone Boundary

Note: The height of buildings on a lot in the "U" Height District shall be governed by the provisions of Section 6





**CENTRAL CITY WEST
SPECIFIC PLAN**

District Boundary
 Land Use Category Boundary

Note: The height of buildings on a lot in the "U" Height District shall be governed by the provisions of Section 6

**Map No. 4
SOUTH SUBAREA**

**PERMITTED HEIGHT
AND FLOOR AREA**



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C. PERMITTED USES.

1. R3(CW) MULTIPLE DWELLING CATEGORY.

The use and area regulations of the R3 Zone, as specified in Section 12.10 of the LAMC, shall apply to all lots in the R3(CW) Category within the Specific Plan area.

2. R4(CW) MULTIPLE DWELLING CATEGORY.

The use and area regulations of the R4 Zone, as specified in Section 12.11 of the LAMC, shall apply to all lots in the R4(CW) Category within the Specific Plan area. Hotels, motels and apartment hotels in the R4(CW) Category shall be permitted only within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan. Floor area associated with a hotel use within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan shall be counted as residential density for the purposes of this Specific Plan, but shall comply with all other commercial Project requirements of this Specific Plan. The minimum lot area per guest room shall be 200 square feet.

3. R5(CW) MULTIPLE DWELLING CATEGORY.

The use and area regulations of the R5 Zone, as specified in Section 12.12 of the

1 LAMC, shall apply to all lots in the R5(CW)
2 Category within the Specific Plan area.
3 Hotels, motels and apartment hotels in the
4 R5(CW) Category shall be permitted only within
5 the areas bounded by the heavy dashed lines
6 shown on Map Nos. 2 and 3 in Section 5 B of
7 this Specific Plan. Floor area associated with
8 a hotel use within the areas bounded by the
9 heavy dashed lines shown on Map Nos. 2 and 3 in
10 Section 5 B of this Specific Plan shall be
11 counted as residential density for the purposes
12 of this Specific Plan, but shall comply with
13 all other commercial Project requirements of
14 this Specific Plan. The minimum lot area per
15 guest room shall be 200 square feet.

16 **4. RC3(CW) RESIDENTIAL/LIMITED COMMERCIAL**
17 **MIXED USE CATEGORY.**

18 The following regulations shall apply to
19 all lots in the RC3(CW) Category, as shown on
20 Map No. 2 in Section 5 B of this Specific Plan:

21 (a) **USE.**

22 (1) Any use permitted in the R3
23 and C1 Zones as set forth in Sections
24 12.10 and 12.13 of the LAMC shall be
25 permitted, provided that all
26 activities are conducted wholly
27 within an enclosed building.

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However, outdoor merchandise displays during sidewalk sales, outdoor dining and newsstands may be conducted other than within a wholly-enclosed building.

(2) Any Project constructed on a lot within the RC3(CW) Category shall be Mixed Use. Commercial uses shall be permitted only on the Ground Floor and shall comply with the maximum Base Permitted Floor Area provision set forth in Subdivision (c) of this Subsection.

(b) AREA REGULATIONS.

(1) RESIDENTIAL USE.

a. The yard requirements of the R3 Zone, as specified in Section 12.10 of the LAMC, shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes.

b. The lot area regulations of the R3 Zone, as specified in Section 12.10 of the LAMC, shall apply to all portions of buildings erected and used for residential purposes.

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EXCEPTION: The Project located at 1440 Temple Street shall be exempt from the requirements of this paragraph, provided the Project complies with all other applicable provisions of this Specific Plan.

(2) COMMERCIAL USE.

The yard and area regulations of the C1 Zone, as specified in Section 12.13 of the LAMC, shall apply to all portions of buildings erected and used for commercial purposes, except that no front yard shall be required.

(c) MAXIMUM COMMERCIAL BASE PERMITTED FLOOR AREA.

The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC3(CW) Category shall not exceed a Floor Area Ratio of 0.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

(d) ADDITIONAL REGULATIONS. All additional regulations of Chapter 1 of the LAMC, as amended, which are applicable to

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the R3 and C1 Zones, shall apply to the RC3(CW) Category.

5. RC4(CW) RESIDENTIAL/COMMERCIAL MIXED USE CATEGORY.

The following regulations shall apply to all lots in the RC4(CW) Category, as shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan:

(a) **USE.**

(1) Any use permitted in the R4 and C2 Zones as set forth in Sections 12.11 and 12.14 of the LAMC shall be permitted, provided that all activities, including storage, are conducted wholly within an enclosed building. However, outdoor merchandise displays during sidewalk sales, outdoor dining and newsstands may be conducted other than within a wholly-enclosed building.

(2) Any Project constructed on a lot within the RC4(CW) category shall be Mixed Use. Commercial uses shall comply with the maximum Base Permitted Floor Area provisions set forth in Subdivision (c) of this Subsection.

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(3) Notwithstanding the provisions of Section 12.11 A 4 of the LAMC to the contrary, hotels shall not be permitted in the RC4(CW) Category.

(b) AREA REGULATIONS.

(1) RESIDENTIAL USE.

a. The yard requirements of the R4 Zone, as specified in Section 12.11 of the LAMC, shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes.

b. The lot area regulations of the R4 Zone, as specified in Section 12.11 of the LAMC, shall apply to all portions of buildings erected and used for residential purposes.

(2) COMMERCIAL USE.

The yard and area regulations of the C2 Zone, as specified in Section 12.14 of the LAMC, shall apply to all portions of buildings erected and used for commercial purposes.

(c) MAXIMUM COMMERCIAL BASE PERMITTED FLOOR AREA.

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(1) **TEMPLE/BEAUDRY NEIGHBORHOOD DISTRICT.**

The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC4(CW) Category in the Temple/Beaudry District, as shown on Map No. 2 of Section 5 B of this Specific Plan, shall not exceed a Floor Area Ratio of 1.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

(2) **WITMER/LUCAS RESIDENTIAL DISTRICT.**

The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC4(CW) Category in the Witmer/Lucas District, as shown of Map No. 3 in Section 5 B of this Specific Plan, shall not exceed a Floor Area Ratio of 0.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively

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to residential uses.

(d) **ADDITIONAL REGULATIONS.** All additional regulations of Chapter 1 of the LAMC, as amended, which are applicable to the R4 and C2 Zones, shall apply to the RC4(CW) Category.

6. RC5(CW) RESIDENTIAL/COMMERCIAL MIXED USE CATEGORY.

The following regulations shall apply to all lots in the RC5(CW) Category, as shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan:

(a) **USE.**

(1) Any use permitted in the R5 and C2 Zones as set forth in Sections 12.12 and 12.14 of the LAMC shall be permitted, provided that all activities, including storage, are conducted wholly within an enclosed building. However, outdoor merchandise displays during sidewalk sales, outdoor dining and newsstands may be conducted other than within a wholly-enclosed building.

(2) Any Project constructed on a lot within the RC5(CW) Category shall be Mixed Use. Commercial uses

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shall comply with the maximum Base Permitted Floor Area provisions set forth in Subdivision (c) of this Subsection.

(3) Notwithstanding the provisions of Section 12.12 of the LAMC to the contrary, hotels shall be permitted within the RC5(CW) Category. Floor area associated with a hotel use within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan shall be counted as residential density for the purposes of this Specific Plan, but shall comply with all other commercial Project requirements of this Specific Plan. The minimum lot area per guest room shall be 200 square feet.

(b) AREA REGULATIONS.

(1) RESIDENTIAL USE.

a. The yard requirements of the R5 Zone, as specified in Section 12.12 of the LAMC, shall be provided and maintained at the floor level of the first story used in whole or in

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part for residential purposes.

b. The lot area regulations of the R5 Zone, as specified in Section 12.12 of the LAMC, shall apply to all portions of buildings erected and used for residential purposes.

(2) COMMERCIAL USE.

The yard and area regulations of the C2 Zone, as specified in Section 12.14 of the LAMC, shall apply to all portions of buildings erected and used for commercial purposes.

(c) MAXIMUM COMMERCIAL BASE PERMITTED FLOOR AREA.

(1) TEMPLE/BEAUDRY NEIGHBORHOOD DISTRICT.

The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category in the Temple/Beaudry District, as shown on Map No. 2 in Section 5 B of this Specific Plan, shall not exceed a Floor Area Ratio of 3.0 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively

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to residential uses.

(2) CROWN HILL DISTRICT.

The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category in the Crown Hill District, as shown on Map No. 3 in Section 5 B of this Specific Plan, shall not exceed a floor area ratio of 3.0 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

(d) ADDITIONAL REGULATIONS. All additional regulations of Chapter 1 of the LAMC, as amended, which are applicable to the R5 and C2 Zones, shall apply to the RC5(CW) Category.

7. C1(CW) LIMITED COMMERCIAL CATEGORY.

The use and area regulations of the C1 Zone, as specified in Section 12.13 of the LAMC, shall apply to all lots in the C1(CW) Category within the Specific Plan area, except for the following:

(a) Hotels and motels shall be prohibited.

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(b) A front yard shall only be provided and maintained at the floor level of the first story used in whole or in part for residential purposes.

8. C2(CW) COMMERCIAL CATEGORY.

The use and area regulations of Section 12.14 of the LAMC shall apply to all lots in the C2(CW) Category within the Specific Plan area.

9. C4(CW) COMMERCIAL CATEGORY.

The use and area regulations of Section 12.16 of the LAMC shall apply to all lots in the C4(CW) Category within the Specific Plan area.

10. CM(CW) COMMERCIAL MANUFACTURING CATEGORY.

The use and area regulations of Section 12.17.1 of the LAMC shall apply to all lots in the CM(CW) Category within the Specific Plan area.

11. OS(CW) OPEN SPACE CATEGORY.

(a) **PERMITTED USES.** No building, structure or land shall be used and no building or structure shall be erected, moved onto, structurally altered, enlarged or maintained on a lot or lots in the OS (CW) Category, except for the following

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uses:

Parks and recreation facilities; including bicycle trails; equestrian trails; walking trails; nature trails; park land/lawn areas; childrens' play areas; picnic facilities; and athletic fields (not to exceed 200 seats in park) used for park and recreation purposes.

(b) **CONDITIONAL USES.** The following uses, or a change of use from any existing use to any other use, shall be permitted provided conditional use approval is granted pursuant to Section 12.24 B of the LAMC:

(i) Recreation centers; senior citizen centers; community centers; clubhouses; community rooms; playgrounds; swimming pools; libraries; tennis courts; game courts; rest rooms; gyms and camping facilities.

(ii) Golf courses.

(iii) Museums.

(iv) Aquaria, observatories, planetaria and zoos.

(v) High voltage transmission lines (including towers).

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(vi) Any use set forth in LAMC Section 12.04.05 B 1 when located on a lot or lots on which is designated an historic or cultural landmark or Historic Resource.

(vii) Change of use from any of the uses listed above to any other use described in LAMC Section 12.04.05. B 1.

12. PF(CW) PUBLIC FACILITIES CATEGORY.

(a) PERMITTED USES.

No building, structure or land shall be used and no building or structure shall be erected, moved onto, structurally altered or enlarged on a lot or lots in the PF(CW) Category, except for the following primary uses:

Public elementary and secondary schools; fire stations; Federal, State, County, special district and municipal government buildings, structures, offices and services; libraries (not in parks); police stations; post offices and related facilities; public health facilities, including clinics and hospitals; and other similar uses as determined by the Director of Planning.

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(b) CONDITIONAL USES.

The following uses, or a change of use from any existing use to any other use, shall be permitted, provided Project plan approval is granted after a public hearing, pursuant to Section 17 of this Specific Plan:

Auditoriums; arenas; concert halls; outdoor theaters/amphitheaters; public utilities and public service uses, including freeway rights-of-way; educational institutions, including colleges and universities; a joint public/private Project combining public facility uses with residential or commercial uses which serve the public interest by providing a Public Benefit Resource(s) and which is in harmony with the objectives and intent of this Specific Plan.

D. USE LIMITATIONS.

1. Freestanding parking buildings or structures and surface parking areas which provide automobile parking spaces or parking stalls in excess of the maximum parking ratios for a specific Project, as set forth in Section 10 of this Specific Plan, or which provide

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parking spaces or parking stalls not required to meet the parking requirements for a specific Project, shall be permitted, provided a conditional use permit is granted pursuant to Section 12.24 B of the LAMC.

2. A hotel, motel or apartment hotel shall be counted as a commercial use for the purposes of this Specific Plan, except as otherwise provided for in Subdivisions 2, 3 and 6 of Subsection C of this Section.

3. Sidewalk cafes shall be permitted within a public street right-of-way with the approval of the Department of Public Works, within a pedestrian connection or within an Open Space Setback, provided a minimum of 10 feet of sidewalk width shall remain for pedestrian circulation on all streets and pedestrian connections, except along Bixel Street where there shall be a minimum of 15 feet of sidewalk width for pedestrian circulation if the sidewalks on Bixel Street are widened to at least 20 feet.

4. All non-residential Projects located on a lot for which any lot line of the lot is coterminous with the following streets shall provide a Ground Floor. The floor area on the Ground Floor shall be devoted to Neighborhood

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Retail and/or Neighborhood Services for a minimum of 75 percent of the street frontage of the lot. This requirement shall not apply to that portion of the street frontage of a lot devoted to vehicular access to on-site parking or pedestrian access to on-site open space. The streets are:

- (a) Temple Street
- (b) Third Street
- (c) Bixel Street
- (d) Sixth Street
- (e) Seventh Street
- (f) Maryland Street

5. Notwithstanding the land use category specified for a particular lot within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan, any use permitted on any lot within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan, may be established on any lot therein, provided a Project plan approval is granted by the City Planning Commission pursuant to Section 17 of this Specific Plan.

E. BUILDING LIMITATIONS.

The following floor area and residential density provisions shall apply to all lots located

1 in whole or in part within the Specific Plan area:

2 **1. BASE PERMITTED FLOOR AREA.**

3 (a) The Base Permitted Floor Area on
4 a lot within the Specific Plan area shall
5 be as shown on Map Nos. 2, 3, and 4 in
6 Section 5 B of this Specific Plan.

7 (b) Within the areas bounded by the
8 heavy dashed lines shown on Map Nos. 2 and
9 3 in Section 5 B of this Specific Plan,
10 Neighborhood Retail and/or Neighborhood
11 Services, up to a maximum of 5% of the
12 Base Permitted Floor Area on a lot, shall
13 not count as floor area for the purpose of
14 determining a Project's maximum Floor Area
15 Ratio.

16 **2. ADDITIONAL PERMITTED FLOOR AREA.**

17 The Base Permitted Floor Area on a
18 Receiver Site may be increased to a maximum of
19 125% of the Base Permitted Floor Area through
20 the Transfer of floor area from Donor Sites,
21 pursuant to Section 13 of this Specific Plan.

22 **3. FLOOR AREA RATIO AVERAGING.** An
23 Applicant of a Project located in whole or in
24 part within the "C" (CW), "CM" (CW), and "RC"
25 (CW) Categories may be permitted to average the
26 Floor Area Ratio of the Project, provided the
27 Applicant complies with all provisions of LAMC
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Section 12.21.1 B.

4. BASE PERMITTED RESIDENTIAL DENSITY.

The Base Permitted Residential Density on a lot within the Specific Plan area shall be as shown by the land use category on Map Nos. 2, 3 and 4 of Section 5 B of this Specific Plan.

5. ADDITIONAL PERMITTED RESIDENTIAL DENSITY.

The Base Permitted Residential Density on a Receiver Site may be increased to a maximum of 125% of the density otherwise permitted by this Plan through the Transfer of Unused Permitted Residential Density from Donor Sites, pursuant to Section 13 of this Specific Plan.

Sec. 6. HEIGHT.

A. PERMITTED HEIGHT.

1. The maximum permitted height of a building or structure on a lot within the Specific Plan area shall be as shown by the height designations on Map Nos. 2, 3 and 4 in Section 5 B of this Specific Plan.

2. Buildings or structures located on a lot with a "U" height designation between the centerline of the Harbor Freeway on the east and the centerline of Bixel Street on the west, shall not exceed a maximum elevation of 1,268

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feet above mean sea level. A licensed survey establishing mean sea level elevation shall be provided, where necessary, to ensure compliance with this subdivision.

3. Buildings or structures located on a lot with a "U" height designation between the centerline of Bixel Street on the east and the centerline of Witmer Street/Hartford Avenue/Blaine Street on the west shall not exceed a maximum height of 1,218 feet above mean sea level. A licensed survey establishing mean sea level elevation shall be provided, where necessary, to ensure compliance with this subdivision.

4. Buildings or structures located on a lot with a "U" height designation between the centerline of Witmer Street/Hartford Avenue/Blaine Street on the east and the centerline of Union Avenue on the west shall not exceed a maximum height of 1,168 feet above mean sea level. A licensed survey establishing mean sea level elevation shall be provided, where necessary, to ensure compliance with this Subdivision.

5. Except within the area bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 5 B of this Specific Plan, buildings or

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structures located on a lot in the R5(CW), RC4(CW), RC5(CW), C2(CW), C4(CW) or CM(CW) Categories shall not cast shadows on a lot located in the R3(CW), RC3(CW) or R4(CW) Category, or the R3 or R4 Zone, for more than two (2) hours each day between the hours of 9 a.m. and 3 p.m. on the Winter Solstice, and 9 a.m. and 5 p.m. on the Summer Solstice. An Applicant shall submit a shade/shadow analysis to the Department of City Planning at the time of Project plan review.

6. No portion of a building or structure on a lot located within the following distances from a lot in the R3 or R4 Zone or in the R3(CW), RC3(CW) or R4(CW) Category shall exceed the height limits set forth below:

	<u>Distance from Residential lot</u>	<u>Maximum Height of Building</u>
R3, R3(CW) AREAS	0 to 49 feet	45 feet
	50 to 99 feet	55 feet
	100 to 199 feet	75 feet
R4, RC3(CW), R4(CW) AREAS	0 to 49 feet	100 feet
	50 to 99 feet	150 feet
	100 to 199 feet	200 feet

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EXCEPTION: The Project located at 1440 Temple Street shall be exempt from the requirements of this Subdivision, provided the Project complies with all other applicable provisions of this Specific Plan.

B. REQUIRED BUILDING STEPBACKS.

1. If any lot line of a lot on which a commercial Project is located is coterminous with the following streets and any building exceeds a height of 45 feet, then all portions of the building which exceed 45 feet shall be set back a minimum of ten feet from the roof perimeter:

- (a) Third Street
- (b) Sixth Street
- (c) Seventh Street
- (d) Olympic Boulevard
- (e) Bixel Street, Emerald Drive to Wilshire Boulevard
- (f) Wilshire Boulevard

2. Averaging of Building Stepbacks.

(a) The Director of Planning, pursuant to the Project plan review process contained in Section 17 of this Specific Plan, may approve the averaging of the building stepback requirement of

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Subdivision 1 of this Subsection for a Project located on a lot or lots greater than five acres in area.

(b) In approving the averaging of the building setback requirement, the Director shall find that the design of the Project will enhance the pedestrian scale of buildings along pedestrian-oriented streets and mitigate the effect of tall, unarticulated building facades.

Sec. 7. OPEN SPACE SETBACKS.

A. Notwithstanding LAMC Section 12.21.1 B3 and B4 to the contrary, a minimum 10-foot Open Space Setback shall be provided on all lots used for commercial purposes from any lot line which is coterminous with the following streets:

1. Glendale Boulevard
2. Boylston Street, First Street to Sixth Street
3. Beaudry Avenue
4. Lucas Avenue
5. Witmer Avenue
6. Hartford Street
7. Blaine Avenue

B. Notwithstanding LAMC Section 12.21.1 B3 and B4 to the contrary, a minimum five-foot Open Space

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Setback shall be provided on all lots used for commercial purposes from any lot line which is coterminous with the following streets:

1. Wilshire Boulevard
2. Olympic Boulevard
3. Bixel Street, Second Street to Seventh Street

C. Notwithstanding LAMC Section 12.21.1 B3 and B4 to the contrary, a minimum four-foot Open Space Setback shall be provided on all lots used for commercial purposes at any lot line which is coterminous with the following streets:

1. Bixel Street, First Street to Second Street
2. Eighth Street
3. Ninth Street
4. Fourth Street, Boylston Street to Witmer Avenue
5. Fifth Street, Boylston Street to Witmer Avenue
6. Garland Street, Seventh Street to Eighth Street
7. Ingraham Street
8. Shatto Street
9. Miramar Street, Boylston Street to Bixel Street
10. Emerald Drive

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- 11. Valencia Street
- 12. Columbia Street
- 13. Victor Street
- 14. Union Avenue
- 15. Maryland Street, Bixel Street to

Lucas Avenue

D. Averaging of Open Space Setbacks.

1. The Director of Planning, pursuant to the Project plan review process contained in Section 17 of this Specific Plan, may approve the averaging of the Open Space Setback requirements of this Section for a Project located on a lot or lots greater than five acres in area.

2. In approving the averaging of the Open Space Setback requirement, the Director shall find that the design of the Project will achieve greater physical and visual access to Open Space and pedestrian plazas; will increase the amount of Open Space over the minimum amount which would otherwise have been required under this Specific Plan; and will provide landscaped areas, with a coherent planting theme, which are greater than would otherwise have been required.

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Sec. 8. OPEN SPACE AND LANDSCAPING REQUIREMENTS.

A. COMMERCIAL, INDUSTRIAL AND MIXED USE PROJECTS.

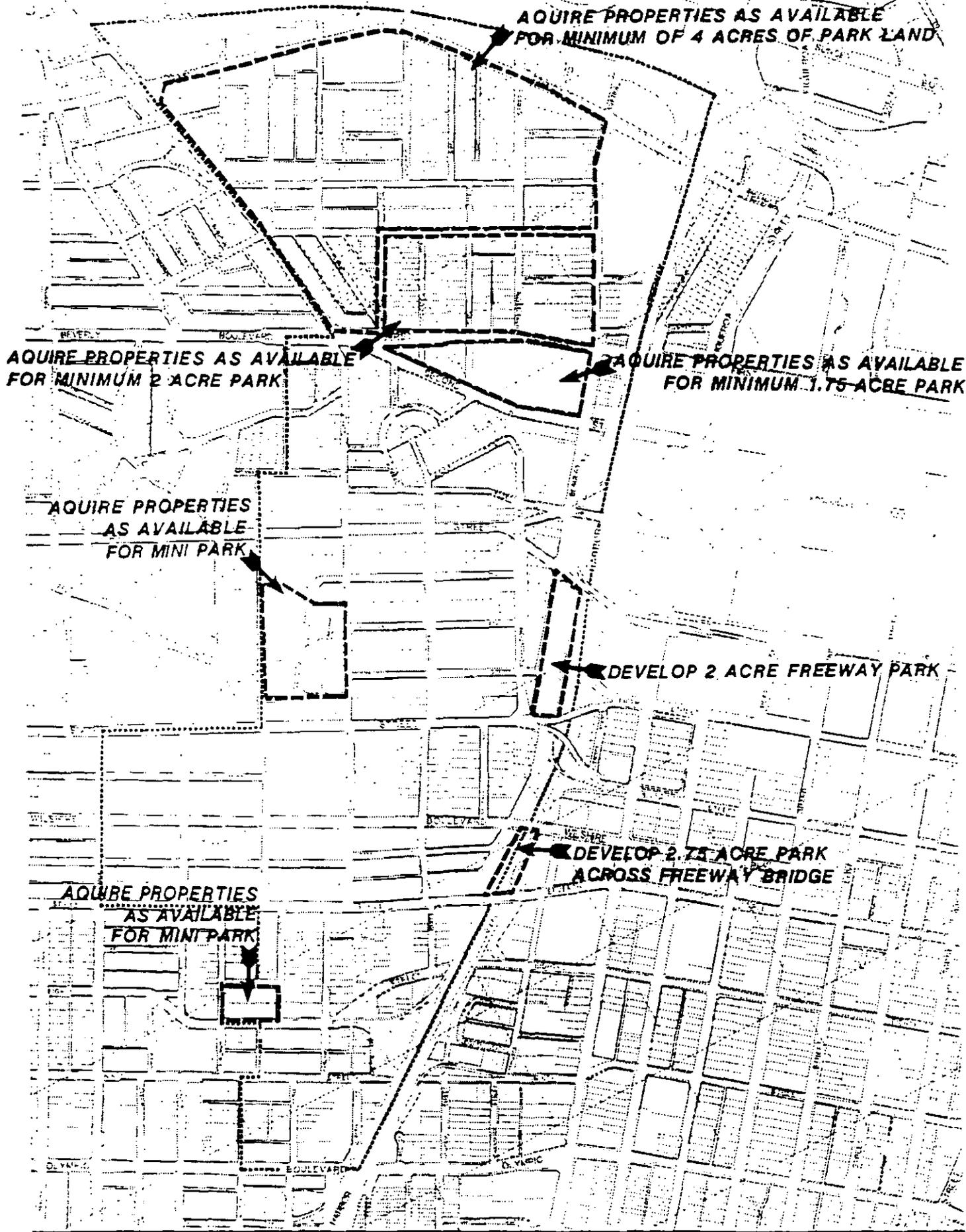
1. All commercial, industrial and Mixed Use Projects shall include Open Space within the Project lot or lots.

2. Any commercial Project on a lot or lots greater than one acre in area with a lot line which is coterminus with a scenic highway, as designated on the Westlake Community Plan, shall include a Plaza. The area of the Plaza shall be equal to approximately 20% of the buildable area of the lot or lots used for commercial purposes. However, for purposes of this Subdivision, the buildable area shall exclude the areas devoted to Open Space Setbacks.

3. All commercial, industrial and Mixed Use Projects shall substantially conform to the Urban Design Guidelines contained in Appendix "D" of this Specific Plan, as determined by the Director of Planning pursuant to Section 17 of this Specific Plan.

B. RESIDENTIAL PROJECTS.

1. All multiple residential Projects shall include a minimum of 150 square feet of Open Space on-site for each dwelling unit



**CENTRAL CITY WEST
SPECIFIC PLAN**

 Park Opportunity Area

Map No. 5

**PARK
PLANNED
AREAS**



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2. Whenever a publicly-owned lot or lots is utilized for public park and/or recreational facility purposes within the Specific Plan area, the Plaza requirements specified in Subsection A of this Section shall not apply to that lot or lots.

Sec. 9. TRANSPORTATION REQUIREMENTS.

A. PUBLIC STREET IMPROVEMENTS.

For the purposes of this Subsection, the regulations and procedures in LAMC Section 12.37 shall be followed. Notwithstanding LAMC Section 12.37 H, the highway and street improvement standards contained in Appendix "C" of this Specific Plan shall be utilized, to the extent physically feasible, for any improvements of streets required in the Specific Plan area.

B. INDIVIDUAL PROJECT MITIGATION MEASURES.

Prior to Project plan approval pursuant to Section 17 of this Specific Plan, the Department of Transportation shall determine in writing that the commercial, industrial and the non-residential portion of a Mixed Use Project has incorporated measures which mitigate the Significant Transportation Impacts of the Project, to the extent physically feasible.

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C. TRANSPORTATION IMPACT MITIGATION FEE.

All Projects within the Specific Plan area shall pay a fee for the purpose of funding the required transportation improvements listed in Appendix "C" of this Specific Plan, to be known as the Central City West Transportation Impact Mitigation Fee (the Transportation Fee).

1. TRANSPORTATION FEE CALCULATION AND PAYMENT.

(a) **Fee Amount.** The Transportation Fee shall be \$17,946 per additional Trip generated by a Project beyond those generated by the legally established use on the lot or lots on the effective date of this Specific Plan.

(b) **Annual Indexing.** In order that the Transportation Fee levied pursuant to this Specific Plan keeps pace with the cost of constructing the improvements, the fee shall be periodically increased (or decreased) as follows:

The Transportation Fee shall be revised on January 1 of each year by the Department of Transportation according to the change in the City Building Cost Index. The revised Transportation Fee shall be published by the Department of

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Transportation in a newspaper of citywide circulation before January 31 of each year.

If the Department determines that the City Building Cost Index does not adequately reflect the actual increase in costs, then the Department shall recommend to the City Council, based on a written report, that the City Council adopt different cost figures. Upon receipt of such a report, and after public hearing, the City Council may, by resolution, adopt these different cost figures to be used for adjustment of the Transportation Fee.

(c) Cash Deposit.

(1) The Project Applicant(s) shall pay a cash deposit equal to 10% of the Transportation Fee, as determined by the Department of Transportation, at the time of application for Project plan review. The Department of Transportation shall collect the deposit and remit the money to the City Treasurer for deposit in the Central City West Transportation Impact Mitigation Fund as established by Chapter 30 of

1 Division 5 of the Los Angeles
2 Administrative Code, hereinafter
3 referred to as the Transportation
4 Fund.

5 (2) The cash deposit shall only
6 be refunded to the Project
7 Applicant(s) if the Project plan
8 approval is denied or becomes null
9 and void pursuant to Section 17 E of
10 this Specific Plan.

11 (3) If a Community Facilities
12 District (CFD) is established for the
13 Specific Plan area, Project
14 Applicant(s) who present proof of
15 participation in the CFD to the
16 satisfaction of the Department of
17 Transportation at the time of
18 application for Project plan review
19 shall be exempt from payment of the
20 cash deposit.

21 (d) Balance of Transportation Fee.

22 The balance of the Transportation Fee, as
23 calculated by the Department of
24 Transportation at the time of payment,
25 shall be due and payable and collected by
26 the Department of Transportation prior to
27 the issuance of a building permit and
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remitted by the Department of Transportation to the City Treasurer for deposit into the Transportation Fund.

2. EXEMPTIONS.

The floor area or residential density of a Project devoted to the following uses shall be exempt from payment of the Transportation Fee:

(a) Residential Projects and the residential portion of Mixed Use Projects.

(b) A maximum of 40,000 square feet of Neighborhood Retail and/or Neighborhood Services per Project.

(c) The non-profit portion of hospitals.

(d) Child care facilities.

3. IN LIEU CREDITS.

(a) If a Project Applicant assures the construction of all or a portion of one or more of the transportation improvements listed in Appendix "C" of this Specific Plan, then the Transportation Fee shall be reduced in an amount equal to the amount expended for the improvement(s), as approved by the Department of Transportation. Assurance shall mean that money has been allocated for the entire projected cost of the

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improvement(s) to the satisfaction of the Department of Transportation. The Department of Transportation shall base its approval on the Transportation Fee calculation minus the estimated cost of the improvement(s).

(b) If a CFD is established, then the Transportation Fee shall be reduced for a Project Applicant who presents proof of participation in the CFD in an amount equal to the amount the Project is assessed under the CFD.

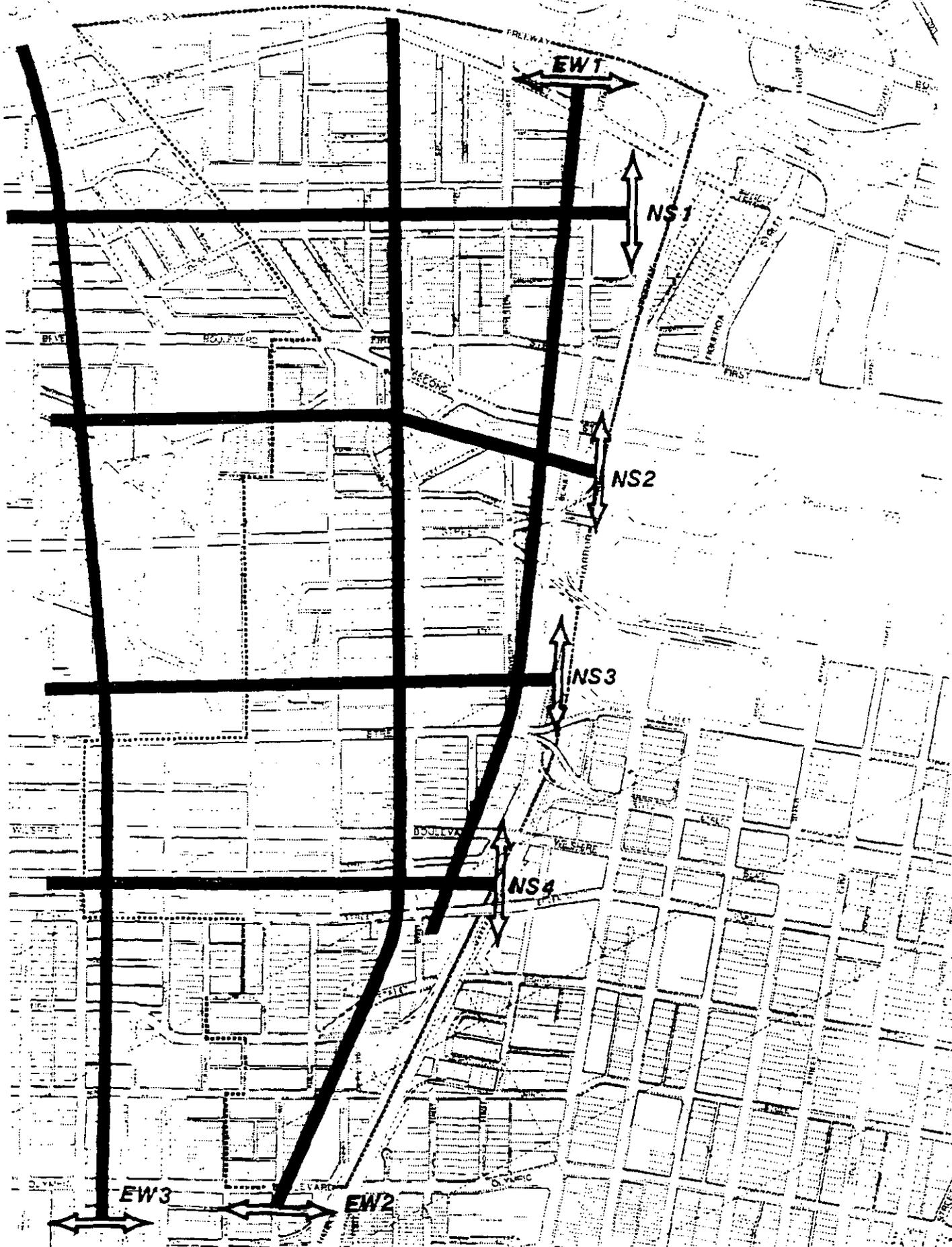
D. TRANSPORTATION IMPROVEMENTS.

1. General Requirements.

The Department of Transportation shall coordinate the implementation of the transportation improvements listed in Appendix "C". Implementation of a transportation improvement shall mean that the improvement has been assured to the satisfaction of the Department of Transportation. Assurance shall mean that money has been allocated for the entire projected cost of the improvement(s).

2. Required Street System Capacity Improvements.

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**CENTRAL CITY WEST
SPECIFIC PLAN**

EW1 Screenline Location
Screenline Number

Map No. 6
STREET SYSTEM
SCREENLINE
LOCATIONS



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(b) No Project plan approval shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified in Section 17 B below, unless the cumulative street system screenline vehicle-per-hour carrying capacity has been increased over that existing on the effective date of this Specific Plan, as set forth in the following table:

Phase	Screenline Location						
	NS1	NS2	NS3	NS4	EW1	EW2	EW3
1	900	2,500	0	300	1,200	950	0
2	1,000	3,100	470	1,470	2,230	1,480	0
3	1,100	3,800	1,370	2,630	3,260	2,010	350
4	1,200	4,400	2,200	3,800	4,290	2,540	950

3. FREEWAY AND TRANSIT SYSTEM IMPROVEMENTS.

(a) No Project plan approval shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in Section 17 B below, unless the improvements to the freeway and

1 transit system listed in Appendix "C" for
2 that Phase of Development have been
3 assured to the satisfaction of the
4 Department of Transportation. Assurance
5 shall mean that money has been allocated
6 for the entire projected cost of the
7 improvement(s).

8 (b) The Department of Transportation
9 may change the phase of a transportation
10 improvement specified in Appendix "C" of
11 this Specific Plan, provided the change
12 results in sufficient increases in the
13 freeway and/or transit system carrying
14 capacity, and provided the change is
15 approved by the City Planning Commission.

16 **E. TRANSPORTATION DEMAND MANAGEMENT**
17 **REQUIREMENTS.**

18 **1. TRANSPORTATION DEMAND MANAGEMENT PLAN.**

19 (a) At the time of application for
20 Project plan review, an Applicant for a
21 Project of 100,000 square feet or more of
22 commercial or industrial floor area shall
23 submit a written Transportation Demand
24 Management (TDM) plan to the Department of
25 Transportation.

26 (1) The TDM plan shall address
27 the unique characteristics of the
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Project lot or lots, and shall incorporate measures which ensure the Project's compliance with the maximum percentage of employee commute Trips by Single Occupant Vehicles (SOV) per Phase of Development pursuant to Section 17 of this Specific Plan, and the requirements for on-site parking spaces and off-site parking spaces in intercept/remote locations, pursuant to Section 10 A of this Specific Plan.

(2) TDM plan measures shall include on-site facility improvements, services, parking management policies, identification of the area of on-site parking that will be designated and reserved for High Occupancy Vehicles, identification of the off-site intercept/remote parking location(s), employee financial incentives, vehicle services and monitoring and reporting procedures.

(3) The TDM plan shall provide for the hiring of one full-time, on-site Transportation Coordinator for

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each Project of 500,000 square feet of commercial or industrial floor area, or for each 500,000 square-foot increment of commercial or industrial floor area within an individual Project.

(4) After approval of a required TDM plan by the Department of Transportation, and prior to Project plan approval, all Project owners shall execute and record a Covenant which guarantees the implementation and continued maintenance of the approved TDM plan requirements. The Covenant shall run with the land and shall be binding on future owners, successors, heirs and assigns. The covenant shall be approved by the Department of Transportation and a certified recorded copy delivered to the Department of Transportation.

(b) All owners of a Project of less than 100,000 square feet of commercial or industrial floor area shall execute and record a Covenant which guarantees implementation and maintenance of the TDM

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requirements imposed by the Department of Transportation as conditions of Project plan approval. The Covenant shall run with the land and shall be binding on future owners, successors, heirs and assigns. The Covenant shall be approved by the Department of Transportation and a certified recorded copy delivered to the Department of Transportation.

2. COMPLIANCE WITH TDM REQUIREMENTS.

A Project shall achieve compliance with the applicable maximum SOV requirements specified in Section 17 C of this Specific Plan, and all other TDM requirements, within three years of issuance of any temporary certificate of occupancy for the Project. If the Director of Planning issues a Project plan approval for the initial stage of a Project with more than one stage, then the Director may condition future Project plan approvals for a subsequent stage of the Project on whether the Project has complied with the TDM plan requirements for the previous stage.

3. TDM PLAN MONITORING.

(a) All Project owners subject to the TDM plan requirements of this Subsection shall conduct annual employee

1 commuter surveys and shall submit an
2 annual TDM plan status report to the
3 Department of Transportation. The annual
4 status report shall describe the TDM
5 activities at the Project, and shall
6 include the results of the employee
7 commuter survey, the status of all TDM
8 plan measures, and on-site and off-site
9 parking conditions.

10 (b) The first annual status report
11 shall be submitted 12 months after the
12 issuance of any certificate of occupancy
13 for the Project.

14 (c) Failure to submit a required
15 annual status report within 30 days of the
16 anniversary date of the issuance of any
17 certificate of occupancy for a Project
18 shall constitute non-compliance with the
19 requirements of this Subsection.

20 **4. TDM PLAN ENFORCEMENT AND PENALTIES.**

21 (a) If a Project owner fails to
22 submit a required TDM plan annual status
23 report, the Department of Transportation
24 shall issue a notice of non-compliance.
25 If after 30 days from the issuance of the
26 notice of non-compliance the required
27 status report is not received, the Project
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owner shall be subject to any penalty adopted by the City Council after notice and hearing.

(b) If, after evaluation of a TDM plan status report, the Department of Transportation determines that a Project owner has failed to comply with the requirements of the TDM plan, the Department of Transportation shall issue a notice of non-compliance. The notice shall indicate which requirements have not been complied with, and the actions required in order to comply.

(c) The Project owner shall, within six months of the date of the notice of non-compliance, perform all actions necessary to bring the Project into compliance to the satisfaction of the Department of Transportation.

(d) If, after six months from the date of the notice of non-compliance, the Project owner has failed to comply with the requirements of the TDM plan, the Project owner shall be subject to any penalty adopted by the City Council after notice and hearing.

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(e) A determination of TDM plan non-compliance by the Department of Transportation shall be appealable to the City Planning Commission and the City Council.

(f) No additional building permit, change of use permit, conditional use permit or certificate of occupancy shall be issued for any Project which has not complied with the requirements of this Subsection.

F. TRIP REDUCTION CREDIT FOR CHILD CARE FACILITY.

Projects which include a child care facility on-site or within 1,500 feet of the Project lot or lots, in compliance with the requirements of Section 12 of this Specific Plan, shall be eligible for a Trip reduction credit as determined by the Department of Transportation at the time of Project plan approval. The Project shall be credited .3 Trips per 1,000 square feet of floor area for each full-time child care slot provided.

Sec. 10. AUTOMOBILE PARKING REQUIREMENTS.

A. COMMERCIAL OFFICE PROJECTS.

1. The following automobile parking requirements shall be applicable to all

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commercial office Projects:

Total App'vd Permitted Floor Area (millions of sq. ft.)	Maximum Total On-Site Parking Spaces per 1,000 sq. ft. of Floor Area	Minimum Reserved On-Site HOV Spaces per 1,000 sq. ft. of Floor Area	Minimum Off-Site Intercept/Remote Spaces per 1,000 sq. ft. of Floor Area
0-8.00	1.7	10%	.2
8.01-23.50	1.5	15%	.3

2. When the Bixel/Seventh Street Metro Rail station is approved and fully funded, the maximum number of on-site SOV parking spaces permitted in Subdivision 1 of this Subsection shall be reduced by 20 percent for all Projects located within the area bounded by: the centerline of the Harbor Freeway between Sixth and Ninth Street on the east; the centerline of Sixth Street between the Harbor Freeway and Witmer Street on the north; the centerline of Witmer Street between Sixth Street and Linwood Avenue; the southerly extension of the centerline of Witmer between Linwood Avenue and Eighth Street; and the centerline of Witmer Avenue between Eighth and Ninth Streets on the

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west; and the centerline of Ninth Streets between Witmer Street and the Harbor Freeway on the south.

B. ALL OTHER PROJECTS.

Automobile parking requirements for all Projects other than commercial office use shall be as specified in Section 12.21 A 4 of the LAMC.

Sec. 11. HOUSING REQUIREMENTS.

A. HOUSING LINKAGE FEE.

All commercial, industrial and the non-residential portion of Mixed Use Projects within the Specific Plan area shall pay a "Central City West Housing Linkage Fee" (Linkage Fee). This Linkage Fee shall be in lieu of any citywide housing linkage fee adopted by the City.

The Linkage Fee shall be charged on a per square foot of floor area basis.

1. Linkage Fee Amount. The Linkage Fee shall be \$4.20 per square foot of non-residential floor area.

2. Annual Indexing. The Linkage Fee shall be revised annually on January 1 by the Department of City Planning according to the percent change to the Engineering News-Record Construction Cost Index, published monthly by McGraw Hill, Inc. The revised Linkage Fee

1 shall be published by the Department of City
2 Planning in a newspaper of citywide circulation
3 before January 31 of each year.

4 **3. Cash Deposit.**

5 (a) The Project Applicant(s) shall
6 pay a cash deposit equivalent to 10% of
7 the total Linkage Fee, as determined by
8 the Department of City Planning, at the
9 time of Project plan review application.
10 The Department of City Planning shall
11 remit the deposited amount to the City
12 Treasurer for deposit into the "Central
13 City West Housing Fund", as established by
14 Article 23, Section 5.115.6 of the
15 Los Angeles Administrative Code,
16 hereinafter referred to as "the Housing
17 Fund."

18 (b) The cash deposit shall only be
19 refunded to the Project Applicant(s) if
20 the Project plan approval is denied or
21 becomes null and void pursuant to Section
22 17 E of this Specific Plan.

23 **4. Balance of Linkage Fee.** The balance
24 of the Linkage Fee, as calculated by the
25 Department of City Planning at the time of
26 payment, shall be due and payable and collected
27 by the Department of Building and Safety at the
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1 time of issuance of a building permit, and
2 shall be remitted to the City Treasurer for
3 deposit into the Housing Fund.

4 **B. REPLACEMENT DWELLING UNITS.**

5 1. **COMMERCIAL, INDUSTRIAL AND MIXED USE**
6 **PROJECTS.**

7 (a) All commercial, industrial and
8 Mixed Use Project Applicant(s) shall
9 document and replace, on a one-for-one
10 basis in the form of new construction, Low
11 and Very Low Income Dwelling Units
12 demolished on the Project lot or lots on
13 or after February 24, 1984.

14 (b) Documentation on demolished Low
15 and Very Low Income Dwelling Units may
16 consist of Department of Building and
17 Safety demolition permit records, records
18 from the Rent Stabilization Division of
19 the Housing Preservation and Production
20 Department, or other documentation
21 acceptable to the Housing Preservation and
22 Production Department.

23 (c) The rehabilitation of existing
24 dwelling units shall not be used by a
25 Project owner to satisfy the requirements
26 of this Subsection. However, dwelling
27 units for which no certificate of
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occupancy has been issued may be used to satisfy these requirements, provided the dwelling units comply with all the provisions of this Specific Plan which are applicable to a residential Project.

(d) Dwelling units constructed to replace units demolished between February 24, 1984 and the effective date of this Specific Plan shall be provided at a ratio of 60% Very Low Income Dwelling Units and 40% Low Income Dwelling Units.

(e) Any Very Low Income Dwelling Unit demolished shall be replaced with a Very Low Income Dwelling Unit, and any Low Income Dwelling Unit demolished shall be replaced with a Low Income Dwelling Unit.

(f) No certificate of occupancy for a commercial, industrial or Mixed Use Project which is subject to the requirement to provide replacement dwelling units shall be issued prior to the certificates of occupancy for Low and Very Low Income Dwelling Units required pursuant to this Subsection.

2. RESIDENTIAL PROJECTS.

(a) An Applicant of a multiple residential Project shall be required to

1 do one of the following, whichever results
2 in the greater number of dwelling units:

3 (1) Document and replace, on a
4 one-for-one basis in the form of new
5 construction, Low and Very Low Income
6 Dwelling Units demolished on the lot
7 or lots on or after February 14,
8 1988; or

9 (2) Designate and reserve a
10 total of 15% of the dwelling units
11 within the Project as Low Income
12 Dwelling Units.

13 (b) Documentation on demolished Low
14 and Very Low Income Dwelling Units may
15 consist of Department of Building and
16 Safety demolition permit records, records
17 from the Rent Stabilization Division of
18 the Housing Preservation and Production
19 Department, or other documentation
20 acceptable to the Housing Preservation and
21 Production Department, or its successor or
22 assignee.

23 (c) No certificate of occupancy for
24 the residential Project which is subject
25 to the requirement to provide the dwelling
26 units shall be issued prior to
27 certificates of occupancy for dwelling
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units required pursuant to this Subsection.

3. DENSITY BONUS REGULATIONS.

(a) An Applicant of a multiple residential Project subject to the requirements of Subsection B 2 (a)(2) of this Section shall be eligible, at the Applicant's request, for a ministerial 15% Municipal Density Bonus in lieu of 15% of any State-mandated Density Bonus application. Requests for a 10% or greater density bonus in addition to the ministerial 15% Municipal Density Bonus provided by this Specific Plan shall be processed according to State density bonus legislation and adopted City policy. Nothing herein shall be interpreted to restrict an Applicant's ability, in lieu of this Subsection, to receive a density bonus in accordance with State laws.

(b) Low and Very Low Income Dwelling Units constructed pursuant to this Subsection shall be counted as reserved units in any application for a State-mandated density bonus for the same Project.

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4. REPLACEMENT HOUSING RELIEF.

(a) **Authority.** The City Council, acting in its legislative capacity, may, by resolution, grant administrative relief from the replacement housing requirements of this Subsection for Project owner(s) who demolished or will demolish dwelling units in compliance with the requirements of Division 88 of Article 1 of Chapter IX of the Los Angeles Municipal Code (Earthquake Hazard Reduction in Existing Buildings), or any previously adopted Earthquake Hazard Reduction Ordinance superseded by Division 88, in cases of extreme hardship duly established to the satisfaction of the City Council.

(b) **Appeal Procedures.** An application for administrative relief shall be filed with the Department of City Planning on forms provided by the Department. The Department shall transmit the application, together with a staff report, to the City Council for its determination within 30 days after an application has been deemed complete.

C. REQUIRED HOUSING IN MIXED USE AREAS. Within the areas bounded by the heavy dashed

1 lines shown on Map Nos. 2 and 3 in Section 5 B of
2 this Specific Plan, for every 1,800 square feet of
3 non-residential floor area constructed, including a
4 hotel use, there shall be one dwelling unit
5 constructed. The dwelling units required to be
6 constructed pursuant to Subsection B of this Section
7 may be included to satisfy the requirements of this
8 Subsection.

9 **D. DWELLING UNIT MIX AND SIZE.**

10 **1. REQUIRED REPLACEMENT DWELLING UNITS.**

11 **(a) Non-Residential Projects.**

12 A minimum of 30% of the
13 replacement dwelling units for a
14 commercial, industrial or Mixed Use
15 Project shall be two bedrooms or
16 larger.

17 **(b) Residential Projects.**

18 A minimum of 50% of the
19 replacement dwelling units for a
20 residential Project shall be two
21 bedrooms or larger.

22 **2. LINKAGE FEE DWELLING UNITS.**

23 A minimum of 50% of the dwelling
24 units produced through the Linkage Fee
25 funds by the Housing Preservation and
26 Production Department, or its successor or
27 assignee, shall be two bedrooms or larger.
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3. REQUIRED LOW INCOME DWELLING UNITS IN RESIDENTIAL PROJECTS.

A minimum of 30% of the Low Income Dwelling Units required to be reserved in residential Projects pursuant to Subsection B 2 of this Section shall be two bedrooms or larger.

E. DWELLING UNIT RENT LEVELS.

1. The monthly rent level for a Low Income Dwelling Unit required pursuant to this Section shall not exceed 30% of 80% of the median monthly income for persons or families residing in the Los Angeles Metropolitan Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.

2. The monthly rent level for a Very Low Income Dwelling Unit required pursuant to this Section shall not exceed 30% of 50% of the median monthly income for persons or families residing in the Los Angeles Metropolitan Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.

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3. Low Income Dwelling Units and Very Low Income Dwelling Units shall be occupied by persons at qualifying income levels, as determined by the Housing Preservation and Production Department, or its successor or assignee.

4. Replacement and Linkage Fee dwelling units required pursuant to this Section shall be evidenced by a deed restriction which reserves and maintains the affordability of the units for the life of the replacement or Linkage Fee dwelling units or for 30 years, whichever is greater. The deed restriction shall also state that rent levels cannot exceed those specified in Subsection C of this Section.

F. DWELLING UNIT PRIORITY.

1. **PRIORITY ELIGIBILITY.** Replacement and Linkage Fee dwelling units required pursuant to this Section shall be made available to eligible persons or households in the following order of priority: first, to those who have been or will be displaced by the demolition of the dwelling units; second, to persons employed within the Specific Plan Area who qualify as very low and low income households; third, to others who qualify as very low and low income

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households.

2. **JOB-HOUSING LINKAGE PLAN.** At the time of application for Project plan review, an Applicant for a residential Project shall prepare and submit a jobs-housing linkage plan which provides opportunities and incentives for persons working in the greater downtown area to live within the Project. The plan may include, but is not limited to, rental or purchase price incentives, an employee priority program and a marketing program directed towards employers and employees.

3. **NOTICE REQUIREMENTS.** A notice of the availability of dwelling units required pursuant to this Section shall be caused to be published by the Applicant(s) in at least two local newspapers, at least one of which shall be a Spanish language newspaper, and one newspaper of citywide circulation, for a period of no less than 30 days prior to the occupancy of any of the Project's units. Project Applicant(s) shall also post a notice of availability, in English and Spanish, on the Project lot or lots for a period of no less than 30 days prior to the occupancy of any of the Project's units.

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G. LOCATION OF DWELLING UNITS.

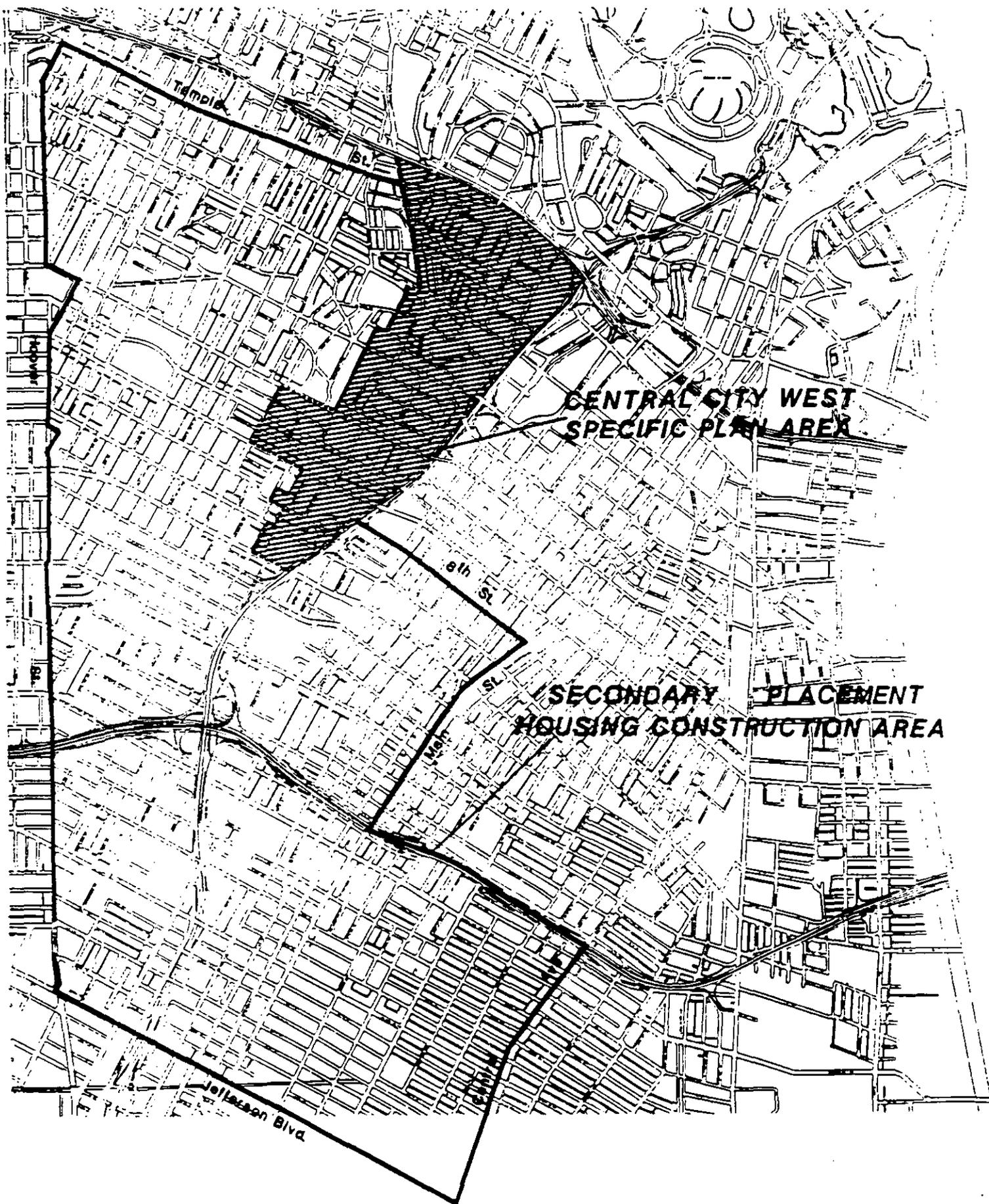
1. PRIMARY DWELLING UNIT PLACEMENT AREA.

Replacement and Linkage Fee dwelling units required pursuant to this Section shall be constructed within the boundary of the Specific Plan area, except as provided for in Subdivision 2 of this Subsection.

2. SECONDARY DWELLING UNIT PLACEMENT AREA.

A maximum of 50% of each Project's total number of replacement dwelling units required pursuant to Subsection B of this Section may be located in the Secondary Dwelling Unit Placement Area, as shown on the following Map No. 7, provided the City Planning Commission grants a Project plan approval pursuant to Section 17 of this Specific Plan:

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**CENTRAL CITY WEST
SPECIFIC PLAN**

-  Primary Placement Area
-  Secondary Placement Area

Map No. 7

**AFFORDABLE HOUSING
PLACEMENT AREAS**



1 In granting Project plan approval, the
2 City Planning Commission shall make the four
3 following findings:

4 (a) The construction of replacement
5 dwelling units in the Secondary Dwelling
6 Unit Placement Area will not result in the
7 demolition of existing housing or will
8 result in replacement of any dwelling
9 units demolished as follows:

10 (1) Any dwelling unit
11 demolished shall be replaced in the
12 Primary or Secondary Dwelling Unit
13 Placement Areas as defined in this
14 Specific Plan;

15 (2) Any Very Low Income
16 Dwelling Unit demolished shall be
17 replaced with a Very Low Income
18 Dwelling Unit, and any Low Income
19 Dwelling Unit demolished shall be
20 replaced with a Low Income Dwelling
21 Unit; and

22 (3) The Project plan approval
23 includes a condition that no
24 certificate of occupancy for the
25 Project required to construct
26 replacement dwelling units may be
27 issued prior to the issuance of
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certificates of occupancy for replacement dwelling units;

(b) The replacement dwelling units are consistent with the scale and character of the existing neighborhood;

(c) The replacement dwelling units will contribute to the area's jobs/housing ratio; and

(d) Either:

(1) At least 50% of the total number of replacement dwelling units required for the Project pursuant to Subsection B of this Section have already been located in the Primary Dwelling Unit Replacement Area, or;

(2) Good cause exists for constructing the replacement dwelling units in the Secondary Dwelling Unit Replacement Area prior to the construction of at least 50% of the total number of replacement dwelling units required for the Project in the Primary Dwelling Unit Replacement Area.

H. IN LIEU CREDITS.

1. In lieu of the requirements of Subsection A of this Section, a commercial,

1 industrial or Mixed Use Project Applicant may
2 construct all or a portion of the number of
3 dwelling units which would have been produced
4 by the Linkage Fee, as determined by the
5 Housing Preservation and Production Department.

6 2. In lieu of the requirements of
7 Subsection B 2 of this Section, a residential
8 Project Applicant may pay a fee.

9 (a) The in lieu fee for a required
10 Very Low Income Dwelling Unit shall be
11 \$76,500 per unit.

12 (b) The in lieu fee for a required
13 Low Income Dwelling Unit shall be \$60,000
14 per unit.

15 (c) The in lieu fees shall be
16 revised annually on January 1 by the
17 Department of City Planning according to
18 the change in the Engineering News-Record
19 Construction Cost Index, published monthly
20 by McGraw Hill, Inc. The revised in lieu
21 fees shall be published by the Department
22 of City Planning in a newspaper of
23 citywide circulation before January 31 of
24 each year.

25 **I. EXEMPTIONS.**

26 1. Residential Projects consisting of 10
27 dwelling units or fewer shall be exempt from
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the requirements of Subsection B 2 of this Section.

2. The floor area devoted to Neighborhood Retail or Neighborhood Services, up to a maximum of 40,000 square feet per Project, shall be exempt from the requirements of Subsection A of this Section.

3. The floor area devoted to non-profit hospital space shall be exempt from the requirements of Subsection A of this Section.

4. The floor area devoted to child care facilities shall be exempt from the requirements of Subsection A of this Section.

J. ENFORCEMENT.

1. **Authority.** The Housing Preservation and Production Department, or its successor or assignee, shall be responsible for the monitoring and enforcement of the requirements of this Section.

2. **Approval of Dwelling Units.** Dwelling units required pursuant to this Section shall be reviewed and approved by the Housing Preservation and Production Department or its successor or assignee. The approval shall consider:

- (a) the Open Space requirements of this Specific Plan;

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(b) the qualifications of the developer of the dwelling units;

(c) the ownership/management plan for the dwelling units; and

(d) the requirements of this Section.

3. **Annual Fee.** The Housing Preservation and Production Department may charge an annual fee on dwelling units required pursuant to this Section, not to exceed \$50.00 per dwelling unit, if the City Council, after notice, hearing and recommendation of the Affordable Housing Commission, adopts such a fee.

Sec. 12. CHILD CARE FACILITY REQUIREMENTS.

A. REQUIRED FLOOR AREA.

All commercial, industrial and the non-residential portion of Mixed Use Projects which total 40,000 square feet or more of floor area shall include floor area for a child care facility or facilities.

1. Floor area provided for a child care facility or facilities shall be used for such purpose for the life of the Project.

2. The square footage devoted to a child care facility shall be located at the Ground Floor, and shall not be included as floor area

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for the purpose of calculating the Base Permitted Floor Area on a lot.

3. A Project which consists of between 40,000 and 99,999 square feet of commercial or industrial floor area shall include a minimum of 2,000 square feet of floor area for a child care facility.

4. A Project which consists of between 100,000 and 499,999 square feet of commercial or industrial floor area shall include a minimum of 4,000 square feet of floor area for a child care facility.

5. A Project which consists of between 500,000 and 999,999 square feet of commercial or industrial floor area shall include a minimum of 8,000 square feet of floor area for a child care facility.

6. A Project which consists of 1,000,000 square feet of commercial or industrial floor area or greater shall include a minimum of 12,000 square feet of floor area for a child care facility.

B. REQUIRED OUTDOOR PLAY AREA.

In addition to the floor area requirements contained in Subsection A of this Section, there shall be a minimum of 75 square feet of on-site outdoor play area per child care slot provided by

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the child care facility.

C. LOCATION OF CHILD CARE FACILITY.

1. Applicant(s) of a Project consisting of fewer than 500,000 square feet of commercial or industrial floor area shall locate the child care facility on-site.

2. Applicant(s) of a Project consisting of between 500,000 and 999,999 square feet of commercial or industrial floor area may provide child care facilities on two separate locations, provided that at least one-half of the required floor area is located on the Project, and the remaining required floor area is located within one-half mile of the Project.

3. Applicant(s) of a Project consisting of 1,000,000 square feet of commercial or industrial floor area or greater may provide the required floor area for the child care facilities on three separate locations, provided that at least 4,000 square feet of floor area is provided on-site, and the remaining required floor area is located within one-half mile of the Project.

D. COMBINED CHILD CARE FACILITIES.

The requirements of Subsections A, B and C of this Section may be satisfied through the development of combined child care facilities by Applicants for two or

1 more individual Projects or by combining with an existing
2 child care facility, provided the standards for minimum
3 floor area, outdoor play area, and maximum distance from
4 the Project are met.

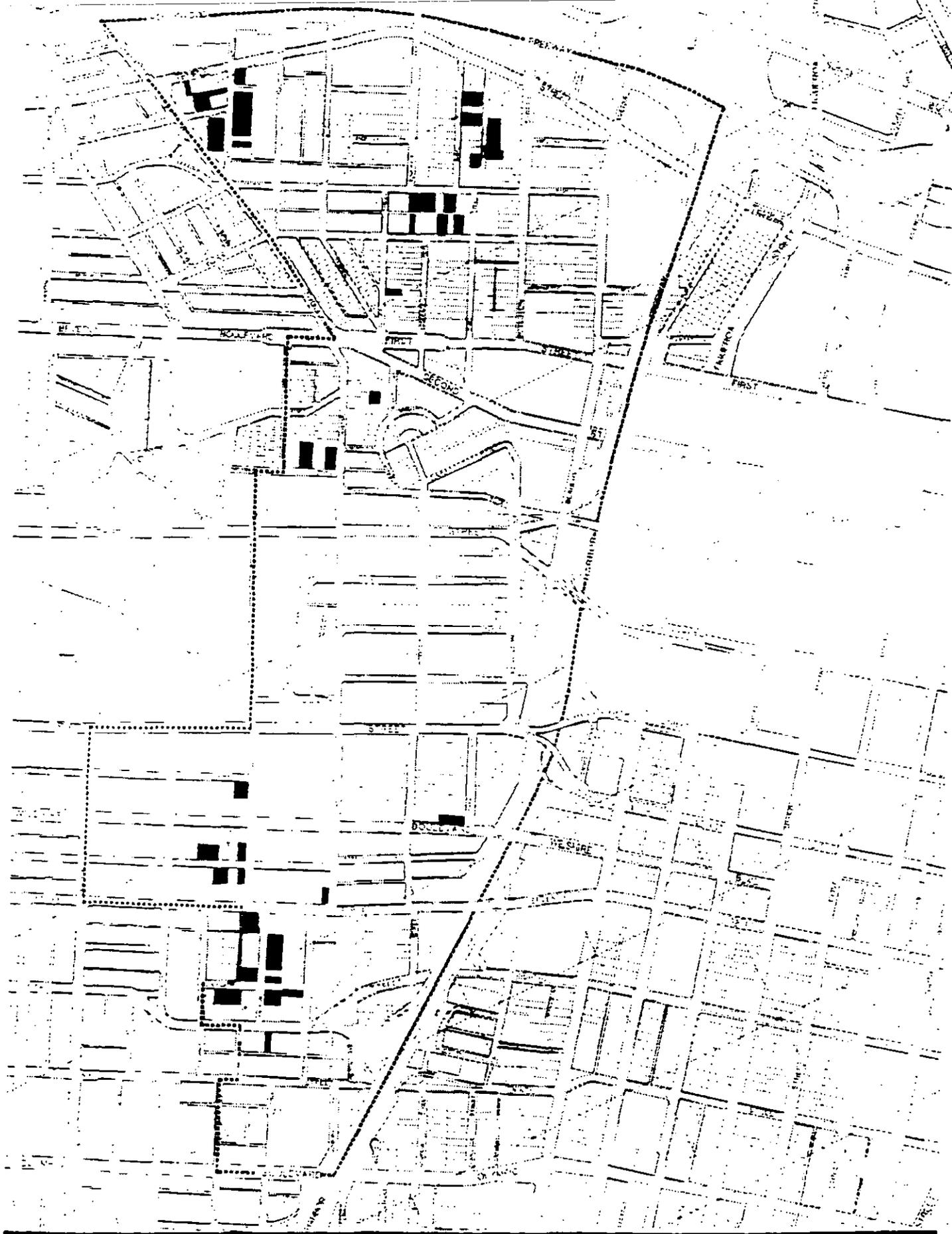
5 **E. RESERVED AFFORDABLE CHILD CARE SLOTS.**

6 A minimum of 30% of the child care slots in all
7 required child care facilities shall be reserved for
8 families who qualify as low or very low income
9 households, and who live within the boundary of the
10 Specific Plan area or in dwelling units provided
11 pursuant to Section 11 G 2 of this Specific Plan.
12 The child care fee for these reserved slots shall be
13 consistent with the Family Fee Schedule published by
14 the California State Department of Education for
15 child day care, as determined by the City's Child
16 Care Coordinator.

17 **F. ENFORCEMENT.**

18 1. The City's Child Care Coordinator
19 shall be responsible for the monitoring and
20 enforcement of the requirements of this
21 Section.

22 2. All owners of Projects required to
23 provide a child care facility shall submit an
24 annual report to the Child Care Coordinator.
25 The report shall document the number of
26 children served, the number of reserved
27 affordable child care slots and the fees



**CENTRAL CITY WEST
SPECIFIC PLAN**

Map No. 8

 Historic Resource Site

DESIGNATED
HISTORIC
RESOURCES



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B. ELIGIBLE TRANSFERS.

Owners of a lot or lots who provide a Public Benefit Resource(s) may be permitted to Transfer floor area or residential density to a Receiver Site, pursuant to the requirements of this Section:

1. Owners who preserve and rehabilitate a designated Historic Resource as shown on Map No. 8 of this Specific Plan, may Transfer up to 50% of the Base Permitted Floor Area or Base Permitted Residential Density, or Unused Permitted Floor Area or Unused Permitted Residential Density plus an additional 25% of the Unused Permitted Floor Area or Unused Permitted Residential Density amount, whichever is greater, to an eligible Receiver Site.

2. Owners who dedicate a lot or lots to the City for public park or recreational facility purposes may Transfer Unused Permitted Floor Area or Unused Permitted Residential Density, plus an additional 25% of the Unused Permitted Floor Area or Unused Permitted Residential Density equal to the area dedicated, to an eligible Receiver Site.

3. Owners who dedicate a lot or lots to the City for the specific purpose of realigning a public street, as specified in Appendix "C" of this Specific Plan, may Transfer Unused

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Permitted Floor Area or Unused Residential Density equal to the area dedicated for the public street(s) which is in excess of the dedication which would have been required prior to the effective date of this Specific Plan, to an eligible Receiver Site.

C. ELIGIBLE RECEIVER SITES.

The floor area or residential density amounts specified in Subsection B of this Section may be transferred from a Donor Site to any other lot or lots within the same Subarea, as shown on Map Nos. 2, 3 and 4 of Section 5 B of this Specific Plan, provided the land use category on the Receiver Site permits the same or less restrictive use as the Donor Site, and provided the lot or lots is not designated an Historic Resource pursuant to Subsection A of this Section.

D. MAXIMUM PERMITTED FLOOR AREA OR RESIDENTIAL DENSITY ON A RECEIVER SITE.

No Transfer of floor area or residential density shall result in Additional Permitted Floor Area or Additional Permitted Residential Density on a Receiver Site in excess of 125 percent of the Base Permitted Floor Area for that Receiver Site, as shown on Map Nos. 2, 3 and 4 in Section 5 B of this Specific Plan.

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E. AUTHORITY.

1. The City Planning Commission, or the City Council on appeal, shall have the authority to grant a Transfer of floor area or residential density.

2. In granting a Transfer of floor area or residential density, the City Planning Commission, or the City Council on appeal, shall make the following findings:

(a) That the Transfer of floor area or residential density is consistent with the objectives of the Specific Plan, and in conformance with the Community Plan;

(b) That the increase in floor area or residential density on the Receiver Site is appropriate with respect to its location on the Receiver Site, the transportation network and other public improvements, and will not result in impacts greater than those specified in the Environmental Impact Report for the Specific Plan program;

(c) That the increase in floor area or residential density on the Receiver Site is compatible with existing and/or proposed surrounding development; and

. . .

1 (d) That the Transfer of floor area
2 or residential density serves the public
3 interest by providing a Public Benefit
4 Resource, which mitigates the impacts on
5 transportation, housing, open space,
6 historic preservation or community and
7 public facilities caused by the Project
8 either by itself or cumulatively with
9 other development in the area.

10 **F. PROCEDURES.**

11 1. The procedures, fees and time limits
12 applicable to a request for Transfer of floor
13 area or residential density shall be the same
14 as those applicable to Commission conditional
15 use approvals pursuant to LAMC Section
16 12.24 B 3.

17 2. The owner of a lot or lots seeking a
18 Transfer shall file an application for the
19 approval of a Transfer Plan with the City
20 Planning Department on a form prescribed by the
21 Director at the time of application for Project
22 plan approval. The application shall be
23 accompanied by a Transfer Plan.

24 3. The City Planning Department shall
25 establish and maintain a record of all
26 Transfers of floor area or residential density
27 and of the Public Benefit Resource(s) derived
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from the Transfers. The records shall be transmitted annually to the City Planning Commission for its review and shall be available for public inspection.

4. Any Transfer of floor area or residential density approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by a Covenant approved by the Director of Planning, executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners or assignees. The Covenant shall specify the total floor area or residential density being transferred and the remaining floor area or residential density, if any, that may be transferred from the Donor Site and shall restrict the Base Permitted Floor Area or Base Permitted Residential Density on the Donor Site in the amount of the floor area or residential density transferred to a Receiver Site. After recordation, a copy bearing the County Recorder's number and date shall be furnished to the Departments of City Planning and Building and Safety for their records.

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Sec. 14. RESOURCE CONSERVATION REQUIREMENTS.

A. REQUIREMENTS.

Owners of commercial, industrial and the non-residential portion of Mixed Use Projects consisting of 100,000 square feet or more of floor area shall be required to do the following:

1. Implement a white-paper, glass, aluminum and plastics recycling program;

2. Install commercial-size trash compactors; and

3. Install a dual plumbing system, in order to permit the use of reclaimed water for irrigation, toilets, air conditioning systems, and other appropriate purposes as determined by the Director of Planning.

4. Install ultra-low flush toilets in all restrooms and bathrooms.

B. ENFORCEMENT.

At the time of application for a Project plan approval pursuant to Section 17 of this Specific Plan, the Project Applicant shall provide plans which clearly label the location(s) for the centralized collection of required recyclable materials, trash compaction, and plumbing, piping and fixtures designed to carry and discharge reclaimed water. The Director of Planning or the Director's designee shall consult with the Office of

1 Integrated Solid Waste Management of the Board of
2 Public Works to insure compliance with the
3 requirements of this Section.
4

5 **Sec. 15. UNDERGROUND UTILITIES.**

6 To the extent physically feasible, all new utility
7 lines which directly service a Project shall be installed
8 underground. If underground service is not currently
9 available, then provisions shall be made for future underground
10 service, as determined by the Department of Water and Power.
11

12 **Sec. 16. SIGN REGULATIONS**

13 **A. PROJECT PLAN REVIEW REQUIREMENT.**

14 No building permit for an exterior sign shall
15 be issued, nor shall any exterior sign be installed,
16 unless the proposed sign has been reviewed and
17 approved through the Project plan review process
18 pursuant to Section 17 of this Specific Plan. The
19 Project plan review process shall consider the type,
20 area, height, shape and projection of the proposed
21 sign.

22 **B. PROHIBITED SIGNS.**

23 The following signs are prohibited:

24 1. Roof signs.

25 2. Monument signs and pole signs, except
26 as permitted in Subdivision 4 of Subsection H
27 of this Section.
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3. Off-site commercial signs.

4. Signs having flashing, mechanical, strobe or blinking lights, or moving parts.

5. Mural signs.

6. Projecting signs, except that pedestrian signs shall be permitted.

7. Building/business identification signs, except for building/business identification signs on commercial buildings over 75 feet in height, subject to approval by the Director of Planning pursuant to Section 17 of this Specific Plan.

C. PERMITTED SIGNS.

Except where expressly provided otherwise below, LAMC Chapter IX, Article 1, Division 62 shall apply to signs.

D. NUMBER OF SIGNS.

No more than one wall sign or awning sign, and one pedestrian sign or window sign, shall be constructed, placed, created or maintained for each Premise, except that:

1. Premises located above the Ground Floor, which do not take their primary access directly from an exterior walkway open to the public, may have only a building or business identification sign adjacent to each exterior entrance which provides access to those

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Premises.

2. Premises with at least 60 feet of store frontage may have an additional sign for each 30 feet of store frontage in excess of 30 feet.

3. Ground Floor Premises which have an entrance on an alley may have one additional sign on the exterior wall which abuts the alley.

4. Premises which take their primary access from an exterior walkway open to the public and which are located on a street corner may have one wall sign or awning sign and one pedestrian sign or window sign on each exterior wall of the Premise which abuts a street.

5. Notwithstanding the provisions of Section 91.6205 K of the LAMC to the contrary, pennants, banners and flags which do not contain written advertising are permitted, subject to the review and approval of the Director of Planning through Project plan review.

E. SIGN AREA.

1. WALL OR AWNING SIGNS.

(a) The combined sign area of all wall and awning signs on a single-story building or structure which abuts a public

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street shall not exceed three square feet for each foot of street frontage. For buildings that are more than one story in height, the combined sign area of all wall and awning signs may exceed that permitted for a single-story building or structure by 10 percent.

(b) Theaters shall be permitted 3 1/2 square feet of sign area for each foot of street frontage.

(c) For all buildings occupied by more than one Premise, the size of signs pertaining to each Premise shall not exceed 1.5 square feet of combined sign area for each foot of store frontage of the Premise.

(d) The sign area permitted for each additional sign allowed for Premises located on an alley shall not exceed one square foot for each lineal foot of building wall occupied by the Premise on the alley on which the sign is located.

(e) Sign area shall be calculated separately for each street or alley which the building abuts and may not be accumulated.

. . .

1 (f) No sign shall exceed a maximum
2 of 75 square feet, except that:

3 (1) Signs attached to theaters
4 shall not exceed a maximum of 320
5 square feet; and

6 (2) A sign which abuts an alley
7 shall not exceed a maximum of 50
8 square feet.

9 **2. PEDESTRIAN SIGNS.**

10 No Pedestrian Sign shall exceed four
11 square feet or a vertical or horizontal
12 dimension of 30 inches. Lettering shall be
13 limited to a maximum of 30 percent of the sign
14 area.

15 **3. WINDOW SIGNS.**

16 No window sign shall exceed four square
17 feet or 15 percent of the window area,
18 whichever is less.

19 **F. HEIGHT.**

20 The height to the top of any sign, other than a
21 building/business identification sign, shall be
22 limited to a maximum of 20 feet above the elevation
23 of the sidewalk or edge of the roadway nearest the
24 sign, except that Premises which take their primary
25 access from an exterior walkway open to the public
26 may measure from the highest level of such exterior
27 walkway directly under the sign.

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G. PROJECTION OF SIGNS.

1. No wall sign shall project more than 18 inches from the face of the building to which it is attached.

2. When a Pedestrian Sign is attached to a wall, the sign shall project no more than 30 inches from the wall to which it is attached.

H. EXCEPTIONS.

The provisions of this Section shall not apply to:

1. Any sign required by law or by a governmental agency.

2. Real estate signs which pertain to rent, lease or sale of an existing Premise and have a sign area which does not exceed 18 inches by 25 inches.

3. Signs advertising the sale or lease of a vacant lot provided they comply with the following conditions:

(a) Signs shall not be illuminated.

(b) Total sign area shall not exceed nine square feet.

(c) Signs shall not exceed a height to the top of the sign of six feet above the elevation of the sidewalk or edge of the roadway nearest the sign.

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(d) Signs shall be located not less than ten feet from the lot line.

4. Directory Signs which have been approved by the Director of Planning through the Project plan review process. A Directory Sign may be a monument sign and shall be permitted only as part of a District-wide streetscape improvement pursuant to the Urban Design Guidelines contained in the Specific Plan policy document.

5. Traffic direction and parking information signs which have been approved by the Director of Planning through the Project plan review process.

6. Temporary construction signs located on a lot where a building or structure is being erected or remodeled and which identifies the owner, architects, engineers, financing agent and/or contractors involved in the Project; provided there shall be no more than one such sign along each street on which a Project fronts, and provided that such sign shall not be more than 40 square feet in total sign area and shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge or the roadway nearest the sign. Such sign shall be removed within 15

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days following completion of the construction or remodeling.

7. Temporary political or other ideological signs, provided such signs shall not be roof signs, shall not exceed 20 square feet in sign area, shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign, and, if they relate to an election or other event, shall be removed within 15 days following the election or event to which they relate.

8. Store hour signs, provided such signs shall be placed in the front door or window closest to that door and shall not exceed 64 square inches in sign area.

9. Signs which identify security protection systems, provided such signs shall not exceed 49 square inches in area.

Sec. 17. PROJECT PLAN REVIEW

A. PROHIBITION.

1. No grading permit, foundation permit, building permit, sign permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area, unless a Project plan

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approval has first been obtained pursuant to this Section.

2. No Project plan approval shall be issued for a commercial, industrial or the non-residential component of a Mixed Use Project if that Project would exceed the total Approved Permitted Floor Area for each Phase of Development of this Specific Plan, as specified in Subsection B of this Section, unless the requirements of Subsections C and D of this Section and Subsection D of Section 9 of this Specific Plan are met.

3. No development agreement shall be adopted and no floor area associated with a development agreement shall be approved pursuant to this Section unless the development agreement complies with the requirements of Subsections B, C and D of this Section and Subsection D of Section 9 of this Specific Plan.

4. EXCEPTIONS.

(a) The prohibition specified in Subdivision 1 of Subsection A of this Section shall not apply to any Project for which a project permit was approved pursuant to Ordinance Nos. 165,404 or 163,094 prior to the effective date of

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this Specific Plan, provided the Project complies with all the project permit conditions imposed by the permit.

(b) The prohibition specified in Subdivision 2 of Subsection A of this Section shall not apply to the Base Permitted Floor Area for a commercial, industrial or Mixed Use Project which exceeds the Approved Permitted Floor Area for each Phase of Development, provided the Project does not exceed a maximum Floor Area Ratio of 0.5 to 1, or 40,000 square feet, whichever is less.

B. TOTAL APPROVED PERMITTED COMMERCIAL AND INDUSTRIAL FLOOR AREA.

1. Phases of Development. The total Approved Permitted Floor Area for all commercial, industrial and non-residential components of Mixed Use Projects shall not exceed the following maximum cumulative square footages by Phase of Development:

- (a) Phase 1 - 6.25 million square feet;
- (b) Phase 2 - 12.50 million square feet;
- (c) Phase 3 - 18.75 million square feet;

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(d) Phase 4 - 23.50 million square feet.

2. Calculation of Total Approved Permitted Floor Area.

(a) For the purpose of calculating the total Approved Permitted Floor Area for each Phase of Development, at the time of issuance of a Project plan approval the Department of City Planning shall include the square footage of a Project in the Phase of Development in which the Project plan approval is granted.

(b) If a Project plan approval becomes null and void pursuant to Subsection E of this Section, the square footage of that Project shall be deleted from the phase in which the Project square footage was included.

(c) The square footage of any Project for which a project permit pursuant to Ordinance Nos. 165,404 or 163,094 was approved prior to the effective date of this Specific Plan shall be included in phase 1 of the Phases of Development.

(d) The square footage of any Project, or any stage thereof, for which a

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development agreement was approved prior to the effective date of this Specific Plan shall be included in the Phase of Development in which the building permit(s) is issued.

C. REQUIRED MAXIMUM PERMITTED SINGLE OCCUPANT VEHICLE TRIPS.

1. During phase 1 of the Phases of Development, no more than 50% of the employees of a Project consisting of 100,000 square feet or more of non-residential floor area shall commute to or from the Specific Plan area by SOV Trips.

2. During phases 2, 3 and 4 of the Phases of Development, no more than 45% of the employees of a Project consisting of 100,000 square feet or more of non-residential floor area shall commute to or from the Specific Plan Area by SOV Trips.

D. REQUIRED MINIMUM NUMBER OF DWELLING UNITS.

The following minimum number of replacement and/or Linkage Fee dwelling units shall be required to be assured, by Phase of Development:

- 1. Phase 1 - 667 dwelling units;
- 2. Phase 2 - 667 dwelling units;
- 3. Phase 3 - 666 dwelling units.

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1 Assurance shall mean that money has been
2 allocated for the entire projected cost of land
3 acquisition and dwelling unit construction to the
4 satisfaction of the Housing Preservation and
5 Production Department.

6 **E. ENFORCEMENT.**

7 1. If the Project plan approval
8 authorized by this Section is utilized, the
9 conditions of that approval shall become
10 effective immediately. The violation of any
11 such condition shall constitute a misdemeanor.

12 2. A Project plan approval shall become
13 null and void if a building permit is not
14 issued for the Project within two years of the
15 date of Project plan approval.

16 **F. DIRECTOR'S AUTHORITY.**

17 1. The Director of Planning or the
18 Director's designee(s), or the City Planning
19 Commission or City Council on appeal, shall
20 have the authority to approve, conditionally
21 approve or deny Project plan approval for
22 Projects in accordance with the provisions of
23 this Section.

24 2. In granting a Project plan approval,
25 the Director of Planning may impose conditions
26 and/or modify the Project as he or she deems
27 necessary to implement the regulations,
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1 policies and goals of this Specific Plan, and
2 to mitigate significant adverse effects of the
3 Project on the environment and surrounding
4 areas.

5 3. The Director of Planning is authorized
6 to designate one or more members of the
7 professional staff of the Department of City
8 Planning to perform any of the Director's
9 duties under this Section. The Director shall
10 establish administrative methods, guidelines,
11 procedures and forms, in consultation with the
12 Departments of Transportation, Building and
13 Safety and Housing Preservation and Production,
14 as may be necessary to conduct the review and
15 render a decision expeditiously, prior to
16 processing any Project plan approval
17 application.

18 4. Findings. In granting an approval,
19 the Director of Planning, or the City Planning
20 Commission or City Council on appeal, shall
21 adopt written findings, and shall grant Project
22 plan approval only upon finding that the
23 Project meets all of the following
24 requirements:

25 (a) That the Project complies with
26 all applicable provisions of this Specific
27 Plan. However, a finding of Project
28

1 compliance with the replacement dwelling
2 unit provisions of Section 11 shall be
3 necessary if the Director of Planning
4 makes findings required by State law;

5 (b) That the Project is consistent
6 with the General Plan;

7 (c) That the Project consists of an
8 arrangement of buildings and structures
9 (including height, bulk and setbacks),
10 off-street parking facilities, loading
11 areas, lighting, landscaping, trash
12 collection and other such pertinent
13 improvements, which are or will be
14 compatible with existing and future
15 development on neighboring properties; and

16 (d) That the Project incorporates
17 mitigation measures, monitoring measures
18 when necessary, or alternatives identified
19 in the environmental review which would
20 mitigate the negative environmental
21 effects of the Project, to the extent
22 physically feasible.

23 **G. GENERAL REQUIREMENTS.**

24 1. The Department of City Planning shall
25 establish, monitor and maintain an official
26 record of all Approved Permitted Floor Area, by
27 Phase of Development, within the Specific Plan
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area. The floor area record shall be maintained at the parcel, block, Plan District and Plan Subarea level.

2. The Housing Preservation and Production Department shall establish, monitor and maintain an official record of the number of dwelling units constructed and demolished within the Specific Plan area and within the Secondary Dwelling Unit Placement Area by Applicants subject to the requirements of this Specific Plan. The rent level category (low, very low, moderate or other) of each dwelling unit shall be made a part of the record, and the record shall be maintained at the parcel, block, Specific Plan District and Specific Plan Subarea levels.

3. The Department of Transportation shall establish, monitor and maintain an official record of the vehicle carrying capacity on the street system screenlines, the freeway and transit improvements, the number of SOV Trips, as documented through annual reports submitted by individual Projects and/or a Transportation Management Organization serving the Specific Plan area, and the on-site and off-site office parking spaces, by Phase of Development, for all Projects within the Specific Plan area.

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4. At the time of application for Project plan review, the Project Applicant(s) shall be informed by the Planning Department of the Phase of Development in which the Project occurs, and all applicable requirements for that phase.

5. Site Plan Review Ordinance. The requirements in this Section shall satisfy the requirements of the Site Plan Review Ordinance (LAMC Section 16.00, et seq.). However, the procedures, fees and time limits applicable to Project plan approval shall be the same as those applicable to applications for Site Plan Review.

6. The Director of Planning shall not approve or conditionally approve a Project plan approval for a Project unless the Director does one of the following, in accordance with the requirements of CEQA and the State and City CEQA Guidelines:

(a) Approves a proposed Negative Declaration or Mitigated Negative Declaration; or

(b) Certifies completion of an Environmental Impact Report.

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H. REVIEW OF THE SPECIFIC PLAN.

1. The Department of City Planning, with the assistance of the Departments of Transportation and Housing Preservation and Production, shall prepare and submit to the City Planning Commission an annual report on the status of development permitted by the Specific Plan. The report shall document: the total Approved Permitted Floor Area; the total number of dwelling units constructed and demolished within the Specific Plan area and within the Secondary Dwelling Unit Placement Area by Applicants subject to the requirements of this Specific Plan; the progress toward implementation of the transportation improvements; the percentage of SOV use; the status of the street system screenlines; the total number of office parking spaces developed within the Specific Plan area and at intercept/remote parking locations and the status of the Transportation and Housing Linkage Fee Funds. The report shall be submitted to the City Planning Commission no later than September 1 of each year.

2. The Housing Preservation and Production Department, with the assistance of the Department of City Planning, shall prepare

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and submit to the Affordable Housing Commission an annual report on the status of the housing requirements of the Specific Plan. The report shall document the total number of dwelling units constructed and demolished within the Specific Plan area and within the Secondary Dwelling Unit Placement Area by Applicants subject to the requirements of this Specific Plan, the rent level category of these dwelling units and the status of the Housing Linkage Fee Fund. The report shall be submitted to the Affordable Housing Commission no later than September 1 of each year.

3. The Affordable Housing Commission, after review of the Housing Preservation and Production Department's report, shall recommend to the City Planning Commission any actions necessary to ensure compliance with the housing requirements of this Specific Plan.

4. The City Planning Commission, after review of the Affordable Housing Commission's recommendation and the Department of City Planning's annual report, shall conduct a public hearing and recommend to the City Council any actions necessary to ensure that the implementation of transportation improvements and the production of housing

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units are in compliance with the requirements of this Specific Plan.

5. Prior to the Specific Plan progressing from one Phase of Development to another, the City Planning Commission, based upon a report from the Departments of City Planning, Transportation and Housing Preservation and Production, shall certify that all the requirements of the current Phase of Development have been implemented or assured. If the City Planning Commission determines that the requirements of the current phase are not necessary in order to mitigate significant environmental impacts, where physically feasible, then it shall adopt specific findings stating the reasons why the requirements are not necessary.

6. At such time as 10 million square feet of non-residential floor area has been approved, the Departments of City Planning, Transportation and Housing Preservation and Production shall conduct a detailed restudy of the provisions of this Specific Plan in order to determine the appropriateness and effectiveness of the Phases of Development and all other requirements of the Plan, and shall recommend any amendments to the City Planning

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Commission. The City Planning Commission, after review of the Specific Plan restudy, shall recommend any amendments or revisions to the City Council.

Sec. 18. OWNER ACKNOWLEDGEMENT OF LIMITATIONS.

The Department of Building and Safety shall not issue a building permit for a Project within the Specific Plan area until such time as the owner of such property has recorded with the County Recorder and submitted to the Director of Planning and the Department of Building and Safety an acknowledgement of the contents and limitations of this Specific Plan.

Sec. 19. SEVERABILITY.

If any provision of this Specific Plan or the application thereof to any person, property or circumstances, is held invalid, the remainder of this Specific Plan or the application of such provisions to other persons, property or circumstances shall not be affected.

Sec. 20. URGENCY CLAUSE.

~~The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety, for the following reasons. This Ordinance will prevent potentially irreversible development in violation of the Specific Plan land use categories and height/FAR districts corresponding to the land~~

1 use designations provided for in the Westlake and Silver Lake-
2 Echo Park District Plans. This development may create problems
3 affecting land use density, traffic congestion, air quality,
4 parking conditions, geologic conditions, the provision of
5 public services such as police, fire, water, sanitation and
6 schools, adverse shading of properties and other problems
7 inimical to the public health and safety. Therefore, this
8 Ordinance shall become effective upon publication pursuant to
9 Section 281 of the Los Angeles City Charter.

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APPENDIX "A".

LIST OF HISTORIC RESOURCES

(Based on State Office of Historic Preservation Criteria)

<u>Address</u>	<u>Description</u>	<u>DOC</u>	<u>Plan District</u>	<u>Plan Land Use Category</u>
1245 Colton St.	1 s Victorian cottage	1890	TBN	R3(CW)-45/3
1246 Colton St.	1 s Mediterranean residence	1938	TBN	R3(CW)-45/3
1253 Colton St.	2 s Craftsman residence	1909	TBN	R3(CW)-45/3
1254 Colton St.	1 s Victorian cottage	1890	TBN	R3(CW)-45/3
1257 Colton St.	1 s Victorian cottage	(1907)/A	TBN	R3(CW)-45/3
1305 Coiton St.	1 s Victorian cottage	1890	TBN	R3(CW)-45/3
1507 Cortez St.	1 s Craftsman residence over cobblestone garage	1916	TBN	R3(CW)-45/3
1525 Cortez St.	1 s Victorian residence	(1914)/A	TBN	R3(CW)-45/3
1246 Court St.	1 s Mediterranean residence	1922	TBN	R3(CW)-45/3
1250 Court St.	1 s Turn of the Century residence	1895	TBN	R3(CW)-45/3
1260 Court St.	2 s Eastlake Influence residence	1890	TBN	R3(CW)-45/3
1264-66 Court St.	2 s Craftsman residence	1914	TBN	R3(CW)-45/3
1272 Court St.	1 s Victorian cottage	1890	TBN	R3(CW)-45/3
1274 Court St.	1 s Turn of the Century residence	(1908)/B	TBN	R3(CW)-45/3
311 Firmin St.	1 s Craftsman residence	(1890)/1905	TBN	R3(CW)-45/3
314 Firmin St.	1 s Craftsman residence	1925	TBN	R3(CW)-45/3
315 Firmin St.	2 s Craftsman residence	C	TBN	R3(CW)-45/3
316 Firmin St.	1 s Craftsman residence	C	TBN	R3(CW)-45/3
323 Firmin St.	2 s Foursquare	1910	TBN	R3(CW)-45/3

APPENDIX "A"

<u>Address</u>	<u>Description</u>	<u>DOC</u>	<u>Plan District</u>	<u>Plan Land Use Category</u>
324 Firmin St.	1 s Craftsman residence	1908	TBN	R3(CW)-45/3
332 Firmin St.	2 s Mediterranean apt.	E	TBN	R3(CW)-45/3
336 Firmin St.	1 s Craftsman residence	1921	TBN	R3(CW)-45/3
402-04 Firmin St.	1 s Craftsman residence	C	TBN	R3(CW)-45/3
406-08 Firmin St.	1 s Craftsman residence	1914	TBN	R3(CW)-45/3
417 Firmin St.	1 s Craftsman residence	1911	TBN	R3(CW)-45/3
421 Firmin St.	1 s Turn of the Century residence	1898	TBN	R3(CW)-45/3
425 Firmin St.	2 s Colonial Revival residence	1911	TBN	R3(CW)-45/3
429 Firmin St.	2 s Spanish residence	1930	TBN	R3(CW)-45/3
430 Firmin St.	1 s Turn of the Century residence	1890	TBN	R3(CW)-45/3
433 Firmin St.	2 s Mediterranean	E	TBN	R3(CW)-45/3
767 Garland Ave.	2 s late Queen Anne residence	1903	EN	C4(CW)-U/4.5
718-20 Hartford Ave.	2½ s Foursquare residence	1906	EN	R5(CW)-U/6
722 Hartford Ave.	2 s Foursquare residence	(1917)/B	EN	R5(CW)-U/6
726-28 Hartford Ave.	2 s Foursquare residence	1905	EN	R5(CW)-U/6
734-36 Hartford Ave.	2 s Colonial Revival residence	1906	EN	R5(CW)-U/6
735 Hartford Ave.	5 s brick hotel	1923	EN	R3(CW)-75/6
740 Hartford Ave.	2 s Foursquare residence	1904	EN	R5(CW)-U/6
743 Hartford Ave.	2 s Colonial/Foursquare residence	1905	EN	R5(CW)-75/6
748 Hartford Ave.	2 s Foursquare residence	1905	EN	R5(CW)-U/6
749 Hartford Ave.	2 s Colonial residence	1905	EN	R5(CW)-U/6

APPENDIX "A"

<u>Address</u>	<u>Description</u>	<u>DOC</u>	<u>Plan District</u>	<u>Plan Land Use Category</u>
1305 Ingraham St.	5 s Renaissance Revival apt.	F	WC	R4(CW)-U/6
1312 Ingraham St.	4 s Renaissance Revival apt.	1923	WC	R5(CW)-U/6
1319 Ingraham St.	3 s Tudor apt.	1928	WC	R5(CW)-U/6
1320 Ingraham St.	2 s transitional Queen Anne Influence/Foursquare/Craftsman residence	1904	WC	R5(CW)-U/6
1325 Ingraham St.	3 s brick Renaissance Revival apt.	1927	WC	R5(CW)-U/6
1331 Ingraham St.	2 s Shingle Style residence	B	WC	R5(CW)-U/6
1333 Ingraham St.	2 s Craftsman residence	C	WC	R5(CW)-U/6
1335-37 Ingraham St.	2 s Colonial Revival residence	1905	WC	R5(CW)-U/6
1339 Ingraham St.	4 s Renaissance Revival apt.	1915	WC	R5(CW)-U/6
1340-48 Ingraham St.	4 s Renaissance Revival apt.	1922	WC	R5(CW)-U/6
1341 Ingraham St.	2 s Foursquare residence	1905	WC	R5(CW)-U/6
1345 Ingraham St.	2 s Foursquare residence	1901	WC	R5(CW)-U/6
1349 Ingraham St.	2 s Foursquare residence	(1922)/B	WC	R5(CW)-U/6
321 Laveta Terrace	1 s Turn of the Century residence	(1876)/B	TBN	R3(CW)-45/3
323 Laveta Terrace	1 s Turn of the Century residence	B	TBN	R3(CW)-45/3
326 Laveta Terrace	1 s Turn of the Century residence	1911	TBN	R3(CW)-45/3
329 Laveta Terrace	1 s Turn of the Century residence	B	TBN	R3(CW)-45/3
333 Laveta Terrace	Unknown	1885	TBN	R3(CW)-45/3
334 Laveta Terrace	1 s Craftsman residence	1906	TBN	R3(CW)-45/3
335 Laveta Terrace	1 s Turn of the Century residence	1909	TBN	R3(CW)-45/3

APPENDIX "A"

<u>Address</u>	<u>Description</u>	<u>DOC</u>	<u>Plan District</u>	<u>Plan Land Use Category</u>
339 Laveta Terrace	1 s Victorian cottage	1892	TBN	R3(CW)-45/3
340 Laveta Terrace	2 s Craftsman residence	C	TBN	R3(CW)-45/3
343 Laveta Terrace	1 s Turn of the Century residence	1906	TBN	R3(CW)-45/3
350 Laveta Terrace	1 s Craftsman residence	C	TBN	R3(CW)-45/3
352 Laveta Terrace	1 s Turn of the Century residence	B	TBN	R3(CW)-45/?
356 Laveta Terrace	2 s Mediterranean court	1925	TBN	R3(CW)-45/3
361 Laveta Terrace	1 s Turn of the Century residence	1908	TBN	R3(CW)-45/3
362 Laveta Terrace	1 s Turn of the Century residence	1901	TBN	R3(CW)-45/3
366 Laveta Terrace	1 s Turn of the Century residence	1907	TBN	R3(CW)-45/3
372 Laveta Terrace	1 s Victorian cottage	A	TBN	R3(CW)-45/3
1312 Linwood Ave.	2 s Craftsman residence	1921	EN	R5(CW)-U/6
1316 Linwood Ave.	2 s Craftsman residence	1915	EN	R5(CW)-U/6
1322 Linwood Ave.	2 s Foursquare residence	1903	EN	R5(CW)-U/6
1328 Linwood Ave.	2 s Foursquare residence	B	EN	R5(CW)-U/6
1405 Miramar St.	4 s Renaissance Revival apt. Nurses' Home	1924	WL	R4(CW)-75/3
1425 Miramar St.	3 s Queen Anne residence	c.1890	WL	R4(CW)-75/3
1530 Temple St.	2 s Queen Anne residence	A	TBN	C1(CW)-75/1.5
130 Toluca St. E side Toluca St. bet. Second & Emerald	2 s Eastlake Influence residence Classical Revival PE station	1890 c.1929	TBN CH	R4(CW)-U/3 RC5(CW)-U/6

APPENDIX "A"

<u>Address</u>	<u>Description</u>	<u>DOC</u>	<u>Plan District</u>	<u>Plan Land Use Category</u>
701-05 Union Ave.	3 s Renaissance Revival commercial Anderson Hardware	F		C2-2(Outside Specific Plan)
631 Wilmer St.	2 s Italianate residence Foy residence	A	WC	C2(CW)-U/3
1141 Second St.	2-3 s Moderne Department of Water and Power	1927	F/S	C4(CW)-U/4.5
1203-05 Seventh St.	11 s Renaissance Revival hotel Commodore Hotel	F	WC	C4(CW)-U/4.5
1250-56 Seventh St.	13 s Renaissance Revival hotel Mayfair Hotel	1926	WC	C4(CW)-U/4.5
1222 Eighth St.	2 s Mission Revival	C	EN	C2(CW)-U/3

KEY TO DATE OF CONSTRUCTION (DOC) CODES

- A Victorian era; Italianate, Queen Anne, Eastlake. c. 1885-1902
- B Turn of the Century, American Foursquare. c. 1890-1910
- C Craftsman, American Colonial Revival, Mission Revival, Classical Revival. c. 1902-1925
- D Commercial Vernacular. c. 1904-1929
- E Period and Regional Revivals, including Mediterranean and Spanish. c. 1915-1940
- F Renaissance Revival. c. 1912-1929
- G Art Deco, Streamline Moderne. c. 1925-1940
- () LUPAMS date which does not agree with building style.

KEY TO PLAN DISTRICT CODES

- TBN Temple/Beaudry Neighborhood
- EN Eighth/Ninth Street District
- F/S First/Second Street District
- CH Crown Hill District
- WL Wilmer/Lucas Residential District
- WC Wilshire Corridor District

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APPENDIX "B"
TRIP GENERATION TABLE

LAND USE	P.M. PEAK-HOUR TRIP GENERATION RATES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
Office less than 100,000 square feet	1.20
Office 100,001 - 499,999 square feet	0.86
Office more than 500,000 square feet	0.72
Medical Office	3.00
Hotel	0.84
Industrial	0.72
Retail 40,000 - 99,999 square feet	2.02
Retail more than 100,000 square feet	1.16
Hospital	1.35

When a Project includes a use not listed in this Appendix, then the Department of Transportation shall use reasonable methods to establish the appropriate number of Trips for that use.

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D. Bixel Street - Crown Hill to Wilshire Boulevard.

Stage A - Improved to modified Major Highway standards; 74-foot roadway in 94-foot right-of-way. Three travel lanes in each direction.

Stage B - At such time as the Bixel Transit Mall is constructed and Lucas Avenue is improved to the standard specified in this Specific Plan, the Bixel Street roadway shall be reduced to 54 feet, with two travel lanes in each direction, and sidewalks shall be increased to 20 feet.

First Street to Second Street.

Improved to Secondary Highway standards; 66-foot roadway in 86-foot right-of-way. Two travel lanes and one parking lane in each direction.

Wilshire Boulevard to Eighth Street.

Improved to Major Highway standards; 80-foot roadway in 100-foot right-of-way. Two travel lanes in each direction, with a 28-foot-wide planted center median supporting an elevated HOV/transit guideway.

E. Glendale Boulevard - Hollywood Freeway to First Street.

Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot-wide planted center left turn median (left turns prohibited at mid-block), supporting an elevated HOV/transit guideway.

F. Lucas Avenue - First Street to Sixth Street.

Improved to modified Major Highway standards; 80-foot

1 roadway in 108-foot right-of-way. Three travel lanes in
2 each direction, with a 10-foot planted center left turn
3 median.

4 **Sixth Street to Seventh Street.** Improved to modified
5 Secondary Highway standards; 74-foot roadway in 94-foot
6 right-of-way. Three travel lanes in each direction, with
7 a 10-foot-wide planted center left turn median.

8 **G. Witmer Street/Hartford Avenue south of Wilshire**
9 **Boulevard/Blaine Avenue Third Street to Twelfth**
10 **Street.**

11 Partially realigned and improved to modified
12 Secondary Highway standards; 74-foot roadway in 94-foot
13 right-of-way. Three travel lanes in each direction, with
14 a 10-foot-wide planted center left turn median.

15 **H. Temple Street, Seventh Street.**

16 Improved to modified Secondary Highway standards; 56-
17 foot roadway in 76-foot right-of-way. Four travel lanes
18 and two parking lanes eastbound on Fourth Street,
19 westbound on Fifth Street.

20 **I. Beverly Boulevard/First Street and Second Street.**

21 Improved to modified Major Highway standards; 80-foot
22 roadway in 108-foot right-of-way. Three travel lanes in
23 each direction, with a two-foot planted center left turn
24 median (left turns prohibited at mid-block).

25 **J. Third Street and Sixth Street - Witmer Street to**
26 **Harbor Freeway.**

27 Improved to one-way, modified Secondary Highway
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1 standards; 66-foot roadway in 90-foot right-of-way. Four
2 travel lanes and two parking lanes westbound on Third
3 Street, eastbound on Sixth Street.

4 **K. Fourth Street and Fifth Street - Witmer Street to**
5 **Harbor Freeway.**

6 Improved to one-way, Secondary Highway standards; 66-
7 foot roadway in 86-foot right-of-way. Four travel lanes
8 and one parking lane eastbound on Fourth Street, westbound
9 on Fifth Street.

10 **L. Eighth Street and Ninth Street - Witmer Street to**
11 **Harbor Freeway.**

12 Improved to one-way, Secondary Highway standards; 66-
13 foot roadway in 86-foot right-of-way. Four travel lanes
14 and one parking lane westbound on Eighth Street, eastbound
15 on Ninth Street.

16 **M. Garland Street, Ingraham Street, Shatto Street,**
17 **Miramar Street, Emerald Street, Valencia Street,**
18 **Columbia Avenue, Victor Street, Maryland Street,**
19 **Court Street, Colton Street, Angelina Street and**
20 **Linwood Avenue.**

21 Improved to Collector Street standards; 40-foot
22 roadway in 60-foot right-of-way. Two travel lanes and one
23 parking lane in each direction.

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25 **II. FREEWAY IMPROVEMENTS.**

26 **A. Phase 1 of Development.**

27 **1. Glendale Boulevard/Hollywood Freeway**

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1 on/off-ramps. Reconstruct existing ramps to full
2 diamond interchange.

3 2. **Beaudry Avenue/Hollywood Freeway on/off-**
4 **ramps and connection to Pasadena Freeway connector**
5 **road.** Add half diamond ramps - eastbound off-ramps,
6 westbound on-ramp and add southbound off-ramp from
7 the Pasadena Freeway to Beaudry Avenue.

8 3. **Hollywood Freeway.** Mainline roadway
9 widening, four-level interchange to Vermont Avenue.
10 Add one HOV lane in each direction between Vermont
11 Avenue and the four level interchange.

12 4. **Hoover Street-Union Avenue/Santa Monica**
13 **Freeway connection.** Improve on and off ramps and
14 surface streets for better freeway connections to
15 Union Avenue.

16 5. **Golden State Freeway/ Pasadena Freeway**
17 **interchange ramps.** Add an additional lane or
18 improve the geometry of the existing lanes. This
19 improvement should be designed to facilitate the
20 addition of ramps from both the Pasadena and Golden
21 State Freeways to the proposed Alameda By-Pass
22 Connector.

23 **B. Phase 2 of Development.**

24 1. **Second Street/Harbor Freeway ramp.** Modify
25 existing Third Street northbound off ramp and
26 replace existing Second Street southbound off ramp
27 to Beaudry Avenue with new southbound off ramp to
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Boylston Street.

2. **Fourth Street/Harbor Freeway bridge and associated ramp improvements.** Reconfigure the Fourth Street southbound off ramp, rebuild the Fourth Street overcrossing to connect with Fourth Street west of Harbor Freeway and modify the existing northbound off ramp.

3. **Fifth Street/Harbor Freeway off-ramp.** Construct new Fifth Street southbound off ramp.

4. **Eighth Street/Ninth Street and Eleventh Street/Blaine Street/Harbor Freeway on/off-ramps.** Modify the Eighth, Ninth and Eleventh Street southbound off ramps, the Ninth Street northbound on ramp and Eighth Street and Blaine Street southbound on ramps to reduce merge/weave conflicts.

5. **Olympic Boulevard/ Santa Monica Freeway on/off-ramps.** Improve the Olympic Boulevard/I-10 interchange to allow a direct ramp connection from the westbound Santa Monica Freeway to Olympic Boulevard.

6. **Alameda Street Connection to the Pasadena and Golden State Freeways.** Add northbound and southbound on and off ramps to the Golden State and Pasadena Freeways to connect a future extension of Alameda Street northerly to the Golden State Freeway.

C. Phase 3 of Development.

1 1. **Wilshire Boulevard and Seventh**
2 **Street/Harbor Freeway on/off-ramps and completion of**
3 **Boylston Street extension to Seventh Street.**
4 Construct new northbound off ramps at Seventh Street
5 and Bixel Street. Construct new Seventh Street
6 southbound on ramp, and complete Boylston Street
7 extension southerly to Seventh Street. Modify the
8 existing southbound Wilshire Boulevard off ramp.

9 2. **Fifth Street/Sixth Street/Harbor Freeway**
10 **bridges reconstruction.** Modify and reconstruct
11 existing southbound on ramp and rebuild the Fifth
12 Street overcrossing to connect with Fifth Street
13 west of the Harbor Freeway.

14 3. **Northbound Harbor Freeway collector-**
15 **distributor roads between Eleventh Street and Eighth**
16 **Street.** Modify the Eleventh Street northbound on
17 ramp and Ninth Street northbound off ramp to a
18 braided configuration, such that the Eleventh Street
19 on ramp flies over the Ninth Street off ramp and
20 enters the Harbor Freeway collector/distributor road
21 rather than the mainline freeway lanes.

22 **D. Phase 4 of Development.**

23 1. **Eighth Street/Harbor Freeway northbound**
24 **off-ramp.** Construct new off ramps to provide access
25 to Seventh and Bixel Streets.

26 2. **Blaine Street/Eleventh Street/Harbor**
27 **Freeway southbound on-ramp.** Improve the on ramp to
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1 provide better access from the southern margin of
2 the Central City West area to the Harbor Freeway and
3 the westbound Santa Monica Freeway.

4 3. **Fourth Street southbound on ramp and Sixth**
5 **Street northbound/Harbor Freeway on-ramps**
6 **(optional).**

7 **III. TRANSIT IMPROVEMENTS.**

8 **A. Phase 1 of Development.**

9 1. **Commuter and Shuttle buses.** Purchase 257
10 buses for commuter express and local shuttle
11 service.

12 2. **Elevated transitway from Glendale**
13 **Boulevard/Colton Street to Crown Hill, connecting to**
14 **Bixel Street.** Construct elevated transitway south
15 of Hollywood Freeway onto Crown Hill and into the
16 Bixel Street corridor.

17 3. **Pedestrian connection across Harbor Freeway**
18 **at Maryland Street alignment.** Construct a
19 pedestrian bridge across the Harbor Freeway from the
20 Maryland Pedestrian Walk to the Plaza level of the
21 Union Bank Building on the east side of the Freeway.
22 The pedestrian bridge shall be at least 20 feet wide
23 and of sufficient strength and design to accommodate
24 a future automated guideway system.

25 4. **Transportation Management Organization.**
26 Provide start-up costs to operate a Transportation
27 Management Organization.

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B. Phase 2 of Development.

1. **Bixel Street/Wilshire Boulevard Metro Rail Station.** Construct Metro Rail Transit Station at Bixel Street/Wilshire Boulevard and provide connection to the future Bixel Street busway at Seventh Street.

2. **At-grade HOV lanes on Glendale Boulevard from the Hollywood Freeway to the Glendale Freeway.** Restripe Glendale Boulevard from the Glendale Freeway terminus to the Hollywood Freeway to provide dedicated surface lanes for HOV and bus use.

3. **Bixel Street Transit Mall.** Construct at-grade transit mall from Crown Hill to Sixth Street along Bixel Street alignment.

C. Phase 3 of Development.

1. **Harbor Freeway Transitway extension from 23rd Street to Bixel Street Transit Mall.** Extend the elevated Harbor Freeway Transitway from 23rd Street to Sixth Street.

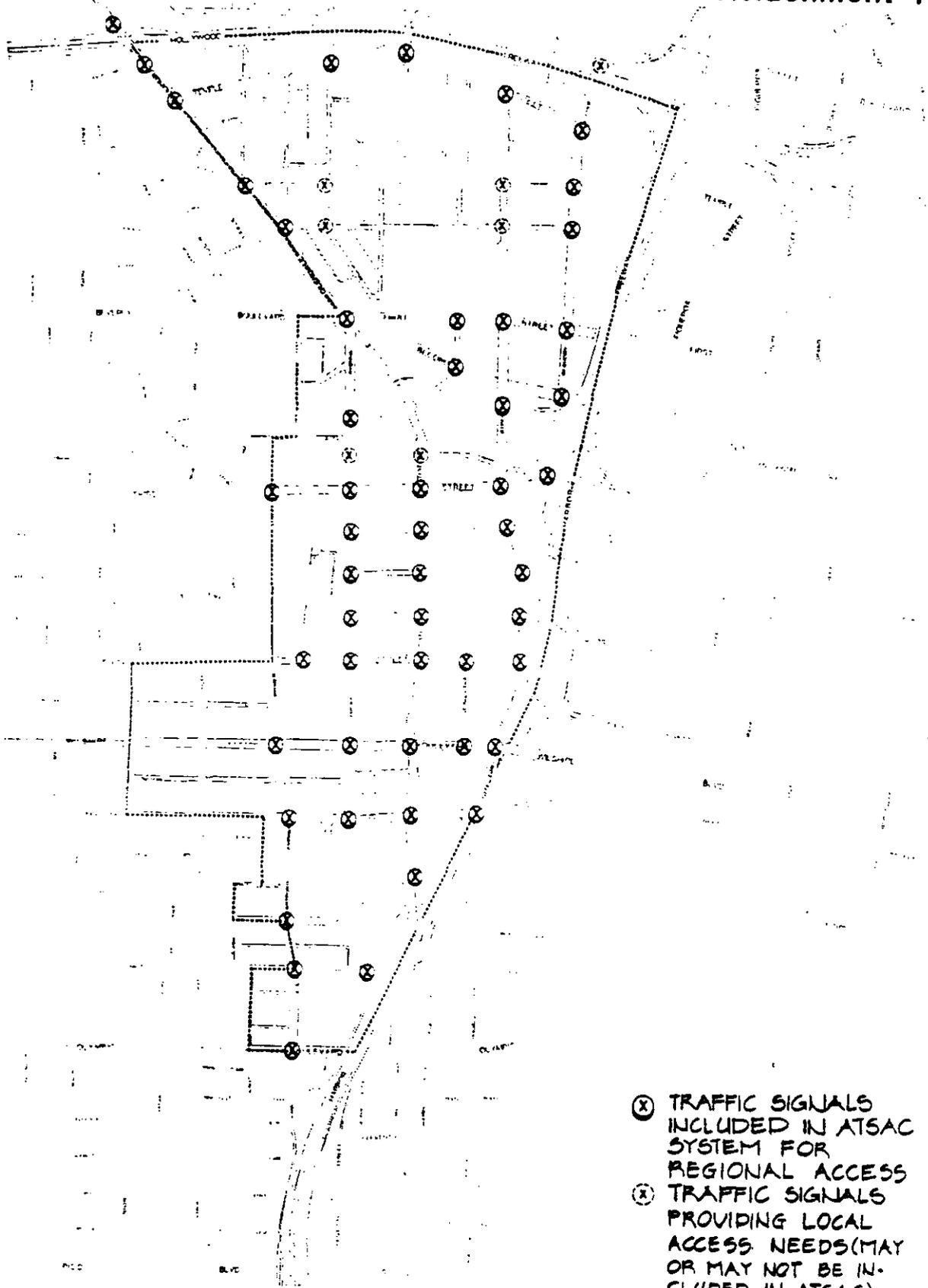
2. **Extension of elevated Glendale Boulevard transitway to Hollywood Freeway.** Complete the construction of the elevated transitway from Crown Hill to the Hollywood Freeway with ramps to and from the freeway, and connection to at-grade HOV lanes north of Hollywood Freeway.

D. Phase 4 of Development.

Automated pedestrian conveyance across Harbor

1 **Freeway.** Construct an automated pedestrian
2 conveyance across the Harbor Freeway in connection
3 with the Maryland Street alignment.

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- ⊗ TRAFFIC SIGNALS INCLUDED IN ATSAC SYSTEM FOR REGIONAL ACCESS
- Ⓡ TRAFFIC SIGNALS PROVIDING LOCAL ACCESS NEEDS (MAY OR MAY NOT BE INCLUDED IN ATSAC)

**CENTRAL CITY WEST
SPECIFIC PLAN**

**TRAFFIC SIGNALS TO BE INCLUDED
IN ATSAC SYSTEM**



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cleanliness, programming and other user-based amenities;

(f) Visible and accessible from surrounding public streets;

(g) Plazas required to be located in the Wilshire Corridor and Eighth/Ninth Street Districts shall be developed at or as close as is physically feasible to the adjacent finished sidewalk grade.

(h) Plazas required to be located in the Temple/Beaudry, First/Second and Crown Hill Districts shall use the following formulae for grade differentials with the adjacent finished sidewalk grade:

(1) Plazas developed on sites with less than 10% slope may be developed at a level elevated or depressed from the finished sidewalk grade adjoining the site, corresponding to the slope of the site, provided incremental level changes connecting up or down to adjoining finished sidewalk grades do not exceed four feet, six inches (4' - 6") in the vertical, with a minimum 15-foot horizontal distance between stair/ramp elements. Continuous ramps

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may be provided in lieu of incremental stair/ramp elements.

(2) Plazas developed on sites with greater than 10 percent slope may be developed at a level elevated or depressed from the finished sidewalk grade, corresponding to the slope of the site, provided monumental stairs or ramps, with elevator facilities for the handicapped, are constructed to connect the Plaza to adjoining sidewalks.

(3) Landscaping plans for all required plazas or mini-plazas shall be approved by the City Planning Department for their planting theme.

C. RESIDENTIAL PROJECTS.

1. A minimum of 100 square feet per unit of the required 150 square feet of useable open space shall be provided as Common Open Space.

2. Up to a maximum of 50 square feet per unit of the required open space may be provided as Private Open Space, provided at least 50 percent of the units on the first level of residential use and 50% of the units on all levels above the first level have Private Open

1 Space. Private Open Space shall have a minimum
2 dimension of five feet.

3 (a) Private Open Space located at
4 the Ground Level shall be secure, screened
5 from public view, and provided with a
6 landscape buffer.

7 (b) Private Open Space located above
8 the Ground Level shall be designed to
9 provide maximum security.

10 3. Up to a maximum of 50 percent of the
11 area contained within the front yard and/or
12 rear yard setback may be used to meet the Open
13 Space per unit requirement; however, driveways,
14 parking facilities of any kind and landscaped
15 parkway areas may not be used.

16 4. Up to a maximum of 50 percent of
17 landscaped side yard setbacks may be used to
18 meet the Open Space per unit requirement on
19 sites with 50 feet or less of street frontage.

20 5. Interior courtyards shall have a
21 minimum width of ten feet, a minimum average
22 width of 20 feet, and a minimum area of 400
23 square feet. A minimum of 25 percent of
24 interior courtyards shall be landscaped.

25 6. There shall be one tree provided on-
26 site for every dwelling unit, each of which
27 shall be a minimum of 12 feet in height and
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three inches in caliper at the time of planting.

7. All open areas not used for building driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained.

8. All landscaped areas shall be maintained with an automatic irrigation system.

D. STREET TREE AND OPEN SPACE SETBACK PLANTINGS.

1. The following tree species shall be planted by the Applicant, as approved by the Bureau of Street Maintenance of the Department of Public Works, in the following street parkways and center medians, and the required Open Space Setback areas adjacent to those street parkways, where applicable. Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting, and shall be spaced 30 feet on center, unless otherwise specified.

(a) **Glendale Boulevard, Beaudry Avenue.**

Parkway - alternating Washington Robusta fan palms and Magnolia trees.

Open Space Setback - Magnolia trees opposite each parkway tree.

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(b) **Boylston Street - First Street to Seventh Street.**

Parkway - alternating Washington Robusta fan palms and Ficus trees.

Open Space Setback - Ficus trees opposite each parkway tree.

(c) **Boylston Street - Temple Street to Colton Street, St. Paul Street.**

Parkway and Center Median - Ficus trees.

(d) **Beverly Boulevard, First Street, Second Street.**

Parkway - alternating Washington Robusta fan palms and Magnolia trees.

(e) **Lucas Avenue - Beverly Boulevard to Sixth Street.**

Parkway - alternating Washington Robusta fan palms and Elm trees.

Open Space Setback - Ficus trees opposite each parkway tree.

(f) **Lucas Avenue - Sixth Street to Seventh Street, Witmer Street, Hartford Avenue, Blaine Avenue.**

Parkway - alternating Washington Robusta fan palms and Ficus trees.

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Center Median - alternating Washington Robusta fan palms and Elm trees.

(g) Wilshire Boulevard, Olympic Boulevard.

Parkway - alternating Washington Robusta fan palms and Ficus trees.

Wilshire Boulevard Center Median - Washington Robusta fan palms.

Olympic Boulevard Center Median - alternating Washington Robusta fan palms and Ficus trees.

(h) Bixel Street - Emerald Drive to Wilshire Boulevard.

Parkway - Phase 1. Washington Robusta fan palm.

Stage 2. Double row of trees: Washington Robusta fan palms at outer row at 20 feet on center; Sycamore trees at inner row at 20 feet on center, except at bus turnouts.

(i) Bixel Street - Wilshire Boulevard to Eighth Street.

Parkway - Washington Robusta fan palm, planted at 20 feet on center.

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(j) Third Street, Sixth Street,
Seventh Street, Temple Street.

Parkway - Sycamore trees.

(k) Fourth Street, Fifth Street,
Eighth Street, Ninth Street, Union Avenue,
Bixel Street - First Street to Second
Street, Garland Street - Seventh Street to
Eighth Street, Ingraham Street, Shatto
Street, Miramar Street, Emerald Drive,
Columbia Avenue (at commercial
properties), Valencia Street, Victor
Street, Maryland Street (Bixel Street to
Lucas Avenue).

Parkway - Ficus trees.

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Sec. 21. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles meeting of FEB 20 1991 and was passed at its meeting of FEB 13 1991

By Melen Gurbur Deputy.

Approved.....

John Durazo
Acting Mayor.

Approved as to Form and Legality

February 20, 1991
JAMES K. HAHN, City Attorney,

By Jeri L. Burge
JERI L. BURGE, Deputy.

Pursuant to Sec. 67.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

File No. 87-0168-S2

FEB 10 1991

See attached report.
Melen Gurbur
Director of Planning

ORDINANCE NO. _____
DECLARATION OF POSTING ORDINANCE

I, MARIA C. GUTIERREZ, 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. 1166703, entitled:

Establishing the Central City West Specific Plan

a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on Feb. 20, 1991, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on Feb. 22, 1991 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the east entrance to the Hall of Justice of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more, beginning Feb. 22, 1991 to and including April 3, 1991.

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

Signed this 22nd day of Feb, 19 91 at Los Angeles, California.

Maria C. Gutierrez
Deputy City Clerk

Effective Date: April 3, 1991