

THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF
LOS ANGELES, CALIFORNIA

**AMENDED REDEVELOPMENT PLAN
FOR THE
NORTH HOLLYWOOD REDEVELOPMENT PROJECT**

North Hollywood Site Office
5651 Vineland Avenue
North Hollywood, CA 91601

OCTOBER 2, 1997

Redevelopment Plan adopted February 21, 1979, by Ordinance No. 152,030.
Amended Redevelopment Plan adopted November 19, 1980, by Ordinance No. 154,705.
Amended Redevelopment Plan adopted February 2, 1983, by Ordinance No. 157,440.
Amended Redevelopment Plan adopted November 6, 1995, by Ordinance No. 170,753.
Amended Redevelopment Plan adopted October 2, 1997, by Ordinance No. 171745

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TABLE OF CONTENTS

| | <u>PAGE</u> |
|--|--------------------|
| I. § 100 INTRODUCTION | 1 |
| A. § 101 Project History | 1 |
| B. § 102 General | 1 |
| II. § 200 GENERAL DEFINITIONS | 2 |
| III. § 300 PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION..... | 3 |
| IV. § 400 REDEVELOPMENT PLAN GOALS..... | 3 |
| V. § 500 PROPOSED REDEVELOPMENT ACTIONS..... | 4 |
| A. § 501 General | 4 |
| B. § 502 Property Acquisition..... | 5 |
| 1. § 503 Acquisition of Real Property | 5 |
| 2. § 504 Acquisition of Personal Property..... | 7 |
| C. § 505 Participation by Owners and Tenants..... | 7 |
| 1. § 506 Opportunities for Owner and Tenant Participation..... | 7 |
| 2. § 507 Rules for Participation Opportunities | 8 |
| 3. § 508 Participation Agreements..... | 8 |
| 4. § 509 Certificates of Conformance | 9 |
| D. § 510 Cooperation with Public Bodies | 9 |
| E. § 511 Property Management | 10 |
| F. § 512 Relocation of Persons Displaced by Agency Action | 10 |
| 1. § 513 Eligibility and Assistance | 10 |
| 2. § 514 Relocation Payments..... | 10 |
| 3. § 515 Displacement of Persons or Families of Low and Moderate Income | 11 |
| 4. § 516 Priorities for Low and Moderate Income Displacees | 11 |
| 5. § 517 Replacement Housing Plan | 11 |
| G. § 518 Demolition, Clearance, Public Improvements, and Site Preparation | 12 |
| 1. § 519 Demolition and Clearance | 12 |
| 2. § 520 Public Improvements, Public Facilities and Public Utilities | 12 |
| 3. § 521 Preparation of Building Sites | 12 |

| | | |
|------------|--|-----------|
| H. | § 522 Rehabilitation, Conservation and Moving of Structures by the Agency | 12 |
| 1. | § 523 Rehabilitation and Conservation | 12 |
| 2. | § 524 Moving of Structures | 13 |
| I. | § 525 Property Disposition and Development | 13 |
| 1. | § 526 Real Property Disposition and Development | 13 |
| a. | § 527 General | 13 |
| b. | § 528 Purchase and Development by Participants | 14 |
| c. | § 529 Purchase and Development Documents | 14 |
| d. | § 530 Development | 15 |
| 2. | § 531 Personal Property Disposition | 16 |
| J. | § 532 Provision for Low and Moderate Income Housing | 16 |
| 1. | § 533 Authority Generally | 16 |
| 2. | § 534 Replacement Housing | 16 |
| 3. | § 535 Increase, Improve and Preserve the Supply | 16 |
| 4. | § 536 New or Rehabilitated Dwelling Units Developed Within Project Area | 18 |
| 5. | § 537 Duration of Dwelling Unit Availability and Agency Monitoring | 19 |
| VI. | § 600 LAND USE PERMITTED IN THE PROJECT AREA | 19 |
| A. | § 601 Redevelopment Plan Map | 19 |
| B. | § 602 Residential | 19 |
| 1. | § 602.1 Residential Density Bonus | 20 |
| 2. | § 602.2 Commercial Uses Within Residential Areas | 21 |
| C. | § 603 Commercial | 21 |
| D. | § 604 Residential Uses Within Commercial Areas | 22 |
| E. | § 605 Industrial | 23 |
| 1. | § 605.1 Limited Industrial Uses | 23 |
| 2. | § 605.2 Light Industrial Uses | 23 |
| F. | § 605.3 Commercial Uses Within Industrial Areas | 23 |
| G. | § 606 Open Space | 24 |
| H. | § 607 General Plan Changes | 24 |
| I. | § 608 Public and Quasi-Public Uses Throughout the Project Area | 24 |
| 1. | § 609 Public Street Layout, Rights of Way and Easements | 24 |
| 2. | § 610 Other Public and Quasi-Public Uses | 24 |
| J. | § 611 Interim Use | 25 |
| K. | § 612 Non-Conforming Uses | 25 |

| | | |
|--|---|-----------|
| L. | § 613 General Controls and Limitations | 25 |
| 1. | § 614 New Construction | 26 |
| 2. | § 615 Rehabilitation and Retention of Properties | 26 |
| 3. | § 616 Buildings of Historic Significance | 26 |
| 4. | § 617 Cultural and Artistic Development | 26 |
| 5. | § 618.1 Limitation on the Number of Buildings | 26 |
| 6. | § 618.2 Number of Dwelling Units | 26 |
| 7. | § 619 Limitation on Type, Size and Height of Buildings | 26 |
| 8. | § 620 Open Spaces, Landscaping, Light, Air and Privacy | 27 |
| 9. | § 621 Signs | 27 |
| 10. | § 622 Utilities | 27 |
| 11. | § 623 Parking and Loading Facilities | 27 |
| 12. | § 624 Setbacks | 27 |
| 13. | § 625 Incompatible Uses | 28 |
| 14. | § 626 Non-discrimination and Non-Segregation | 28 |
| 15. | § 627 Employees and Trainees from the Community | 28 |
| 16. | § 628 Minor Variations | 28 |
| M. | § 629 Design for Development | 29 |
| N. | § 630 Building Permits | 29 |
| VII. | § 700 METHODS FOR FINANCING THE PROJECT | 29 |
| A. | § 701 General Description of the Proposed Financing Methods | 29 |
| B. | § 702 Tax Increments | 29 |
| VIII. | § 800 ACTIONS BY THE CITY | 31 |
| IX. | § 900 ADMINISTRATION AND ENFORCEMENT OF THIS AMENDED PLAN..... | 32 |
| X. | § 1000 DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS..... | 32 |
| XI. | § 1100 PROCEDURE FOR AMENDMENT..... | 33 |
| XII. | § 1200 PROJECT AREA COMMITTEE | 33 |
| | | |
| ATTACHMENT "A"..... Redevelopment Plan Map | | |
| ATTACHMENT "B"..... Legal Description of the Project Area | | |
| ATTACHMENT "C"..... Proposed Public Improvements and Facilities Projects | | |
| ATTACHMENT "D"..... Diagram Illustrating Limitations on Type, Size and Height of Buildings | | |
| ATTACHMENT "E"..... Diagram Illustrating Approximate Amount of Open Space | | |

AMENDED REDEVELOPMENT PLAN FOR THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT

I. § 100 INTRODUCTION

A. § 101 Project History

The Redevelopment Plan for the North Hollywood Redevelopment Project was approved and adopted by the Los Angeles City Council on February 21, 1979 by Ordinance No. 152,030. The Redevelopment Plan has been amended three times. The first amendment, adopted on November 18, 1980 by Ordinance No. 154,705, suspended the land use provisions of the Plan and directed that the underlying zoning be the land use control. The second amendment redefined residential, commercial and industrial land use categories, added a residential density bonus provision and clarified certain language of the Redevelopment Plan (Ordinance No. 157,440, February 2, 1983). The third amendment, adopted on the date and by the ordinance set forth on the front cover hereof, among other things, extends the time limit for eminent domain proceedings, removes the dollar limitation on tax increments, amends the time limit to establish tax allocation indebtedness and increases the existing bonded indebtedness limitation.

B. § 102 General

This is the Redevelopment Plan (the "Plan") for the North Hollywood Redevelopment Project in the City of Los Angeles (the "City"), County of Los Angeles, State of California. This Plan (§ 100 - § 1200) text, the Redevelopment Plan Map attached as Attachment "A", the Legal Description of the Project Area attached as Attachment "B", and the Proposed Public Improvements and Facilities Projects attached as Attachment "C" constitute the Redevelopment Plan for the North Hollywood Redevelopment Project. The Project is included in the Community Development Program of the City of Los Angeles, County of Los Angeles, State of California. This Redevelopment Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") pursuant to the Community Redevelopment Law of the State of California, (Health and Safety Code Section 33000 et seq.), the California Constitution, and all applicable laws and ordinances. The area covered by this Plan is The North Hollywood Project Area (the "Project Area"). The Project Area includes all properties within the Project boundaries shown on the Redevelopment Plan Map.

It is the intention of this Redevelopment Plan that the Agency comply with all applicable legal requirements in connection with the redevelopment of the Project Area pursuant to this Redevelopment Plan. In the event that compliance by the Agency with any provision of this Redevelopment Plan is prohibited by applicable law, as such applicable law may be interpreted and amended from time to time, the provisions of this Redevelopment Plan shall be superseded by such applicable law to the extent necessary to avoid any conflict between the provisions of this Redevelopment Plan and the provisions of applicable law. Where the Agency or the City Council has discretion to determine whether a provision of law should be made applicable to the Agency in connection with the redevelopment of the Project Area pursuant to this Redevelopment Plan, nothing in this Redevelopment Plan shall be construed to require the Agency or the City Council to make such provision of law so applicable.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Plan. This shall not be construed to limit the powers or duties of the Agency under the Redevelopment Law, which powers and duties shall be governed by the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

II. § 200 GENERAL DEFINITIONS

The following definitions will govern the construction of this Redevelopment Plan unless the context otherwise requires:

- A. "Plan" and "Redevelopment Plan" mean the Redevelopment Plan for the North Hollywood Redevelopment Project, as amended by this Third Amendment to The North Hollywood Redevelopment Plan (as previously amended on November 19, 1980 by Ordinance No. 154,705; and on February 2, 1983 by Ordinance No. 157,440).
- B. "Map" and "Redevelopment Plan Map" mean the Redevelopment Plan Map for the North Hollywood Redevelopment Project attached as Attachment "A".
- C. "Project Area" means the area included within the boundaries of the North Hollywood Redevelopment Project, as shown on the Redevelopment Plan Map.
- D. "Agency" means the Community Redevelopment Agency of the City of Los Angeles, California.
- E. "City" means the City of Los Angeles, California.
- F. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
- G. "County" means the County of Los Angeles, California.
- H. "State" means the State of California.
- I. "Person" means any individual, or any public or private entity.
- J. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 *et seq.*).
- K. "Project Area Committee" (hereinafter referred to as PAC) includes the City Council approved community advisory committee for the North Hollywood Redevelopment Project as specified in the Ordinance adopting the Third Amendment to the Redevelopment Plan.
- L. "Eminent domain" means the court ordered acquisition of property by the Agency pursuant to the Eminent Domain Law (Title 7 of Part III of the California Code of Civil Procedure, commencing with Section 1230.010).

- M. "Participant" means an owner, operator of a business or tenant of any real property within the Project Area that enters into a binding agreement with the Agency by which the owner, operator of a business or tenant agrees to rehabilitate, develop or use the property in conformance with this Redevelopment Plan and to be subject to the provisions hereof.
- N. "Participation" means the rehabilitation, development or use of property within the Project Area by a Participant pursuant to the Redevelopment Plan.
- O. "Project" means the North Hollywood Redevelopment Project.

Except for the terms defined above or any other specifically defined terms contained in this Plan, the definitions of general terms which are contained in the Redevelopment Law shall govern the construction of this Redevelopment Plan.

III. § 300 PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are illustrated on the Redevelopment Plan Map attached as Attachment "A", and are described in the Legal Description of the Project Area, attached as Attachment "B".

IV. § 400 REDEVELOPMENT PLAN GOALS

1. Encourage the involvement and participation of residents, business persons, and community organizations within the Project Area in a coordinated revitalization design to meet the diverse needs of the area.
2. The retention by means of rehabilitation of as many existing residences and businesses as possible.
3. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with this Redevelopment Plan and the Annual Work Program, and the Community Plan.
4. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Redevelopment Plan.
5. The preservation of historical monuments and buildings, where possible, through the maintenance and preservation of local property of historic significance.
6. To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and disabled groups of the community, maximizing the opportunity for individual choice.
7. To encourage the preservation and enhancement of the varied and distinctive residential character of the community and to preserve the stable single-family residential neighborhoods.
8. To promote the economic well being of North Hollywood through the encouragement of the revitalization of viable commercial areas.

9. To encourage the development of an industrial environment which positively relates to adjacent land uses.
10. To provide a basis for the location and programming of public service facilities and utilities including, but not limited to, libraries, senior citizen centers, child care facilities, youth centers, parks and recreation facilities, street lighting and to coordinate the phasing of public facilities with private development.
11. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.
12. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; to encourage the expansion and improvement of public transportation service in coordination with other public improvement projects.
13. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity.
14. To develop safeguards against noise, pollution and to enhance the quality of the residential/commercial community.
15. To coordinate the revitalization effort in North Hollywood with other public programs of the City of Los Angeles and the metropolitan area.
16. To promote and preserve the interest and well-being of all who live, work, own property, serve and do business within the Project Area.
17. To encourage the employment of low and moderate income Project Area residents.

V. § 500 PROPOSED REDEVELOPMENT ACTIONS

A. § 501 General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

- (1) Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- (2) Rehabilitation, development or construction of low and moderate income housing and market rate housing within the Project Area and the City;
- (3) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements;
- (4) Acquisition of real property;
- (5) Management of property under the ownership and control of the Agency;
- (6) Demolition or removal of buildings and improvements;
- (7) Disposition of property for uses in accordance with this Plan;

- (8) Providing for participation by owners and tenants of properties located in the Project Area by extending preferences to remain or relocate within the redevelopment area;
- (9) Relocation assistance to displaced Project Area occupants;
- (10) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and,
- (11) The Agency shall take all reasonable steps to allow persons who are owners of property or businesses in the Project Area to redevelop their property or business in the Project Area in conformance to this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, except as expressly limited by this Plan.

B. § 502 Property Acquisition

1. § 503 Acquisition of Real Property

The Agency, consistent with the goals of the work program developed in consultation with the PAC and approved by the Agency, is authorized to acquire, by any means authorized by law, any real property located within the Project Area for one or more of the following purposes:

- (1) to remove a substandard structure requiring clearance as demonstrated by a structural inspection of the property.
- (2) to provide land for needed public facilities, including among others, rights of way, schools, public safety facilities, protective services, community centers, and recreational facilities;
- (3) to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities;
- (4) to effect a change in the land use as provided for this Plan.

The Agency shall not acquire real property on which an existing building is to remain on its present site and in its present form and use without the consent of its owner, unless:

- (1) such building requires structural alterations, improvement, modernization, or rehabilitation; or
- (2) the site or lot on which the building is situated requires modification in size, shape, or use; or

- (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in this Plan by executing a participation agreement.

During the site selection process for new development, several factors shall be taken into consideration, including but not limited to:

- (1) Conformance with this Redevelopment Plan;
- (2) Suitability of the site with the proposed development;
- (3) Locations for new development that are appropriate and where the owners of such property express an interest in promoting development;
- (4) PAC review and recommendations, and inclusion in the work program;
- (5) Agency Board and City Council concurrence; and
- (6) Relocation needs and associated costs;

The Agency shall not acquire real property if the owner complies with the participation agreement that the owner and the Agency agreed upon. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located, with the owner's consent. The Agency is also authorized to acquire any interest in real property less than a fee simple including but not limited to leasehold interests, deeds of trust and easements.

It is in the public interest for the power of eminent domain to be employed by the Agency, on a limited basis, to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Redevelopment Plan.

However, it is not the intent of this Redevelopment Plan to provide for the acquisition of single family residential structures and/or the real property on which such structure is located when such structure and/or such real property contribute to a sound residential environment. Therefore, in residentially designated areas of this Project, no eminent domain shall be available for the acquisition of single family residential structures and/or the real property on which such structure is located when such structures and/or such real property are in good condition and conform to the Planning and Zoning Code of the City.

The Agency shall make every reasonable effort to acquire real property by negotiation.

Real property shall be appraised before the initiation of negotiations and the owner or his designated representative, shall be given the opportunity to accompany the appraiser(s) during the inspection of the property.

Each property to be acquired shall be appraised independently by two professional appraisers, who shall be selected from appraisers in private practice.

Before the initiation of negotiations for real property, the Agency shall establish an amount which it believes to be just compensation therefore, and shall make a prompt offer to acquire the property for the full amount so established. In no event shall such amount be less than the Agency's determination of the fair market value of such property based on such appraisals. The Agency shall provide the owner of real property to be acquired with a written statement of, and summary of the basis for the amount it established as just compensation.

The Agency shall not take any action coercive in nature (including but not limited to advancing the time of condemnation, delaying negotiations, delaying condemnation proceedings or delaying the deposit of funds in court for the use of the owner) in order to compel an agreement on the price to be paid for the property.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Third Amendment to the Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan, in accordance with State law.

2. § 504 Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary and with the owner's consent, in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

C. § 505 Participation by Owners and Tenants

1. § 506 Opportunities for Owner and Tenant Participation

Persons who reside in the Project Area shall be given the opportunity to retain or obtain on a preferential basis over non-residents (1) any dwelling unit, (2) any substandard dwelling unit capable of being rehabilitated, or (3) any land or parcel in the Project Area to be rehabilitated or developed in conformance with this Redevelopment Plan.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area, to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by this Plan. The Agency shall also extend similar preferences to other owners and tenants including but not limited to homeowners and landlords in the Project Area if they otherwise meet the requirements prescribed by this Plan. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and/or develop real property in the Project Area.

The Agency shall permit persons who are owners of real property in the Project Area to be given the opportunity to participate in the redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by land lease, by acquiring adjacent or other properties from the Agency and by purchasing other properties in the Project Area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by considering of such factors as: length of time in the area; accommodation of as many participants as possible; ability to perform; similar land use to similar land use; conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation is desired in the redevelopment of the Project Area by as many owners and tenants as possible. Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with this Plan; reduction in the total number of individual parcels in the Project Area; and assembly and development of areas for public and/or private development in accordance with this Plan.

2. § 507 Rules for Participation Opportunities

In order to provide an opportunity for owners and tenants to participate in the growth and development of the Project Area, the Agency, in consultation with the PAC, has formulated and adopted rules for owner and tenant participation.

3. § 508 Participation Agreements

Each person desiring to become a participant must be willing to enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event an owner-participant fails or refuses to rehabilitate or develop his/her real property pursuant to this Plan and a participation agreement as defined herein, the real property or any interest herein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area. "Prevailing Wages" shall not be required on any project or any portion of a project within the Project Area, that is not funded by tax increment or Agency funds. No private party who is undertaking any construction, demolition, or rehabilitation on his property without Agency participation or funding can be required by the Agency to accomplish said undertaking with "prevailing wages."

4. § 509 Certificates of Conformance

- (a) The Agency is authorized to issue Certificates of Conformance upon written request by the property owner for real property within the Project Area, including the improvements located thereon, that conforms to the land use provisions contained in Sections 600 to 630 of this Redevelopment Plan. If the property conforms with land use requirements, is in good repair, and complies with any previously approved Design for Development, the Agency Board of Commissioners, may approve issuance of a Certificate of Conformance
- (b) Such Certificate of Conformance may be recordable by the owners in the chain of title of the property in order to benefit all subsequent owners of and tenants at the property.
- (c) Any property which is the subject of a Certificate of Conformance shall not be subject to eminent domain by the Agency, unless this Redevelopment Plan is thereafter amended to expressly make the property subject to acquisition by eminent domain so long as the property remains in conformance with this Redevelopment Plan or applicable zoning requirement.
- (d) The Agency Administrator or designee shall review all applications for a Certificate of Conformance within 60 days of its submission, and make a recommendation to the Agency Board of Commissioners regarding the property's eligibility for a Certificate of Conformance within 120 days of submission of the application. The Agency Board shall approve or deny such applications within 30 days of the Agency Administrator's recommendation.
- (e) First priority in considering such applications shall be given to properties which are single family residences located within a portion of the Project Area designated by this Redevelopment Plan for residential use.

D. § 510 Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subjected to Agency approval.

The Agency will encourage the development of community facilities such as child care centers, libraries, schools, theaters, parks and recreation outlets as required to meet community needs.

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside of the Project Area) to the extent permitted by law and in consultation with the PAC.

E. § 511 Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

The Agency shall maintain all property that it acquires for future rehabilitation in a safe and sanitary condition.

The Agency may, but is not required, in any year which it owns property in the Project Area, pay from tax increments actually received by the Agency from the Project Area directly to all taxing agencies involved an amount that would have been received by each taxing agency had the property not been exempted by virtue of Agency ownership.

F. § 512 Relocation of Persons Displaced by Agency Action

1. § 513 Eligibility and Assistance

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons and business concerns in finding new locations which are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Project displacees shall be provided a priority for occupancy in housing with the Agency has facilitated.

As established by State statute there is a Relocation Appeals Board (the "Board") relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with State statutes pertaining to relocation, federal regulations, where applicable, and the requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

2. § 514 Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260, *et seq.*), the guidelines of the California Department of Housing

and Community Development promulgated pursuant thereto, and the Agency rules and regulations adopted pursuant thereto.

3. § 515 Displacement of Persons or Families of Low and Moderate Income

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. The Agency shall not displace such person or family until such housing units are available and ready for occupancy, nor prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Redevelopment Law. If insufficient suitable housing units are available in the City for use by the persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Project Area. Permanent housing facilities shall be made available within three years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

4. § 516 Priorities for Low and Moderate Income Displacees

Whenever all or any portion of the Project Area is developed with low- or moderate income dwelling units, the Agency shall require by contract, or other appropriate means, that such dwelling units shall be made available for rent or purchase to the persons and families of low or moderate income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such dwelling units; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such dwelling units have been developed.

5. § 517 Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan that complies with applicable law.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

G. § 518 Demolition, Clearance, Public Improvements, and Site Preparation

1. § 519 Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area owned by the Agency or with the consent of the property owner as necessary to carry out the purposes of this Plan. Dwelling units housing persons and families of low and moderate income shall not be removed or destroyed prior to the adoption of a Replacement Housing Plan pursuant to Community Redevelopment Law.

2. § 520 Public Improvements, Public Facilities and Public Utilities

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such improvements, facilities, and utilities include, but are not limited to schools, child care centers, senior citizens centers, libraries, library improvements, courthouses, subway stations, bus stations, police stations, fire stations, water and power distribution centers, public health centers, mental health centers, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas as set forth in Attachment "C", Proposed Public Improvements and Facilities Projects, which is incorporated herein by this reference. All new utilities shall be installed underground where feasible.

Prior consent of the City Council is required for the Agency to develop sites for industrial or commercial use by providing such improvements which an owner or operator of the site would otherwise be obliged to provide.

3. § 521 Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area, owned by the Agency or with the consent of the property owner. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

H. § 522 Rehabilitation, Conservation and Moving of Structures by the Agency

1. § 523 Rehabilitation and Conservation

It shall be the purpose of this Plan to allow for the retention of as many existing residences, industries, businesses, and other facilities as possible and to add to the economic life of these facilities by a program of voluntary participation in their conservation and rehabilitation. The Agency, in consultation with the PAC, is authorized to conduct a program of assistance to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of City codes and/or Property Rehabilitation Standards as may be adopted by the Agency in consultation with the Project Area Committee;
- c. The rehabilitation must not conflict with the expansion of public improvements, facilities and utilities;
- d. Rehabilitation must not conflict with the assembly and development of land in accordance with this Plan.

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings and structures in the Project Area. The Agency shall have no authority to exercise its powers under this Section unless the Agency owns the property or the consent of the owner or owners of the property involved has been obtained. The Agency is authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance. The Agency is also authorized to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area.

2. § 524 Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building which can be rehabilitated to a location within or outside the Project Area with the owner's consent.

I. § 525 Property Disposition and Development

1. § 526 Real Property Disposition and Development

a. § 527 General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest the Agency may have in real property. To the extent and in the manner permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall be not less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the

Agency without charge to the City and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of Section 33444.6 of the Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Project Area to be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market. The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. § 528 Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition to and development by owner and tenant participants on a preference basis over other persons who are not owners or tenants in the Project Area.

c. § 529 Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County. The duration of such safeguards shall not exceed the term of the Plan, except as to conditions required by other applicable law or lawful act of the City Council.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land,

rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, sex, age, disability, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Redevelopment Project shall contain the nondiscrimination clauses required by law.

d. § 530 Development

To the extent now or hereafter permitted by law, the Agency with the opportunity for prior review by the Project Area Committee is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or public entity, provided that such building, facility, structure or other improvement would be of benefit to the Project Area. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) to the extent permitted by law.

The Agency may pay for, install or construct the following facilities, and may acquire or pay for the land acquired, therefore, including but not limited to:

1. Streets
2. Curbs
3. Gutters
4. Sidewalks
5. Landscaping
6. Open Space
7. Street Furniture
8. Site improvements for new development, including foundations and parking structures
9. Utilities
10. Street Lighting
11. Public Buildings

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed and that development in the Project Area is proceeding in accordance with development documents and time schedules.

With regard to the development plans where the Agency is assisting financially, said development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All such development must conform to this Plan and all applicable Federal, State and local laws. The Project Area Committee shall be given the opportunity to review and provide recommendations, prior to action by the Agency, on architectural plans and concepts for such new developments and zone changes.

2. § 531 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that was acquired by the Agency.

J. § 532 Provision for Low and Moderate Income Housing

1. § 533 Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of very low, low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the duly authorized housing authority operating in the City of Los Angeles and may otherwise cooperate with the housing authority in carrying out the provisions of Section 532 herein.

2. § 534 Replacement Housing

Except as otherwise provided by law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, within the Project Area or territorial jurisdiction of the Agency, in accordance with all of the provisions of the Community Redevelopment Law.

3. § 535 Increase, Improve and Preserve the Supply

Except as otherwise provided by law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law for the project and Section 702 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of

the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one of the findings permitted by Section 33334.2 is made annually by resolution.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- (1) Acquire real property or building sites, subject to the provisions of Section 33334.16 of the Community Redevelopment Law.
- (2) Improve real property or building sites with onsite or offsite improvements, but only if the improvements directly and specifically improve or increase the community's supply of low- or moderate- income housing or the improvements are necessary to eliminate a specific condition that jeopardizes the health and safety of existing low and moderate income residents.
- (3) Donate real property to private or public persons or entities.
- (4) Finance insurance premiums pursuant to Section 33136 of the Community Redevelopment Law.
- (5) Construct buildings or structures.
- (6) Acquire buildings or structures.
- (7) Rehabilitate buildings or structures.
- (8) Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the Health and Safety code, lower income households, as defined by Section 50079.5 of the Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.
- (9) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.
- (10) Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency shall require as a condition of any assistance to be made available to multiple family dwelling unit buildings, that a management plan be submitted for Agency approval to assure compliance on an on-going basis with appropriate standards of maintenance and operation.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 534 above. These funds may be used inside or

outside the Project Area provided however, that such funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

4. § 536 New or Rehabilitated Dwelling Units Developed Within Project Area

To the extent and in the manner provided by the Redevelopment Law: (1) at least 30 percent of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and, of such 30 percent, not less than 50 percent thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least 15 percent of all new and rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and, of such 15 percent, not less than 40 percent thereof shall be available at affordable housing cost to very low-income households. The requirements set forth in this Section shall apply independently of the requirements of Section 536, Replacement Housing and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Section 534 and 535 remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in Section 900 of this Plan, except to the extent a longer period of time may be required by other provisions of law.

Notwithstanding the requirements of the preceding two paragraphs, for so long as permitted or authorized by applicable law, the following provisions shall apply:

1. The requirements of subdivision (1) of the first paragraph of this Section 536 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of subdivisions (1) and (2) of the first paragraph of this Section 536, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(iii) to (v), inclusive, and Sections 33413(b)(2) (B) and (C), as applicable, of the Redevelopment Law.
3. To satisfy the provisions of Section 536, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.

4. The requirements of subdivision (2) of the first paragraph of this Section 536 shall only apply to dwelling units under the jurisdiction of the Agency.

The requirements of this section shall not be applied nor imposed upon a private entity or developer whose proposed land use is consistent with all applicable land use and zoning codes that are applied throughout the City of Los Angeles, irrespective of redevelopment project areas, and who does not receive any Agency assistance on this specific development.

5. § 537 Duration of Dwelling Unit Availability and Agency Monitoring

Except as otherwise required by law, the Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 534 and 536 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period set forth in Section 1000 for the duration of this Plan's land use controls.

The Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the provisions of the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

VI. § 600 LAND USE PERMITTED IN THE PROJECT AREA

No real property in the Project Area shall be developed, rehabilitated or otherwise changed after the date of the adoption of the Redevelopment Plan, except in conformance with the provisions of this Plan, **the Los Angeles Municipal Code and other applicable laws.**

A. § 601 Redevelopment Plan Map

The Redevelopment Plan Map attached hereto as Attachment "A" and incorporated herein illustrates the location of the Project boundaries, the immediately adjacent streets, the proposed public rights-of-way and the proposed land uses to be permitted in the Project Area for all public, semi-public and private land.

B. § 602 Residential

Subject to applicable State and City laws and regulations, areas shown on the Map as Residential shall be maintained, developed or used for single or multi-family housing at or below the housing densities indicated. It should be noted that the densities described in this section do not prohibit future development of single-family detached housing.

It is the goal of this Plan to maximize the opportunity for housing choices. Therefore, this Plan designates five residential categories in the Project Area which permit a variety of

housing choices in order to: encourage the preservation and enhancement of the varied and distinctive residential character of the community; preserve the stable single-family residential neighborhoods; and provide multiple-family dwelling units. All new housing shall be developed in accordance with the densities indicated below:

| | |
|---------------|-------------------------------|
| Low: | Up to 7 units per gross acre |
| Low Medium 1: | Up to 12 units per gross acre |
| Low Medium 2: | Up to 24 units per gross acre |
| Medium: | Up to 40 units per gross acre |
| High Medium: | Up to 60 units per gross acre |

1. § 602.1 Residential Density Bonus

Subject to applicable State and City laws and regulations regarding density bonuses, in order to promote revitalization and improvement of residential properties, the Agency may, for developments which are subject to development or participation agreements between the Agency and the owner and/or developer, authorize new housing to be developed with more dwelling units per acre than otherwise permitted by Section 602 to achieve greater flexibility in housing design and well-planned neighborhoods offering variety in housing and environment to all socio-economic groups and to provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the owner/developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided for in the density limitations of Section 602 shall be known as bonus units. The owner and/or developer shall obtain all of the applicable City approvals as may be necessary.

Accordingly, the Agency, in consultation with the PAC, may authorize and approve bonus units provided that:

- a. No parcel shall be developed at a residential density which exceeds by more than 25% the density limitations for that parcel as set forth in Section 602.
- b. The total number of dwelling units permitted in areas designated as Residential or Commercial in the Project Area shall not exceed a combined total of 15,000 and the Agency shall not authorize and approve more than 1,500 bonus units.
- c. The Agency shall review the proposed development to ensure that the units have adequate floor area and living spaces in order to avoid excessively dense development.
- d. The Agency shall impose such other conditions as are necessary to ensure that all developments will contribute to a desirable residential environment including adequate open space and long-term neighborhood stability.
- e. Density bonus units shall not be authorized or approved in residential areas with a "Low" designation.

- f. Primary consideration shall be given to providing bonus units in areas served by transit facilities.
- g. In no case shall this provision preclude residentially designated property from being developed to the density permitted in Section 602.

2. § 602.2 Commercial Uses Within Residential Areas

Subject to Agency approval of a development or participation agreement, the Agency, in consultation with the PAC, may permit new commercial uses in residentially designated areas in the following instances:

- a. The commercial use is to be located within and primarily serve a new residential development. Such commercial uses shall be justified in terms of need based on development population characteristics and the proximity of similar uses and shall be limited to convenience shops such as: laundry/dry cleaners, pharmacies, offices and other related and appropriately scaled retail or community uses.
- b. The commercial use is on a parcel of land which is located partially within a commercial designated area and which has been a legally recorded parcel prior to the adoption of Section 602.2.
- c. Commercial uses in residential areas shall be permitted in connection with residential, industrial or artcraft use pursuant to the City Council adopted Commercial and Artcraft District Ordinance.

Conditions for approving commercial uses in residentially designated areas shall include the following: the commercial uses shall not be contrary to the goals of this Plan; the commercial development shall contribute to the long-term growth and stability of the residential areas; and that the commercial development, as well as the residential development, shall meet all design and location criteria specified by the Agency.

C. § 603 Commercial

Areas designated on the Map as Commercial shall be maintained, developed or used for Neighborhood Commercial, Community Commercial or Commercial Manufacturing uses as indicated.

Neighborhood Commercial uses shall conform with the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

- 1. Promote community revitalization.
- 2. Conform with the goals and objectives of this Plan.
- 3. Be compatible with the adjacent uses and the neighborhood.
- 4. Be neighborhood oriented uses.

5. Include but not be limited to office uses, institutional uses or retail or service businesses and include such uses as laundry/dry cleaners, pharmacies, offices, banks, clubs, churches, schools, theaters, parking, parking structures and parks.

Community Commercial Uses shall include Neighborhood Commercial uses and highway oriented commercial uses and shall conform with the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Be community and/or regional oriented.
5. Include but not be limited to office uses, institutional uses or retail or service businesses such as hotels, motels, and recreational uses.
6. Limited ancillary manufacturing or assembly is permitted when goods produced are sold at retail on premises and not more than five (5) persons are engaged in manufacturing.

Commercial Manufacturing uses shall include Neighborhood Commercial and Community Commercial uses and shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Include but not be limited to uses such as electronic assembly, jewelry manufacturing, baking, motion picture related uses and other related and compatible uses.

D. § 604 Residential Uses Within Commercial Areas

Subject to Agency approval of development or participation agreements, the Agency may permit the development of new residential uses within Commercial areas. The conditions for approving such a development shall be that the residential development, as well as all commercial development, meet all design and location criteria specified by the Agency in consultation with the PAC.

Residential uses in commercial areas shall be permitted in connection with commercial, industrial or artcraft use pursuant to the City Council adopted Commercial and Artcraft District Ordinance.

E. § 605 Industrial

Areas designated on the Map as Industrial shall be maintained, developed and used for Limited Industrial or Light Industrial uses as indicated. Such uses shall be of a low noise and non-noxious nature and conform with the goals and objectives of this Plan and promote community revitalization.

§ 605.1 Limited Industrial Uses

Limited Industrial uses shall conform with the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Include but not be limited to, machine and woodworking shops, electronic instrument and electrical appliance manufacturing, pharmaceuticals manufacturing, motion picture production, and other related and compatible uses.

§ 605.2 Light Industrial Uses

Light Industrial uses shall include Limited Industrial uses and shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with the adjacent uses and the neighborhood.
4. Include but not be limited to cold processing metal working and forming, electrical equipment manufacturing, furniture manufacturing, enameling, blending of non-noxious compounds and open storage.

F. § 605.3 Commercial Uses Within Industrial Areas

Subject to Agency approval of a development or participation agreement, the Agency may but is not required to permit the development of new commercial uses within industrial areas, after consultation with the PAC. The commercial uses shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with and appropriate for the industrial uses in the area.

4. Meet design and location criteria required by the Agency

Commercial and residential uses in industrial areas shall be permitted in connection with commercial, residential or aircraft use pursuant to the City Council adopted Commercial and Aircraft District Ordinance.

G. § 606 Open Space

Areas designated on the Redevelopment Map as Open Space shall be maintained for use as Open Space and shall conform to the City's General Plan.

H. § 607 General Plan Changes

The land uses designated in the attached Redevelopment Plan Map and authorized under the terms of this Redevelopment Plan are intended to be consistent with the City's General Plan as of the date of adoption of the Third Amendment to this Redevelopment Plan. Notwithstanding any provision in this Redevelopment Plan to the contrary, if and when the City's General Plan is amended so as to change the land uses permitted within the Project Area, the land uses specified for the Project Area in the City's General Plan as so amended shall supersede the land use designations in the attached Redevelopment Plan Map and all of the other land use provisions of this Redevelopment Plan, to the extent that such Redevelopment Plan land use designations and provisions are inconsistent with the City's General Plan as so amended.

I. § 608 Public and Quasi-Public Uses Throughout the Project Area

1. § 609 Public Street Layout, Rights of Way and Easements

The public rights-of-way and principal streets proposed for the Project Area are illustrated on the Map.

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project Area as needed for proper development and circulation.

Any such proposal shall be submitted to the PAC for its review prior to final action by the Agency.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. § 610 Other Public and Quasi-Public Uses

In any appropriate zoned portion of the Project Area, the Agency in consultation with the PAC is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions

of this Plan applicable to the uses in the specific area involved. The Agency, in consultation with the PAC, may impose such other reasonable restrictions upon such uses as are necessary to protect the development and the use of the Project Area.

J. § 611 Interim Use

Pending the ultimate development of land by developers and/or participants, the Agency in consultation with the PAC is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan.

K. § 612 Non-Conforming Uses

The Agency is authorized to permit an existing use to continue, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for such existing uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding and Project Area uses and development.

So long as there is conformance with the Redevelopment Plan land use standards, no Agency approval whatsoever shall be required for, and the Agency shall exercise no jurisdiction over, the repair, remodel, modification, alteration, addition, rehabilitation, structure, relocation, demolition, or new construction on property in the Project Area, undertaken by an owner on his own property unless the property is the subject of a development or participation agreement between the Agency and the property owner. Nothing in this section shall limit, alter or amend in any way the authority of the Agency to acquire real property within the Project Area by any means authorized by law as set forth in Section 503 hereinabove.

"Conformance with the provisions of the Redevelopment Plan land use standards" as used in this Section 612 shall mean development of a parcel of property with the land use designated for that parcel of property on the Redevelopment Plan Map. These provisions of Section 612 shall remain in effect for the entire duration of the Redevelopment Project.

L. § 613 General Controls and Limitations

No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of the Redevelopment Plan. All real property in the Project Area, which is or shall be the subject of an owner participation or development agreement, is hereby made subject to the controls and requirements of this Plan.

The existing residential use of real property which was zoned Residential by the City of Los Angeles at the time of the adoption of the original Redevelopment Plan in 1979 and which is designated for commercial use under this Redevelopment Plan, shall be deemed to conform to the land use designation provisions of this Redevelopment Plan.

1. § 614 New Construction

All construction and development shall conform to all applicable state laws and City ordinances and regulations and shall be subject to review and approval by regulatory governmental bodies as required by law.

2. § 615 Rehabilitation and Retention of Properties

Property Rehabilitation Standards for rehabilitation of existing building and site improvements which are subject to an owner participation agreement, have been established by the Agency in consultation with the PAC. Any existing structure within the Project Area shall only be repaired, altered, reconstructed, or rehabilitated in such a manner that it will conform to all applicable laws and Rehabilitation Standards.

3. § 616 Buildings of Cultural or Historical Significance

Subject to the approval of the property owner, for any building identified as having cultural or historical significance by the Cultural Heritage Board of the City of Los Angeles, the Agency shall give special consideration to the extent practical, to the protection of said structure through preservation, rehabilitation, or moving to a new location.

4. § 617 Cultural and Artistic Development

It shall be the policy of this Redevelopment Plan to be in conformance with the Public Art Policy of the Agency, adopted by the Agency Board and approved by the City Council, as it may be amended from time to time.

It shall also be the policy of this Redevelopment Plan to encourage and support the development of cultural and arts facilities and public art within the Project Area. Toward this objective, not less than one percent (1%) of all taxes received by the Agency pursuant to Section 702 of this Plan shall be used for the provision of cultural and arts facilities and public art within the Project Area.

5. § 618.1 Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed 5,800.

6. § 618.2 Number of Dwelling Units

At such time as the Project Area is fully redeveloped, approximately 15,000 dwelling units will be permitted within the Project Area.

7. § 619 Limitation on Type, Size and Height of Buildings

Except as may be set forth in other Sections of this Plan, the type, size, and heights of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations, and as generally diagrammed in Attachment "D" attached hereto and incorporated herein by this reference.

8. § 620 Open Spaces, Landscaping, Light, Air and Privacy

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air, and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material. The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way. The public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Attachment "E" attached hereto and incorporated herein by the reference.

9. § 621 Signs

All signs shall conform to City sign standards as they now exist or are hereafter legislated, and also conform to any sign design standards which are adopted by the Agency for the Project Area after consultation with the PAC.

10. § 622 Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

11. § 623 Parking and Loading Facilities

Parking shall be provided in accordance with existing parking requirements of the City of Los Angeles in a manner consistent with current standards, but in no case shall parking be less than the requirements of the Los Angeles Municipal Code. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces and facilities visible from streets shall be screened and/or landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities for commercial and industrial uses shall be located in a manner to avoid interference with public use of sidewalks and in conformance with the Los Angeles Municipal Code.

In developments subject to development or participation agreements, off-street loading facilities must also be screened by landscaping or suitable equivalent to the extent and in the manner required by the Agency.

12. § 624 Setbacks

All setback areas shall be landscaped or suitable equivalent and maintained by the owner. Any portion necessary for access shall be paved. The Agency may establish setback requirements for new development within the Project Area in developments subject to development or participation agreements.

13. § 625 Incompatible Uses

No new use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

14. § 626 Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, age, national origin, disability or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

15. § 627 Employees and Trainees from the Community

It is the intent of this Plan to preserve the area's existing employment base and revitalize the local commercial economy. Accordingly, residents of the Project Area shall be provided reasonable preferences in any new employment created as a result of the redevelopment work generated through Agency assistance. Also, to the greatest extent feasible, contracts for work to be performed in connection therewith shall be awarded to business concerns which are located in or owned in substantial part by persons residing in the Project Area.

The Agency may assist public agencies or private non-profit corporations to establish and maintain a small business incubator. In connection with this Section, the Agency may for purposes of redevelopment provide loan guarantees for small business located in the Project Area.

16. § 628 Minor Variations

Under exceptional circumstances, the Agency, in consultation with the PAC, is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan and Zoning Code of the City.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure

compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

M. § 629 Design for Development

Subject to applicable State and City laws and regulations regarding Design for Development and within the limits, restrictions, and controls established in this Plan, the Agency in consultation with the PAC is authorized to establish floor area ratios, heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

N. § 630 Building Permits

No permit approval shall be withheld by the Agency if the project applied for is in conformance with the redevelopment plan and any Design for Development adopted.

VII. § 700 METHODS FOR FINANCING THE PROJECT

A. § 701 General Description of the Proposed Financing Methods

The Agency is authorized to finance the Project with financial assistance from the City, State and federal government of the United States of America, property tax increments, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, sale of Agency-owned property and/or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans, grants, and in-kind assistance.

As available, funds from the City's capital improvement program derived from gas tax funds from the State and County may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 702 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

B. § 702 Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Los Angeles, City of Los Angeles, any district,

or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of Ordinance No. 152,030 shall be allocated to and when collected to respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of Ordinance No. 152,030 but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of Ordinance No. 152,030 shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and
2. Except as provided in paragraph 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in paragraph (1) hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision (3) shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.
4. The portion of taxes mentioned in paragraph (2) above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.
5. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to,

or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Redevelopment Project.

6. The portion of taxes divided and allocated to the Agency pursuant to paragraph (2) of this Section shall not exceed a cumulative total of \$535,600,000 except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and 2) any funds required to be deposited in the Low and Moderate Income Housing Fund pursuant to Sections 33334.2 and 33334.3 of the Community Redevelopment Law as a result of the allocation to the Agency of tax increment revenue which is paid to taxing agencies as described in 1).
7. No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred on or after January 1, 2014. Such time limitation may be extended only by amendment of this Redevelopment Plan as may be permitted by law. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit.

This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. No indebtedness to finance, in whole or in part, the Project and which is to be repaid from the division and allocation of taxes to the Agency shall be repaid with such taxes beyond a period of 10 years after the termination date of this Plan.

8. The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes pursuant to paragraph (2) above which can be outstanding at any one time shall not exceed \$185,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law, and any funds required to be deposited in the Low and Moderate Income Housing Fund Pursuant to Sections 33334.2 and 33334.3 of the Community Redevelopment Law.

VIII. § 800 ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys and other public rights-of-way, and for other

necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

- B. Institution and completion of proceedings necessary for changes and improvements of publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- E. The undertaking and completing of any other proceedings necessary to carry out the Project.

IX. § 900 ADMINISTRATION AND ENFORCEMENT OF THIS AMENDED PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

X. § 1000 DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective until February 21, 2019.

This section shall not be applied to limit allocation of taxes to an agency to the extent required to eliminate project deficits created under subdivision (e) of Health & Safety Code Section 33320.5, subdivision (g) of Health & Safety Code Section 33334.6, or subdivision (d) of Section 33487, in accordance with the plan adopted pursuant thereto for the purpose of eliminating the deficits or to implement a replacement housing program pursuant to Health & Safety Code Section 33413. In the event of a conflict between these limitations and the obligations under Health & Safety Code Section 33334.6 or to implement a replacement housing program pursuant to Health & Safety Code Section 33413,, the legislative body shall section to modify the limitations to the extent necessary to permit compliance with the plan adopted pursuant to subdivision (g) of Health & Safety Code Section 33334.6 and to allow full expenditures of moneys in the agency's Low and Moderate Income Housing Fund in accordance with Health & Safety Code Section 33334.3 or to permit implementation of the replacement housing program pursuant to Health & Safety Code Section 33413.

This section shall not be construed to affect the validity of any bond, indebtedness, or other obligation, including any mitigation agreement entered into pursuant to Health & Safety Code Section 334401, authorized by the legislative body, or the agency pursuant to this part, prior to January 1, 1994. Nor shall this section be construed to affect the right of an agency to receive property taxes, pursuant to Health & Safety Code Section 33670, to pay the indebtedness or other obligation.

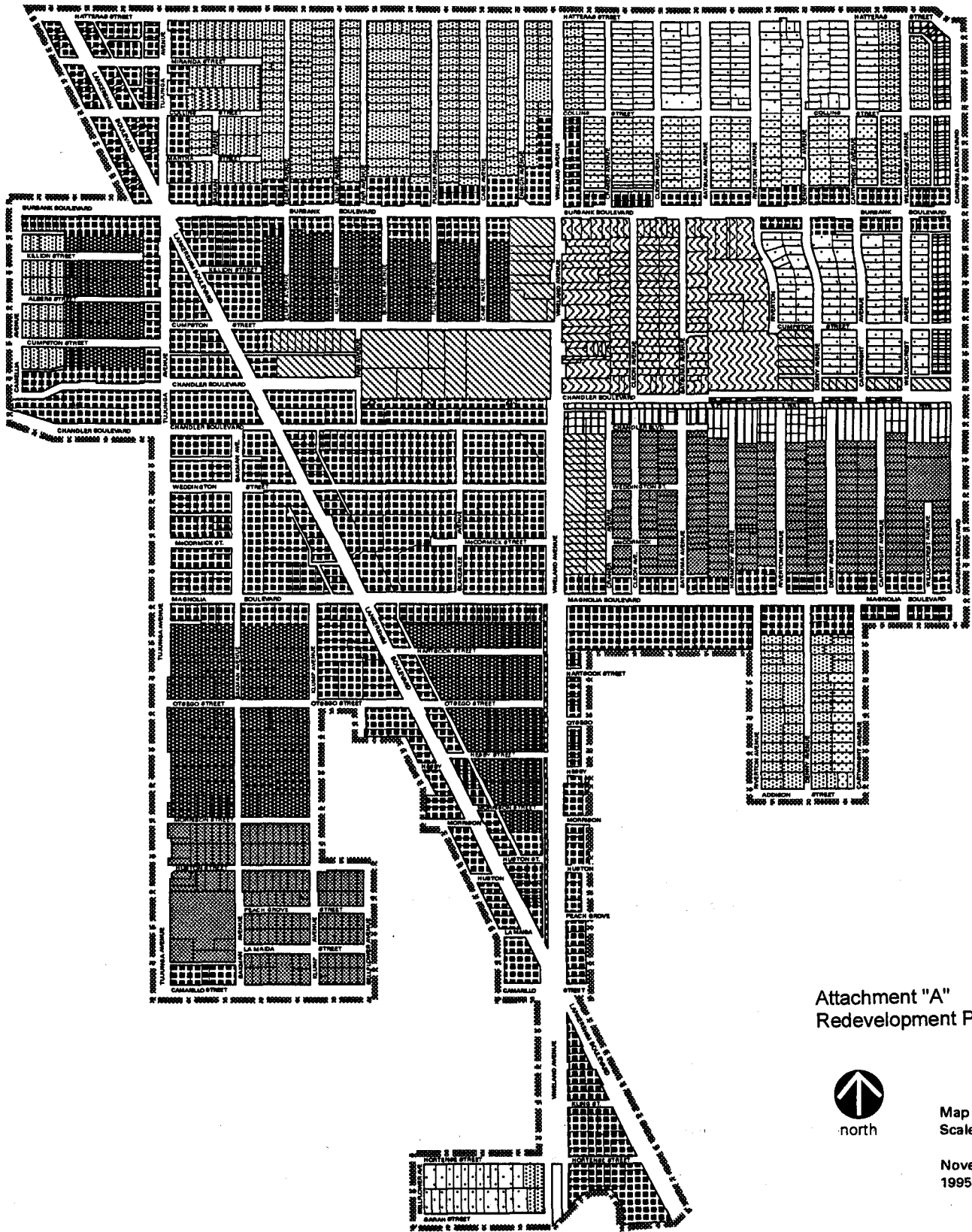
XI. § 1100 PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established by Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

XII. § 1200 PROJECT AREA COMMITTEE

The PAC shall exist in conformance with the California Redevelopment Law, Health and Safety Code Sections 33385-33388 and the Ordinance adopting this Redevelopment Plan.

* * *



Attachment "A"
Redevelopment Plan Map



Map Not To
Scale

November
1995

Redevelopment Plan Map

| RESIDENTIAL | | COMMERCIAL | INDUSTRIAL | OPEN SPACE |
|--|---|---------------------------------|----------------|-------------------|
| Low Max 7 Units/Gross Acre | Medium Max 40 Units/Gross Acre | Neighborhood | Limited | Open Space |
| Low Medium 1 Max 12 Units/Gross Acre | High Medium Max 60 Units/Gross Acre | Community | Light | |
| Low Medium 2 Max 24 Units/Gross Acre | | Commercial Manufacturing | | |

NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA
NOVEMBER 1995

LEGAL DESCRIPTION

The legal description of the boundaries of the project area is as follows:

That certain area within the North Hollywood neighborhood in the City of Los Angeles, County of Los Angeles, State of California, within the following described boundaries:

Beginning at the Southeast corner of Lot 14, Tract No. 9121, as per map recorded in Book 151, Pages 2 and 3 of Maps, records of said county, said point being the intersection of the northerly line of Hatteras street with the southwesterly line of the 20 foot wide alley lying southwesterly of Lankershim Boulevard, said point also being the northwest corner of the Project area; thence,

North 88°54' East, along the easterly prolongation of the southerly line of said Lot 14, and the southerly line of Lot 15 of said Tract No. 9121, a distance of 101.80 feet to the easterly terminus of that course in the southerly line of said Lot 15; thence,

South 89°40'02" East, crossing Lankershim Boulevard, a distance of 134.70 feet to the southwest corner of Lot 57 of Tract No. 6410, as per map recorded in Book 66 Page 86 of Maps, records of said county; thence,

Easterly along the southerly line of Lot 57 and Lots 70 to 77 inclusive of said Tract No. 6410, being also the northerly line of Hatteras Street, 55 feet wide to the southeast corner of said Lot 70; thence,

Continuing easterly along the prolongation of said last mentioned southerly line (crossing Tujunga Avenue) to the southwest corner of Lot 128 of Tract No. 5881, as per map recorded in Book 61 Page 33 of Maps, records of said county; thence,

Easterly along the southerly line of said Lot 128, and the southerly line of Lots 151 to 172 inclusive of said Tract No. 5881, said line also being the northerly line of Hatteras Street, to the southeast corner of said Lot 151; thence,

Northerly along the easterly line of said Lot 151, and along the west line of Fair Avenue, a distance of 5 feet to an intersection with the westerly prolongation of the northerly line of Hatteras Street, as shown on the map of Tract No. 10092, as per map recorded in Book 141, Pages 71 and 72 of Maps, records of said county; thence,

Easterly along said northerly line of Hatteras Street and its prolongations, (crossing Fair Avenue, Fulcher Avenue, Vineland Avenue, Craner Avenue, Cleon Avenue, Satsuma Avenue, Riverton Avenue, Denny Avenue, Cartwright Avenue and the alleys), as shown on the map of said Tract No. 10092 and the map of Tract No. 9854 as per map recorded in Book 141 Pages 97 to 100 inclusive of Maps, records of said county, to the southwest corner of Lot 9, Block 15 of said Tract No. 9854; thence,

Continuing easterly along the northerly line of Hatteras Street and the southerly line of Lot 9 of said Block 15 and its easterly prolongation, a distance of 203.69 feet to a point on the southwesterly line of a 150 foot wide easement to the Los Angeles Department of Water and Power; thence,

Southeasterly along the southwesterly line of said easement, a distance of 42.15 feet to the centerline of Hatteras Street; thence,

Easterly along said centerline and its easterly prolongation (said centerline shown as the northerly line of Hatteras Street, 30 feet wide, on the map of Tract No. 10048, as per map recorded in Book 145 Pages 9 and 10 of Maps, records of said county) a distance of 150.74 feet, more or less, to the easterly line of Cahuenga Boulevard, 80 feet wide; thence,

Southerly along the easterly line of Cahuenga Boulevard the following ten courses:

First: Southerly to the northwest Corner of Lot 24 Tract No. 9341 as per map recorded in Book 131 Page 7 of Maps, records of said county; thence,

Second: Easterly along the northerly line of said Lot 24, a distance of 3 feet; thence,

Third: Southerly along the easterly line of westerly 3 feet of said Lot 24 to the southerly line of said Lot 24; thence,

Fourth: Westerly along the southerly line of said Lot 24, a distance of 2 feet to the easterly line of the westerly 1 foot of Lot 23 of said Tract No. 9341; thence,

Fifth: Southerly along the easterly line of the westerly 1 foot of said Lot 23 to the southerly line of said Lot 23; thence,

Sixth: Westerly, along said southerly line, 1 foot to the northwest corner of Lot 22 of said Tract No. 9341; thence,

Seventh: Southerly along the westerly line of said Lot 22 and its southerly prolongation to the centerline of Collins Street, 60 feet wide; thence,

Eighth: Easterly along the centerline of Collins Street, a distance of 3 feet to an intersection with the northerly prolongation of the easterly line of the westerly 3 feet of Lots 17, 18 and 19 of said Tract No. 9341; thence,

Ninth: Southerly along said last mentioned line to the northerly line of Lot 16 of said Tract No. 9341; thence,

Tenth: Westerly along the northerly line of said Lot 16, a distance of 3 feet to the northwest corner of said Lot 16; thence,

Southerly along the easterly line of Cahuenga Boulevard and its prolongations (crossing Burbank Boulevard, Cumpston Street, Chandler Boulevard, Southern Pacific Railroad Company right-of-way and the alleys) as shown on the map of said Tract No. 9341, and the map of Tract No. 9521, as per map recorded in Book 135 Pages 30 and 31 of Maps, records of said county, to the northerly line of Lot 26 of Tract No. 1230, as per map recorded in Book 17 Page 200 of Maps, records of said county; thence,

Westerly along the northerly line of said Lot 26, a distance of 0.2 feet to an intersection with the easterly line of the westerly 14.8 feet of said Lot 26; thence,

Southerly along said last mentioned easterly line and along the easterly line of Cahuenga Boulevard, to the northerly line of Lot 25 of said Tract No. 1230; thence,

Easterly along the northerly line of said Lot 25, a distance of 0.2 feet to an intersection with the easterly line of the westerly 15 feet of said Lot 25; thence,

Southerly along the easterly line of the westerly 15 feet of Lot 1 and Lots 7 to 25 inclusive of said Tract No. 1230, also being the easterly line of Cahuenga Boulevard to the southerly line of Lot 1 of said Tract No. 1230; thence,

Continuing southerly (crossing Magnolia Boulevard) along the southerly prolongation of the easterly line of the westerly 15 feet of Lot 1 of said Tract No. 1230, and along the westerly line of Lot 1 of Tract No. 6152, as per map recorded in Book 98 Pages 32 and 33 of Maps, records of said county, to the southwest corner of Lot 1 of said Tract No. 6152; thence,

South $81^{\circ} 41' 58''$ West (crossing Cahuenga Boulevard), a distance of 80.62 feet to the northeast corner of Lot 18, Block A, Tract No. 9732, as per map recorded in Book 134 Pages 65 and 66 of Maps, records of said county; thence,

South $88^{\circ} 54' 20''$ west along the northerly line of said Lot 18 and its westerly prolongation, also being the southerly line of a 20 foot wide alley, (crossing Willow Crest Avenue) a distance of 590.19 feet to the northwest corner of Lot 32, Block B of said Tract No. 9732, said corner also being a point on the easterly line of Cartwright Avenue, 55 feet wide; thence,

Southerly along the easterly line of Cartwright Avenue and its prolongations (crossing Otsego Street) as shown on the map of said Tract No. 9732 and the map of Tract No. 10031, as per map recorded in Book 141 Page 36 of Maps, records of said county, to an intersection with the easterly prolongation of the southerly line of Addison Street (formerly Center Street) 55 feet wide, as shown on the map of Tract No. 8288, as per map recorded in Book 93 Page 29 of Maps, records of said county; thence,

Westerly along the southerly line of Addison Street and its westerly prolongation (crossing Denny Street) to a point in the easterly line of Lot 20, Tract No. 6089, as per map recorded in Book 75 Page 45 of Maps, records of said county, said point also being in the westerly line of Riverton Avenue; thence,

Northerly along the easterly line of said Lot 20 and the westerly line of Riverton Avenue, a distance of 30 feet to the northeast corner of said Lot 20; thence,

Westerly along the northerly line of said Lot 20, a distance of 5 feet to the southeast corner of Lot 43, Tract No. 7274, as per map recorded in Book 90 Page 40 of Maps, records of said county; thence,

Northerly along the westerly line of Riverton Avenue, formerly Blix Avenue (crossing Hesby Street, Otsego Street and Hartsook Street) as shown on the map of said Tract No. 7274, and the map of Tract No. 8275, as per map recorded in Book 93 Page 85 of Maps, records of said county, to the northeast corner of Lot 31 of said Tract No. 8275; thence,

Westerly along the northerly line of said Tract No. 8275 to the northwest corner of Lot 20 of said Tract No. 8275; thence,

Southerly along the westerly line of said Lot 20 and along the easterly line of Cleon Avenue to the southwest corner of said Lot 20; thence,

Westerly along the westerly prolongation of the southerly line said Lot 20 (crossing Cleon Avenue) and along the northerly line of Hartsook Street, 60 feet wide, to the southwest corner of Lot 11 of said Tract No. 8275; thence,

Southerly along the southerly prolongation of the westerly line of said Lot 11 (crossing Hartsook Street), to the northwest corner of Lot 52 of said Tract No. 8275; thence,

Southerly along the westerly line of said Lot 52 and its southerly prolongation (crossing Otsego Street and Hesby Street) also being the east line of a 20 foot wide alley lying easterly of Vineland Avenue as shown on the map of said Tract No. 8275, and the map of Tract No. 7274, as per map recorded in Book 90 Page 40 of Maps, records of said county, to the northwest corner of Lot 18 of said Tract No. 7274; thence,

Continuing southerly along the east line of said 20 foot wide alley and the westerly line of said Lot 18, a distance of 52.50 feet; thence,

Along the boundary line of said Lot 18, easterly a distance of 15 feet and southerly a distance of 82.50 feet to the southwest corner of said Lot 18, being also a point on the northerly line of Lot 1 of said Tract No. 6089; thence,

Westerly along the northerly line of Lot 1 of said Tract No. 6089, a distance of 25 feet to the northwest corner of said Lot 1; thence,

Southerly along the westerly line of Lot 1 of said Tract No. 6089 and its southerly prolongation (crossing Morrison Street) to the southwest corner of Lot 45 of said Tract No. 6089, said corner being on the north line of Huston Street, 50 feet wide; thence,

Easterly along the northerly line of Huston Street, a distance of 15 feet to an intersection with the northerly prolongation of the easterly line of the westerly 10 feet of Lots 5 and 42 of Tract No. 6088, as per map recorded in Book 72 Page 5 of Maps, records of said county; thence,

Southerly along said last mentioned line (crossing Huston Street) also being the easterly line of a 20 foot wide alley lying east of Vineland Avenue, to the northerly line of Peach Grove Street, 50 feet wide; thence,

Easterly along the northerly line of Peach Grove Street, a distance of 10 feet to an intersection with the northerly prolongation of the easterly line of the westerly 20 feet of Lot 45 of said Tract No. 6088; thence,

Southerly along said last mentioned line (crossing Peach Grove Street) and along the westerly line of Lots 12, 11, 10 and 7 and its prolongation, of Tract No. 9742, as per map recorded in Book 138 Pages 34 and 34 of Maps, to the southerly line of Camarillo Street, 83 feet wide; thence,

Westerly along the southerly line of Camarillo Street, a distance of 55.58 feet to the beginning of a tangent curve concave to the southeast, having a radius of 20 feet; thence,

Southwesterly, southerly and southeasterly along said curve, through a central angle of $116^{\circ} 37' 55''$ an arc length of 40.71 feet to a point of tangency on the northeasterly line of Lankershim Boulevard said point being distant northeasterly 60 feet from the centerline of Lankershim Boulevard, as shown in City Engineers' field book 9521 pages 106, 108 and 109; thence,

Southeasterly along the northeasterly line of Lankershim Boulevard, a distance of 104.72 feet to a point in the northerly line of Blix Tract, as per map recorded in Book 21, Page 9 of Maps, records of said county; thence,

Westerly along said last mentioned northerly line a distance of 11.19 feet to the northeasterly line of Lankershim Boulevard, being parallel with and distant northeasterly 50 feet, measured at right angles from said centerline; thence,

Southeasterly along said last mentioned northeasterly line of Lankershim Boulevard (crossing Blix Street, Kling Street and Hortense Street) to a point of intersection with the northerly right-of-way line of the Ventura Freeway, said point being distant thereon South $26^{\circ} 40' 34''$ East 456.78 feet from the intersection of said northeasterly line of Lankershim Boulevard with the southerly line of Hortense Street, 50 feet wide; thence,

South $56^{\circ} 26' 34''$ West (crossing Lankershim Boulevard) a distance of 100.73 feet; thence,

Along the northerly right-of-way line of the Ventura Freeway the following eleven courses:

First: South $86^{\circ} 39' 11''$ West, 297.10 feet; thence,

Second: North $3^{\circ} 39' 47''$ West, 124.95 feet; thence,

Third: North $33^{\circ} 19' 12''$ West, 128.67 feet to a point on the southerly line of Lot 249, Sheet 4, Tract No. 4606 as per map recorded in Book 62 Page 45 of Maps, records of said county; thence,

Fourth: South $89^{\circ} 54' 44''$ West along the westerly prolongation of the southerly line of said Lot 249, a distance of 152.93 feet; thence,

Fifth: South $63^{\circ} 37' 8''$ West, 89.19 feet; thence,

Sixth: South $53^{\circ} 13' 10''$ West, 82.54 feet to the east side of Vineland Avenue; thence,

Seventh: South $36^{\circ} 21' 29''$ West, 201.82 feet; thence,

Eighth: South $89^{\circ} 57' 41''$ West, 25.00 feet; thence,

Ninth: North $0^{\circ} 08' 25''$ West, 25.00 feet; thence,

Tenth: South $89^{\circ} 57' 41''$ West, 35.00 feet to the northeast corner of Lot 22 of Tract No. 6449, as per map recorded in Book 76 Page 1 of Maps, records of said county; thence,

Eleventh: South $88^{\circ} 52' 15''$ West along the northerly line and its westerly prolongation of Lot 22 of said Tract No. 6449, also being the southerly line of Sarah Street, 50 feet wide, a distance of 850.27 feet to the northeast corner of Lot 14 of said Tract No. 6449; thence,

Northerly (crossing Sarah Street and Hortense Street) along the easterly line of Lot 140, Sheet 4 of said Tract No. 4606 and along the easterly line of Lot 127, Sheet 3 of Tract No. 4606, as per map recorded in Book 55, Page 44 of Maps, records of said

county, also being the westerly line of Bellflower Avenue, 50 feet wide, to the southeast corner of Lot 110 of said Sheet 3; thence,

Easterly (crossing Bellflower Avenue) and along the southerly line of Lots 111 to 118 inclusive of said Sheet 3, also being the northerly line of Hortense Street, 50 feet wide, to the southeast corner of said Lot 118, said corner being a point in the westerly line of Vineland Avenue; thence,

Northerly along the westerly line of Vineland Avenue (crossing Kling Street and Blix Street) to a point of intersection of the easterly line of Lot 1, Sheet 1, Tract No. 4606, as per map recorded in Book 45 Page 53 of Maps, records of said county, with the southerly line of the northerly 15 feet of said Lot 1; thence,

Westerly along said last mentioned southerly line and its westerly prolongation, also being the southerly line of Camarillo Street, a distance of 265.27 feet to an intersection with the southerly prolongation of the easterly line of Lots 16 and 49 of Tract No. 8835, as per map recorded in Book 115 Pages 95 and 96 of Maps, records of said county; thence,

Northerly (crossing Camarillo Street) along said prolongation and said easterly line, also being the westerly line of a 20 foot wide alley as shown on the map of said Tract No. 8835, to the northeast corner of said Lot 49; thence,

North 27°46' 02" West (crossing La Maida Street) a distance of 73.97 feet to the southeast corner of Lot 50 of said Tract No. 8835; thence,

North 27° 45' 15" West along the northeast line of said Lot 50 and its northwesterly prolongation, also being the southwesterly line of a 20 foot wide alley, (crossing Huston Street) to the northeast corner of Lot 92 of said Tract No. 8835; thence,

Westerly along the northerly line of said Lot 92 and along the southerly line of Morrison Street, 60 feet wide, a distance of 94.55 feet to an intersection with the southerly prolongation of the easterly line of Lot 3, Tract No. 7634, as per map recorded in Book 81 Page 77 of Maps, records of said county; thence,

Northerly (crossing Morrison Street) along said prolongation and the easterly line of Lot 3, to the northerly line of said Tract No. 7634; thence,

Easterly along the northerly line of said Tract No. 7634, a distance of 18.75 feet to the southeast corner of Lot 21, Tract No. 7153, as per map recorded in Book 81 Page 57 of Maps, records of said county; thence,

Northwesterly along the northeasterly line of said Lot 21 and its northwesterly prolongation, also being the southwesterly line of a 20 foot wide alley, as shown on the map of said Tract No. 7153, (crossing Hesby Street) to the northerly line of said Tract No. 7153; thence,

Westerly along the northerly line of said Tract No. 7153 and its westerly prolongation to the westerly line of Fair Avenue (formerly Cordes Street) as shown on the map of Tract No. 7412, as per map recorded in Book 88, Page 59 of Maps, records of said county; thence,

Northerly along the west line of Fair Avenue to the southerly line of Otsego Street, 50 feet wide; thence,

Westerly along the northerly line of said Lot H, a distance of 7.70 feet to the easterly line of Lot 3 of said Tract No. 10157; thence,

Northerly along the east line of said Lot 3, also being the westerly line of Tujunga Avenue, to the southwest corner of Lot G of said Tract No. 10157; thence,

Easterly along the southerly line of said Lot G, a distance of 7.70 feet to the southeast corner thereof; thence,

Northerly along the easterly line of said Lot G, also being the westerly line of Tujunga Avenue, to the northeast corner of said Lot G; thence,

North $89^{\circ} 40' 15''$ West along the northerly line of said Lot G and the northerly line of Lot 3 of said Tract No. 10157, also being the southerly line of Chandler Boulevard, a distance of 305.39 feet to an angle point therein; thence,

North $89^{\circ} 50' 40''$ West, continuing along the northerly line of said Lot 3 and the southerly line of Chandler Boulevard, a distance of 334.01 feet to the beginning of a tangent curve, concave northeasterly, having radius of 478.70 feet; thence,

Northwesterly along said curve and the northerly line of said Lot 3, through a central angle of $22^{\circ} 37' 12''$ an arc distance of 188.99 feet to the beginning of a reverse curve, concave to the southwest, having a radius of 821.30 feet; thence,

Northwesterly along said reverse curve and said northerly line of Lot 3, through a central angle of $11^{\circ} 20' 58''$ and an arc distance of 162.69 feet to a point of intersection with the southerly prolongation of the westerly line of Camellia Avenue, 60 feet wide, as shown on the map of Tract No. 8332, as per map recorded in Book 121 Pages 49 and 50 of Maps, records of said county, a radial line to said point bears North $11^{\circ} 25' 34''$ East; thence,

Northerly along the westerly line of Camellia Avenue and its prolongations (crossing Chandler Boulevard, Southern Pacific Railroad Company right-of-way, Cumpston Street, Albers Street, Killion Street, Burbank Boulevard and the alleys) to an intersection with the westerly prolongation of the northerly line of the southerly 10 feet of Lots 85 to 90 inclusive of Tract No. 7637, as per map recorded in Book 80 Pages 24 and 25 of Maps, records of said county; thence,

Easterly along said last mentioned line and its easterly prolongation, also being the northerly line of Burbank Boulevard, 100 feet wide, to the southeast corner of Parcel A of Parcel Map L.A. No. 2100, as per map filed in Book 34 Page 21 of Parcel Maps, records of said county; thence,

Northwesterly along the northeasterly line and its northwesterly prolongation of Parcels A and B of said Parcel Map, also being the southwesterly line of a 20 foot wide alley, lying southwesterly of Lankershim Boulevard (crossing Collins Street, Miranda Street, and Hatteras Street) to the POINT OF BEGINNING.

Excepting Therefrom Lots 11 through 19, inclusive, and a portion of Cleon Avenue (formerly Clement Street), 50 feet wide, as shown on Tract No. 8275, as per map recorded in Book 93 Page 85 of Maps, records of said county, more particularly described as a whole as follows:

Beginning at the northwesterly corner of said Lot 11; thence,

Westerly along the southerly line of Otsego Street to the east line of Klump Avenue, 50 feet wide; thence,

Southerly along the east line of Klump Avenue (crossing an alley and Morrison Street) to the southwest corner of Lot 67 of Tract No. 5867, as per map recorded in Book 62 Page 3 of Maps, records of said county; thence,

Easterly along the southerly line and its easterly prolongation of said Lot 67, also being the northerly line of Huston Street, to the easterly line of Bellflower Avenue, 50 feet wide, as shown on the map of said Tract No. 8835; thence,

Southerly along the easterly line of Bellflower Avenue and its southerly prolongation (crossing Huston Street, La Maida Street and Camarillo Street) to the south line of Camarillo Street, also being the southerly line of the northerly 15 feet of Tract No. 4606, Sheet 1, as per map recorded in Book 45 Page 53 of Maps, records of said county; thence,

Westerly along said last mentioned southerly line and its westerly prolongation, and the southerly line of Camarillo Street, a distance of 1393.22 feet to an intersection with the southerly prolongation of the easterly line of Lot 0, Tract No. 10157, as per map recorded in Book 180, Pages 41 to 45 inclusive of Maps, records of said county; thence,

Northerly along said last mentioned line, also being the westerly line of Tujunga Avenue as shown on the map of said Tract No. 10157, a distance of 1364.11 feet to the northeast corner of said Lot 0, thence,

Westerly along the northerly line of said Lot 0, a distance of 15 feet; thence,

Northerly along the easterly line of Lots 5 and 4 of said Tract No. 10157, also being the westerly line of Tujunga Avenue as shown on said map, a distance of 338.26 feet to the southwest corner of Lot M of said Tract No. 10157; thence,

Easterly along the southerly line of said Lot M, a distance of 15 feet to the southeast corner thereof; thence,

Northerly along the easterly line of said Lot M, and its northerly prolongation, also being the westerly line of Tujunga Avenue, to the northeast corner of Lot 1 of said Tract No. 10157; thence,

Westerly along the northerly line of said Lot 1, a distance of 7.70 feet to the easterly line of Lot 3 of said Tract No. 10157; thence,

Northerly along the easterly line of Lot 3, of said Tract No. 10157 also being the westerly line of Tujunga Avenue, to the southwest corner of Lot H of said Tract No. 10157; thence,

Easterly along the southerly line of said Lot H, a distance of 7.70 feet to the southeast corner thereof; thence,

Northerly along the easterly line of said Lot H, also being the westerly line of Tujunga Avenue, to the northeast corner of said Lot H; thence,

Easterly 525.00 feet along the northerly line of said Lots 11 through 19, and the northerly terminus of said Cleon Avenue, to the northwesterly corner of Lot 20 of said Tract No. 8275; thence,

Southerly 134.88 feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said Cleon Avenue and the northerly line of Hartsook Street (formerly Boyer Street), 60 feet wide, as shown on said tract; thence,

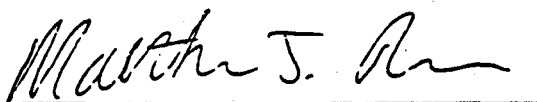
Westerly 525.00 feet along the northerly line of said Hartsook Street and the southerly line of said Lots 11 through 19, to the southwesterly corner of said Lot 11, said corner also being the point of intersection of the northerly line of said Hartsook Street and the easterly line of an alley, 20 feet wide, as shown on said tract; thence,

Northerly 134.98 feet to the northwesterly corner thereof and the POINT OF BEGINNING.

NOTE: The above recited metes and bound are intended to follow along the various courses of the outside edge of street rights-of-way as they are shown on record maps or may have been subsequently widened, acquired and/or dedicated for street purposes. All of said street names referred to herein, are as they are now known.

Containing 742.5177 Acres

Prepared under the supervision of:



Matthew J. Rowe, PLS 5810
Psomas and Associates



This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

NOV 17 1997

Cory B. McInnis
REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

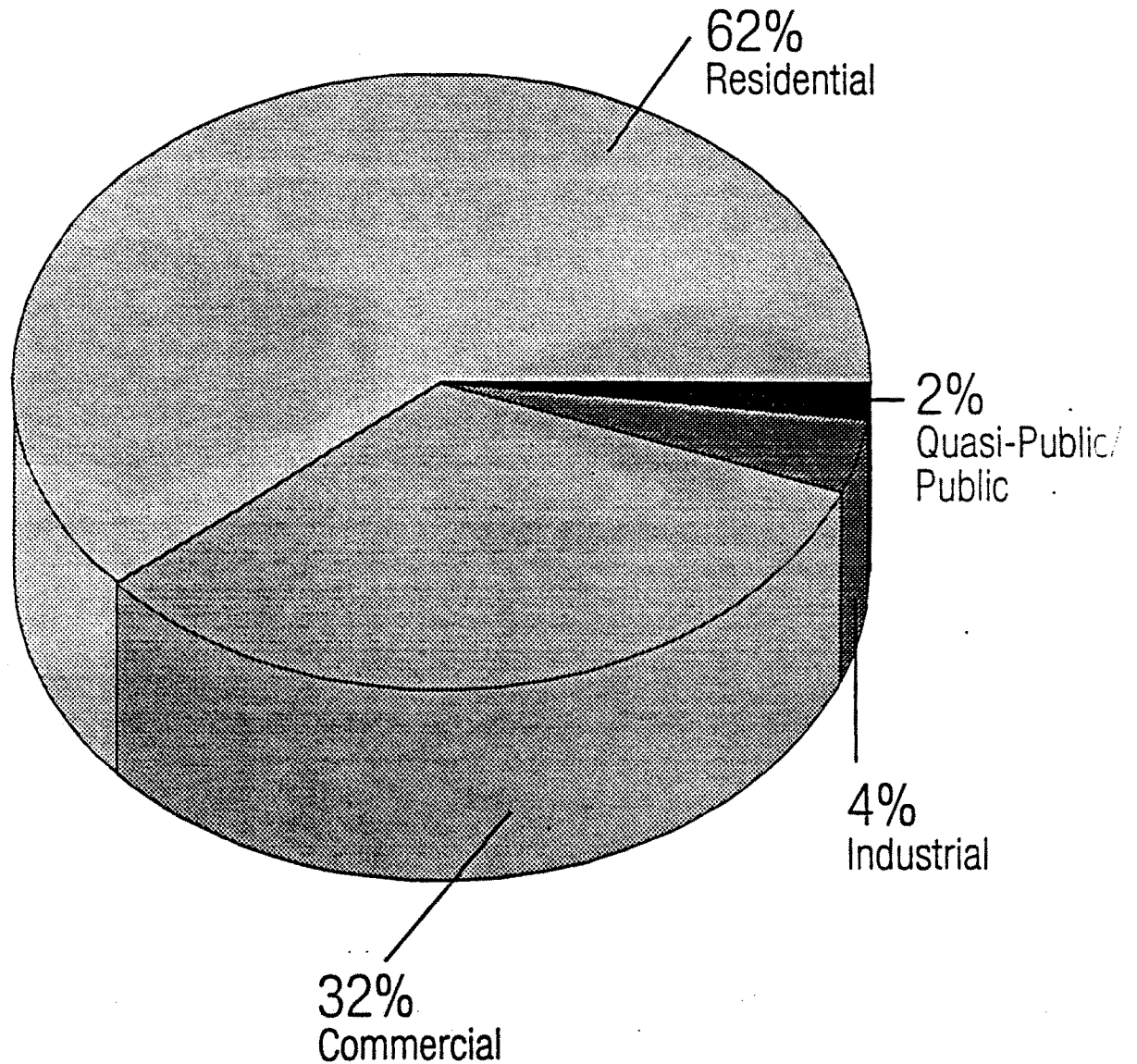


PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The Agency is authorized to install and construct, or to cause to be installed and constructed, public improvements and facilities and public utilities (within or outside the Project Area as necessary to carry out the Plan. The following list of public improvements, facilities and utilities projects are eligible for installation and construction by the Agency, subject to the availability of funds, setting of priorities, and other contingencies. The Agency's installation and construction of such projects is subject to the limitations as set forth in Section 520 of the Plan. These projects may include but are not limited to the following:

- Libraries, library improvements, schools, child care centers, senior citizen centers and court houses;
- Circulation and urban design improvements, including over- or underpasses, bridges, paving of streets, other street improvements, curbs, gutters, sidewalks, streetlights, medians, electrical, natural gas, telephone and water distribution systems, wastewater, sewers, storm drains, traffic signals and synchronization, parks and park facilities, lighting plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings, mass transportation, bicycle and pedestrian facilities, and transportation control measures and circulations improvements.
- Burbank Boulevard street widening, undergrounding utilities, storm drains, and installation of street trees and sidewalks.
- Chandler Boulevard and Southern Pacific Railroad Right of Way Improvements including bike trails, circulation improvements and landscaping.
- Lankershim Boulevard widening and streetscape improvements.
- Parking lot and alley improvements to assist in traffic circulation and business attraction.
- Street lighting improvements throughout the Project Area.
- Public art and cultural facilities.

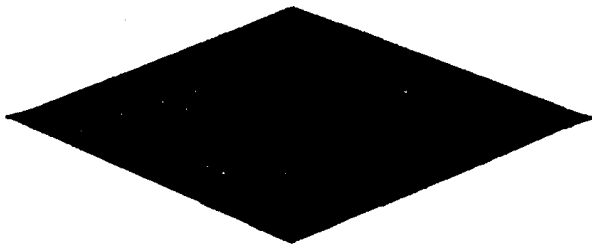
**Building
Type**



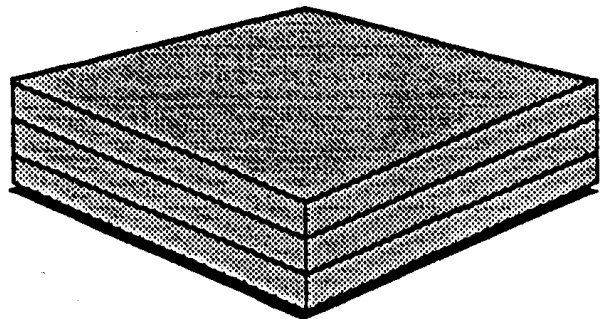
Notes:

1. Percentages are approximate, and the ultimate percentages may vary based on the fulfillment of plan objectives.
2. All development plans are subject to the review and approval of the Agency.
3. Building type, size and height are governed by all applicable Federal, State and local ordinances and regulations.

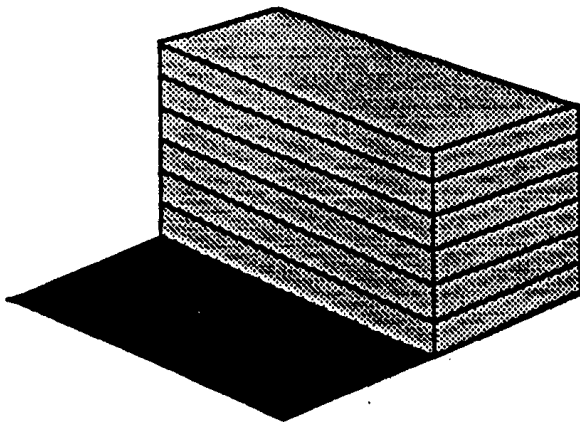
**Examples of
3:1 Floor Area
Ratio (3:1 FAR)**



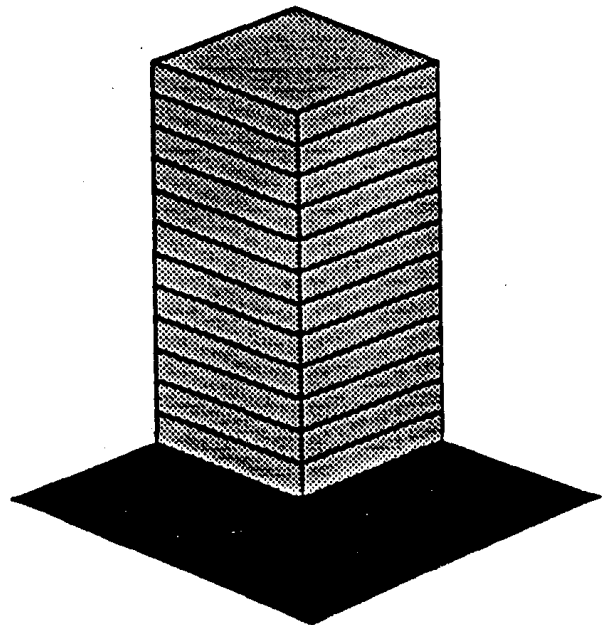
Buildable Area



3 Stories

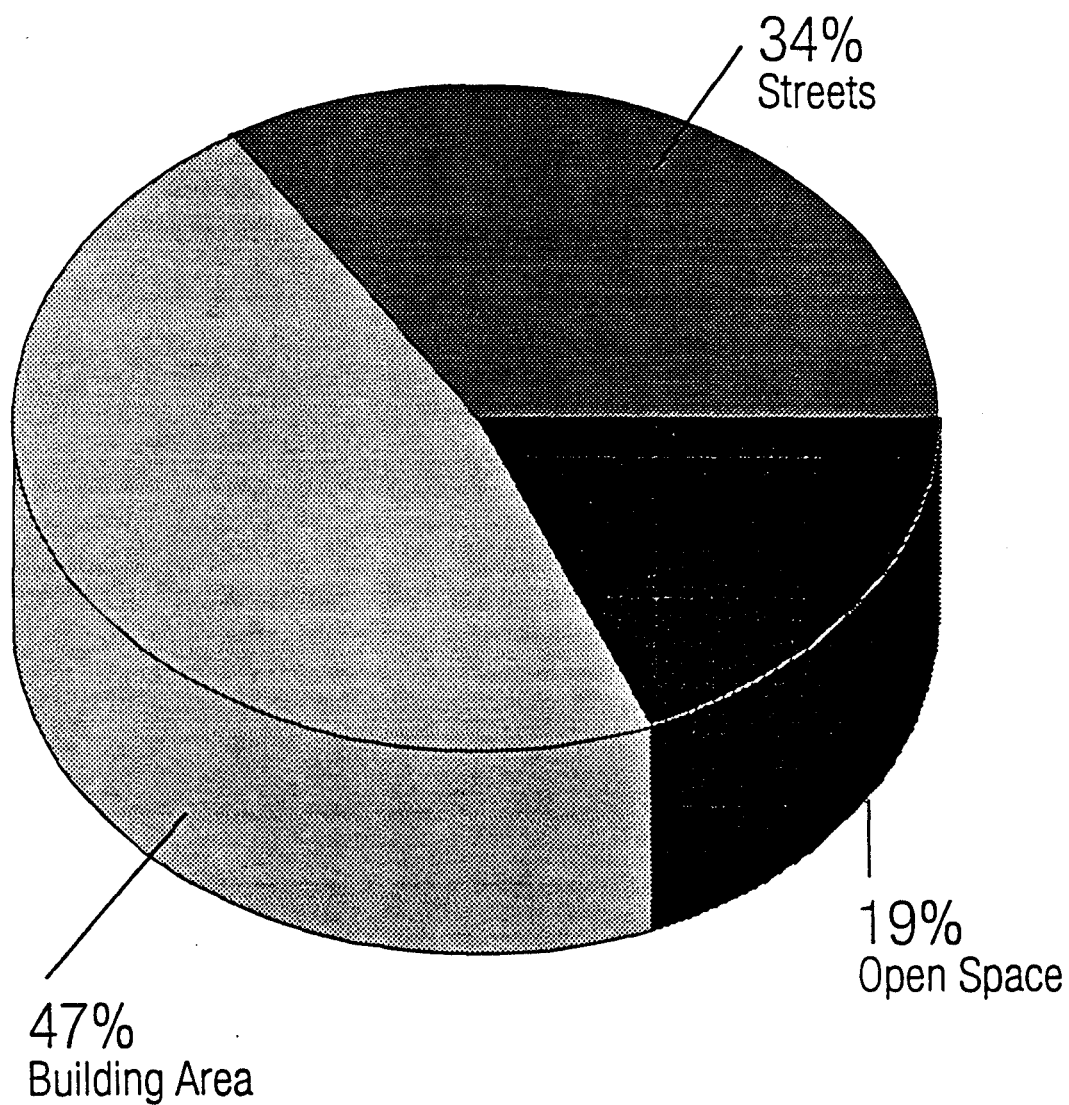


6 Stories



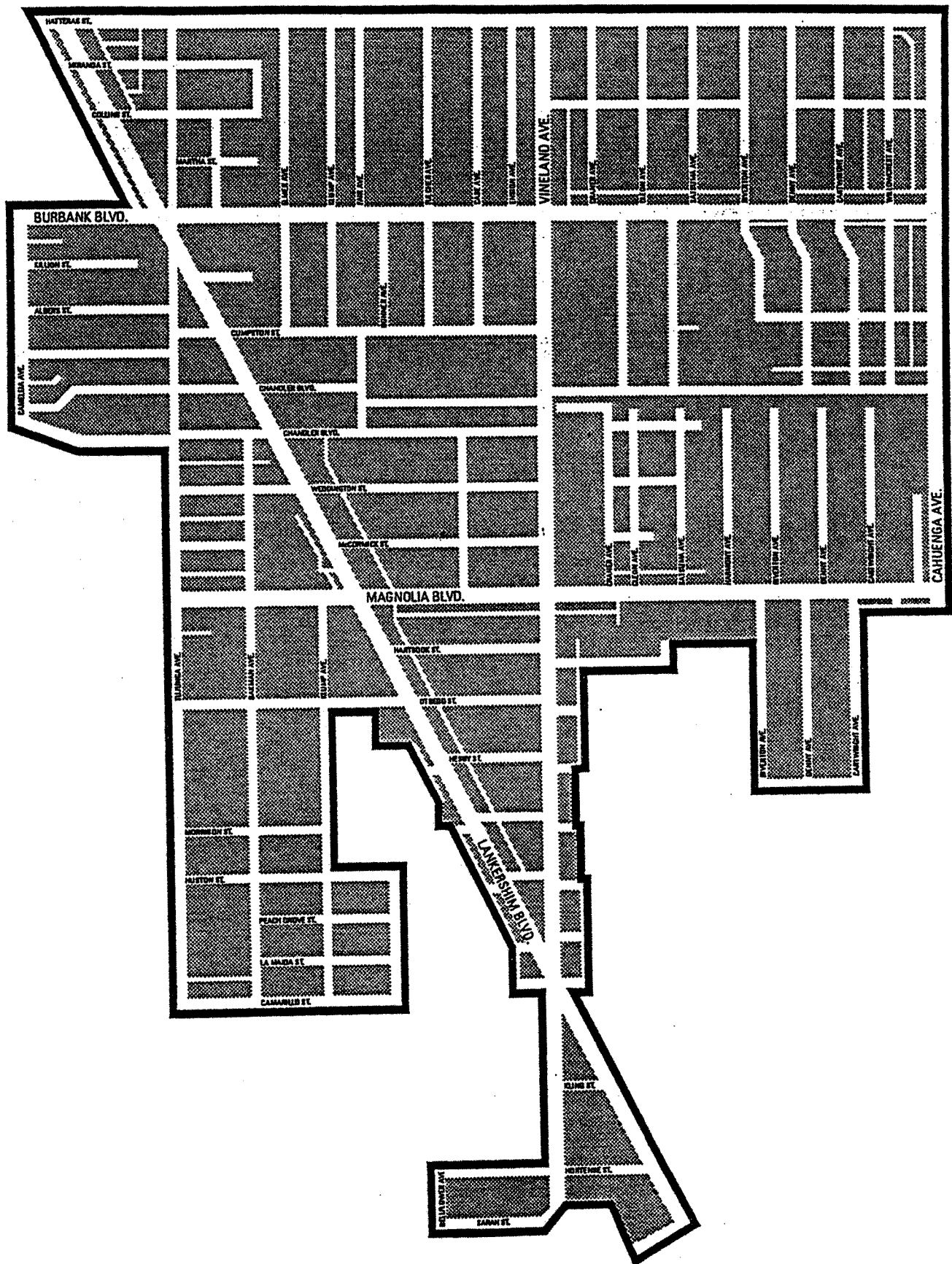
12 Stories

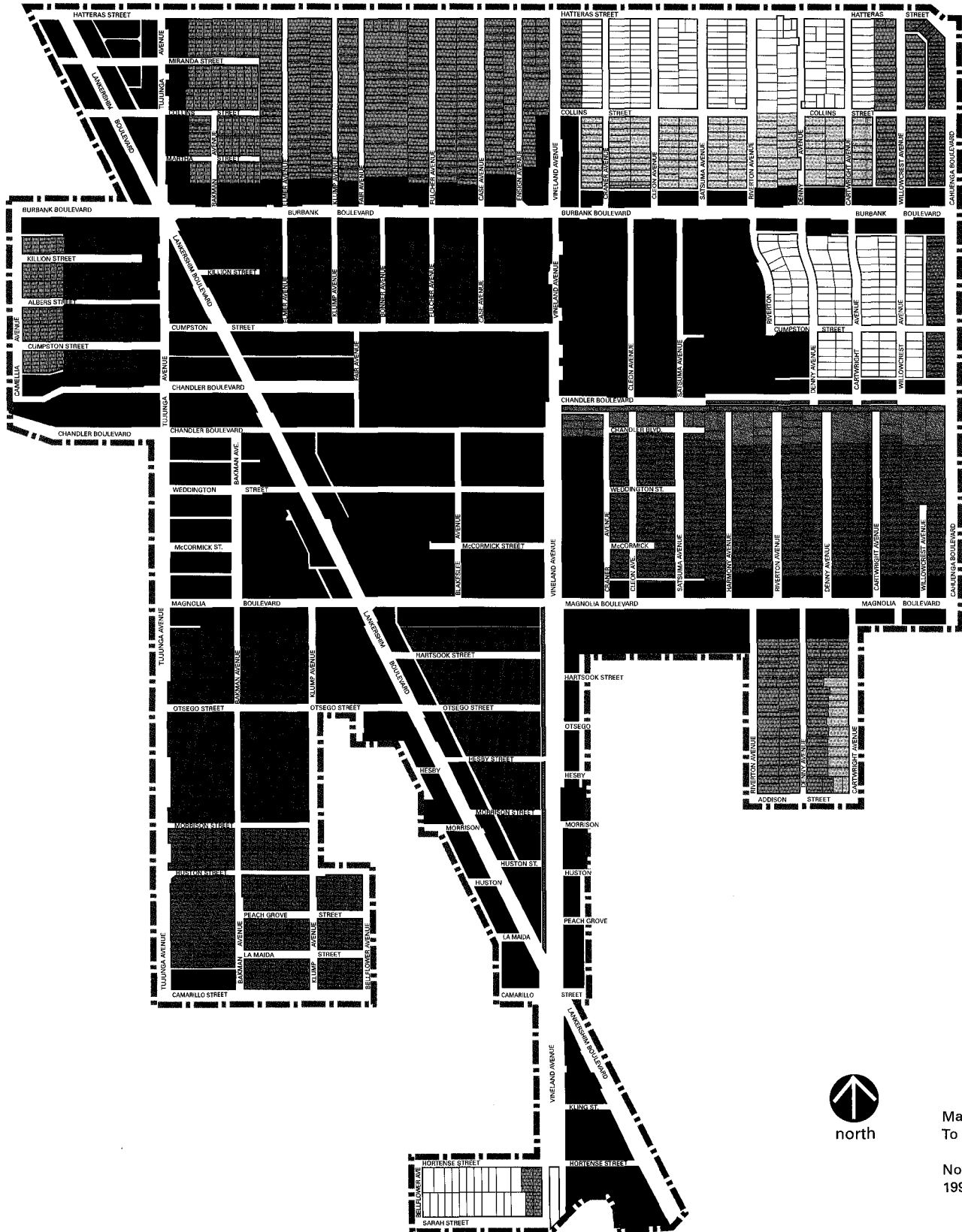
**Approximate
Amount of
Open Space**



Notes:

1. Percentages are approximate.
2. "Open Space" means generally maintained as the area between buildings.
3. "Building Area" means land area devoted to buildings.
















Map Not
To Scale

November
1995

Redevelopment Plan Map

| RESIDENTIAL | | COMMERCIAL | | INDUSTRIAL | OPEN SPACE |
|--|---|---|---|------------|---|
|  Low Max 7 Units/Gross Acre |  Medium Max 40 Units/Gross Acre |  Neighborhood |  Limited | |  Open Space |
|  Low Medium 1 Max 12 Units/Gross Acre |  High Medium Max 60 Units/Gross Acre |  Community |  Light | | |
|  Low Medium 2 Max 24 Units/Gross Acre | |  Commercial Manufacturing | | | |