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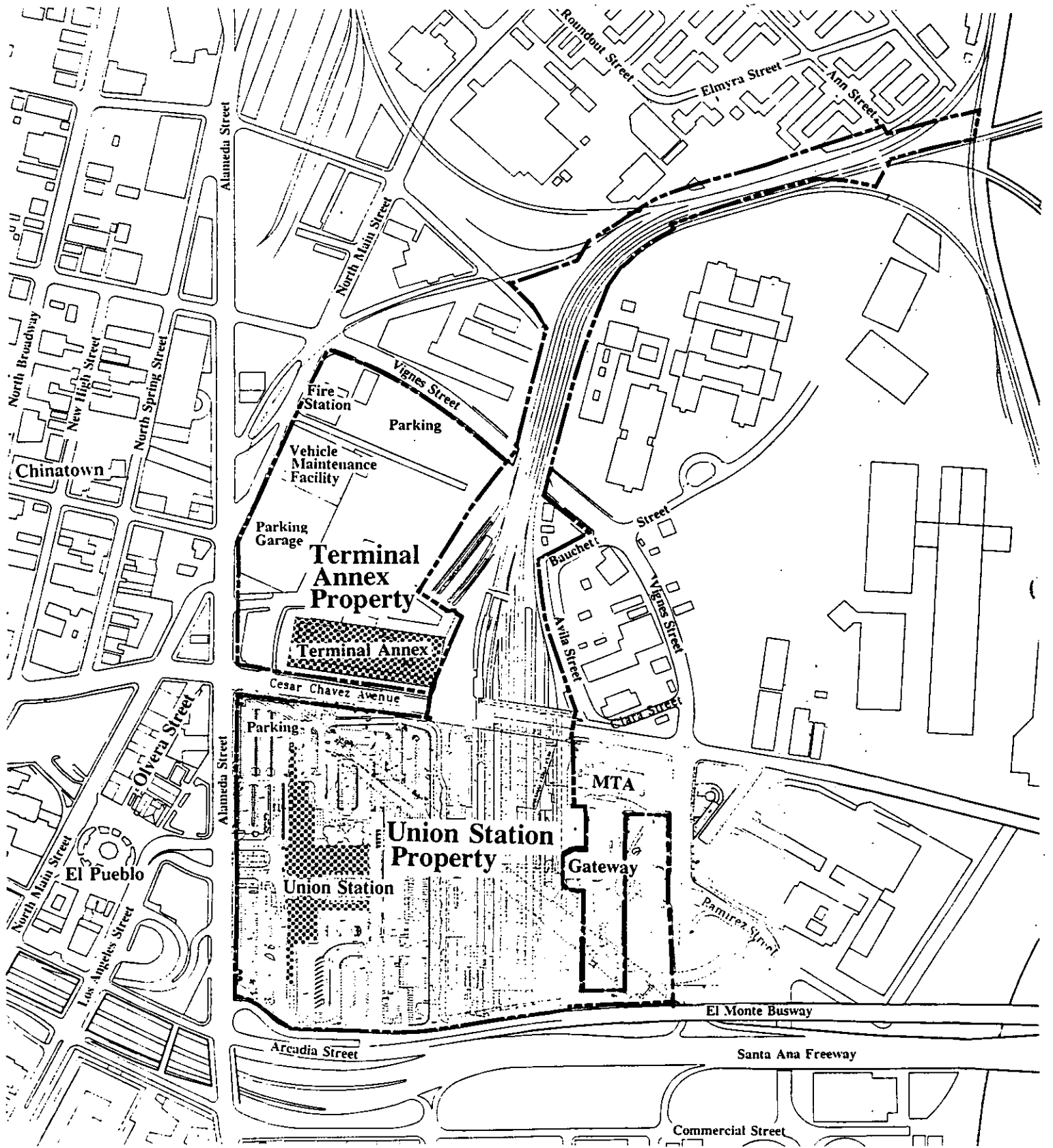
POSTED

ORDINANCE NO. \_\_\_\_\_

An ordinance establishing a specific plan, known as the Alameda District Specific Plan, for a portion of the Central City North Community Plan area.

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

**Section 1. ESTABLISHMENT OF THE ALAMEDA DISTRICT SPECIFIC PLAN.** The City Council hereby establishes the Alameda District Specific Plan for the area bounded generally by Alameda Street, North Main Street, Vignes Street, the Santa Ana Freeway (I-5/101), the El Monte Busway and the passenger platforms/trackage areas, as shown upon the following Map 1 within the heavy dashed lines:



**Sec. 2. PURPOSES.** This Specific Plan is intended to:

A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates; and

B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan area; and

C. Provide continued and expanded development of the site both as a major transit hub for the region, and as a mixed-use development providing office, hotel, retail, entertainment, tourism, residential and related uses within the Specific Plan area, in conformance with the goals and objectives of local and regional plans and policies; and

D. To expand the economic base of the City, by providing additional employment opportunities and additional revenues to the region.

**Sec. 3. RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE.**

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

B. Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, such standards as densities, heights, uses, parking, open space and landscape requirements) which are different from, more restrictive or more permissive than would be allowed pursuant to the provisions contained in Chapter 1 of the LAMC or any other relevant ordinances, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

C. **Site Plan Review Ordinance.** Specifically, the requirements of this Specific Plan shall supersede and replace the requirements of LAMC Section 16.05.

D. **Landscape Ordinance.** Where this Specific Plan addresses any provisions contained in LAMC Sections 12.40, 12.41, 12.42 and 12.43, the provisions of this Specific Plan shall control, including, without limitation, the landscape approval procedures and fees.

E. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC.

Section 11.5.7 D. In approving an exception to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission, and the City Council on appeal, may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

**Sec. 4. DEFINITIONS.** Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in LAMC Section 12.03.

**ADP.** The Alameda District Specific Plan.

**Applicant.** Any person, as defined in LAMC Section 11.01, or entity submitting an application for a Project Plan Compliance.

**Bar Establishment.** An establishment selling alcoholic beverages whose quarterly gross sales of alcoholic beverages exceed the gross sales of food and non-alcoholic beverages during the same period.

**Director.** The Director of Planning, or his or her designee.

**Donor Site.** A lot or lots within the ADP area from which all or a portion of the unused floor area permitted on the lot or lots is Transferred to another lot or lots within the ADP area, pursuant to Section 12.

**Free-Standing Establishment.** A commercial use which is located in an independent structure with no other use in that structure.

**General Manager.** The General Manager of the Department of Transportation, or his or her designee.

**Link.** A roadway segment between the intersection of arterial streets or between freeway entrance/exit ramps and/or interchanges.

**MWD Headquarters.** The proposed headquarters facility for the Metropolitan Water District of Southern California as permitted pursuant to the following: (i) "Memorandum of Understanding and Agreement between the Metropolitan Water District of Southern California and the City of Los Angeles," dated February 20, 1995, approved by the City Council of the City of Los Angeles (Council File No. 94-2039) and by the Metropolitan Water District of Southern California and effective February 20, 1995; (ii) the conditional use permit granted by the City Planning Commission on December 26, 1995 allowing a floor area ratio of 3 times the buildable lot area (Case No. 95-0314 CU); and (iii) the parking variance granted by the Office of Zoning Administration on December 18, 1995 (Case No. ZA 95-0804 ZV).

**Motor Pool Parking.** Those automobile parking spaces set aside and occupied by employer-owned vehicles, which are for the sole use of employees during the business day for business purposes.

**Open Space, Non-Residential.** Open areas which are designed and intended to be used for passive or active outdoor purposes. Open Space may be in the form of courtyards, plazas, rooftops or patios and may include pedestrian-serving structures or facilities, such as covered pedestrian walkways or pedestrian arcades. Any lot area dedicated for public street purposes shall not be considered Open Space.

**Open Space, Residential.** Open Space for residential Projects as specified in Section 8.

**Peak Hour.** That highest single traffic volume hour between 4:00 p.m. and 6:00 p.m., Monday through Friday, as determined by the General Manager.

**Pedestrian Connection.** A walkway no less than ten feet in width, defined on at least one side by landscape or hardscape, and posted with signs to indicate the destinations to which it extends.

**Phases of Development.** The division into two increments of the total maximum permitted square footage of floor area, the maximum permitted Trips, the maximum permitted parking spaces, and the construction of required transportation improvements associated with each increment.

**Project.** The construction, erection, addition to or structural alteration of any building or structure, or use of building or land or change of use of a building or land on a lot located in whole or in part within the Specific Plan area which requires the issuance of a grading permit, a foundation permit, building permit, or use of land permit.

A Project shall not include the following:

(1) Interior or exterior remodeling of a building, or the change of use of a building or land or the relocation of existing uses unless the remodeling, change of use or relocation: (a) increases the number of Trips by more than 67 Trips, as determined by the General Manager; or (b) changes the footprint of a building by more than 10%; or (c) increases the floor area by more than 10% and exceeds 100,000 additional square feet of floor area within a single legal lot.

(2) Notwithstanding LAMC Section 12.23 A 4, the rehabilitation or reconstruction of a conforming or nonconforming building or structure which was damaged or destroyed by fire, flood, wind, earthquake or other disaster or the public enemy.

(3) The MWD Headquarters so long as the floor area does not exceed 500,000 square feet.

(4) The demolition or alteration of the Union Station southern service wing and south ramp and the demolition or alteration of the 1960s addition to the Terminal Annex building.

**Project Plan Compliance.** A ministerial determination of Project conformance with this Specific Plan issued by the Director, pursuant to Section 6.

**Receiver Site.** A lot or lots within the ADP area to which unused permitted floor area is Transferred from one or more Donor Sites within the ADP area, pursuant to Section 12.

**Restaurant Establishment.** An establishment selling alcoholic beverages whose quarterly gross sales of alcoholic beverages does not exceed the gross sales of food and non-alcoholic beverages during the same period.

**Specific Plan.** The Alameda District Specific Plan.

**Terminal Annex Site.** That property generally bounded by North Main Street, Vignes Street, the railroad tracks and Cesar Chavez Avenue, as shown on Map 1.

**Transfer.** The conveyance of floor area from a Donor Site to a Receiver Site, in accordance with the requirements of Section 12.

**Transfer Plan.** A written plan prepared by the Applicant pursuant to Section 12, which identifies and describes the Donor Site(s), Receiver Site(s) and the amount of floor area to be Transferred.

**Trip.** The arrival at or departure from a Project during the Peak Hour by a motor vehicle.

**Union Station Site.** That property generally bounded by Cesar Chavez Avenue, Alameda Street, the El Monte Busway, Vignes Street and including the railroad tracks extending to the Los Angeles River, as depicted on Map 1.

**Urban Entertainment Center.** A building or group of buildings used for commercial purposes which includes entertainment or amusement establishments which are oriented, marketed and intended for tourist, visitor and/or recreational consumers, and permitted by the ADP Zone.

**Unified Development.** A Project which: (1) combines functional linkages, such as pedestrian or vehicular connections; (2) incorporates common architectural and landscape features which constitute distinctive design elements of the Project; and (3) appears to be a

consolidated whole when the Project is viewed from adjoining streets.

**Sec. 5. PROHIBITION.**

**A. Project Plan Compliance Requirement.**

1. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area, unless the Director has issued a Project Plan Compliance pursuant to Section 6.

2. No Project Plan Compliance shall be issued for a Project if that Project's floor area would exceed the maximum permitted floor area for each Phase of Development, as set forth in Subsection B 1 of this Section, unless the requirements of Subdivisions 2, 3, 4, 5, and 6 of Subsection B of this Section are met.

3. Prior to the issuance of any Project Plan Compliance for a Phase II Project, the Director and the General Manager shall provide written verification to the City Planning Commission that all Phase I requirements have been met, including completion of all Phase I traffic improvements, and that the Trip and parking space caps have not been exceeded. In lieu of this verification, the Director and the General Manager may provide verification that alternative measures have been implemented or assured. The City Planning Commission shall have the authority to approve the commencement of Phase II.

4. No Project Plan Compliance shall be issued unless the Project complies with all applicable provisions of this Specific Plan and applicable mitigation measures contained in Appendix G (or other substitute mitigation measures) have been imposed.

**B. Requirements of the Phases of Development.**

**1. Maximum Permitted Floor Area.** The maximum total permitted floor area shall include existing floor area as documented in the Specific Plan's certified EIR, which is not subsequently demolished. Existing floor is 234,200 square feet on the Union Station Site and 731,600 square feet on the Terminal Annex Site. The maximum total permitted floor area shall be developed in two phases and shall not exceed the following, by Phase of Development:

(a) **Phase I Cap.** The Phase I cap shall be 3,547,400 square feet, to be divided between the Terminal Annex Site and the Union Station Site as follows, unless floor area is Transferred between the Sites pursuant to Section 12:  
Terminal Annex Site - 1,393,700 square feet;

Union Station Site - 2,153,700 square feet.

For the purposes of the Phase I floor area cap, if the MWD Headquarters is constructed, then the total square footage permitted for Phase I on the Union Station Site shall be reduced by the same amount as actually built for the MWD Headquarters, but not to exceed 500,000 square feet.

**(b) Phase II Cap.** The Phase II cap shall be 7,413,300 square feet, to be divided between the Terminal Annex Site and the Union Station Site as follows, unless floor area is Transferred between the Sites pursuant to Section 12:  
Terminal Annex Site - 2,513,300 square feet;  
Union Station Site - 4,900,000 square feet.

**(c) Maximum Cumulative Floor Area.** The maximum cumulative square footage of floor area for both Phases of Development shall not exceed 10,960,700 square feet.

**2. Maximum Permitted Trips.** The maximum permitted Trips, as determined by the General Manager pursuant to Section 11 A, shall not exceed the following, by Phase of Development:

**(a) Phase I.** The Phase I Trip cap shall be 1,450 Trips. If a sports arena and/or an Urban Entertainment Center is issued a Project Plan Compliance, then the maximum permitted Trips shall be 1,655. The Terminal Annex Site shall have a Trip credit of 738 Trips.

For the purposes of the Phase I Trip cap, if the MWD Headquarters is constructed, then the maximum permitted Trips shall be reduced by 290 Trips. The Trip cap shall not limit the Trips generated by the MWD Headquarters, nor shall the Trips available to the rest of the ADP be reduced further than the 290 Trips referenced above.

**(b) Phase II.** The Phase II Trip cap shall be 1,730 Trips.

**(c) Maximum Cumulative Trips.** The maximum cumulative Trips for both Phases of Development shall not exceed 3,385 Trips.

**3. Maximum Permitted Parking Spaces (Parking Cap).** The maximum number of permitted parking spaces shall not exceed the following, by Phase of Development:

**(a) Phase I.** The maximum number of permitted parking spaces shall include existing parking



spaces, as documented in the Specific Plan's certified EIR, which are not subsequently removed. Existing parking spaces total 1,078 on the Union Station Site and 2,059 parking spaces on the Terminal Annex Site. The Phase I parking cap shall be 6,825 parking spaces. If a sports arena and/or an Urban Entertainment Center is issued a Project Plan Compliance, then the maximum number of permitted parking spaces shall be 7,500.

For the purposes of the Phase I parking cap, if the MWD Headquarters is constructed, then the maximum permitted parking spaces shall be reduced by 768 parking spaces.

**(b) Phase II.** The Phase II parking cap shall be 5,000 parking spaces. If a sports arena and/or an Urban Entertainment Center is issued a Project Plan Compliance in Phase I, then the maximum number of permitted parking spaces shall be 4,325. The Phase II parking cap shall apply to the parking required for the first 300 dwelling units. The Phase II parking cap may be increased to the extent the parking required for dwelling units in excess of 300 units exceeds the parking that would have been required for the Project or Projects shown on Maps 2, 3, or 4, which is replaced by the dwelling units.

**(c) Maximum Cumulative Parking Spaces.** The maximum number of cumulative parking spaces for both Phases of Development shall not exceed 11,825 parking spaces.

#### **4. Traffic Improvements.**

**(a) Phase I.** The Phase I traffic improvements, as specified in Appendix C (or appropriate alternative measures, pursuant to Section 11 C), shall be constructed or suitably guaranteed to the satisfaction of the General Manager.

**(b) Phase II.** The Phase II traffic improvements, as specified in Appendix D (or appropriate alternative measures, pursuant to Section 11 C), shall be constructed or suitably guaranteed to the satisfaction of the General Manager.

**5. Open Space.** The following minimum amounts of Open Space shall be provided, by Phase of Development or increment thereof:

**(a) Phase I.**

(i) **Union Station Site.** At least 1.7 acres of Open Space. Open Space provided on the MWD Headquarters site shall count towards this requirement.

(ii) **Terminal Annex Site.** At least 0.80 acres of Open Space.

(b) **Phase II.**

(i) **Union Station Site.**

(1) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 3,753,700 square feet of floor area, at least 3.5 acres of Open Space.

(2) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 5,353,700 square feet of floor area, at least 5.3 acres of Open Space.

(3) Prior to issuance of a certificate of occupancy for a Project that would result in approval of more than a cumulative total of 7,053,700 square feet of floor area, at least 7.1 acres of Open Space.

(ii) **Terminal Annex Site.**

(1) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 2,193,700 square feet of floor area, at least 1.15 acres of Open Space.

(2) Prior to issuance of a Project Plan Compliance for a Project that would result in approval of more than a cumulative total of 2,993,700 square feet of floor area, at least 1.5 acres of Open Space.

(3) Prior to issuance of a certificate of occupancy for a Project that would result in approval of more than a cumulative total of 3,097,000 square feet of floor area, at least 1.87 acres of Open Space.

(c) **Minimum Cumulative Open Space.** The minimum amount of cumulative Open Space for both Phases of Development shall be 8.97 acres.

**6. Pedestrian Connections.** The following Pedestrian Connections shall be constructed during Phase I:

(a) **Union Station Site.**

(i) A Pedestrian Connection on the Union Station Site leading to the old plaza of Olvera Street.

(ii) A Pedestrian Connection on the Union Station Site leading to the Terminal Annex Site.

(b) **Terminal Annex Site.**

(i) A Pedestrian Connection on the Terminal Annex Site leading to the Union Station Site.

(ii) A Pedestrian Connection on the Terminal Annex Site leading to Chinatown.

The requirements of this Subdivision do not obligate the Applicants or property owners to provide Pedestrian Connection improvements outside their property ownership.

**C. Exception.**

The prohibitions in Subdivisions 1, 2, 3, and 4 of Subsection A of this Section shall not apply to any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair or demolish an unsafe or substandard condition.

**Sec. 6. PROJECT PLAN COMPLIANCE.**

**A. Director's Authority.**

1. The Director shall have the authority to review each Project for compliance with the requirements of this Specific Plan, and if in compliance, to issue a Project Plan Compliance.

2. **Findings.** A Project Plan Compliance shall include written findings by the Director that the Project complies with all applicable provisions of this Specific Plan, and that applicable mitigation measures contained in Appendix G of this Specific Plan (or other substitute mitigation measures) have been imposed.

3. **Covenant.** A Project Plan Compliance shall include a requirement for the Applicant to record with the County Recorder's Office a covenant and agreement/equitable servitude concerning all the information contained in the Project Plan Compliance, prior to the issuance of any permits by the Department of Building and Safety. The covenant shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the covenant shall be submitted to the Director for approval prior to recordation. After recordation, a copy bearing the Recorder's number and date shall be given to the Director for attachment to the subject case file.

4. **Rights Granted Under Project Plan Compliance.** The issuance of a Project Plan Compliance indicates compliance with LAMC Section 12.16.2, but does not in any way indicate compliance with other applicable provisions of LAMC Chapter 1 (Planning and Zoning Code), nor with Chapter IX (Building Code).

**B. Procedures.**

1. **Project Plan Compliance Application.** Applications for Project Plan Compliance shall be filed at any public counter of the Department of City Planning, upon such forms and accompanied by the applicable fees, a site plan drawn to scale, and other information prescribed by the Director. The property owner shall verify the application and submit a title report indicating the record owner at the time of submission of the application and that the Applicant is either the property owner or the agent of the property owner.

2. **Application Fees.**

(a) The fee for a Project Plan Compliance application shall be \$800.

(b) An additional fee of \$0.0083 per square foot of floor area for each Phase I Project shall be collected to recoup the costs incurred in the preparation of this Specific Plan, and shall be deposited in the City's General Fund. The total amount collected from all Phase I Projects shall not exceed \$25,000.00.

3. **Director's Review.**

(a) **Referral to General Manager and the Department of Building and Safety.** Upon receipt of a Project Plan Compliance application, the Director shall transmit a copy of the application to the General Manager and the Department of Building and Safety. The General Manager shall make the determinations required pursuant to

Subsections A, C and D of Section 11 of this Specific Plan and provide a written determination on the Project to the Director. The Department of Building and Safety shall review the application and determine in writing if the Project is in compliance with all other City zoning regulations.

(b) If the Project Plan Compliance application is for one of the Projects shown on Maps 2, 3, or 4 of this Section and the Director determines that the Project complies with all applicable requirements of this Specific Plan, the Director shall impose any applicable mitigation measures listed in Appendix G of this Specific Plan. The Director may substitute appropriate mitigation measures as determined by the monitoring/enforcing agency, and shall issue a Project Plan Compliance conditioned upon the implementation of those mitigation measures.

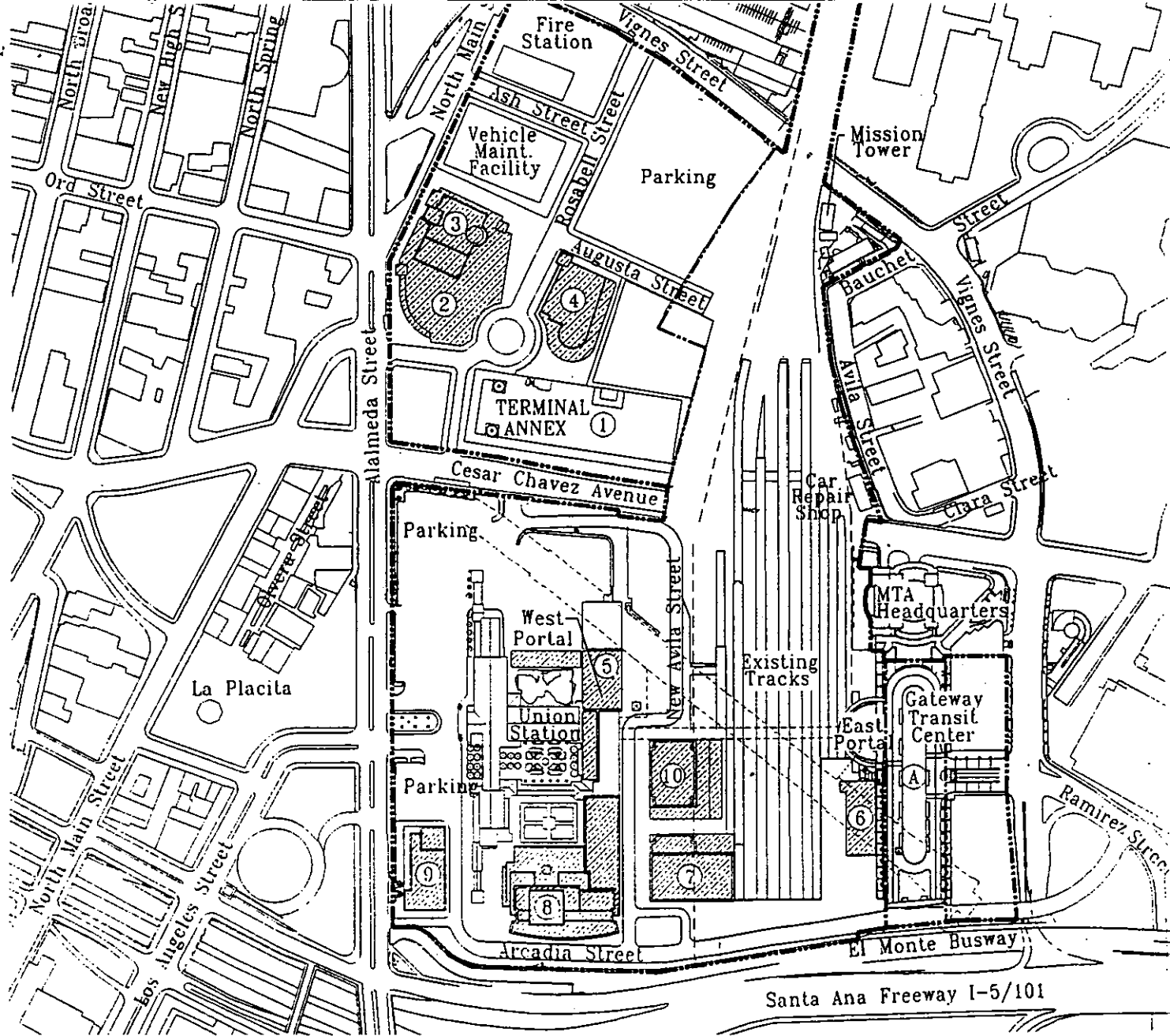
(c) If the Project Plan Compliance application is not for one of the Projects shown on Maps 2, 3 or 4 of this Section, the Director shall determine whether the Project exceeds any of the environmental thresholds set forth in Appendix F. The Director shall use the conversion table set forth in Appendix F for assistance in making this determination.

(i) If the Project does not exceed any of the environmental thresholds set forth in Appendix F, the Director shall determine whether the Project conforms with the requirements of this Specific Plan. If the Project conforms with the requirements of this Specific Plan, the Director shall impose applicable mitigation measures set forth in Appendix G (or appropriate substitute mitigation measures), and shall issue a Project Plan Compliance conditioned upon compliance with those mitigation measures.

(ii) If the Project exceeds any of the environmental thresholds set forth in Appendix F, the Applicant shall file an environmental assessment form for the Project, accompanied by the required fee. The Director shall then conduct an environmental review in compliance with the California Environmental Quality Act to determine whether the Project will have a significant environmental impact which will not be reduced to insignificance by imposition of the mitigation measures contained in Appendix G (or appropriate substitute mitigation measures). If after consideration of the environmental review and

imposition of any necessary mitigation measures, the Director determines that the Project conforms with the requirements of this Specific Plan, then the Director shall issue a Project Plan Compliance conditioned upon compliance with those mitigation measures.

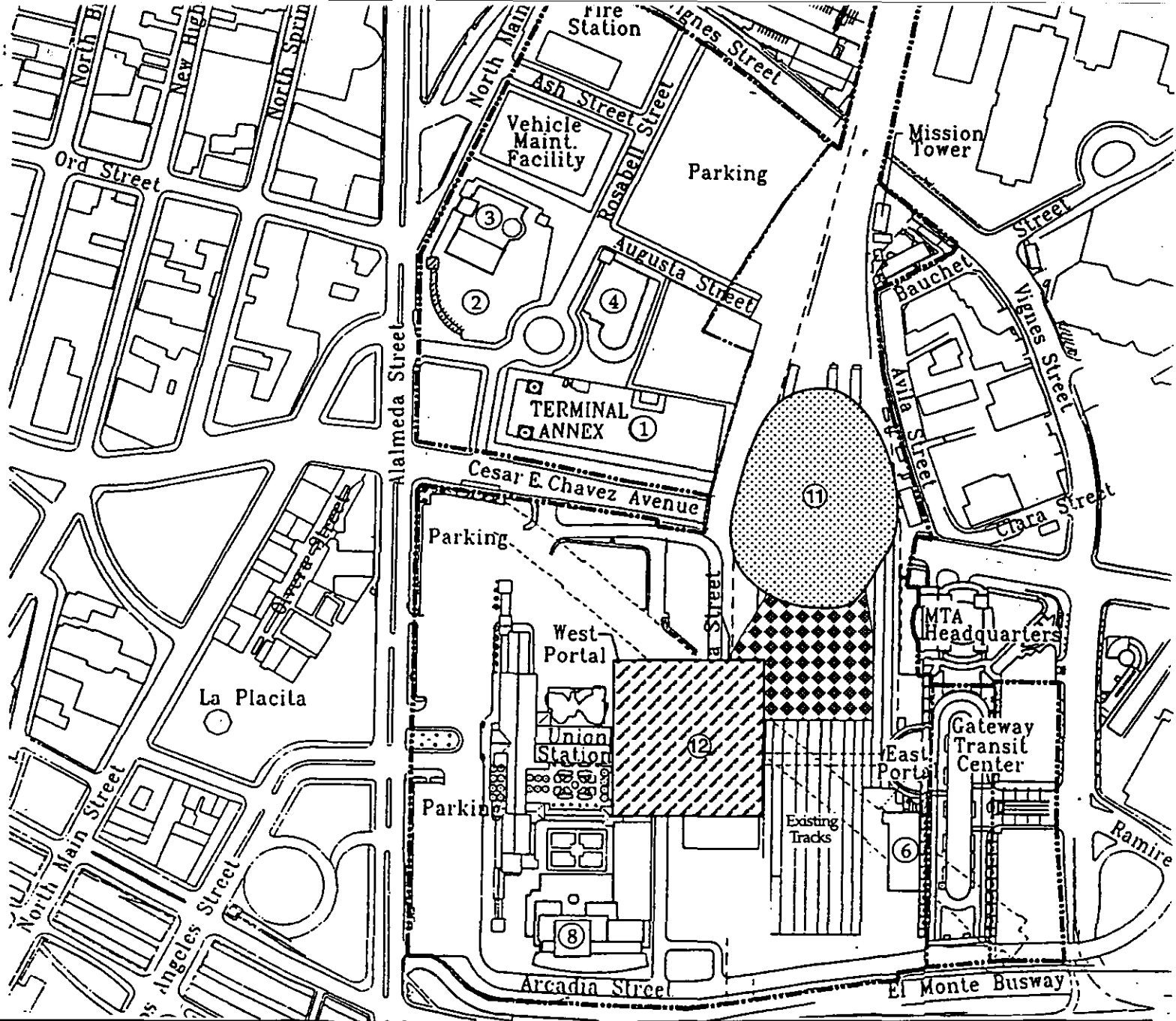
**C. Annual Report.** The Director and the General Manager shall prepare and submit an Annual Report to the City Planning Commission in June of each year. The Report shall include: the number, type and square footage of Projects issued a Project Plan Compliance and the status of these Projects; any approved Transfers and/or averaging of floor area; the total number of parking spaces developed; the total number of calculated Trips generated and their relationship to the Trip cap; the annual Transportation Demand Management report; and any recommendations for modification to the Trip cap, the parking space cap and/or any of the Appendices. The MWD Headquarters shall not be required to participate in the Annual Report.



PHASE I							
TERMINAL ANNEX PROPERTY				UNION STATION PROPERTY			
Bldg. No	Use	Floor Area (Sq. Feet)	Height	Bldg. No	Use	Floor Area (Sq. Feet)	Height
1	Government Office (Adaptive Reuse)	457,000 <sup>1</sup>	4 Stories/80 Ft	5	Stand-Alone Retail	100,000	3 Stories/60 Ft
2	Commercial Office	200,000 <sup>1</sup>	4 Stories/60 Ft	6	Government Office	255,000 <sup>2</sup>	11 Stories/160 Ft
3	Commercial Office	250,000 <sup>1</sup>	8 Stories/120 Ft	7	Commercial Office	620,000 <sup>2</sup>	25 Stories/350 Ft
4	Commercial Office	400,000 <sup>1</sup>	12 Stories/180 Ft	8	Government Office	540,000 -	12 Stories/180 Ft
				9	Museum	70,000	3 Stories/45 Ft
				10	Government Office	470,000 <sup>2</sup>	16 Stories/240 Ft
PHASE I NEW AND ADAPTIVE REUSE DEVELOPMENT TOTAL: 3,362,000 Sq. Feet							

<sup>1</sup> Includes aggregate 100,000 sq. feet of in-building retail space

<sup>2</sup> Includes aggregate 95,000 sq. feet of in-building retail space



**PHASE I ALTERNATIVE**

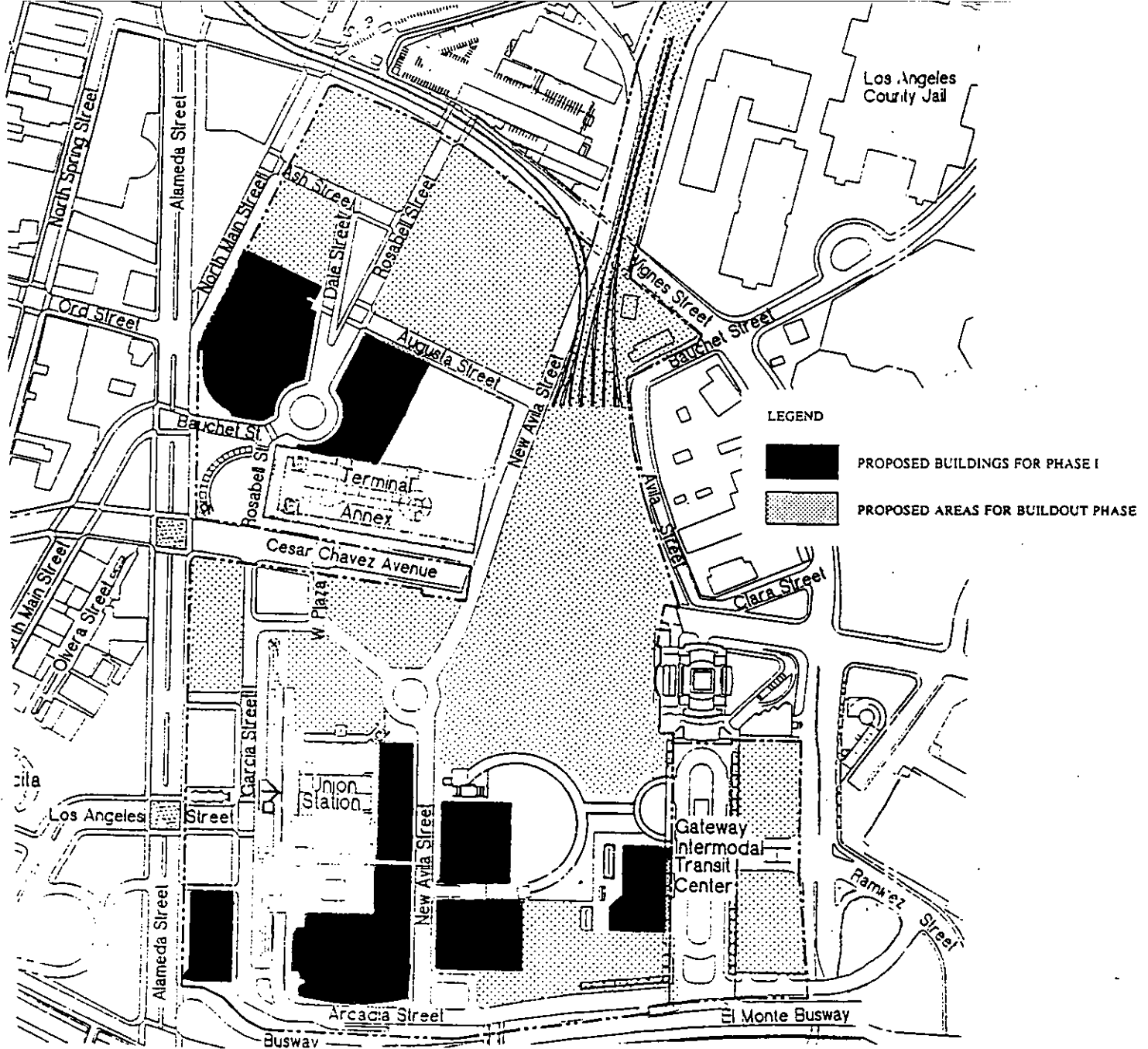
TERMINAL ANNEX PROPERTY				UNION STATION PROPERTY <sup>1</sup>			
Bldg. No	Use	Floor Area (Sq. Feet)	Height	Bldg. No	Use	Floor Area (Sq. Feet)	Height
1	Government Office	457,000 <sup>2</sup>	4 Stories/80 Ft	6	Government Office	255,000	11 Stories/160 Ft
2	Commercial Office	200,000 <sup>2</sup>	4 Stories/60 Ft	8	Government Office	540,000	12 Stories/180 Ft
3	Commercial Office	250,000 <sup>2</sup>	8 Stories/120 Ft	11	Sports Arena	625,000	190 Ft Above Grade of Tracks
4	Commercial Office	400,000 <sup>2</sup>	12 Stories/180 Ft	12	Urban Entertainment Center	300,000	3 Stories/60 Ft

**PHASE I ALTERNATIVE NEW AND ADAPTIVE REUSE DEVELOPMENT TOTAL: 3,027,000 Sq. Feet**

<sup>1</sup> Building Nos. 5, 7, 9 and 10 shown on Map 2 would not be constructed on the Union Station Site with this alternative during Phase I

<sup>2</sup> Includes aggregate 100,000 sq. feet of in-building retail space





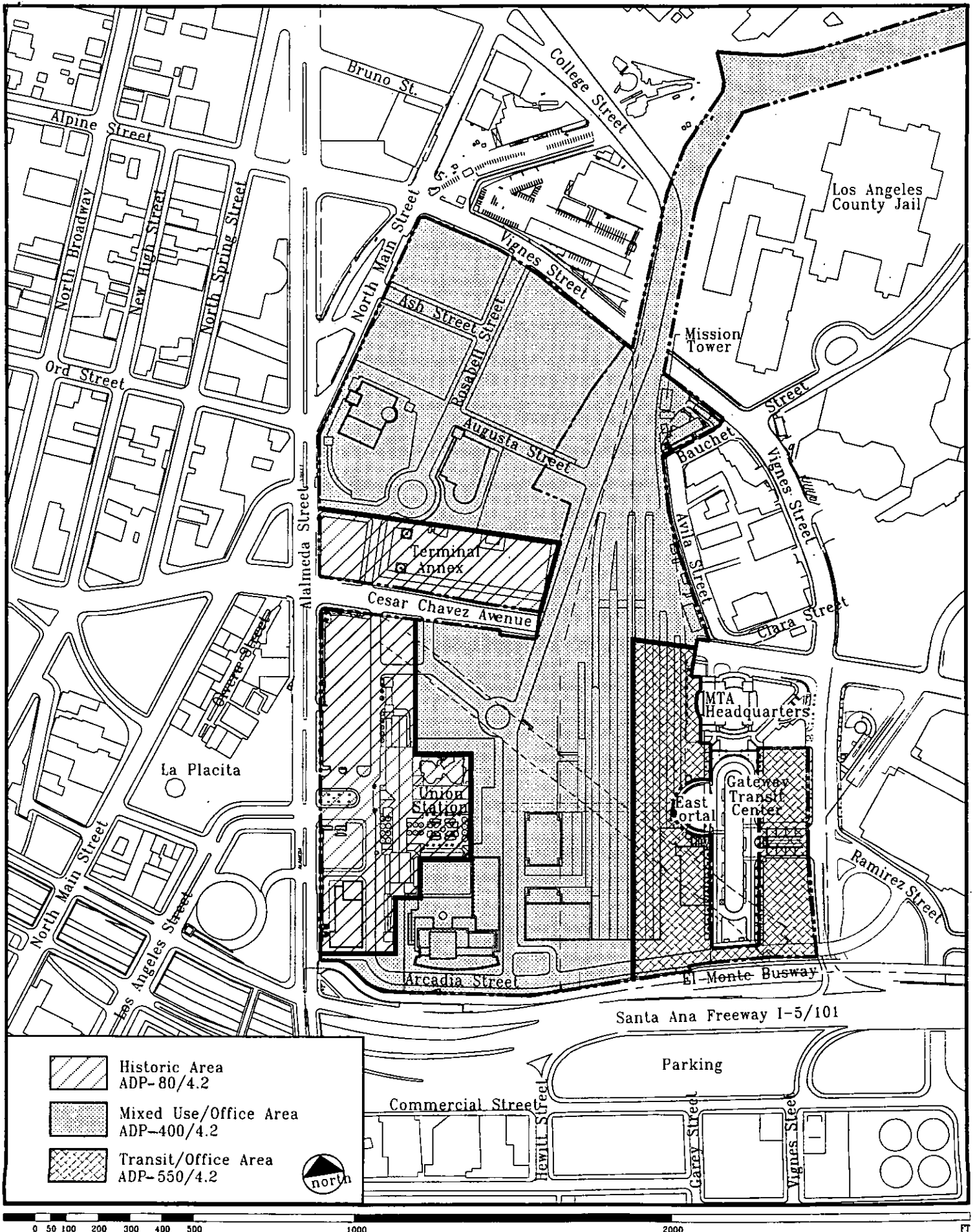
PHASE II (TERMINAL ANNEX & UNION STATION)	
Use	Floor Area (Sq. Feet)
Commercial Office	4,480,000 <sup>1</sup>
Government Office	1,520,000 <sup>1</sup>
Hotel (750 Rooms) and Conference Center	1,050,000
Residential (300 Units)	300,000
Stand-Alone Retail	150,000
<b>PHASE II TOTAL: 7,500,000 Sq. Feet</b>	
<b>TOTAL SPECIFIC PLAN NEW AND ADAPTIVE REUSE DEVELOPMENT: 10,862,000 Sq. Feet WITH PHASE I ALTERNATIVE: 10,527,000 Sq. Feet</b>	

<sup>1</sup> Includes aggregate 220,000 sq. feet of in-building retail space

**Sec. 7. LAND USE.**

**A. Designation of Subareas.** The Specific Plan is divided into three Subareas, as shown on the Subareas Map, Map 5 in this Section. The Subareas are designated as: the Historic Area; the Mixed Use/Office Area; and the Transit Office Core.

**B. Height/Floor Area Ratio Districts.** Each lot within the Specific Plan area includes a Height/Floor Area Ratio (Height/FAR) District designation. These Height/FAR Districts and their boundaries are shown on Map 5 of this Section by a combination of Zone symbols and Height/FAR District number markings (e.g., ADP-80/4.2). The Height/FAR District is shown immediately following the dash after the Zone symbol in the form of numbers separated by a diagonal line. The first number indicates the maximum height in feet permitted in a building or structure. The second number, which may include decimal fractions, indicates the floor area ratio.



**C. Permitted Uses.** The use and area regulations of the C2 Zone, as specified in LAMC Section 12.14; of a portion of the M1 Zone, as specified in LAMC Section 12.17 6 A 4 (arena use); and of a portion of the PF Zone, as specified in LAMC Section 12.04.09 B 3-8 shall apply to all lots in the ADP Zone within the Specific Plan area. In addition, the following uses shall be permitted:

1. **Outdoor eating areas.** Notwithstanding LAMC Section 12.14 A 1(a)(10), outdoor eating areas on all floors.

2. **Incidental outdoor retail uses.** Outdoor, permanent or temporary retail uses. These may include, but are not limited to, kiosks and carts. No outdoor retail use shall individually exceed 200 square feet in size.

3. **Helicopter landings.** Infrequent helicopter landings and take-offs, including the establishment of helipads, heliports and helistops as permitted in LAMC Section 12.22 A 6.

4. **Transit stations and related facilities and uses.**

5. **Establishments for the sale of alcoholic beverages for off-site consumption.** Three establishments pursuant to the conditions of Case No. ZA 96-0201(ZV).

6. **Establishments for the sale and service of alcoholic beverages for on-site consumption and establishments permitting dancing and live entertainment.** These establishments shall be subject to the restrictions as set forth in Section 9.

7. **Additional Conditional Use Permits for the sale and service of alcoholic beverages for on-site and off-site consumption.** These establishments shall be permitted pursuant to LAMC Section 12.24 C, provided that a specific plan exception is obtained as required in Section 9 A.

**D. Prohibited Uses.** The following uses shall be prohibited within the ADP Zone:

1. Adult-oriented business, as defined by the LAMC;

2. Strip tease show;

3. Automotive fueling and service station, laundry or wash rack, body repair, detail and paint shop, except as an accessory use.

**E. Yard Regulations.** Notwithstanding the requirements set forth in the LAMC, no Project shall be required to provide yards. Projects shall only be required to provide Open Space as specified in Section 8 D of this Specific Plan.

**Sec. 8. URBAN DESIGN REGULATIONS.**

**A. Building Height and Massing.**

**1. Historic Subarea.**

(a) The maximum permitted height of any Project on a lot within the Historic Subarea, as shown on Map 5 in Section 7, shall be 80 feet.

(b) The height and massing of any Project on any lot fronting Alameda Street on the Union Station Site shall be further restricted as shown on Map 6.

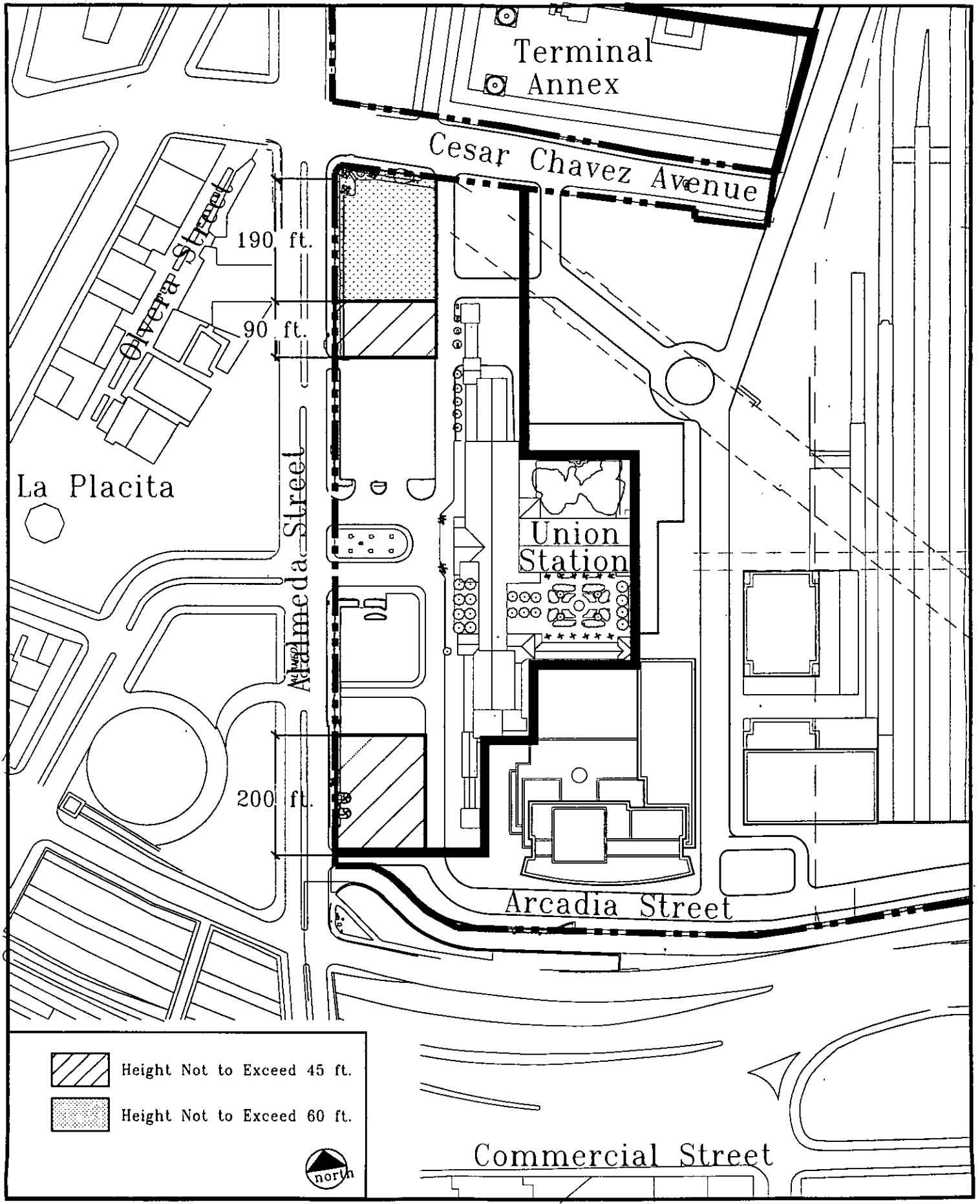
**2. Mixed Use/Office Subarea.**

(a) The maximum permitted height of any Project on a lot within the Mixed-Use/Office Subarea, as shown on Map 5 in Section 7, shall be 400 feet.

(b) The maximum permitted height of any sports arena shall be 230 feet as measured from the elevation of the railroad tracks.

(c) The maximum permitted floor area of any sports arena shall be 650,000 and the maximum permitted seating capacity shall be 22,000.

**3. Transit Office Core Subarea.** The maximum permitted height of any building or structure on a lot within the Transit Office Core Subarea, as shown on Map 5 in Section 7, shall be 550 feet.



Alameda District Specific Plan

MAP 6 REDUCED HEIGHT OF BUILDINGS  
ALONG ALAMEDA ST. WITHIN UNION STATION SITE

**B. Urban Design Guidelines.** Projects shall comply with the Urban Design Guidelines specified in Appendix A. The Urban Design Guidelines may be revised by the City Planning Commission after notice and hearing.

**C. Historic Preservation Regulations.**

1. The Applicant shall preserve and rehabilitate the significant historic elements of the Terminal Annex and Union Station buildings, except for those portions of the Union Station building known as the "altered southern service wing" and the "south ramp," and the "1960s addition to the Terminal Annex building." If required by the Los Angeles Administrative or Municipal Code, review by the Cultural Heritage Commission shall occur prior to issuance of any building or demolition permits for other significant portions of Union Station.

2. Rehabilitation work on the Terminal Annex and Union Station buildings shall conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings specified in Appendix E.

**D. Open Space, Pedestrian Connections and Landscape Regulations.**

**1. Open Space.**

**(a) General.**

(i) Open Space within the ADP is addressed on a Specific Plan area-wide basis and may be provided in the form of courtyards, plazas or other larger gathering areas on the property. As a result, it is not required to be provided on a Project by Project basis.

(ii) The Applicant shall provide Open Space in compliance with the guidelines set forth in Appendix A.

(iii) Areas devoted to Open Space shall be included within the calculation of buildable area of a lot, and the Project Applicant shall not be required to dedicate Open Space to the City as publicly owned property.

(iv) Open Space may be located at or above grade or on a rooftop.

**(b) Residential.**

(i) Residential Projects in excess of four stories shall be separated from other residential buildings by a minimum of 30 feet of Open Space.

(ii) Residential Projects shall be separated from non-residential buildings by a minimum of 40 feet of Open Space.

(iii) Residential Open Space shall be provided on site.

This Open Space may be provided as either private space (patios or balconies) or as a public (common area) space or facility. Parking areas or driveways shall not qualify as Residential Open Space.

Private Residential Open Space shall be contiguous to the dwelling unit. It shall contain a minimum of 50 square feet and shall maintain a minimum eight foot vertical clearance under any projection.

Public Residential Open Space shall be open to the sky (excepting intermittent use of pedestrian arcade coverings or similar treatments), readily accessible to all residents of the Project, and have a minimum size of 400 square feet.

**(c) Commercial.**

Commercial Projects shall be separated from residential buildings by a minimum of 40 feet of Open Space.

**(d) Sports Arena.**

A sports arena Project shall be separated from residential buildings or the residential portion of a commercial/residential mixed use building by a minimum of 40 feet of Open Space.

**2. Pedestrian Connections.**

(a) On-site Pedestrian Connections shall be designed to provide linkage with Chinatown, El Pueblo de Los Angeles (Olvera Street and Pico/Granier block) and between the Union Station Site and the Terminal Annex Site in compliance with Section 5 A 5. Pedestrian Connections shall be constructed with lighting, landscaping, hardscape improvements and directional signs to encourage pedestrian use. Where bus stops are located along Pedestrian Connections, appropriate



landing areas shall be provided for pedestrians boarding or disembarking buses.

(b) Meandering or serpentine sidewalks shall be permitted as Pedestrian Connections for public sidewalk purposes in lieu of City of Los Angeles standard sidewalks, and may be located within the dedicated right-of-way. Adjacent to Cesar Chavez and Alameda Streets, easements for public sidewalk purposes shall be granted over private property, as necessary, to accommodate the design and construction of meandering sidewalks.

### 3. Landscaping.

(a) All Open Space and other planted areas shall be provided with automatic irrigation systems and conform with the City's water conservation requirements.

(b) Open Spaces, plazas and courtyards, but excluding Pedestrian Connections and arcades, shall contain a minimum of 25% landscaped area including, but not limited to, trees, shrubs, ground covers and planters.

**Sec. 9. ON-SITE ALCOHOL CONSUMPTION AND PUBLIC DANCING/LIVE ENTERTAINMENT ESTABLISHMENTS REGULATIONS.** The sale and service of alcoholic beverages for on-site consumption, public dancing and live entertainment activities shall be permitted. These establishments shall obtain approvals required by other jurisdictions for the sale or service of alcohol, including licenses or permits from the State Department of Alcoholic Beverage Control ("ABC") and dancing/entertainment permits from the Los Angeles Police Commission, as required by the LAMC.

**A. Description of Establishments Permitted.** The number, type and square footage of establishments for on-site alcohol consumption for the Terminal Annex Site and the Union Station Site are set forth in Table 1. The number and type of establishments for on-site dancing and entertainment for the Terminal Annex Site and the Union Station Site are set forth in Table 1. These establishments may be transferred between the Sites, prior to ABC licensing, so long as the total number of establishments permitted within the Specific Plan area is not exceeded. The requirements set forth in Table 1 may be modified only pursuant to an exception to this Specific Plan.

**B. Conditions.** Conditions for on-site alcohol consumption and on-site dancing and entertainment are listed in Table 2. The Zoning Administrator, through the administrative plan approval process, shall review establishments for compliance with Table 2 and may modify these requirements for individual establishments.

At the time of plan approval, Applicants for individual establishments shall also provide the following information and other operational information as requested by the Zoning Administrator: number of seats; square footage and floor plan of the establishment; signage for the establishment; security measures to be provided; the proposed menu if a dining establishment; number of employees at any given time; minimum age requirements for patrons and enforcement measures.

**C. Revocation.** If the conditions of this Subsection have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. These proceedings shall be in accordance with LAMC Section 12.24.J.

**TABLE 1**  
**REGULATIONS FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES AND PERMITTING PUBLIC DANCING/LIVE ENTERTAINMENT**

**Terminal Annex Site**

**On-site Alcohol Consumption in Restaurant Establishments and Bar Establishments:**

**Number:** A maximum of nine Restaurant Establishments and Bar Establishments shall be permitted to sell a full line of alcoholic beverages and may be located within other structures or as a Free-Standing Establishment. Of these nine, a maximum of one may operate as a Bar Establishment. No Bar Establishment shall be permitted as a Free-Standing Establishment, except in conjunction with an Urban Entertainment Center, hotel, transit or conference center uses. The Bar Establishment may be located in an existing historic facility.

**Floor Area:** A maximum of 63,000 square feet shall be permitted for Restaurant Establishments and Bar Establishments. A maximum of 36,000 square feet of the 63,000 square feet may be devoted to Bar Establishments or bar areas within the Restaurant Establishments. Within these limits, no area used exclusively for the service of alcoholic beverages (bar or cocktail area) shall exceed 4,000 square feet. No Bar Establishments shall exceed 7,500 square feet in size.

**Public Dancing/Entertainment Establishments:**

**Number:** A maximum of two Restaurant Establishments or Bar Establishments shall be permitted to have public dancing/entertainment.

**Union Station Site**

**On-Site Alcohol Consumption Establishments:**

**Number of Restaurant Establishments and Bar Establishments:** A maximum of sixteen Restaurant Establishments or Bar Establishments shall be permitted to sell a full line of alcoholic beverages and may be located either within other structures, including a hotel, or as a Free-Standing Establishment. Of these sixteen, a maximum of eight may operate as a Bar Establishment. No Bar Establishments shall be permitted as Free-Standing Establishments, except in conjunction with an Urban Entertainment Center, hotel, transit or conference center uses. Bar Establishments may be located in existing historic facilities, such as the Fred Harvey Restaurant.

**Number of On-Site Alcohol Consumption Establishments in Hotels, Conference Center or a Sports Arena:** A maximum of two hotels shall be permitted to sell a full line of alcoholic beverages: (i) as part of their banquet, lobby and room services; and (ii) within mini-bars located in each guest room. A maximum of one hotel conference center shall be permitted to sell a full line of alcoholic beverages as part of its banquet, lobby and meeting room services.

In lieu of one of these hotels, a sports arena facility shall be permitted to sell alcoholic beverages for on-site consumption, as follows: (i) beer and wine within concession establishments located on each level of the sports arena; (ii) a full line of alcoholic beverages within two sports arena restaurant/club establishments located within the facility; and, (iii) a full line of alcoholic beverages as part of the sports arena's service to luxury suites, club seats and private boxes.

**Floor Area:** A maximum of 112,000 square feet shall be permitted for Restaurant Establishments or Bar Establishments. A maximum of 64,000 square feet of the 112,000 square feet may be devoted to bar areas within Restaurant Establishments or within Bar Establishments. Within these limits, no area used exclusively for the service of alcoholic beverages (bar or cocktail area) shall exceed 4,000 square feet. No Bar Establishments shall exceed 7,500 square feet in size.

There shall be no limitation on floor area where alcoholic beverages may be sold in a Bar Establishment within a hotel, conference center or sports arena.

**Public Dancing/Entertainment Establishments:**

**Number:** A maximum of four Restaurant Establishments or Bar Establishments shall be permitted to have public dancing/entertainment.

**TABLE 2**  
**CONDITIONS FOR ESTABLISHMENTS SERVING ALCOHOL**  
**FOR ON-SITE CONSUMPTION**

1. Owners, operators, managers and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol, which program is recognized by the ABC. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.
2. The sale of distilled spirits by the bottle, for on-site consumption, is prohibited.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. A "Designated Driver Program" shall be operated to provide an alternate driver for patrons unable to safely operate a motor vehicle. This program may include, but shall not be limited to, free non-alcoholic drinks for the designated driver of each group of patrons and promotion of the program at each table within the establishment. Each operator shall submit details of the program to the Zoning Administrator for review and approval prior to the opening of any facility offering alcoholic beverages.
6. **Security.** A minimum of two State-licensed security personnel for the Terminal Annex site and a minimum of two for the Union Station site, under the control of the respective property owners, shall be provided. These security officers shall monitor and patrol areas where establishments selling alcohol for on-site consumption are located, during the hours of operation of the establishments. These security officers shall also patrol parking areas serving these establishments to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site. The Los Angeles Police Department (LAPD) shall be notified of special events as far in advance as feasible.
7. **Police Consultation.** The Zoning Administrator shall consult with LAPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions which he or she deems to be necessary and feasible. The Zoning Administrator shall also notify the LAPD of the identity of each proposed operator of an establishment so that the LAPD can ascertain whether the operator has any prior record of criminal activity.
8. **Security Design Features.** The Project shall include appropriate security design features for semi-public and private

spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.

9. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.

10. Restaurant Establishments shall maintain records which reflect separately the gross sales of food and non-alcoholic beverages and the gross sales of alcoholic beverages of the licensed premises. These records shall be kept at least on a quarterly basis and shall be made available to the Zoning Administrator or the LAPD.

11. Restaurant Establishments shall be maintained as bona fide eating places with an operational kitchen, and shall provide a menu containing an assortment of foods normally offered in these restaurants.

12. There shall be no promotional advertising on the exterior of the Specific Plan boundary which promotes or indicates the availability of alcoholic beverages. Nevertheless, nothing in this Specific Plan shall prohibit identification signage for these establishments on the exterior boundary of the Specific Plan area.

13. Amplified music from within any establishment shall not exceed 80 dB, when measured from outside the establishment.

14. Restaurant Establishments or Bar Establishments may serve alcohol 10:00 a.m. - 2:00 a.m., 7 days per week.

15. Public dancing/entertainment activities shall be permitted 9:00 p.m. - 4:00 a.m., 7 days per week. An area between 500 and 1,500 square feet shall be permitted within each public dancing/entertainment site for dancing purposes, with an average size of 1,000 square feet for each of the sites.

16. A copy of Tables 1 and 2 shall be retained on the premises in each establishment which serves alcoholic beverages at all times and shall be produced immediately upon the request of the Zoning Administrator or the LAPD.

#### **Sec. 10. CHILD CARE PROVISIONS.**

**A. Floor Area Bonus.** Individual Projects which contain at least 50,000 square feet of non-residential floor area shall be permitted a ministerial floor area bonus of five square feet of additional non-residential floor area in excess of the permitted floor area, for every one square foot of floor area constructed for a child care facility

which serves at least 40 children. Neither the additional floor area bonus nor the floor area of the child care facility shall be counted in determining the Phases of Development maximum permitted floor area, specified in Section 5 B 1 of the Specific Plan.

**B. Trip Credit.** In addition to the floor area bonus, Projects which provide a child care facility shall be eligible for a Trip reduction credit of 0.3 trips for each full-time child care slot provided, and 0.15 Trips for each part-time slot.

**C. Combined Child Care Facilities.** The incentives provided by this Subsection may be utilized through the development of combined child care facilities by two or more individual Projects. In such cases, the floor area bonus and Trip credits shall be assigned on a proportional basis among the participating Projects.

**D. Conditions.** The following conditions apply to any child care facility for which incentives are sought:

1. The child care facility shall be located within the Specific Plan area.

2. The child care facility location and design shall be in accordance with State of California regulations. In addition, the location of the facility shall be approved by the Los Angeles Fire Department. Compliance with these regulations shall be verified in writing by the City's Child Care Coordinator (or a designee of the City Council if the Child Care Coordinator's position is vacant).

3. The child care facility shall remain in that use for the life of the Project(s) which received the floor area bonus.

#### **Sec. 11. TRANSPORTATION REGULATIONS.**

**A. Project Trip Generation.** The General Manager shall calculate the number of Trips for each Project based on the Trip Generation Table in Appendix B. The City Planning Commission, after notice and hearing, may revise the Trip Generation Table based upon the recommendations of the Director and the General Manager.

The General Manager shall give an Applicant a Trip credit for an existing or previous use if the Applicant provides documentation (satisfactory to the General Manager) that the existing or previous use was legally in place as of May 1, 1995, or constructed and demolished subsequent to May 1, 1995.

Trips for a Project having more than one use shall be calculated by adding together the Trips generated by the proportion of floor area of the Project devoted to each use

unless the General Manager, based on reasonable methods, determines otherwise.

The General Manager shall use reasonable methods to determine the appropriate number of Trips for Projects which include a use not listed in the Trip Generation Table or a recognized data source such as the Institute of Transportation Engineers (ITE) Trip Generation tables. The General Manager's determination shall reflect the anticipated effect of the exclusion of pass-by Trips, the proximity of the Project to a regional transportation hub and implementation of other transportation demand management measures.

The Applicant may appeal the General Manager's calculation of Trips to the City Planning Commission within 15 days from the date of the General Manager's written determination. The appeal shall be on a form provided by the General Manager and accompanied by a fee of \$1,020. Upon appeal, the Commission shall sustain, reverse or modify the General Manager's calculation within thirty days of the filing of the appeal. If the Commission fails to act within the time specified herein, the calculation by the General Manager shall be deemed final.

**B. Trip Cap.** The City Planning Commission, after notice and hearing, shall have the authority to increase the Phase I Trip cap by up to 10%, after recommendation by the General Manager and the Director. This action may be appealed to the City Council, pursuant to the procedures set forth in Section 14 below for appeal of Interpretations. The appeal shall be on a form provided by the Director and accompanied by a fee of \$64.00.

**C. Required Traffic Improvements.**

**1. Improvement Assignments.** Prior to the issuance of a Project Plan Compliance for a Project, the General Manager shall assign to the Project traffic improvements, or the pro rata or fair share of these improvements, from the list of traffic improvements in Appendix C for a Phase I Project or from Appendix D for a Phase II Project. The assignment shall be made by determining what percentage of the applicable Phase Trip cap is represented by the number of Trips generated by a Project, and matching that to an improvement the percentage cost of which is most nearly equivalent. The assignment shall also take into consideration the Project's location.

**2. Completion or Guarantee of Traffic Improvements.**

**(a) 100% Improvements.** For those traffic improvements for which a Project is 100% responsible, prior to the issuance of a certificate of occupancy, the Project Applicant



shall provide improvement design plans satisfactory to the General Manager, and shall construct the assigned traffic improvement. If the General Manager determines that construction of the assigned traffic improvement is infeasible at the time the Applicant seeks a certificate of occupancy, then the Applicant shall pay the cost of or provide a suitable guarantee for the improvement.

**(b) Pro-Rata Improvements.** Pro-rata improvements are those traffic improvements for which a Project may be less than 100% responsible, but for which some combination of Projects within the Specific Plan area are 100% responsible. Where a Project's pro-rata share of trips is less than any remaining assigned traffic improvement, the General Manager shall require a financial guarantee of that Project's pro-rata share of the assigned traffic improvement cost for reimbursement to a subsequent Project, which subsequent Project would be assigned the traffic improvement. For pro-rata improvements, prior to the issuance of a certificate of occupancy, the Project Applicant shall provide the Project's pro-rata share of the cost of the traffic improvement. The first Project assigned a pro-rata share of a traffic improvement shall provide improvement design plans, satisfactory to the General Manager, and a revised cost estimate for the improvement. The costs associated with the design plans and cost estimate shall be an offset against the pro-rata share of the Project that undertakes these efforts. The pro-rata share of any Project assigned such an improvement, including any portion of the pro-rata share of the first Project remaining after the offset discussed above, shall be suitably guaranteed. The Project Applicant for the last Project responsible for any traffic improvement shall be required to construct that improvement, unless the General Manager determines that insufficient funds have been allocated for that purpose, in which case the Project Applicant shall suitably guarantee its pro-rata share.

**(c) Fair Share Improvements.** For regional traffic improvements for which ADP Projects are not 100% responsible, prior to the issuance of a certificate of occupancy, the Project Applicant shall suitably guarantee the Project's fair share portion of the traffic improvement against a future time when the improvement can be implemented.

**(d)** Any guarantee required pursuant to this Section may be satisfied by a letter of credit, surety bond or other suitable guarantee

satisfactory to the City Engineer and the General Manager.

**4. Traffic Improvement Modifications.** If any traffic improvement listed in Appendix C or Appendix D is infeasible, the Director and the General Manager may modify or substitute traffic improvements listed in Appendix C or Appendix D, so long as the General Manager does one of the following:

(a) Meets with the Transportation Management Organization (TMO) and determines what, if any, additional TDM measures shall be imposed in order to assist in meeting the objectives of this subsection;

(b) Meets with the Applicant and determines what alternate and/or additional mitigation measures shall be implemented by the Applicant in order to assist in meeting the objectives of this subsection; or

(c) Determines that the Trip cap should be modified.

**D. Transportation Demand Management (TDM) Regulations.**

1. For purposes of the regulations in this Subsection D, MWD shall not be considered a property owner to the extent it builds the MWD Headquarters.

2. Transportation Management Organization (TMO). In order to comply with the Trip caps required by this Specific Plan, the owners of property within the Specific Plan area shall establish a TMO, in which all owners of property and tenants within the Specific Plan area shall participate. Participation in the TMO shall be required as a term of the tenant's lease with the owners of property within the Specific Plan area or management firm.

3. **Implementation.** All owners of property within the Specific Plan area shall have the responsibility to organize, operate and implement the TMO, in order to meet the Trip caps and parking cap requirements. Owners of property within the Specific Plan area shall submit an annual TDM report to the TMO, which shall submit one consolidated annual report to the Director. If the Director, in consultation with the General Manager, determines that reasonable progress toward the Trip caps has not been made, the General Manager shall require the TMO to submit a TDM Plan for review and approval by the General Manager.

4. **TDM Measures.** The TMO may utilize those incentives or other measures it determines appropriate within its TDM Plan, in order to comply with the Trip

caps. These measures may include, but are not limited to the following:

- Building and site design elements that facilitate employee/visitor Trip reduction efforts.
- Conveniently located loading and unloading areas for high-occupancy vehicles (HOVs).
- Bicycle facilities.
- Preferential parking for HOVs.
- Reduced parking costs for HOVs.
- Cash-out parking programs.
- Conveniently located public transit stops.
- Educational programs or materials on ridesharing/transit services for employees or visitors of the Specific Plan area.
- Sale of transit passes.
- Provision of ridesharing coordination services.
- Financial incentives or disincentives for employees to rideshare.

In the event that the Director or the General Manager determines that reasonable progress toward the Phase II Trip cap or the Phase II parking cap is not being made, additional TDM regulations can be imposed on owners of property located within the Specific Plan area. In the event those regulations do not generate reasonable progress, modifications to the Phase II Trip cap and/or Phase II parking cap may be proposed to the City Planning Commission to ensure compliance with those caps by the completion of Phase II.

For purposes of this Subsection, reasonable progress shall be defined as no more than:

- (a) An overall parking ratio of 2.0 spaces per 1,000 square feet of development when one-third of Phase II maximum permitted floor area has been constructed; or
- (b) An overall parking ratio of 1.7 spaces per 1,000 square feet of development when two-thirds of the Phase II maximum permitted floor area has been constructed; or

(c) An overall office Trip rate of 0.55 Trips per 1,000 square feet of development when one-third of the Phase II maximum permitted floor area has been constructed; or

(d) An overall office Trip rate of 0.46 Trips per 1,000 square feet of development when two-thirds of the Phase II maximum permitted floor area has been constructed.

The above ratios may be revised by the City Planning Commission after notice and hearing at the start of Phase II, at the one-third and two-third construction milestones of Phase II, and if alternative land uses (uses other than office/hotel) are substituted in Phase II.

More than the immediate parking needs of related projects may be temporarily provided, if the General Manager determines that physical site conditions and construction constraints require the cost-effective construction of consolidated parking facilities.

#### **E. Parking Regulations.**

1. For purposes of the regulations in this Subsection E, MWD shall not be considered a property owner to the extent it builds the MWD Headquarters.

2. Where this Specific Plan contains language or standards which require more parking or permit less parking than LAMC Section 12.21.A, this Specific Plan shall supersede the LAMC.

3. This Specific Plan shall permit shared use parking, except for residential uses with non-residential uses, and reduced parking standards, as specified in this Section. Parking which is allocated to a particular Project or lot may be located at any location within the Specific Plan Area, or within the existing Gateway parking facility.

4. **Phase I Parking Standards.** So long as there are no more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.25 spaces per dwelling unit.

If there are more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and

no fewer than 1.25 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.5 spaces per dwelling unit.

Non-residential Projects shall provide a parking ratio of no less than 1.1 spaces per 1,000 square feet of floor area, unless a reduced ratio is required in order not to exceed the Phase I parking cap. The Director may authorize the reduction, based upon a finding that adequate parking will be provided after the reduction.

**5. Phase II Parking Standards.** So long as there are no more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.25 spaces per dwelling unit.

If there are more than 300 dwelling units in the Specific Plan area, the following parking standards shall apply: Projects with dwelling units containing 3 or fewer habitable rooms shall provide no more than and no fewer than 1.25 space per dwelling unit; Projects with dwelling units containing more than 3 habitable rooms shall provide no more than and no fewer than 1.5 spaces per dwelling unit.

Non-residential Projects shall provide a parking ratio of no less than .6 spaces per 1,000 square feet of floor area, unless a reduced ratio is required in order not to exceed the Phase II parking cap. The Director may authorize the reduction, based upon a finding that adequate parking will be provided after the reduction.

**6. Phase I Maximum Parking Ratio.** Upon completion of Phase I, the aggregate parking ratio within the Specific Plan area for Projects which consist of office/retail/hotel uses shall be a maximum of 2 parking spaces per 1,000 square feet of floor area. If Phase I includes sports arena and urban entertainment uses, the parking ratio within the Specific Plan area, upon completion of Phase I, for all Projects shall be a maximum of 2.4 spaces per 1,000 square feet of floor area. If more than 300 dwelling units are constructed, then any required parking for the units above the 300 shall be permitted to exceed the Phase I parking cap, but not the Phase II parking cap.

The allocation of parking spaces to individual Phase I Projects shall not be restricted by this

Specific Plan, so long as the overall Phase I parking cap is not exceeded. Parking totals for each Project shall be provided to the Director and the General Manager for their incorporation into the ADP Annual Report. Those parking spaces established for Motor Pool purposes for a Project shall be permitted in addition to the General Manager approved ratio, but shall not exceed 10% of the total spaces provided.

**7. Phase II Maximum Parking Ratio.** The parking ratio within the Specific Plan area, upon completion of Phase II, for Projects which consist of office/retail/hotel uses, shall be 1.1 spaces per 1,000 square feet of floor area.

The allocation of parking spaces to individual Phase II Projects shall not be restricted by this Specific Plan, so long as the overall parking cap is not exceeded upon completion of Phase II. Parking totals for each Project shall be provided to the Director and the General Manager for their incorporation into the ADP Annual Report.

Those parking spaces established for Motor Pool purposes for Projects shall be permitted in addition to the 1.1:1,000 ratio, but shall not exceed 10% of the total spaces provided.

**8. On-Site Parking Management Plan.** In order to implement the shared-use parking, reduced parking and parking cap regulations established by this Specific Plan, the property owners within the Specific Plan area shall establish and administer an On-Site Parking Management Plan to comply with the Parking Cap requirements. Property owners within the Specific Plan area shall submit an annual parking management report to the TMO which shall submit one consolidated annual report to the Director.

## **Sec. 12. TRANSFER OF FLOOR AREA.**

**A. Transfer Between Lots.** Any owner(s) of a legally defined lot located within the Specific Plan area may Transfer unused permitted floor area to another legally defined lot within the Specific Plan area, pursuant to the procedures of this Section.

**1. Limitation.** Any Project constructed with Transferred floor area must comply with all regulations set forth in this Specific Plan.

**2. Procedures.** The Director shall administratively approve the Transfer of unused permitted floor area, within the floor area cap, which meets the following requirements:

(a) An Applicant shall file, with the City Planning Department, an administrative request for the Transfer, including a Transfer Plan. The Director shall approve or disapprove the request within 15 days of the date of submittal. Disapprovals of the request may be appealed by the Applicant to the Planning Commission, pursuant to procedures established by LAMC Section 12.24.B.

(b) The Director shall establish and maintain a record of all Transfers pursuant to this Specific Plan. The records shall be included as part of the ADP Annual Report to the City Planning Commission. The Transfer records shall be available for public inspection.

(c) Any Transfer approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by a covenant approved by the Director, executed and recorded on the Donor Site and Receiver Site. The covenant shall specify the total floor area being Transferred from, and any remaining floor area at, the Donor Site and shall restrict further development on the Donor Site to that amount of floor area, if any, remaining, unless additional floor area is subsequently Transferred to the Donor Site. After recordation, a copy bearing the Recorder's number and date shall be furnished to the Director and the General Manager for their records.

**B. Floor Area Ratio Averaging.** Owners of legally defined lots located within the Specific Plan area may average permitted floor area, pursuant to the procedures of this Section.

**1. Limitation.** Any Project constructed with averaged floor area must comply with all regulations set forth in this Specific Plan.

**2. Procedures.** The Director shall administratively approve the averaging of unused permitted floor area for any Project which is a Unified Development. A Project which complies with this Specific Plan is determined to meet the requirements of a Unified Development.

At the time of floor area ratio averaging approval, a covenant running with the land shall be filed with the Director by the Applicants for the affected lots:

(a) guaranteeing to continue the operation and maintenance of the Project as a Unified Development;

(b) indicating the floor area used on each parcel and the floor area potential, if any, that would remain;

(c) guaranteeing the continued maintenance of the unifying design elements; and

(d) specifying an individual or entity to be responsible and accountable for this maintenance. The Director shall include the status of the maintenance of the unifying design elements in his or her annual report.

3. **Timing.** The Director shall approve or disapprove the request within 15 days of the date of request submittal. Disapprovals of the request may be appealed by the Applicant to the Planning Commission, pursuant to procedures established by LAMC Section 12.24.B.

**Sec. 13. USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN.** Any legally existing uses, buildings or structures which are made non-conforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Any legal, non-conforming uses may not be expanded.

**Sec. 14. INTERPRETATION.** Whenever any ambiguity or uncertainty related to the application of this Specific Plan exists so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the property owner, issue interpretations on the Specific Plan requirements consistent with the purpose and intent of this Specific Plan.

The property owner may appeal the interpretation of the Director to the City Planning Commission and may appeal interpretations made by the City Planning Commission to the City Council. An appeal shall be made in writing upon a form provided by the Director accompanied by a fee of \$2,303.00. The appeal shall set forth specifically the basis of the appeal and the reasons why the interpretation should be reversed or modified. The appeal shall be filed within 15 days from the date of mailing (by first class mail) of the Director's interpretation. The time limits for the Commission's interpretation and the procedures and time limits for any appeal to the City Council from the Commission's interpretation shall be the same as the provisions set forth in LAMC Section 11.5.7 D 2 through 7.

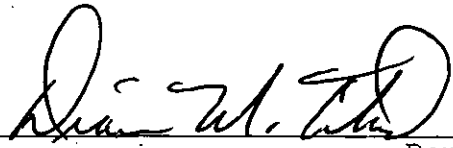
**Sec. 15. SEVERABILITY.** If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable. (23710)



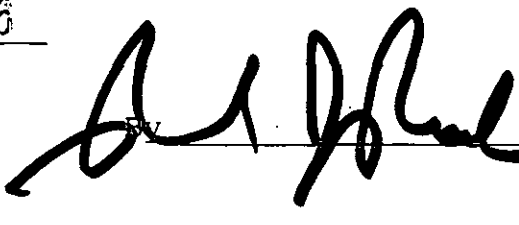
Sec. 16. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 18 1996.

ELIAS MARTINEZ, City Clerk,

By   
Deputy

Approved JUN 24 1996

By   
Mayor

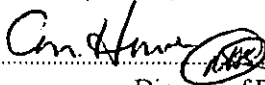
Approved as to Form and Legality


Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

June 17, 1996

See attached report

June 17, 1996  
JAMES K. HAHN, City Attorney

  
Director of Planning

By   
JERI L. BURGE  
Deputy City Attorney

File No. CF95-1931

posting

**DECLARATION OF POSTING ORDINANCE**

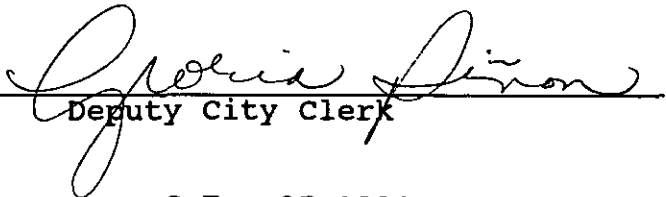
I, GLORIA M. PINON, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 171139, entitled: Establishment of the Alameda District Specific Plan, for a portion of the Central City North Community Plan area a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on June 18, 1996, & under direction of said Council & said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on June 27, 1996 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City, & one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously & conspicuously for ten days, or more, beginning 6-27-96 to and including 7-06-96.

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

Signed this 27th day of June, 1996 at Los Angeles, California.

  
Deputy City Clerk

Effective Date: Aug. 6, 1996

C.F. 95-1931