

JORDAN DOWNS URBAN VILLAGE

SPECIFIC PLAN

Specific Plan Procedures amended pursuant to
LAMC Sec. 13B.4. of Ch. 1A in accordance with
Ordinance No. 187,930

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This Jordan Downs Urban Village Specific Plan was prepared and adopted within the following context:

- The articulated objectives and policies of the Southeast Los Angeles Community Plan (Community Plan), which was revised in March 2000, include policies to promote safe, high-quality residential uses to serve all demographics of the community; and
- The Jordan Downs Community currently consists of 700 public housing units constructed between 1942 and 1955, which units are owned and operated by the Housing Authority of the City of Los Angeles (HACLA); and
- The HACLA has adopted a plan to construct 30,000 new dwelling units while preserving its existing stock citywide during the next ten years; and
- The Jordan Downs Community presents a unique opportunity to redevelop a neighborhood by replacing existing units as well as increasing housing stock, promoting mixed use opportunities, providing open space, and introducing social programs that are all focused on serving residents and families on limited income; and
- In 2008, Los Angeles Mayor Antonio Villaraigosa introduced *Housing That Works*, a five year housing initiative to promote housing in the City of Los Angeles through different goals and programs, including transforming public housing through projects such as Jordan Downs; and
- On March 6, 2009, the Los Angeles City Council adopted a motion that instructed the Department of City Planning, in coordination with the HACLA and other City Agencies, to create a Specific Plan for the Jordan Downs Community; and
- The Jordan Downs Master Plan (Master Plan) was approved by the Board of the HACLA on January 13, 2010, which Master Plan calls for the redevelopment of the Jordan Downs Community; and
- The Housing Element, a portion of the General Plan for the City of Los Angeles, contains policies and goals for the production of increased housing stock that may be directed to families and individuals across a wide demographic, ensuring stable and safe neighborhoods, and promoting home ownership; and
- The close proximity of numerous school facilities and the broad demographics of the Jordan Downs Community necessitate the development of a family-oriented neighborhood.

Section 1. APPLICABILITY OF THE PLAN

- A. The Jordan Downs Urban Village Specific Plan is applicable to that certain portion of the area of the Southeast Los Angeles Community Plan of the City of Los Angeles shown with heavy dashed lines on Map 1 (Jordan Downs Urban Village Specific Plan Boundaries Map).

- B. This Specific Plan acknowledges that, as of the date of adoption of this Specific Plan: (i) a portion of the Specific Plan area has yet to be annexed into the City of Los Angeles, and (ii) the land within the Specific Plan area has yet to be subdivided in a manner that correlates with the subdivision contemplated in Map 1 of this Specific Plan. The rules and regulations established by this Specific Plan shall become applicable to property within the Specific Plan area immediately upon, and not before, the occurrence of both of the following: (i) the annexation process has been completed so that the entire Specific Plan area is within the City of Los Angeles, and (ii) the land within the Specific Plan area has been subdivided in a manner that correlates with the subdivision contemplated in Map 1 of this Specific Plan. Prior to the occurrence of those two events, the rules and regulations set forth in the Zoning Code shall be applicable to property within the Specific Plan area within the City limits.

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This map shows a street grid in the Lynwood area. A red dashed line highlights a specific region. The streets within and around this region include:

- Horizontal Streets:** 97th St, 99th St, 102nd St, 105th St.
- Vertical Streets:** Anzac Ave, Century Blvd, Lou-dillon Ave, Gorman Ave, Weigand Ave, Alameda St.
- Other Streets:** Hickory St, Kalmia St, Laurel St, Juniper St, Cedar St, 96th St, 96th Pl, Nebraska Ave, Missouri Ave, Indiana Ave, Wisconsin Ave.

The map also features a scale bar (0 to 500 feet) and a north arrow in the bottom right corner.

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Section 2. PURPOSES

This Specific Plan is intended to provide, together with all other applicable regulations, regulatory land use controls and guidelines for the area within this Specific Plan boundary and to provide for the public need, convenience, and general welfare of the Specific Plan area.

More specifically, this Specific Plan is intended to provide the land use framework for the redevelopment of the 118-acre public housing, commercial, industrial, and civic site with a mix of housing, retail, parks, schools, employment opportunities, social services and civic uses. It is the intention of this Specific Plan to accomplish the following objectives:

Specify the appropriate location, diversity and intensity of residential development, mix of land uses and building heights to be constructed;

Guide the character of the land development to ensure that high-quality, place making improvements are made to create a safe and inviting, pedestrian-oriented, local retail destination not currently available in the area;

Establish public and private sector implementation measures and responsibilities that adequately address both local and regional impacts; and

Define the future locations and dimensions of streets, rights-of-way or other access ways for multimodal connectivity and appropriate urban form.

Furthermore, this Specific Plan is intended to:

- Implement the goals and policies of the Southeast Los Angeles Community Plan.
- Guide development, including use, height, density, parking, landscaping, architectural design guidelines and other related factors to ensure compatible development with the community.
- Improve the physical, social, and psychological well-being of the Jordan Downs Community through improvements on the built environment.
- Serve as a catalyst for the creation of environmentally friendly housing in Watts, and in Los Angeles as a whole, that is efficient in its use of energy and water.
- Develop a model of urban sustainability based on a comprehensive, open space strategy and sustainable building design that will provide environmental and health benefits, as well as transform the community into a safe, thriving, desirable, and livable urban neighborhood.
- Create a safe and inviting neighborhood that promotes reduced vehicle usage through improved walk-ability and transportation efficiency.
- Enhance the level of health and safety by creating building units that are conducive to security and potentially reducing crime.
- Develop a supportive environment for residents to become employed and work toward economic self-sufficiency.
- Facilitate the construction of homes that meet the City's current and future housing needs.
- Create a transit oriented community that provides housing, employment, and educational land uses accessible by public transportation.

- Preserve land uses that have historic and social significance to the community, notably the Freedom Tree, Mudtown Farms Community Garden, and Jordan High School.
- Promote new development that is compatible with existing neighborhood character and scale.
- Serve as a model plan for similar future projects within the City.

Section 3. RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE

The regulations set forth in this Specific Plan are in addition to those set forth in the Los Angeles Municipal Code (LAMC), as amended, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained therein, except as specifically provided herein.

- A. Wherever this Specific Plan contains provision regarding densities, yards, height, Floor Area Multipliers, parking, landscaping requirements or other development standards that differ from, or conflict with, the provisions contained in Chapter 1 of the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC.
- B. With respect to Projects within the Specific Plan area, this Specific Plan shall supersede certain LAMC regulations in the following manner:
 1. **Site Plan Review and Major Development Projects.** This Specific Plan supersedes regulations in LAMC Sections 16.05 and 12.24 U.14. Therefore, neither Site Plan Review nor conditional use permits for Major Development Projects shall be required for Projects within the Specific Plan area.
 2. **Commercial Corner and Mini-Shopping Centers Ordinance.** This Specific Plan supersedes LAMC Sections 12.23 A.23, and 12.24 W.27. Projects within the Specific Plan area shall be exempt from Commercial Corner and Mini-Shopping Center requirements.
 3. **Guest Rooms and Dwelling Unit Densities.** This Specific Plan supersedes all regulations in the LAMC that address the number of guest rooms or dwelling units permitted within the buildable area of a lot, for purposes of determining permitted density.
 4. **Conditional Use Approval for Sales of Alcohol Specific Plan.** This Specific Plan supersedes the provisions contained within the South Los Angeles Alcohol Sales Specific Plan, as this Specific Plan prohibits the sale of alcohol for off-site consumption, subject to LAMC Section 12.23 relating to nonconforming uses, except that a full-service grocery store, drug store, or pharmacy may apply for a Conditional Use Permit for the sale of alcohol for off-site consumption, per the procedures set forth in the South Los Angeles Alcohol Sales Specific Plan.
 5. **Conditional Use Requirement for Recycling Materials Processing Facility.** This Specific Plan supersedes the requirement for a Conditional Use Permit pursuant to LAMC Section 12.24 U.22 with respect to any recycling operation that exists at the time this Specific Plan is adopted.
 6. **Recycling Materials Processing Facilities-General Provisions.** With respect to any recycling operation within Subarea 2 that exists at the time this Specific Plan is adopted, this Specific Plan supersedes LAMC Section 12.21 A.18(f) in order to ensure that such existing recycling operation can continue

in Subarea 2. Sections 12.21 A.18(f) is not superseded by this Specific Plan for any new recycling operation within the Specific Plan area not in existence at the time this Specific Plan is adopted.

7. **Nonconforming Use of Buildings.** This Specific Plan does not supersede LAMC Section 12.23 B. This provision shall not limit the applicability of any LAMC section that is not expressly superseded by this Specific Plan.
8. **Park and Recreation Site Acquisition & Development Provisions.** Fees and the dedication of land for recreation purposes that are associated with approvals pursuant to LAMC Sections 12.33, 17.58, and 17.12 are waived, because this Specific Plan includes a pre-determined allowance of land for recreation. The dedication of over 6 acres for a new Jordan Downs Central Park, which consists of a variety of passive and active recreational areas, and an additional 2.9 acre network of pocket parks, greenways and other open spaces, are found to satisfy the requirements of Section 17.12 of the LAMC for dedication of real property for park and recreational purposes, or for the payment of a fee in lieu thereof, in connection with the construction or development of any and all dwelling units within the Specific Plan area. Park or recreational space provided anywhere within the Specific Plan area shall satisfy the foregoing requirement for any particular residential development, provided that such space will be accessible to the residents of such development. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Section 17.12 of the LAMC.
9. **Design Review Board.** The Specific Plan area shall not have a Design Review Board pursuant to LAMC Section 16.50.
10. **Regulation of Signage.** All signage within the Specific Plan area shall comply with the signage regulations set forth in the LAMC. Notwithstanding anything to the contrary, in addition to the sign types prohibited by the LAMC, the following types of signs are prohibited within the Specific Plan area: billboards; free-standing pole signs; banners; illuminated canopy signs; inflatable devices; feather signs, digital, flashing, animated, blinking, or scrolling signs or signs that appear to have any movement; canister wall or canister blade signs; and signs with pliable vinyl letters. This provision shall not apply to all signage in place on the date this Specific Plan is adopted, including repair and maintenance work to such signage.

Section 4. DEFINITIONS

The following words and phrases, whenever used in this Specific Plan (including all appendices hereto), shall be construed as defined in this section. Words and phrases not defined in this section or elsewhere in this Specific Plan shall be construed as defined in Sections 12.03 and 13.07 C of the Los Angeles Municipal Code (LAMC).

Best Management Practices (BMPs). Structural and nonstructural stormwater management control measures taken to mitigate changes to both quantity and quality of runoff caused through changes to land use.

Biological Filtration cell (Biocell). A vegetated conveyance ditch similar to a bioswale, but differs in that a biocell is typically utilized in parking lots, as an alternative drainage system adjacent to parking stalls.

Biological Filtration swale (Bioswale). A vegetated conveyance ditch designed to allow for the detention and infiltration of stormwater and urban runoff. A bioswale shall be designed to remove silt and pollution from surface water runoff and designed to maximize the time water spends in the swale, which aids in the trapping of pollutants and silt.

Cistern. A receptacle to catch and hold stormwater.

Code. The City of Los Angeles Municipal Code, which is also referred to herein as LAMC.

Director of Planning (or Director). The chief administrative officer of the Department of City Planning, or his or her designee, pursuant to LAMC Section 12.03 and City Charter Section 508.

Façade. Any side/face of a building composed as a visible, space-defining element, facing a public street, alley, corridor, or community space.

Floor Area Multiplier. Instead of specifying a floor area ratio to establish the maximum Floor Area permitted, each zone set forth in this Specific Plan specifies a Floor Area Multiplier, which multiplier, when multiplied by the Lot Area of the lot, produces the maximum amount of Floor Area allowable in a building on that lot. For example, with respect to a lot with a Lot Area of 10,000 square feet that is located within a zone with a Floor Area Multiplier of 3.0, the Floor Area of a building on that lot cannot exceed 30,000 square feet.

Flow-through Planter. Planting areas consisting of gravel, soil and vegetation that retains stormwater runoff as water slowly infiltrates through the planter.

Frontage. The full length of a building measured alongside the property line on which the building fronts.

Full-service Grocery Store. A store of 10,000 square feet or more of floor area that offers for sale products including, but not limited to, meats, produce, dairy products, paper goods, dry goods, frozen goods, sundries and other similar products.

Green Roof. A roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.

Green Street. A street that is designed to infiltrate and treat storm water by cleaning it through gravel, soil and plants. Green streets are also designed to increase the tree canopy and to support native habitat through landscaping in the parkways and medians.

Ground Floor. The lowest level within a building which is directly accessible to a street.

Heat Island. The thermal gradient differences between developed and undeveloped areas.

Infiltration. The process by which water on the ground surface enters the soil.

Infiltration Planter. Planting areas consisting of gravel, soil and vegetation that are designed to accept and detain runoff from streets and sidewalks.

Lot Area. The entire area (in square feet) of a subdivided lot, inclusive of any portion that may be dedicated for easements or rights-of-way.

Lot Coverage. The percentage of Lot Area which, when viewed from above, is covered by a building.

Pervious Paving. Permeable or porous pavement that allows the movement of water and air through the paving material.

Primary Entrance. An entrance directly accessible from an adjacent sidewalk. In the context of a commercial use, such entrance shall remain open during the normal business hours posted by the business even when side and rear public entrances are provided. Primary Entrance shall be distinguishable from other entrances through signage, size, location, architectural details, landscape or hardscape, or other strategies.

Project. The construction, erection, or addition to 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 that requires the issuance of a grading permit, foundation permit, building permit, or land use permit after the effective date of this Specific Plan. A Project shall not include the following:

1. Demolition;
2. Interior remodeling of an existing building, except for conversion from retail into residential uses that increases the occupant load and/or number of habitable rooms, as determined by the Department of Building and Safety;
3. Additions to existing buildings that:
 - a. Cumulatively increase the Floor Area of an existing building by less than 10% in area from the date of the adoption of this Specific Plan, as determined by the Department of Building and Safety; and
 - b. Do not exceed the height of the existing building;
4. Exterior remodeling of a building that exists as of the effective date of this Specific Plan; and
5. 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 natural or man-made disaster.

Rain Garden. Planting areas designed to accept and detain runoff from impervious areas such as roofs, driveways, streets, and parking lots to be absorbed into the ground.

Runoff. The flow of water, from rain or other sources, over the land surface.

Setback. The area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except fences, garden walls, arcades, balconies, terraces and decks which are permitted to encroach into the setback.

Sharrows. The travel lanes within the public right-of-way with bicycle-plus-arrow markings indicating where bicyclists should ride to avoid traveling within the door zone of parked cars.

Specific Plan. This Jordan Downs Urban Village Specific Plan.

Stormwater. Water that originates during precipitation events.

Street Wall. The vertical face of one or more buildings adjacent and parallel to the sidewalk. The cumulative façade effect created on a pedestrian oriented corridor when structures are built to the front lot-line and built to the edge of each side lot-line.

Urban Village (UV). A designation associated with the new zoning district established by this Specific Plan, which zoning district covers the entire Specific Plan area.

Walkability. The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying or spending time in an area. This depends on infrastructure factors such as, access to mass transit, presence and quality of walkways, buffers to moving traffic (planter strips, on-street parking, or bike lanes) and pedestrian crossings, aesthetics, nearby local destinations, air quality, shade or sun in appropriate seasons, street furniture, traffic volume and speed.

Section 5. PROCEDURES

A. Project Review and Clearance.

- 1. General Requirements.** All Projects shall comply with the provisions set forth in this Specific Plan and the spirit and intent of all appendices to this Specific Plan, as determined by the Director. Any development proposed pursuant to Section 6.H.5 of this Specific Plan shall not be required to comply with the spirit and intent of all appendices to this Specific Plan. This section sets forth the processes for review and approval of permits for all Projects to ensure compliance with the provisions of this Specific Plan. No grading permit, foundation permit, building permit, or land use permit shall be issued for any Project without compliance with the procedures set forth in this Section 5.
- 2. Administrative Clearance.** Notwithstanding LAMC Section 11.5.7.C, the Director of Planning has the authority to administratively clear permits for: (i) any proposed development pursuant to Subsection 6.H.5 of this Specific Plan; and (ii) any Project that satisfies all of the following: (a) complies fully with Sections 6 through 9, inclusive, of this Specific Plan; (b) complies with the California Environmental Quality Act, including compliance with any applicable mitigation monitoring and reporting measures; and (c) complies with the spirit and intent of all appendices to this Specific Plan, as determined by the Director.

Notwithstanding anything to the contrary, a Project located on property owned by HACLA that would otherwise be subject to review pursuant to the above-referenced Administrative Clearance process shall be subject to the Project Permit Compliance process below unless the permit application for the Project is accompanied by both (i) an approval letter from HACLA approving the proposed Project and (ii) written consent by the Jordan Downs Community Advisory Committee established by HACLA in May 2008.

In addition, notwithstanding anything to the contrary, a Project that involves any transfer of development rights pursuant to Subsection 5.C below and would otherwise be subject to review pursuant to the above-referenced Administrative Clearance process shall be subject to the Project Permit Compliance process below.

- 3. Other Processes for Project Review.** Projects that do not qualify for review pursuant to the above-referenced Administrative Clearance process shall be subject to the following review processes, where applicable:
 - a. Project Permit Compliance.** The Project Permit Compliance procedures, as provided in LAMC Section 11.5.7.C.
 - b. Project Permit Adjustment.** The Project Permit Adjustment procedures for Projects with slight deviations from this Specific Plan, as provided in LAMC Section 11.5.7.E.

- c. **Exceptions from this Specific Plan.** The process for relief from this Specific Plan, as provided in LAMC Section 11.5.7.F.
- d. **Amendments to Specific Plan.** The process for amending this Specific Plan, as provided in LAMC Section 11.5.7.G.

B. Phasing

The Phasing of development within the Specific Plan area shall be included in any subsequent tract map approval to ensure adequate infrastructure for the future residents and the orderly development of the proposed Project. Blocks 18B, 30A, 30C, 31 and 32 shall be exempted from any phasing plan due to their existing operations and ownership.

C. Transfer of Development Rights

1. Purpose: Transfer of Development Rights (TDR) is established to provide development flexibility by permitting transfer of the number of dwelling units allowed by this Specific Plan between lots over the life of this Specific Plan. Whenever a specific lot does not reach its respective maximum dwelling unit yield allowed by this Specific Plan, the remaining balance of dwelling units, up to the maximum unit yield allowed for that lot, may be transferred to another lot. The transfer of units may result in the maximum dwelling unit yield allowed by this Specific Plan to be exceeded in the Recipient. Such result is permitted by this Specific Plan because the intent and regulatory requirements of this Specific Plan is maintained.

2. Definitions: The following definitions shall apply to this Subsection 5.C only.

- a. Donor: A lot that donates any unused right to build dwelling units to a Recipient.
- b. Recipient: A lot that receives any unused right to build dwelling units from a Donor.

3. Limitations:

- a. In no event shall the Recipient exceed the height allowed by its respective height district.
- b. All other zoning and floor area regulations apply to both Donor and Recipient.
- c. Under no circumstance shall the total yield of this Specific Plan exceed 1,800 dwelling units.
- d. Notwithstanding the density limits prescribed in this Specific Plan, in no event shall the transfer of dwelling units result in a density that is greater than one unit for each 400 square feet of Lot Area (108 dwelling units per acre).

Section 6. LAND USE

Notwithstanding any provision of Article 2 of Chapter 1 of the Code to the contrary, in addition to having to comply with the provisions of this Specific Plan, every lot within the Specific Plan area shall conform to the requirements set forth in the Code for the corresponding zone (for example, the R3-UV Zone set forth in this Specific Plan and the R3 Zone set forth in the Code are corresponding zones), as such requirements may be modified by this Section 6. No building, structure or land within the Specific Plan area shall be used, and no building or structure within the Specific Plan area shall be erected, converted to a different use, or enlarged, without first complying with this Section 6.

This Specific Plan creates the following new zones: PF-UV, OS-UV, A1-UV, R3-UV, RAS3-UV, and CM-UV. Map 2 below shows the new zones and their associated blocks. The requirements of the indicated zone shall apply to all lots in that zone. Map 2 below also shows the boundaries of each block, and each block is identified by a number, a letter, or a combination of a number and a letter within a circle. These blocks correlate with the subdivision that is to be finalized after the adoption of this Specific Plan (see Section 1 of this Specific Plan). Map 3 shows the boundaries of each subarea (there being a total of three subareas within the Specific Plan area).

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MAP 2: SPECIFIC PLAN ZONING MAP JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN



MAP 3: SPECIFIC PLAN SUBAREAS MAP JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN



A. GENERAL PROVISIONS AND PROHIBITIONS

1. **Freedom Tree.** The Freedom Tree is considered a part of the cultural landscape and shall be preserved and protected from development in perpetuity.
2. **Operations/Maintenance**
 - a. Fencing: Enclosing the Jordan Downs Community from the outside community with perimeter fencing shall be prohibited. This prohibition is intended to foster an open and non-isolated community.
 - b. Building Maintenance: The owner of each individual building shall ensure that balconies are kept free of visual clutter and not used as personal storage spaces. The owner of each building shall also ensure that any graffiti shall be removed within 48 hours of first report to the City of Los Angeles.
3. **Adjacent Manufacturing Uses.** This Specific Plan acknowledges that proposed land uses may conflict with the existing manufacturing operations located on Alameda Street on Blocks 31 and 32. These blocks are divided into parcels that are privately owned and have hosted heavy industrial operations for many years. To address potential issues of locating multi-family residential next to heavy industrial uses, abundant landscaping on Block Z and on the southerly perimeter of Blocks Y, 4, 4A, Z and 2 shall be planted and mitigation measures in the Final EIR for this Specific Plan shall be implemented, including the installation of solid masonry sound walls a minimum of 10 feet in height. At a minimum, a continuous landscape buffer of cypress trees (or any other species of tree that provides an equally effective buffer) shall be provided along the southern edge of Blocks Y, 4, 4A, Z and 2 to further buffer future residential and commercial uses from existing industrial businesses. In addition, residential buildings on Blocks 4 and 4A shall be designed so that no balconies face the existing industrial business on Block 31 and so that any transparent elements (i.e. windows) that have a direct line of sight to Block 31 will be minimized to the greatest extent feasible as permitted under applicable building, safety and fire codes.

B. A1-UV: AGRICULTURAL URBAN VILLAGE

The requirements of the A1 Zone, as set forth in the Code, shall apply to all lots zoned A1-UV within the Specific Plan area, except as such requirements are modified in this section.

1. **Permitted Uses.** All uses are prohibited, except that the following uses shall be permitted:
 - a. Any use permitted in the A1 Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.B.1.
 - b. Agricultural uses, limited to the growing and harvesting of crops, orchards, gardens, and nurseries.

- c. Dwelling, for farmer resident and family, or agriculture students at a maximum rate of 2 units per acre.
- d. Accessory buildings (such accessory buildings shall have a maximum height of 20 feet, if developed as separate buildings) and uses that support the above mentioned agricultural uses, including, but not limited to:
 - i. retail store for display and sale of products grown on premises and from community gardens certified by a farmer's association,
 - ii. storage sheds,
 - iii. cannery (small man-powered single-can operation accessory to on-site agricultural business; not automated),
 - iv. agricultural laboratories,
 - v. classrooms,
 - vi. commercial teaching kitchen,
 - vii. refrigeration units,
 - viii. greenhouses,
 - ix. garages for farm related equipment,
 - x. barns, and related structures that are not detrimental to the public welfare,
 - xi. living quarters for visiting interns with kitchenettes,
 - xii. hydroponic agricultural enterprise,
 - xiii. aquaculture,
 - xiv. nursery, flower, plant or trees, and
 - xv. outdoor community education events.
- e. Booths, market stand, or other market facilities for the display and commercial sale of agricultural products grown as described in d.i. above, provided that the stand is approved by the Department of Building and Safety; that each stand does not exceed an area of two hundred (200) square feet; does not house refrigeration units; and is located within fifteen (15) feet of any street highway. Such stands shall have a maximum height of 10 feet.
- f. Community center related to agricultural and health & wellness events and program, also containing:
 - i. Educational classrooms (as accessory to permitted use); and
 - ii. Office (as accessory to permitted use)
- g. Playground.
- h. Compost Station or similar use dedicated to composting and storing of food and yard waste.
- i. Water Reclamation Unit for on-site use.
- j. Solar Panels (mounted on stands or poles or as otherwise permitted by State law) for on-site use of energy.
- k. Wireless Broadband POP (Point of Presence).
- l. Other uses similar to the uses listed above in Subsections 6.B.1.b through 6.B.1.k, inclusive, as determined by the Director.

2. **Yard Requirements.** The following required yards shall be provided and maintained in connection with any Project:

- a. Front yard. A minimum front yard of 10 feet, as measured from the property line, shall be provided.
 - b. Side yard. No side yard shall be required. If side yard is provided, then such side yard shall not exceed 10 feet, as measured from the property line.
 - c. Rear yard. A rear yard of no less than 15 feet, as measured from the property line of adjacent residential uses, shall be provided. In all other situations, a rear yard of no less than 5 feet, as measured from the property line, shall be provided.
3. **On-Site Parking.** Designated on-site parking to exclusively serve on-site permanent uses:
- a. Minimum parking requirement: 0.5 parking space per 1,000 SF of Floor Area;
 - b. Maximum parking allowance: 1 space per 1,000 SF of Floor Area.

C. PF-UV: PUBLIC FACILITIES URBAN VILLAGE

The requirements of the PF Zone, as set forth in the Code, shall apply to all lots zoned PF-UV within the Specific Plan area, except as such requirements are modified in this section.

1. **Permitted Uses.** All uses are prohibited, except that the following uses shall be permitted:
- a. Any use permitted in the PF Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.C.1.
 - b. Community Center.
 - c. Recreational Center.
 - d. School.
 - e. Public Pool.
 - f. Accessory buildings that support the above mentioned public uses that include, but are not limited to, primary and secondary schools, community centers, recreation facilities, and related structures that are not detrimental to the public welfare.
 - g. Other public uses, such as public parks, municipal services, easements, and rights-of-way for vehicular circulation.
 - h. Other uses similar to the uses listed above in Subsections 6.C.1.b through 6.C.1.g, inclusive, as determined by the Director.
2. **Yard Requirements.** The following required yards shall be provided and maintained in connection with any Project:
- a. Front yard. No front yard shall be required. If front yard is provided, then such front yard shall not exceed 5 feet, as measured from the property line.
 - b. Side yard. No side yard shall be required. If side yard is provided, then such side yard shall not exceed 5 feet, as measured from the property line.
 - c. Rear yard. Rear yards of no less than 15 feet, as measured from the property line of adjacent residential uses, shall be provided.

In all other situations, a rear yard of no less than 5 feet, as measured from the property line, shall be provided.

3. **Floor Area Multiplier.** A Floor Area Multiplier of 1.5 applies to all lots within this zone. Therefore, the maximum Floor Area for any building shall not exceed 1.5 times the Lot Area of the lot on which that building is located.
4. **Parking.**
 - a. Parking shall not exceed two parking spaces per every 1,000 square feet of Floor Area.
 - b. Off-street parking to serve such land uses permitted under Section 6.C.1 shall be located at the side or rear of the buildings, leaving the frontage of public facilities facing streets free of surface parking lots.
5. **Frontage Standards.** In order to promote pedestrian connections and activity between buildings, sidewalks, and other communal areas, the following standards apply to all building Frontages:
 - a. The Primary Entrance for any Project shall be directly accessible to a sidewalk or other equivalent pedestrian oriented public space and shall not directly connect to a parking lot or parking structure.
 - b. No more than 20% of a block's Façade shall be comprised of garages, loading docks, or service bays, and each of these areas shall not exceed 30 feet in width.
6. **Green Building Standard.** The first Project located on land zoned PF-UV shall reach a Certified level or higher pursuant to the Leadership in Energy and Environmental Design (LEED) Standards to satisfy LEED-Neighborhood Development requirements for this Specific Plan.

D. OS-UV: OPEN SPACE URBAN VILLAGE

The requirements of the OS Zone, as set forth in the Code, shall apply to all lots zoned OS-UV within the Specific Plan area, except as such requirements are modified in this section.

1. **Permitted Uses.** All uses are prohibited, except that the following uses shall be permitted:
 - a. Any use permitted in the OS Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.D.1.
 - b. Open space uses, limited to recreational and conservation uses.
 - c. Accessory amenities that support the above mentioned recreational, agricultural, and environmental uses that include, but are not limited to, parks, nature trails, children's play areas, picnic areas, public restrooms, athletic fields that do not exceed 200 seats in a park, and natural resource preserves and conservation areas.
 - d. Bicycle parking to serve such land uses exclusively.
 - e. Other uses similar to the uses listed above in Subsections 6.D.1.b through 6.D.1.d, inclusive, as determined by the Director.

2. **Yard Requirements.** No front, rear, or side yard setbacks shall be required.
3. **Floor Area Multiplier.** A Floor Area Multiplier of 0.1 applies to all lots within this zone. Therefore, the maximum Floor Area for any building shall not exceed 0.1 times the Lot Area of the lot on which that building is located. In any event, no building shall exceed 5,000 square feet in Floor Area.

E. R3-UV: MULTIPLE FAMILY DWELLING

The requirements of the R3 Zone, as set forth in the Code, shall apply to all lots zoned R3-UV within the Specific Plan area, except as such requirements are modified in this section.

1. **Permitted Uses.** All uses are prohibited, except that the following uses shall be permitted:
 - a. Any use permitted in the R3 Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.E.1.
 - b. Residential condominiums.
 - c. Townhomes.
 - d. Apartments/flats.
 - e. Assisted living units/senior housing.
 - f. Boarding houses, rooming houses, or light housekeeping rooms.
 - g. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16 of the Code.
 - h. Other uses similar to the uses listed above in Subsections 6.E.1.b through 6.E.1.g, inclusive, as determined by the Director.
2. **Yard Requirements.** The following required yards shall be provided and maintained in connection with any Project:
 - a. Front yard. No front yard shall be required. If front yard is provided, then such front yard shall not exceed 10 feet, as measured from the property line, except that front yard provided for building frontages along Century Boulevard shall not exceed 5 feet, as measured from the property line.
 - b. Side yard. No side yard shall be required. If side yard is provided along a street, then such side yard shall be no less than 5 feet, as measured from the property line.
 - c. Rear yard. Not required.
 - d. Space between buildings. Distance between detached buildings on a lot shall not be less than 10 feet.
3. **Density.** The minimum Lot Area per dwelling unit shall be 800 square feet.
4. **Floor Area Multiplier.** A Floor Area Multiplier of 3 applies to all lots within this zone. Therefore, the maximum Floor Area for any building shall not exceed 3 times the Lot Area of the lot on which that building is located.
5. **Parking.**
 - a. Standards. Notwithstanding any Code provisions to the contrary, including the provisions of Section 12.21 A.4 (a) of the Code, parking spaces

provided shall not exceed the following ratios: one parking space for each dwelling unit having fewer than three habitable rooms, one and one-half parking spaces for each dwelling unit having three habitable rooms, and two parking spaces for each dwelling unit having more than three habitable rooms.

- b. Location. Parking uses shall not front Century Boulevard under any circumstance. In addition, parking shall not be permitted in any front or side yard.

- 6. **Frontage Standards.** In order to promote pedestrian connections and activity between buildings, sidewalks, and other communal areas, the following standards apply to all building Frontages:

- a. The Primary Entrance for any Project shall be directly accessible to a sidewalk or other equivalent pedestrian oriented public space and shall not directly connect to a parking lot or parking structure.
- b. No more than 20% of a block's Façade shall be comprised of garages, loading docks, or service bays, and each of these areas shall not exceed 30 feet in width.

F. RAS3-UV: RESIDENTIAL/ACCESSORY SERVICES URBAN VILLAGE

The requirements of the RAS3 Zone, as set forth in the Code, shall apply to all lots zoned RAS3-UV within the Specific Plan area, except as such requirements are modified in this section.

- 1. **Permitted Non-Residential Uses.** All non-residential uses are prohibited, except that the following non-residential uses shall be permitted, but all non-residential uses shall be limited to the Ground Floor:

- a. Any non-residential use permitted in the RAS3 Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.F.1.
- b. Architect's office.
- c. Arts and Crafts store.
- d. Bakery Goods Store.
- e. Barber Shop/Beauty Parlor.
- f. Bookstore.
- g. Brokerage company (licensed).
- h. CD, DVD, Cassette or videotape rental and sales.
- i. Café - No dancing or live entertainment.
- j. Candy store.
- k. Camera shop.
- l. Child care facilities for not more than 20 children.
- m. Clothing store (new merchandise).
- n. Computer software and other computer related products and services development.
- o. Computer store.
- p. Cosmetology Establishment.
- q. Cultural center.
- r. Delicatessen.
- s. Dress making shop.

- t. Dress shop.
- u. Drug store.
- v. Drycleaners (non-flammable cleaning fluid only).
- w. Dry goods store.
- x. Educational institution.
- y. Electrical appliance store (no repairs on premises).
- z. Electronics store.
- aa. Engineering office.
- bb. Financial Institution backed by Federal Deposit Insurance Commission.
- cc. Fish market.
- dd. Florist.
- ee. Fraternal association.
- ff. Grocery store.
- gg. Hardware store (new merchandise).
- hh. Ice cream/yogurt parlor.
- ii. Insurance agency.
- jj. Jewelry store (no manufacturing).
- kk. Joint living/work quarters for artist and artisans (See Section 12.13 A 2 (a) (27)).
- ll. Library, Non-profit.
- mm. Museum, Non-profit.
- nn. News stand.
- oo. Office, business, professional, or corporate headquarters.
- pp. Photography studio.
- qq. Police station.
- rr. Produce market.
- ss. Restaurant—No dancing, live entertainment, drive through service, or deep fryers (a health initiative).
- tt. School.
- uu. Scientific instruments store.
- vv. Shoe repair store.
- ww. Shoe store.
- xx. Sporting goods store.
- yy. Stationary store.
- zz. Tailor shop.
- aaa. Tea room.
- bbb. Travel agency.
- ccc. Water drinking store.
- ddd. Other uses similar to the uses listed above in Subsections 6.F.1.b through 6.F.1.ccc, inclusive, as determined by the Director.

2. **Permitted Residential Uses.** All residential uses are prohibited, except that the following residential uses shall be permitted and may occupy all floors of a building:
 - a. Any residential use permitted in the RAS3 Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.F.2.
 - b. Residential condominiums.
 - c. Townhomes.
 - d. Apartments/flats.

- e. Assisted living units/senior housing.
 - f. Boarding houses, rooming houses, or light housekeeping rooms.
 - g. Other uses similar to the uses listed above in Subsections 6.F.2.b through 6.F.2.f, inclusive, as determined by the Director.
3. **Yard Requirements.** Except for fully subterranean parking garages, the following required yards shall be provided and maintained in connection with any Project.
- a. Front yard. No front yard shall be required. If front yard is provided, then such front yard shall not exceed: (i) 1 foot, as measured from the property line, where the ground floor is dedicated to a non-residential use that fronts Century Boulevard; (ii) 5 feet, as measured from the property line, where the ground floor is dedicated to a residential use that fronts Century Boulevard; and (iii) 10 feet, as measured from the property line, in all other situations.
 - b. Side yard. No side yard shall be required along those portions of the ground floor of a building that is used exclusively for commercial purposes. Along those portions of the ground floor of a building that is used for residential purposes, side yard of no less than 5 feet, as measured from the property line, shall be required for buildings facing a street.
 - c. Rear yard. No rear yard shall be required. If rear yard is provided, then such rear yard shall be less than 5 feet, as measured from the property line.
 - d. Space between buildings. Distance between detached buildings shall be no less than 10 feet.
4. **Density-Residential Uses.** The minimum Lot Area per dwelling unit shall be 400 square feet.
5. **Floor Area Multiplier**
- a. Non Residential Uses. A Floor Area Multiplier of 1.5 applies to all non-residential uses within this zone. Therefore, the maximum Floor Area for the non-residential uses portion of any building shall not exceed 1.5 times the Lot Area of the lot on which that building is located.
 - b. Residential Uses. A Floor Area Multiplier of 3 applies to all residential uses within this zone. Therefore, the maximum Floor Area for the residential uses portion of any building shall not exceed 3 times the Lot Area of the lot on which that building is located.
6. **Frontage Standards.** In order to promote pedestrian connections and activity between buildings, sidewalks, and other communal areas, the following standards apply to all building Frontages:
- a. The Primary Entrance for any Project shall be directly accessible to a sidewalk or other equivalent pedestrian oriented public space and shall not directly connect to a parking lot or parking structure.
 - b. No more than 20% of a block's Façade shall be comprised of garages, loading spaces, or service bays, and each of these areas shall not exceed 30 feet in width.
 - c. No private, individual garage shall front a public street.

7. **Loading Space.** A loading space shall be provided in accordance with LAMC Section 12.21 C.6 for any building that contains a commercial use of more than 5,000 square feet in Floor Area on the ground floor.
8. **Parking.**
 - a. **Parking Location.** Parking uses shall not be utilized as Frontage for Century Boulevard under any circumstance.
 - b. **Commercial Parking Standards.** No off-street parking spaces are required for commercial uses.
 - c. **Residential Parking Standards.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of anything to the contrary, parking spaces provided shall not exceed the following ratios: one parking space for each dwelling unit having fewer than three habitable rooms, one and one-half parking spaces for each dwelling unit having three habitable rooms, and two parking spaces for each dwelling unit having more than three habitable rooms.

G. CM-UV: COMMERCIAL MANUFACTURING

The requirements of the CM Zone, as set forth in the Code, shall apply to all lots zoned CM-UV within the Specific Plan area, except as such requirements are modified in this section.

1. **Permitted Uses.** All uses are prohibited, except that the following uses shall be permitted:
 - a. Any commercial/retail use permitted in the CM Zone, as set forth in the Code, that is not otherwise set forth in this Subsection 6.H.1, provided that such uses are conducted in full compliance with all of the regulations of the C2 Zone, except that such uses may be conducted as wholesale businesses without limitation on the floor area used for storage. Notwithstanding anything to the contrary, no residential uses shall be allowed within the CM-UV Zone.
 - b. The following manufacturing and industrial establishments and uses, when conducted in accordance with the limitations hereinafter specified and enclosed in a commercial/industrial type building, are permitted:
 - i. The manufacturing, assembling, compounding or treating of articles or merchandise from the following previously prepared materials: bone, canvas, cloth, felt, fur, glass, leather (except machine belting), paper, plastics, shell, textiles and yarn.
 - ii. Assembly of electrical appliances, electronic instruments and devices, and radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like.
 - iii. Ceramic products manufacturing, provided that the total capacity of all kilns in any one establishment may not exceed eight cubic feet and that there shall be no pulverizing of clay.

- iv. Scientific instrument and equipment manufacturing or precision machine shop.
- v. Addressograph service.
- vi. Industrial scale bakery.
- vii. Book bindery.
- viii. Box lunch preparation or catering establishment.
- ix. Candy, confectionery or ice cream manufacturing.
- x. Cosmetics, toiletries (except soap) or perfume manufacturing or blending.
- xi. Jewelry manufacturing, including manufacturing of products from precious or semi-precious stones or metals.
- xii. Laboratories, experimental, film, motion picture, research and testing,
- xiii. Optical goods manufacturing.
- xiv. Packaging business.
- xv. Storage building or warehouse.
- xvi. Uses customarily incidental to the above mentioned uses, and accessory buildings located on the same lot.
- xvii. Other uses similar to the uses listed above in Subsections 6.H.1.b.i through 6.H.1.b.xvi, inclusive, as determined by the Director.

c. All uses permitted pursuant to Subsections 6.H.2 and 6.H.3.

2. **Existing Uses-Subarea 2.** The following existing uses that are in operation on the effective date of this Specific Plan within Subarea 2 (the boundaries of Subarea 2 are shown on Map 3 of this Specific Plan) shall be allowed to maintain their existing uses consistent with any conditions or limitations on the uses that are in effect immediately prior to the effective date of this Specific Plan, including the conditions listed in Attachment A:

- a. Scrap Metal Processing Yard, including any establishment or place of business which is maintained, used or operated for the processing and preparing of scrap metal for remelting by offsite steel mills and foundries or for other recycling purposes.
- b. [reserved]

3. **Existing Uses-Subarea 3.** The following existing uses that are in operation on the effective date of this Specific Plan within Subarea 3 (the boundaries of Subarea 3 are shown on Map 3 of this Specific Plan) shall be allowed to maintain their existing uses consistent with any conditions or limitations on the uses that are in effect immediately prior to the effective date of this Specific Plan, including the conditions listed in Attachment B:

- a. Metal Pipe Fabrication,
- b. Trucking Dispatch Operation,
- c. Iron-works,
- d. Auto Detailing, and
- e. Auto Window Tinting.

4. **Limitations.** The following limitations shall only apply to new construction resulting from a change of use:
- a. All activities other than incidental storage shall be conducted wholly within a completely enclosed building.
 - b. The building shall be so constructed, the machinery and equipment shall be so installed and maintained, and the activity shall be so conducted that all noise, vibration, dust, odor and all other objectionable factors shall be confined or reduced so that no annoyance or injury will result to persons residing in the vicinity.
 - c. No motor exceeding one horsepower shall be used to operate any lathe, drill press, grinder, shaper, milling machine, saw, polisher or metal cutter,
 - d. No punch press exceeding five tons rated capacity nor drop hammer or automatic screw machine may be used,
 - e. Open storage of materials and equipment, including used materials and equipment, shall be permitted only when incidental to the use of an office, store or manufacturing building located on the front portion of the same lot, and provided that:
 - i. Such storage is located on the rear one-half of the lot and is confined to an area of not to exceed 3,000 square feet
 - ii. The storage area is completely enclosed by a solid wall or fence not less than six feet in height with necessary solid gates of the same height; and
 - iii. No material or equipment is stored to a height greater than that of the wall or fence enclosing the storage area. The phrase "used materials and equipment" includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.
5. **Expansion of Existing Uses.** Additions to existing structures, new accessory structures, sheds, canopies, or other buildings may be constructed to accommodate the continuation of an existing use referenced in Subsection 6.H.2 or Subsection 6.H.3 above. All requests for such new construction shall be submitted to the Director of Planning for approval, regardless of whether or not the requested new construction falls within the definition of the term "Project", as set forth in Section 4 above. The Director shall review each request for administrative clearance and shall grant approval if such requested new construction:
- a. is consistent with the existing uses mentioned in Subsection 6.H.2 and Subsection 6.H.3 above;
 - b. complies with those requirements of the CM-UV zone limited to: floor area, yards, height, parking, and loading spaces requirements; and
 - c. complies with the limitations found within Attachment A of this Specific Plan (if the new construction is located in Subarea 2) or Attachment B of this Specific Plan (if the new construction is located in Subarea 3).

6. **Prohibited Uses.** The following uses are prohibited in the CM-UV Zone:
 - a. Child care facilities or nursery schools unless permitted by LAMC Section 12.22 A.3. or approved pursuant to the provisions of Section 12.24 of the Code,
 - b. Hotels or motels,
 - c. Hospitals or sanitariums unless approved pursuant to the provisions of Section 12.24 of the Code,
 - d. Museums or libraries,
 - e. Schools or educational institutions unless approved pursuant to the provisions of Section 12.24 of the Code; and
 - f. Churches.
 - g. Other uses similar to the uses listed above in Subsections 6.H.6.a through 6.H.6.f, inclusive, as determined by the Director.
7. **Yard Requirements.** The following required yards shall be provided and maintained in connection with any Project:
 - a. Front yard. No front yard shall be required. If front yard is provided for building frontages along Century Boulevard, then such front yard shall be no greater than 5 feet, as measured from the property line. In all other situations, front yards, if provided, shall be no greater than 10 feet, as measured from the property line.
 - b. Side Yards. No side yard shall be required.
 - c. Rear yards. Rear yard of no less than 15 feet, as measured from the property line, shall be provided.
1. **Entrance Orientation.** Buildings that front onto Century Boulevard within Blocks 1 and 2 of Subarea 1 shall be designed so that the public entrances are oriented towards the sidewalk facing the Century Boulevard right-of-way, except when all of the following requirements are met:
 - a. A minimum of 50% clear and non-reflective storefront glazing is provided along the street facing façade. Glazing must be maintained without interior or exterior obstructions that substantially limit visibility, including, but not limited to, window signs, interior shelving, or window coverings (except window blinds) during hours of business operation. This section shall not apply to signage, shelving, displays, or the like, set back at least three feet from the glazing surface.
 - b. All exterior walls shall provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:
 - i. A change in plane of at least 6 inches for a distance of not more than 20 feet.
 - ii. Recessed entryways, recessed windows, or pop-out windows.
 - iii. Porticoes, building overhangs, projections, or cantilevered designs.
 - iv. Other architectural features or building material that create a visual break, as determined by the Director of Planning.

- c. A minimum 70% of the total exterior surface area of any building façade or of any visible side or rear elevation shall contain architectural features and/or articulation.
 - d. Plaster or stucco finishes shall not occupy more than 60% of the surface area of any exterior elevation.
 - e. For buildings located in Block 1, a pedestrian plaza shall be provided at the corner of Century Boulevard and Laurel Street, with the following requirements:
 - i. Corner uses shall have public entrances facing the pedestrian plaza.
 - ii. Covered or shaded outdoor dining and seating areas shall be provided.
2. **Commercial Use Parking Standard.** There shall be a maximum of 4.5 off-street parking spaces per every 1,000 square feet of retail, commercial, and related uses, as measured across each of Blocks 1 and 2.
3. **Industrial Use Parking Standard.** There shall be a maximum of one off-street parking space per 2,000 square feet of gross floor area of any industrial or light manufacturing use. There shall be no maximum parking limitation for Light Industrial, Industrial, and Manufacturing uses within Subareas 2 and 3.
4. **Frontage Standard.** Except for uses permitted in the CM-UV zone pursuant to Subsections 6.H.2, 6.H.3, or 6.H.5 of this Specific Plan, no more than 20% of a block's street Frontage shall be comprised of garages, loading docks, or service bays, and each of these areas shall not exceed 30 feet in width, except for a building located on 97th Street, to which this requirement does not apply.

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Section 7. HEIGHT REGULATIONS

A. Regulations.

Notwithstanding the height provisions stated in LAMC Section 12.21.1, all Projects shall conform to the regulations for each height district set forth in this Section 7. Map 4 of this Specific Plan shows the locations of the four height districts within the Specific Plan area.

B. Height Districts

1. 1M- Minimum Height District:

- a. Maximum Height - No building or structure shall exceed 20 feet in height.

2. 1T- Transitional Height District:

- a. Equal mix of buildings with 25 feet in maximum height and 35 feet in maximum height.

3. 1VL- Very Limited Height District:

- a. Maximum Height - No building or structure shall exceed 45 feet, in height.
- b. Minimum Height - Buildings or structures in all zones shall be at least 30 feet in height, except that there is no minimum height requirement for buildings and structures located: (i) in the A1-UV zone; (ii) within Subarea 2 (including Block 31); or (iii) within Subarea 3 (Blocks 30c and 32).

4. 1L – Limited Height District:

- a. Maximum Height - No building or structure shall exceed 75 feet in height.
- b. Minimum Height - Buildings or structures in all zones shall be at least 32 feet in height, except that there is no minimum height requirement for buildings and structures located in the A1-UV Zone.

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**MAP 4: SPECIFIC PLAN HEIGHT DISTRICT MAP
JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN**



Legend	1M 20' max.	1VL 45' max./30' min.
	1T 35' max./25' min.	1L 75' max./32' min.

Section 8. PARKING REQUIREMENTS

A. **Number of Spaces Required.** The quantity of automotive parking spaces required and allowed for each type of land use is set forth in Table 1 below.

B. **Design and locations.**

1. All off-street parking shall be enclosed or partially enclosed in a parking garage, parking structure, or parking podium, except that such enclosure shall not be required in Blocks 1 and 2 of Subarea 1, and Subareas 2 and 3. Additionally, up to 490 residential surface parking spaces shall be permitted in Subarea 1. Surface parking area shall comply with the following:
 - a. Each surface parking lot shall achieve 80% shade cover by utilizing two or more of the following strategies: shade canopies, green screen trellis, and/or photovoltaic (PV) units, shade trees planted in parking lot planters at a ratio of 1 tree per 3 parking stalls.
 - b. Surface lots shall feature permeable paving areas and include hedges to separate the parking areas from the public sidewalk. Hedges shall be a minimum of 30 inches high.
 - c. Residential surface parking lots shall be wrapped with residential buildings, excluding points of access such as driveways and pedestrian paseos, so as to not be visible from the public street. No surface parking shall be permitted between the public right-of-way and a residential building, nor be directly adjacent to the public right-of-way.
 - d. Residential surface parking lot lighting shall be internally shielded and use a transect system of three zones: unit adjacent, parking court edge, and parking court islands.
2. Townhouse units shall utilize either shared parking courts, garages directly accessible from the front, or utilize tucked under garages.
3. Units arranged in an apartment format shall utilize parking structures integrated into the lower floors of a building, also known as podium parking. Such podiums should be fully enclosed by the building along public frontages and match the architecture and other details of the main building.
4. In Blocks 1 and 2 of Subarea 1, a tree-lined, landscaped pedestrian pathway shall be provided from Century Boulevard to the Block's largest building. Pedestrian pathways shall be provided between all buildings.
5. Blocks 1 and 2 of Subarea 1 shall provide enhanced landscaping such as 24-inch box trees, fixed planters, or a continuous planting strip around the perimeter of the Block and the perimeter of the surface parking lot

**TABLE 1: PARKING STANDARDS
JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN**

Use Type	Automotive Spaces	
	Minimum	Maximum
Residential	Per Dwelling Unit	
Multifamily Buildings with Shared Parking: Studio, One-Bedroom, Two bedroom, Three or more Bedroom units; Townhouses	0.75	1.0
Single-Family Building Arrangements with Private or Semi-private Parking: Townhouses, Stacked Townhouses, Duplexes, Triplexes, Quadplexes, Flats below Townhouses, Parking Court Houses	1	2
Senior (Age-Restricted) Unit	0	0.5
Commercial	Per 1,000 Square Feet of Floor Area	
Commercial < 5,000 square feet of Floor Area	0	0
Commercial > 5,000 square feet of Floor Area	2	Blocks 1 and 2: 4.5 All other Blocks: 3
Industrial	Per 1,000 Square Feet of Floor Area	
Light Industrial, Industrial, Manufacturing	1	2
Public Facilities		
Family Resource Center	No parking required beyond those spaces accommodated on adjacent streets	
Gym, Pool, Other Facilities shared by schools		
School and School Facilities	Pursuant to LAUSD/School District Guidelines	
Open Space		
Central Park, Freedom Tree Park, other public parks and open spaces	No parking required beyond those spaces accommodated on adjacent streets	
Notes: 1. All visitor parking for residential dwelling units is to be accommodated on-street 2. Non-Residential parking ratios include employees and users/visitors 3. On-site Delivery/Service/Loading is required for multi-family buildings (30 Dwelling Units or more) and retail, commercial and industrial uses greater than 10,000 square feet of Floor Area. 4. Minimum and Maximum Automotive Spaces are ratios averaged over a single development. 5. There shall be no maximum parking limitation for Light Industrial, Industrial, and Manufacturing uses within Subareas 2 and 3.		

Section 9. ON-SITE OPEN SPACE

A. OVERVIEW

The following provisions apply to on-site open space serving individual residential buildings in the R3-UV, and RAS3-UV zones. It is the intention of the provisions contained herein to provide on-site open space to supplement, but not replace, the formal public open spaces provided in the Jordan Downs Open Space zones (OS-UV) by promoting visual aesthetics within their sites, creating on-site open space and outdoor living areas, and providing relief from building walls, hallways, and enclosures. Common Open Space for the Project site is intended to serve as a communal recreation area for all residents of the Project site. Private Open Space is intended to serve as a private recreation area for each individual unit. These provisions are similar to the regulations contained in LAMC Section 12.21 G which requires certain open space and landscape requirements for multi-family projects for any project with six or more dwelling units.

B. REGULATIONS. Open space shall be required for all Projects proposing new dwelling units, as follows:

1. Common Open Space:

- a. The total area required shall be calculated by the following ratios: 50 square feet of common open space for every unit containing three habitable rooms or less, and 75 square feet of common open space for every unit containing more than three habitable rooms.
- b. Common open space shall have at least one 24-inch box tree for every 8 dwelling unit, not counting trees located within any public right-of-way.
- c. Common open space areas above the ground floor shall use formal planter boxes that are a maximum of 36 inches above finished floor elevation.
- d. All landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

2. Private Open Space

Each dwelling unit shall have its own Private Open Space, subject to the requirements provided below.

C. QUALIFICATIONS FOR COMMON OPEN SPACE. Common Open Space shall be subject to the following characteristics and limitations:

1. Shall be open to the sky, have no structures that project into the common open space area, except as provided in Section 12.22 C.20.(b) of the Code,
2. Be readily accessible to all the residents of the Project site,
3. Be located on the Project site,
4. Total square footage required may be separated into smaller spaces; however, each space shall have a minimum area of 400 square feet with

no horizontal dimension of less than 15 feet when measured perpendicular from any point on each of its boundaries,

5. A minimum of 25 percent of the common open space area shall be planted with vegetation, including, but not limited to, ground cover, shrubs or trees,
6. Recreation rooms at least 600 square feet in area for a building of 16 or more dwelling units, or at least 400 square feet in area for a building of fewer than 16 dwelling units may qualify, but shall not qualify for more than 25 percent of the total required usable open space, and
7. Roof decks may qualify, excluding that portion of the roof within five feet from any parapet wall.

D. QUALIFICATIONS FOR PRIVATE OPEN SPACE, GROUND FLOOR. Private Open Space on the ground floor shall be subject to the following characteristics and limitations:

1. Shall be continuous and immediately accessible from its respective dwelling unit,
2. Shall be a minimum of 50 square feet, with a minimum dimension of 6 feet with respect to any side of the open space,
3. The open space shall be enclosed by a solid fence at least four feet in height, except front yards, where a fence is not required, and
4. Shall not be used for private storage.

E. QUALIFICATIONS FOR PRIVATE OPEN SPACE, SECOND FLOOR AND ABOVE. Private Open Space on the second floor and above shall be subject to the following requirements:

1. Shall be continuous and immediately accessible from its respective dwelling unit,
2. Shall be a minimum of 42 square feet, with a minimum dimension of 6 feet with respect to any side of the open space,
3. Provide a minimum eight foot vertical clearance under any projection, except as provided in Section 12.22 C.20.(b) of the Code, and
4. The open space shall not be used for private storage.

Section 10. INTERPRETATION

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

Section 11. SEVERABILITY

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

Section 12. PRORATION OF NUMBERS

Whenever this Specific Plan calls for the calculation of a number, and such calculation does not result in a whole number, such number shall be prorated in the following manner: (i) if such number relates to a minimum requirement, then such number shall be rounded up, and (ii) if such number relates to a maximum allowance, then such number shall be rounded down.

Section 13 ACKNOWLEDGEMENTS

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