

**REDEVELOPMENT PLAN
FOR THE
PACIFIC CORRIDOR REDEVELOPMENT PROJECT**

ADOPTED: May 1, 2002

ORDINANCE No. 174549

PREPARED BY

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

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EXHIBIT NO. 2 -	LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES
EXHIBIT NO. 3 -	PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS
EXHIBIT NO. 4 -	DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS
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REDEVELOPMENT PLAN
FOR THE
PACIFIC CORRIDOR REDEVELOPMENT PROJECT

§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Pacific Corridor Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (§§100-1000), the Redevelopment Plan Map (attached as Exhibit No. 1), the Legal Description of Project Area Boundaries (attached as Exhibit No. 2), the Proposed Public Improvements and Facilities Projects (attached as Exhibit No. 3), the Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings (attached as Exhibit No. 4), and the Diagram Illustrating Approximate Amount of Open Space (attached as Exhibit No. 5). This Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code §§33000 *et seq.*) (the "Redevelopment Law"), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the Pacific Corridor Redevelopment Project Area or the "Project Area." The Project Area includes all properties within the Project boundary shown on the Redevelopment Plan Map.

§ 102. Conformance with General Plan and Community Plan

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City, including the Community Plan for the San Pedro District ("Community Plan") which was approved by the City Council on September 10, 1980, and most recently updated on March 17, 1999, as applied to the Project Area in accord with local codes and ordinances.

§ 103. Preliminary Plan

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on November 8, 2001, under Case No. C.P.C. 2000-199(CRA).

§ 104. Agency Powers, Duties and Obligations for Implementation of Plan

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

§ 105. Project Objectives

The objectives of this Project with respect to the Project Area are as follows:

1. **Community Image and Vision**
To maintain the Downtown San Pedro and the surrounding area as an aesthetically pleasing community reflecting its past and reinforcing its status as an international port city, with waterfront access.
2. **Health and Public Safety**
To assure a crime-free and drug-free community.
3. **Economic Revitalization and Job Creation**
To retain and expand business and ensure San Pedro as a fully employed community.
4. **Development of Tourist Oriented Facilities**
To promote tourism related activities that enhance economic and recreational opportunities in the community.
5. **Social Services and Community Recreation Facilities**
To maintain and expand community services and facilities.
6. **Diversification of Retail and Entertainment Activities**
To develop a variety of consumer retail, shopping and entertainment opportunities and discourage commercial activities perceived to have a detrimental effect on the community.
7. **Historic Preservation and Promotion of Cultural Heritage**
To preserve the unique cultural, social and physical features of the community.
8. **Preservation of Existing Housing Stock and Creation of New Home Ownership Opportunities.**
To preserve existing housing stock and provide choice for a variety of new and rehabilitated housing opportunities.
9. **Public Improvements and Amenities**
To install, repair and maintain public improvements and amenities.
10. **Port involvement and Participation in Community Revitalization**
To engage and increase involvement of the Port in the physical and economic revitalization of the community.

§ 200. GENERAL DEFINITIONS

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Affected Taxing Entities" means any governmental taxing entity (sometimes referred to as "taxing agency") that levies property taxes on all or a portion of property located within the Project Area in the fiscal year prior to the adoption of the Plan.
2. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
3. "City" means the City of Los Angeles, California.
4. "City Council" means the City Council of the City of Los Angeles, California.
5. "County" means the County of Los Angeles, California.
6. "Plan" means the Redevelopment Plan for the Pacific Corridor Redevelopment Project.
7. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
8. "Port" means the Port of Los Angeles, California
9. "Project" means the Pacific Corridor Redevelopment Project.
10. "Project Area" means the area included within the boundaries of the Pacific Corridor Redevelopment Project.
11. "Redevelopment Law" means the Community Redevelopment Law of the State of California (§§33000 *et seq.* of the California Health & Safety Code).
12. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are shown on the "Redevelopment Plan Map," attached hereto as Exhibit No. 1 and described in the "Legal Description of Project Area Boundaries," attached hereto as Exhibit No. 2.

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

To accomplish the objectives of this Plan as set forth in §105, the Agency proposes to implement this Plan by:

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area and reasonable preferences for business occupants to re-enter into business in the redeveloped Project Area, subject to the limitations and requirements provided by law and established Owner Participation Rules;

2. Acquisition of property;
3. Management of property under the ownership and control of the Agency;
4. Providing relocation assistance to displaced occupants of acquired property;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities and other public facilities and improvements;
7. Rehabilitation, development or construction of commercial, residential, industrial, or other uses in accordance with this Plan;
8. Disposition of property for uses in accordance with this Plan;
9. Provision for low- and moderate-income housing, including where applicable very low-income housing;
10. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
11. Other actions as appropriate.

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

§ 402. Participation by Property Owners and Preferences for Business Occupants

§ 402.1. Opportunities for Property Owner Participation and Preferences for Business Occupants

In accordance with this Plan and the "Rules Governing Owner Participation by Property Owners and Preferences for Business Occupants to Re-enter Into Business Within the Pacific Corridor Redevelopment Project Area" adopted by the Agency pursuant to this Plan and the Redevelopment Law, as amended and/or supplemented from time to time ("Owner Participation Rules"), persons who are owners of residential, business and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, re-entry into business in redeveloped areas, or new development, by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

In accordance with this Plan and the Owner Participation Rules, the Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter into business within the redeveloped area if they otherwise meet the requirements prescribed by this Plan and the Owner Participation Rules.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

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

§ 402.2. Factors Affecting Owner Participation and Preferences for Businesses

The Agency shall promulgate and, as appropriate, amend the Owner Participation Rules.

Participation opportunities are necessarily subject to and limited by the factors described in the Owner Participation Rules.

§ 402.3. Owner Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant who has submitted an acceptable proposal to the Agency shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event a participant fails or refuses to maintain, or rehabilitate or newly develop their real property pursuant to this Plan and an owner participation agreement, the real property or any interest therein may be acquired by the Agency.

Whether or not a participant enters into an owner participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

§ 403. Acquisition of Property

§ 403.1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, lease, eminent domain or any other means authorized by law.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area, subject to the limitations set forth in this Section and applicable law. The Agency shall make every reasonable effort to acquire real property by negotiation.

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of this Plan. This time limitation may be extended only by amendment of this Plan, unless otherwise provided for by law.

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property in the Project Area on which any persons lawfully reside.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to agree to participate in this Plan pursuant to the Agency's Owner Participation Rules.

§ 403.2. Acquisition of Personal Property

Where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

§ 404. Property Owned and Managed by the Agency

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

Pursuant to §33401 of the Redevelopment Law, the Agency is authorized, but not required, in any year during which it owns property in the Project Area that is tax exempt, to pay directly to any city, county, city and county, district, including but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

§ 405. Relocation of Occupants Displaced as a Result of Agency Programs or Projects

§ 405.1. Eligibility and Assistance

The Agency shall assist all eligible persons (including individuals and families), business concerns and others displaced as a direct result of programs or projects undertaken by the Agency with monetary and advisory relocation assistance consistent with the California Relocation Assistance and Real Property Acquisition Law (Government Code, Sections 7260, *et seq.*), the State Guidelines adopted and promulgated pursuant thereto, the Relocation Rules and Regulations adopted by the Agency, the Plan and Method of Relocation adopted by the Agency specifically for this Project, and the provisions of this Plan.

The Agency shall implement a relocation assistance advisory program which satisfies the requirements of applicable laws as described in the Plan and Method of Relocation. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings (if reasonably possible), and (b) in the event that displacement involves housing, all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines and the Agency Relocation Rules and Regulations. No eligible person shall be required to move from his/her dwelling unless within a reasonable period of time prior to displacement a comparable replacement dwelling or, in the case of a temporary move, an adequate replacement dwelling is available to such person.

The City, at the request of the Agency, has established a Relocation Appeals Board to review cases involving appeals of Agency relocation decisions. The Relocation Appeals Board shall hear all complaints brought by potential displacees and residents of the Project Area relating to relocation and make determinations in accordance with the Agency Relocation Rules and Regulations. The Relocation Appeals Board shall, after a public hearing, transmit its findings and recommendations to the Agency in accordance with the Agency Relocation Rules and Regulations.

§ 405.2. Relocation Payments

The Agency shall make relocation payments to or on behalf of eligible displaced persons and businesses in accordance with applicable law as described in the Plan and Method of Relocation. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines, which are set forth in the Agency Relocation Rules and Regulations.

§ 405.3. Displacement of Persons or Families of Low- and Moderate-Income

In the event that displacement involves housing, no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the Agency shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. Additionally, if insufficient suitable housing units are available in the City for use by the persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, expend funds or take such other actions as necessary to provide, rehabilitate or construct, or cause the provision, rehabilitation or construction of housing units within the City as provided in the Agency's adopted Plan and Method of Relocation. Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

§ 405.4. Priorities for Low- and Moderate-Income Displacees

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

§ 406. Rehabilitation and Moving of Structures

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area owned or acquired by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency. To the extent funds are available, the Agency may establish a program under which it loans funds at low interest or market rate to owners or tenants for the purpose of rehabilitating commercial, residential, and industrial buildings and structures within the Project Area.

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any structure or building from real property owned or acquired by the Agency.

§ 407. Demolition, Clearance, Public Improvements, Building and Site Preparation

§ 407.1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area owned or acquired by the Agency as necessary to carry out the purposes and objectives of this Plan. Dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed until the conditions described in the Agency's Plan and Method of Relocation have been satisfied.

§ 407.2. Public Improvements, Public Facilities and Public Utilities

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and facilities and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and facilities include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings and transportation facilities, and as set forth in attached Exhibit No. 3, Proposed Public Improvements and Facilities Projects, which is incorporated herein by this reference.

§ 407.3. Preparation of Building Sites

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

§ 408. Disposition and Development of Property

§ 408.1. Real Property Disposition and Development

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent and in the manner permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall not be less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the Agency without charge to the City; and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of this Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the Project Area for purchase and development by owner participants.

Pursuant to the provisions of §33444.6 of the Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Project Area to be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

§ 408.2. Disposition and Development Documents

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure that developments are carried out pursuant to this Plan.

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

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by appropriate documentation. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon age, race, color, creed, religion, sex, sexual orientation, marital status, disability, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to documents including but not limited to an owner participation agreement or disposition and development agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including but not limited to the clauses required by §33436 of the Redevelopment Law.

§ 408.3. Development by Agency or Other Public Bodies or Entities

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community, and that the payment of funds involved

will assist in the elimination of one or more blighting conditions inside the Project Area or will provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to §33490 of the Redevelopment Law. The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to Section 33445 of the Redevelopment Law, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of §33670 of the Redevelopment Law and under §602 of this Plan, or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Proposed Public Improvements and Facilities Projects," attached hereto as Exhibit No. 3 and incorporated herein by reference, is provided for in this Plan.

§ 408.4. Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to this Plan, applicable design guidelines, and all applicable federal, State and local laws, and must receive the approval of the appropriate public agencies.

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

§ 408.5. Disposal of Personal Property

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

§ 409. Provision for Low- and Moderate-Income Housing

§ 409.1. General Authority

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low- or moderate-income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

§ 409.2. Increase, Improve and Preserve Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to §33670 of the Redevelopment Law for the Project shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code §50052.5, to persons and families of low- or moderate-income, as defined in Health & Safety Code §50093, and very low-income households, as defined in Health & Safety Code §50105. These funds shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to §33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law.

Assistance provided by the Agency to preserve the availability to lower income households of affordable housing units, which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates, may be credited and offset against the Agency's obligations under §33334.2 of the Redevelopment Law.

§ 409.3. Replacement Housing

Whenever dwelling units housing persons and families of low- or moderate- income are destroyed or removed from the low- and moderate-income housing market as a part of the Project, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units at affordable housing costs, as defined by Health & Safety Code §50052.5, within the Project Area and/or the City, in accordance with all of the provisions of §§33413 and 33413.5 of the Redevelopment Law.

§ 409.4. Compliance With Applicable Law

The Agency shall comply with all of the low and moderate income housing requirements of the Redevelopment Law which are applicable to this Plan, including but not limited to applicable expenditure, replacement, and inclusionary housing requirements, and in connection therewith, the Agency shall have all of the powers and authorization to act as may, from time to time, be provided by the Redevelopment Law and other applicable law.

§ 410. Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to re-enter into the redeveloped Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in §504 of this Plan.

Pursuant to §33401 of the Redevelopment Law, the Agency is authorized, but not required, in any year during which it owns property in the Project Area that is tax exempt, to pay directly to any City, County, City and County, District, including but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

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

§ 500. LAND USES PERMITTED IN THE PROJECT AREA

§ 501. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan and all applicable State laws and City ordinances and regulations. No real property in the Project Area shall be subdivided, developed, rehabilitated or otherwise changed after the adoption of this Plan, except in conformance with the provisions of this Plan or applicable design guidelines adopted pursuant to this Plan.

§ 502. Redevelopment Plan Map

The Redevelopment Plan Map, attached hereto as Exhibit No. 1 and incorporated herein, illustrates the location of the Project Area boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements, and the land uses currently permitted in the Project Area for all public, semi-public and private land. Notwithstanding anything to the contrary in this Plan, the land uses permitted in the Project Area shall be those permitted by the General Plan, the applicable Community Plan, and any applicable City zoning ordinance, all as they now exist or are hereafter amended and/or supplemented from time to time. In the event the General Plan, the applicable Community Plan, or any applicable City zoning ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process.

§ 503. Permitted Land Uses

§ 503.1. Residential Uses

Areas shown on the Redevelopment Plan Map as Residential shall be maintained, developed or used for single or multiple family housing, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

§ 503.2. Commercial Uses

Areas shown on the Redevelopment Plan Map as Commercial shall be maintained, developed, or used for Commercial uses, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

§ 503.3. Industrial Uses

Areas shown on the Redevelopment Plan Map as Industrial shall be maintained, developed or used for Industrial uses, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

§ 503.4 Residential Uses Within Commercial and Industrial Areas

The Agency may permit appropriately designed and properly located residential and mixed use development within Commercial and Industrial areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the proposed use shall conform to the following criteria:

1. Promote community revitalization;
2. Promote the goals and objectives of the Plan;
3. Be compatible with and appropriate for the Commercial uses in the vicinity;
4. Include amenities which are appropriate to the size and type of housing units proposed;
and
5. Meet design and location criteria required by the Agency.

§ 503.5 Commercial Uses within Industrial Areas

The Agency may permit appropriately designed and properly located commercial uses within Industrial areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the proposed use shall conform to the following criteria:

1. Promote community revitalization;
2. Promote the goals and objectives of the Plan;
3. Be compatible with and appropriate for the Industrial uses in the vicinity;
4. Meet design and location criteria required by the Agency.

§ 503.6 Restricted Commercial/Industrial Uses

The following uses shall not be permitted within the Project; liquor store, penny arcade, pawnshop, indoor and outdoor swap meet, open storage, trailer or truck storage yard, junk yard, scrap metal processing yard; and adult entertainment uses such as adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles; and recycling center as defined in Section 14520 of the California Public Resources Code.

§ 504. Public, Open Space and Other Public and Quasi-Public Uses

§ 504.1. Public, and Open Space

Areas shown on the Redevelopment Plan Map as Public shall be used for public facilities, including school and occupational training sites, parking facilities, and other public services.

Areas shown on the Redevelopment Plan Map as Open Space shall be used for parkland and other recreational facilities.

The Agency may, at the request of the public body owning a site, and after public hearing, re-designate the site for a use other than Public provided that:

1. After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of the Redevelopment Plan;
2. The change in use is compatible with the land use designations for the adjacent areas;
3. In a situation where open space and/or recreation areas are the current use, replacement open space and/or recreation areas use will be provided within a reasonable time period;
and

4. The change in use shall be subject to all required City approvals and shall conform to the applicable Community Plan as it may be amended from time to time in the future.

§ 504.2. Public Street Layout, Rights-of-Way and Easements

The street layout in the Project Area is illustrated on the Redevelopment Plan Map (Exhibit No. 1) and shall remain substantially in its existing configuration. Streets and alleys may be widened, altered, realigned, abandoned, depressed, decked or closed as necessary for proper redevelopment of the Project. Additional public streets, rights-of-way and easements may be created in the Project as needed for development and circulation. Such modifications as may be implemented shall conform to the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

The air rights over or under public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems, vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

§ 504.3. Other Open Space, Public and Quasi-Public Uses

In any area of the Project, the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, religious and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform, so far as possible, to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area. The Agency shall give special consideration to participation in such projects by qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

§ 505. Interim Uses

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

§ 506. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Plan, provided that such use is generally compatible with the developments and uses in the Project. The owner of such property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

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

§ 507. New Construction and Rehabilitation of Properties

All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable State and local laws in effect from time to time, including without limitation, the Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes of the City and the City Zoning Ordinance. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

§ 508. Limitation on Type, Size and Height of Buildings

Except as set forth in this Plan or as described in any Designs for Development adopted pursuant to this Plan, the type, size and height of buildings shall be limited by applicable federal, State and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit No. 4 attached hereto and incorporated herein by this reference.

§ 509. Limitation on Number of Buildings

The number of buildings in the Project Area shall not exceed approximately three thousand three hundred (3,300).

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall be ten thousand one hundred (10,100).

§ 511. Open Space, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Exhibit No. 5 of this Plan attached hereto and incorporated herein by this reference. In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

§ 512. Signs and Billboards

Billboards shall be prohibited within the Project Area. All other signs shall conform to City sign standards as they now exist or are hereafter amended, as well as any applicable design standards adopted by the Agency through a Design for Development or other means. Design of all signage is subject to Agency approval prior to installation.

§ 513. Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.

§ 514. Parking and Loading Facilities

Parking shall be provided in a manner consistent with standards for contemporary development practices, but in no case shall parking be less than the requirements of the Los Angeles Municipal Code, including reduced parking requirements at and around transit stations and reductions permitted for shared parking. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities for commercial and industrial uses shall be located in a manner to avoid interference with public use of sidewalks, and provide adequate turning area for delivery vehicles, and be in conformance with the Los Angeles Municipal Code. Off-street loading facilities must also be screened by landscaping to the extent and in the manner required by the Agency.

§ 515. Setbacks

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for access shall be paved. The Agency may establish setback requirements for new development within the Project Area which may exceed the requirements of the City's zoning ordinance.

§ 516. Incompatible Uses

No use or structure, which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors that would be incompatible with the surrounding areas or structures, shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

§ 517. Resubdivision of Parcels

After rehabilitation and/or development pursuant to this Plan, no parcel, including any parcel retained by a conforming owner or participant, shall be resubdivided without Agency approval.

§ 518. Variations

The Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Plan; or

2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls; and
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area or contrary to the objectives of this Plan or the applicable Community Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

§ 519. Nondiscrimination and Nonsegregation

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

§ 520. Design Guidelines and Development Controls

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other design guidelines and development controls necessary for the proper development of both private and public areas within the Project Area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such design guidelines and development controls, and in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan or with any applicable design guidelines or development controls adopted by the Agency.

§ 521. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed and approved by the Agency and determined to be in conformance with this Plan and any applicable design guidelines or development controls adopted by the Agency.

No permits shall be issued for the construction of any new building or any addition to or rehabilitation of an existing building in the Project Area until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan.

The City shall withhold the issuance of the permit if the proposed improvements do not meet the requirements of this Plan as determined by the Agency.

§ 522. Buildings of Architectural and Historic Significance

Prior to any development, redevelopment or rehabilitation of any parcel within the Project Area, the Agency shall determine whether any structure located on such parcel is of architectural or historic significance. To the extent practical, special consideration shall be given to the protection, rehabilitation or restoration of any structure determined to be historically significant.

§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

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

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

It is estimated that the total Project costs will not exceed revenues derived from the Project or obtained by the Agency on behalf of the Project. Revenues may be received from the following sources, without limitation: sale of land, tax increments, revenue from the lease or sale of Agency-owned lands and buildings, participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, transient occupancy tax funds, and other special use taxes and other sources which are now or may become legally available to the Agency.

Any other loans, grants or financial assistance from the United States federal government, or any other public or private source, will be utilized if available.

§ 602. Tax Increment

§ 602.1. Allocation of Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, and any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after

that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and

- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.
- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid to that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to Affected Taxing Entities calculated pursuant to Section 33607.5 of the Redevelopment Law.

Prior to incurring any loans, bonds, or other indebtedness, except loans or advances from the City, the Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an Affected Taxing Entity by this Section, pursuant to the provisions of §33607.5 of the Redevelopment Law or any other applicable provisions of law.

In any fiscal year, the City may elect to receive, and the Agency shall pay to it, the amount due to the City as an Affected Taxing Entity under Section 33607.5 of the Redevelopment Law.

§ 602.3. Agency Pledge of Tax Increments

The portion of taxes allocated to the Agency in paragraph (2) of §602.1 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

§ 603. Bonds, Advances and Indebtedness

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor shall any of its political subdivisions be liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

§ 604. Time Limit on Establishment of Indebtedness

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be established or incurred by the Agency after a period of twenty (20) years from the date of the adoption of this Plan, except by amendment of this Plan as authorized by applicable law. This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low- and Moderate-Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33333.8 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. The Agency may not repay indebtedness with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law beyond a period of forty-five (45) years from the date of adoption of this Plan, except by amendment of this Plan as authorized by applicable law. At the end of the 45-year period, the Agency may not receive property taxes pursuant to Section 33670 of the Redevelopment Law, except as necessary to comply with subdivision (a) of Section 33333.8 of the Redevelopment Law or except by amendment of this Plan as authorized by applicable law.

§ 605. Limitation on Amount of Bonded Indebtedness

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph (2) of §602.1 above, which can be outstanding at any one time shall not exceed One Hundred Ninety-one Million Dollars (\$191,000,000) in principal amount, except by amendment of this Plan.

§ 606. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

§ 700. ACTIONS BY THE CITY

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

1. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way, and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project. Such action by the City shall include causing the abandonment and relocation by public utility companies of their operations in the public rights-of-way as appropriate to carry out this Plan and as required by law.
2. Institution and completion of proceedings necessary for changes and improvements in private and public-owned public utilities within or affecting the Project.
3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.
5. Encourage the provision of a variety of housing types, both in terms of income and construction, using federal and State assistance as appropriate.
6. Encourage historic preservation, including the use of federal and State assistance.
7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.
8. The expenditure of money.
9. The undertaking and completing of any other proceedings necessary to carry out the Project.

§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, or other documents formulated pursuant to this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate to the purposes of this Plan.

§ 900. DURATION OF PLAN'S CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and except as otherwise provided by applicable law, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for the period ending 30 years from the date of adoption of this Plan. After the time limit on the effectiveness of the Redevelopment Plan, the Agency shall have no authority to act pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to subdivision (a) of §33333.8 of the Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under subdivision (a) of §33333.8 of the Redevelopment Law, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

§ 1000. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereinafter established by law.

EXHIBIT NO. 1

INSERT MAP HERE

Proposed
Redevelopment
Project

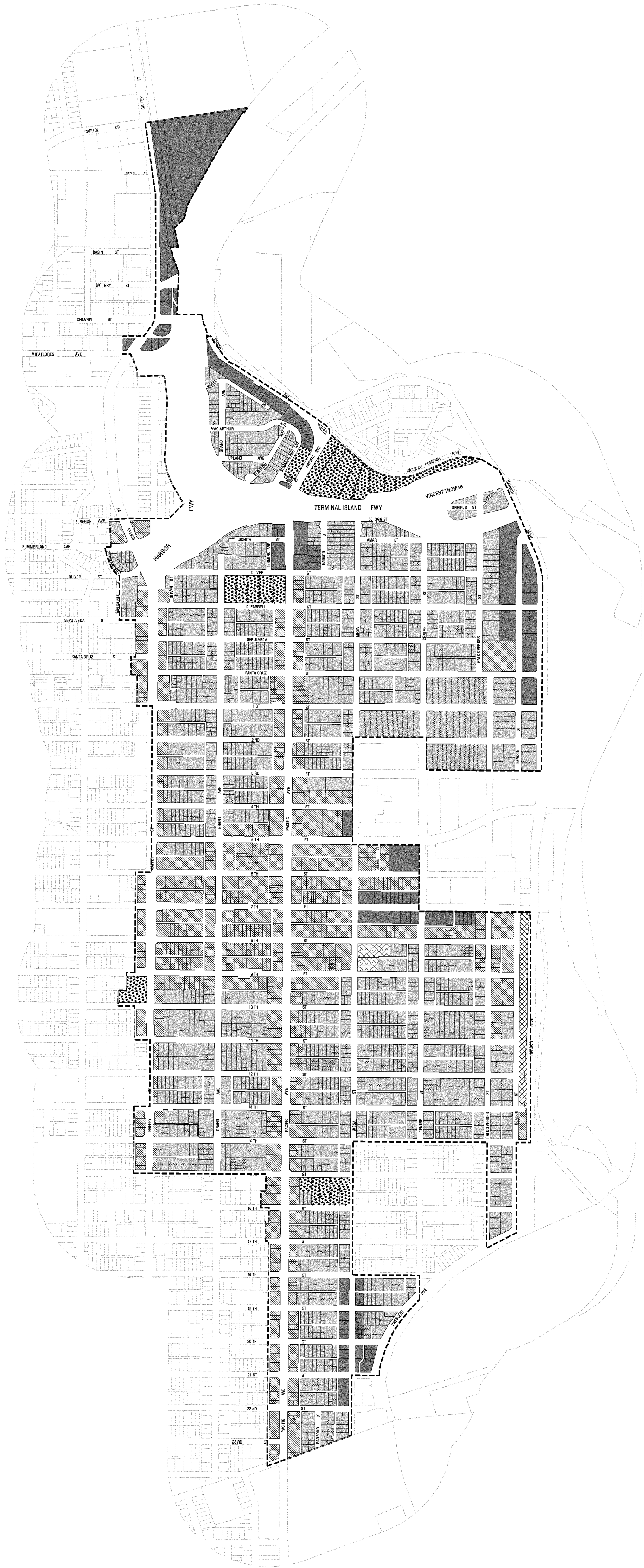
Redevelopment Plan Map

Exhibit

Data Valid as of

Community
Redevelopment
Agency

City
of
Los Angeles



Land Use Designations

- Residential
- Commercial
- Industrial
- Open Space
- Public

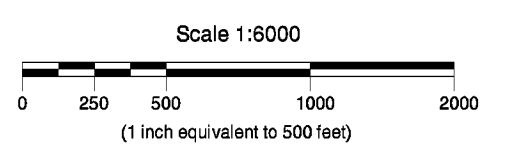
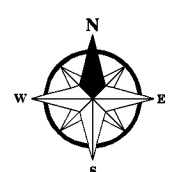


EXHIBIT NO. 2

LEGAL DESCRIPTION OF PROJECT AREA

[behind this page]

GEOGRAPHIC DESCRIPTION

Pacific Corridor

That certain parcel of land in the City of Los Angeles, County of Los Angeles, State of California more particularly described as follows:

Beginning at the centerline intersection of Mesa Street, 60 feet wide, and 5th Street, 80 feet wide, having a NAD 27 Coordinates of N:4,017,663.31 E:4,201,451.33 and NAD 83 Coordinates of N:1,727,759.86 E:6,474,803.19, from which Control Point No. 702, being 4 punched marks on a sewer manhole at the centerline intersection of Island Avenue and E Street, having established NAD 83 Coordinates of N:1,740,756.05 E:6,480,825.68 per CEFB 41094, pages 103 and 109, bears North 24 degrees 51 minutes 48 seconds East 14,323.80 feet;

1 Thence South 37 degrees 28 minutes 34 seconds West 50.14 feet to the **true point of beginning;**

2 thence South 89 degrees 36 minutes 01 seconds East 146.24 feet;

3 thence South 00 degrees 23 minutes 45 seconds West 3.00 feet;

4 thence South 89 degrees 36 minutes 01 seconds East 128.05 feet;

5 thence North 00 degrees 23 minutes 29 seconds East 3.00 feet;

6 thence South 89 degrees 36 minutes 01 seconds East 386.12 feet;

7 thence South 00 degrees 23 minutes 39 seconds West 655.15 feet;

8 thence South 89 degrees 35 minutes 51 seconds East 1119.08 feet;

9 thence South 00 degrees 23 minutes 41 seconds West 2275.94 feet;

10 thence North 89 degrees 35 minutes 19 seconds West 148.00 feet;

11 thence South 00 degrees 23 minutes 38 seconds West 893.17 feet;

12 thence South 64 degrees 18 minutes 30 seconds West 311.52 feet;

13 thence North 00 degrees 22 minutes 59 seconds East 1030.23 feet;

14 thence North 89 degrees 35 minutes 19 seconds West 1321.36 feet;

15 thence South 00 degrees 23 minutes 49 seconds West 1320.35 feet;

PENCO ENGINEERING, INC.

1 16 thence South 89 degrees 35 minutes 53 seconds East 660.20 feet to the centerline
2 intersection of 18th Street, 60 feet wide, and Center Street, 60 feet wide, having a
3 NAD 27 Coordinates of N:4,013,370.03 E:4,202,096.00 and NAD 83
4 Coordinates of N:1,723,464.19 E:6,475,433.66;
5 17 thence South 00 degrees 23 minutes 55 seconds West 205.70 feet;
6 18 thence South 45 degrees 25 minutes 40 seconds West 192.53 feet;
7 19 thence South 35 degrees 31 minutes 34 seconds West 219.91 feet;
8 20 thence South 29 degrees 26 minutes 23 seconds West 183.38 feet;
9 21 thence South 13 degrees 55 minutes 30 seconds West 317.02 feet;
10 22 thence North 89 degrees 36 minutes 22 seconds West 234.25 feet to the centerline
11 of 21st Street, 60 feet wide, and Mesa Street, 60 feet wide, having a NAD 27
12 Coordinates of N:4,012,382.30 E:4,201,432.26 and NAD 83 Coordinate of
13 N:1,722,478.59 E:6,474,766.60;
14 23 thence South 00 degrees 23 minutes 49 seconds West 597.43 feet;
15 24 thence South 70 degrees 19 minutes 25 seconds West 883.68 feet to a point from
16 which Control Point No. 700, being a standard survey monument at the centerline
17 intersection of Gaffey Street and Shepard Street, having established NAD 83
18 Coordinates of N:1,715,874.38 E:6,472,594.58 per CEFB 41094, pages 103 and
19 109, bears South 13 degrees 10 minutes 08 seconds West 5863.46 feet;
20 25 thence North 00 degrees 23 minutes 18 seconds East 2221.11 feet;
21 26 thence North 89 degrees 35 minutes 44 seconds West 30.45 feet;
22 27 thence North 00 degrees 31 minutes 44 seconds East 189.95 feet;
23 28 thence South 89 degrees 35 minutes 45 seconds East 30.00 feet;
24 29 thence North 00 degrees 31 minutes 45 seconds East 140.01 feet;
25 30 thence North 89 degrees 35 minutes 46 seconds West 80.06 feet;
26 31 thence North 00 degrees 26 minutes 24 seconds East 165.10 feet;
27 32 thence South 89 degrees 35 minutes 43 seconds East 50.03 feet;
28 33 thence North 00 degrees 26 minutes 24 seconds East 165.11 feet;
29 34 thence North 89 degrees 35 minutes 45 seconds West 1310.18 feet;
30 35 thence North 00 degrees 22 minutes 52 seconds East 655.93 feet;

1 36 thence South 89 degrees 36 minutes 08 seconds East 154.83 feet;
2 37 thence North 00 degrees 35 minutes 30 seconds East 664.53 feet;
3 38 thence North 89 degrees 35 minutes 43 seconds West 156.85 feet
4 39 thence North 00 degrees 23 minutes 52 seconds East 330.01 feet;
5 40 thence North 89 degrees 35 minutes 50 seconds West 162.05 feet;
6 41 thence North 01 degrees 00 minutes 50 seconds East 175.11 feet;
7 42 thence South 89 degrees 36 minutes 01 seconds East 77.57 feet;
8 43 thence North 00 degrees 28 minutes 53 seconds East 155.01 feet;
9 44 thence South 89 degrees 35 minutes 52 seconds East 82.37 feet;
10 45 thence North 00 degrees 23 minutes 52 seconds East 989.96 feet;
11 46 thence South 89 degrees 36 minutes 13 seconds East 155.01 feet to the centerline
12 intersection of 6th Street, 60 feet wide, and Gaffey Street, 100 feet wide, having a
13 NAD 27 Coordinates of N:4,017,340.70 E:4,199,435.45 and NAD 83
14 Coordinates of N:1,727,443.88 E:6,472,786.14;
15 47 thence North 00 degrees 24 minutes 11 seconds East 1642.17 feet;
16 48 thence North 89 degrees 36 minutes 21 seconds West 155.10 feet;
17 49 thence North 00 degrees 23 minutes 46 seconds East 305.67 feet;
18 50 thence North 89 degrees 44 minutes 57 seconds West 60.29 feet;
19 51 thence North 00 degrees 27 minutes 57 seconds East 182.21 feet;
20 52 thence South 89 degrees 38 minutes 11 seconds East 42.84 feet;
21 53 thence North 00 degrees 00 minutes 28 seconds East 360.03 feet;
22 54 thence North 89 degrees 38 minutes 11 seconds West 160.34 feet;
23 55 thence North 00 degrees 23 minutes 49 seconds East 455.14 feet to the beginning
24 of a non tangent curve, concave northeasterly having a radius of 155.00 feet, a
25 radial line to said beginning bears South 21 degrees 39 minutes 57 seconds West;
26 56 thence northwesterly along said curve through a central angle of 26 degrees 43
27 minutes 03 seconds a distance of 72.28 feet to the beginning of a compound curve,
28 concave northeasterly having a radius of 200.00 feet;

1 57 thence northwesterly along said curve through a central angle of 28 degrees 00
2 minutes 00 seconds a distance of 97.74 feet to the beginning of a reverse curve,
3 concave southwesterly having a radius of 455.00 feet;

4 58 thence northwesterly along said curve through a central angle of 18 degrees 29
5 minutes 24 seconds a distance of 146.83 feet to the beginning of a non-tangent
6 curve, concave northerly having a radius of 1098.00 feet, a radial line to said
7 beginning bears South 01 degrees 00 minutes 11 seconds West;

8 59 thence easterly along said curve through a central angle of 02 degrees 13 minutes
9 03 seconds a distance of 42.50 feet;

10 60 thence North 88 degrees 47 minutes 08 seconds East 36.38 feet;

11 61 thence North 03 degrees 25 minutes 19 seconds West 277.07 feet;

12 62 thence North 86 degrees 48 minutes 24 seconds East 182.22 feet to the beginning
13 of a curve concave southerly having a radius of 1587.35 feet;

14 63 thence easterly along said curve through a central angle of 03 degrees 36 minutes
15 01 seconds a distance 99.74 feet;

16 64 thence South 89 degrees 35 minutes 35 seconds East 280.15 feet to the right-of-
17 way line of the Harbor Freeway, as shown on Caltrans Right-of-Way Map F1341-
18 7, F1341-6 and F1341-5;

19 thence along said right-of-way line, the following courses:

20 65 thence North 63 degrees 52 minutes 03 seconds East 56.00 feet;

21 66 thence North 45 degrees 23 minutes 54 seconds East 169.82 feet;

22 67 thence North 31 degrees 04 minutes 09 seconds West 211.06 feet;

23 68 thence North 22 degrees 14 minutes 50 seconds West 130.01 feet;

24 69 thence North 13 degrees 38 minutes 08 seconds West 123.88 feet;

25 70 thence North 00 degrees 23 minutes 29 seconds East 60.00 feet;

26 71 thence North 05 degrees 08 minutes 43 seconds East 120.54 feet;

27 72 thence North 00 degrees 23 minutes 28 seconds East 120.13 feet to the southerly
28 line of MacArthur Avenue, 60 feet wide, having a NAD 27 Coordinate of
29 N:4,021,703.12; E:4,199,566.06 and NAD 83 N:1,731,806.13 E: 6,472,931.23

30 73 thence North 00 degrees 17 minutes 46 seconds East 60.01 feet;

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1 74 thence North 02 degrees 42 minutes 59 seconds East 246.04 feet;
2 75 thence North 06 degrees 44 minutes 14 seconds West 221.88 feet;
3 76 thence North 48 degrees 11 minutes 08 seconds West 29.99 feet;
4 77 thence North 89 degrees 37 minutes 13 seconds West 40.00 feet;
5 78 thence South 87 degrees 29 minutes 50 seconds West 205.65 feet;
6 79 thence North 00 degrees 14 minutes 22 seconds East 55.01 feet;
7 80 thence North 20 degrees 42 minutes 24 seconds West 122.86 feet;
8 81 thence leaving said right-of-way line North 22 degrees 22 minutes 00 seconds
9 West 59.10 feet to the centerline intersection of Gaffey Street, 100 feet wide, and
10 Miraflores Avenue, 60 feet wide;
11 82 thence North 89 degrees 47 minutes 07 seconds West 80.55 feet;
12 83 thence North 00 degrees 00 minutes 00 seconds East 174.96 feet;
13 84 thence South 89 degrees 47 minutes 07 seconds East 203.96 feet;
14 85 thence North 35 degrees 16 minutes 03 seconds East 133.99 feet to the beginning
15 of a curve concave northwesterly having a radius of 215.00 feet;
16 86 thence northeasterly along said curve through a central angle of 34 degrees 53
17 minutes 05 seconds a distance of 130.90 feet;
18 87 thence North 00 degrees 22 minutes 58 seconds East 1143.23 feet;
19 88 thence North 08 degrees 03 minutes 04 seconds West 738.90 feet to a point from
20 which Control Point No. 701, being a spike on the centerline of Capitol Drive, 325
21 feet +/- east of Western Avenue, (first BC east of Western Avenue), having
22 established NAD 83 Coordinates of N:1,732,987.93 E:6,468,087.80 per CEFB
23 41094, pages 103 and 109, bears South 68 degrees 08 minutes 24 seconds West
24 4999.75 feet;
25 89 thence North 83 degrees 43 minutes 38 seconds East 972.10 feet to a point on the
26 westerly Right-of-Way line of the Harbor freeway as shown on Caltrans Right-of-
27 Way Map F1341-1;
28 thence along said easterly Right-of-Way line, as shown on Caltrans Right-of-Way
29 Maps F1341-1, F1341-2, F1341-3 and F1341-4 the following courses:
30 90 thence South 33 degrees 26 minutes 01 seconds West 409.58 feet;

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- 1 91 thence South 29 degrees 26 minutes 44 seconds West 645.87 feet;
2 92 thence South 15 degrees 30 minutes 16 seconds West 161.00 feet;
3 93 thence South 48 degrees 10 minutes 23 seconds West 126.64 feet;
4 94 thence South 11 degrees 24 minutes 14 seconds East 194.97 feet;
5 95 thence North 89 degrees 41 minutes 28 seconds West 77.58 feet to the beginning
6 of a curve concave northeasterly having a radius of 1946.58 feet, a radial line to
7 said beginning bears South 76 degrees 01 minutes 47 seconds West;
8 96 thence southerly along said curve though a central angle of 07 degrees 54 minutes
9 42 seconds a distance of 268.79 feet;
10 97 thence South 03 degrees 23 minutes 43 seconds West 120.42 feet;
11 98 thence South 02 degrees 11 minutes 43 seconds West 30.02 feet;
12 99 thence South 02 degrees 11 minutes 17 seconds West 260.10 feet;
13 100 thence leaving said Right-of-Way line South 89 degrees 35 minutes 58 seconds
14 East 245.02 feet;
15 101 thence South 08 degrees 30 minutes 17 seconds East 101.22 feet ;
16 102 thence South 49 degrees 43 minutes 07 seconds East 23.12 feet to the beginning
17 of a non tangent curve concave northeasterly and having a radius of 590.00 feet; a
18 radial line to said beginning bears South 81 degrees 16 minutes 08 seconds West;
19 103 thence southerly along said curve through a central angle of 06 degrees 29 minutes
20 24 seconds a distance of 66.83 feet;
21 104 thence South 03 degrees 11 minutes 49 seconds East 39.09 feet;
22 105 thence, leaving said Right-of-Way line North 64 degrees 12 minutes 51 seconds
23 East 30.00 feet;
24 106 thence South 26 degrees 02 minutes 31 seconds East 214.65 feet;
25 107 thence South 56 degrees 57 minutes 28 seconds East 1259.35 feet to the beginning
26 of a curve concave southwesterly and having a radius of 81.85 feet;
27 108 thence southeasterly along said curve through a central angle of 69 degrees 07
28 minutes 43 seconds a distance of 98.75 feet;
29 109 thence South 48 degrees 44 minutes 44 seconds East 467.05 feet to the beginning
30 of a curve concave northerly having a radius of 514.84 feet;

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- 1 110 thence southeasterly, easterly and northeasterly along said curve through a central
2 angle of 64 degrees 50 minutes 44 seconds a distance of 582.68 feet;
3 111 thence North 66 degrees 24 minutes 32 seconds East 303.06 feet to the beginning
4 of a curve concave southerly and having a radius of 441.84 feet;
5 112 thence northeasterly and easterly along said curve though a central angle of 26
6 degrees 56 minutes 45 seconds a distance of 207.79 feet;
7 113 thence South 85 degrees 37 minutes 51 seconds East 113.23 feet;
8 114 thence South 51 degrees 38 minutes 39 seconds East 278.64 feet;
9 115 thence South 23 degrees 12 minutes 21 seconds East 871.28 feet to the beginning
10 a curve concave westerly having a radius of 687.00 feet;
11 116 thence southerly along said curve through a central angle of 23 degrees 32 minutes
12 29 seconds a distance 282.27 feet;
13 117 thence South 00 degrees 20 minutes 08 seconds West 1842.30 feet;
14 118 thence North 89 degrees 36 minutes 40 seconds West 1116.47 feet to the
15 beginning of a curve concave northeasterly and having a radius of 20.00 feet;
16 119 thence along said curve through a central angle of 89 degrees 58 minutes 30
17 seconds a distance of 31.41 feet;
18 120 thence North 00 degrees 21 minutes 50 seconds East 302.33 feet;
19 121 thence North 89 degrees 38 minutes 16 seconds West 727.27 feet;
20 122 thence South 00 degrees 23 minutes 55 seconds West 1062.06 feet to **the true**
21 **point of beginning.**
22
23 Containing 685.58 acres

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1 This geographic description has been prepared for jurisdictional boundary changes,
2 pursuant to Section 54900 to 54903, of the Government Code, and is not related to
3 property ownership.

4
5 The bearings shown hereon are based upon the bearing between control points 701 and
6 700, being South 14°45'13" East.

7
8 This document, consisting of 8 sheets, was prepared by me or under my direction.

9
10
11
12
13
14

Paul A. Cuomo 11-19-01

Paul A. Cuomo, PLS 4136 Date

Expires 6/30/04



EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements are currently proposed for the Pacific Corridor Redevelopment Project:

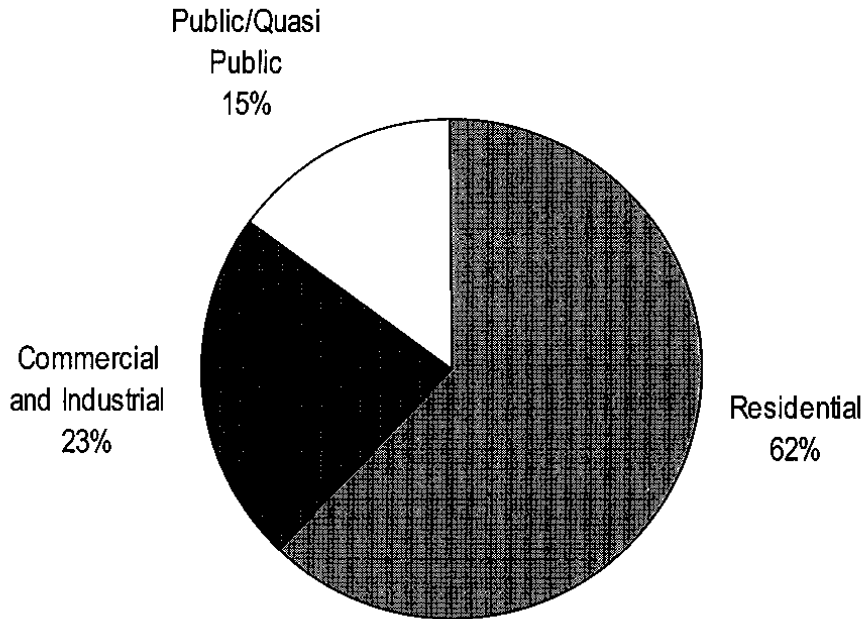
1. Street, signage and landscaping improvements along the public right-of-way.
2. Streetscape: signage, tree planting, landscaping, and other improvements, including but not limited to, pedestrian friendly amenities such as benches, trash receptacles, and walkways
3. Street improvements: including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curbs cuts, street widening, and public parking improvements along commercial and industrial corridors.
4. Alley improvements: upgrade of underutilized and inadequately sized alleys, including but not limited to, vacations, placing utilities underground, new fencing, landscaping and litter removal.
5. Transportation facilities: including but not limited to public parking lots and facilities.
6. Community identification: including but not limited to, entry statements, banners, street lighting, landscaping, and design projects that will create a unique identity for the area to foster private economic investment.
7. Facilities improvements: including but not limited to, façade treatments, grounds improvements, and public improvements.
8. Community facilities: including but not limited to, educational, cultural, and recreational centers, police service center
9. Various street improvements and demonstration projects associated with individuals development projects: including but not limited to, new curbs and gutters, sidewalks and parkways, fencing, driveways and curb cuts, street widening, security features, and signage.

Note: This list of public improvements and facilities shall not be deemed as a limitation on the Agency's authority to implement this Plan over time.

EXHIBIT NO. 4

**DIAGRAM ILLUSTRATING LIMITATION ON TYPE, SIZE,
HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS**

Part 1 of 2



Building Type, Number and Proposed Use

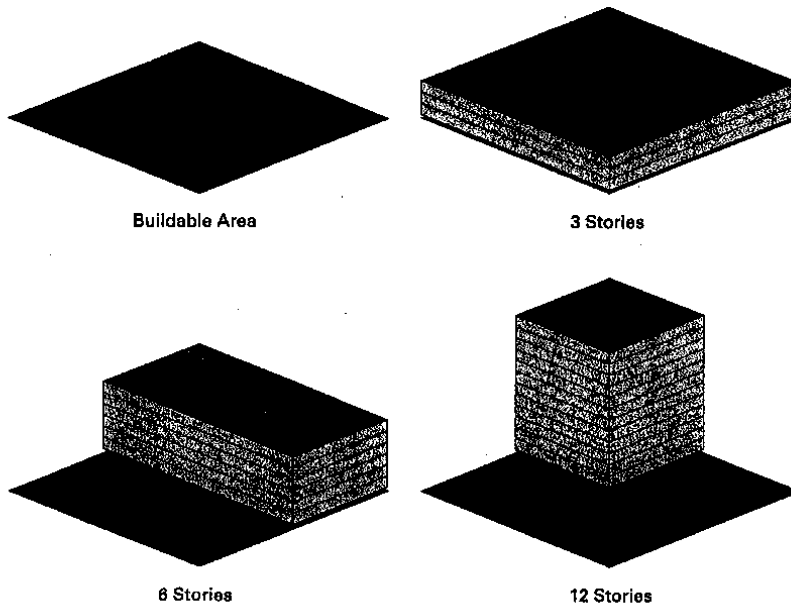
Notes:

1. Percentages are approximate and the ultimate percentage may vary based on the fulfillment of plan objectives.
2. All development plans are subject to review and approval of the Agency.
3. Building type and use are governed by all applicable federal, State and local ordinances and regulations including the San Pedro Community Plan.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the San Pedro Community Plan, and on projections based on the 2000-2001 Field Survey data for the Project Area, which includes parcels specific information on building type, conditions, and number. The approximate number of buildings may not exceed the limitations in Section 509 of this Plan.
5. The property to be devoted to public purposes and the nature of such purposes is a function of the land use, public improvement and facility and other provisions of this Redevelopment Plan, and the redevelopment of the Project Area over time.

EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATION ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

Part 2 of 2 Building Size and Height

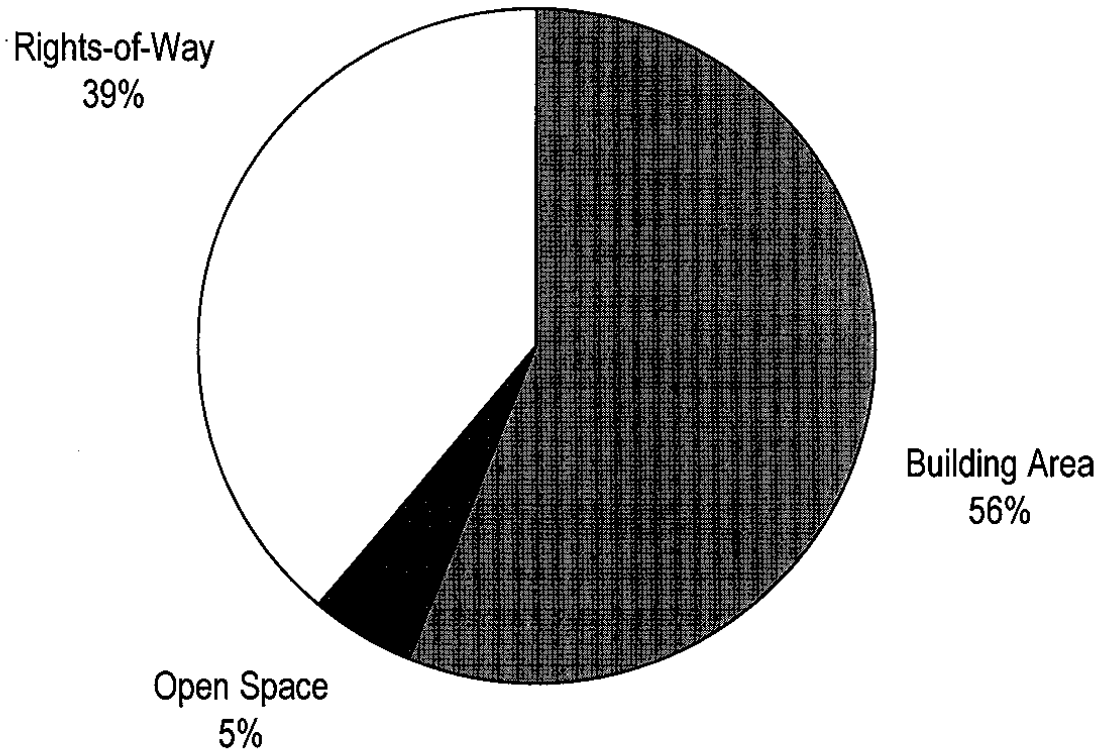


Notes:

6. Building size and height are governed by the San Pedro Community Plan, zoning and other ordinances and regulations. Floor Area Ratio 'FAR' varies with the Project Area, depending upon the particular location of the development site.
7. The example above of building size and height is illustrated by a Floor Area Ratio that applies to a hypothetical parcel of land ("buildable area") proposed for a development at a maximum of 3:1 FAR. As illustrated, the size (total square feet) of the building is the same, whether the building is 3 or 12 stories in height.

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE



Notes:

8. Percentages are approximate
9. "Open Space" is defined by Section 511 of this Redevelopment Plan.
10. "Building Area" means land area devoted to buildings.
11. Street layout is governed by the San Pedro Community Plan and this Redevelopment Plan.