

AVENUE 57

Transit Oriented District

Ordinance No. 174,663
Effective August 18, 2002

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

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Avenue 57 Neighborhood Specific Plan

Specific Plan Area

Effective Date: Aug. 18, 2002

ZI No. 2310



Proposed Metro Gold Line Station

DESIGNATION OF SUBAREAS. The Specific Plan area is divided into seven Subareas, as shown on the map below (Map No. 2). The Subareas are designated as follows:

Subarea 1 - Major Activity Center;

Subarea 2 - Secondary Activity Center;

Subarea 3 - Mixed Use Areas;

Subarea 4 - Avenue 58 Farmers Market *

Subarea 5 - Artwalk

Subarea 6 - Marmion Way Transit Corridor*

Subarea 7 - Residential Areas

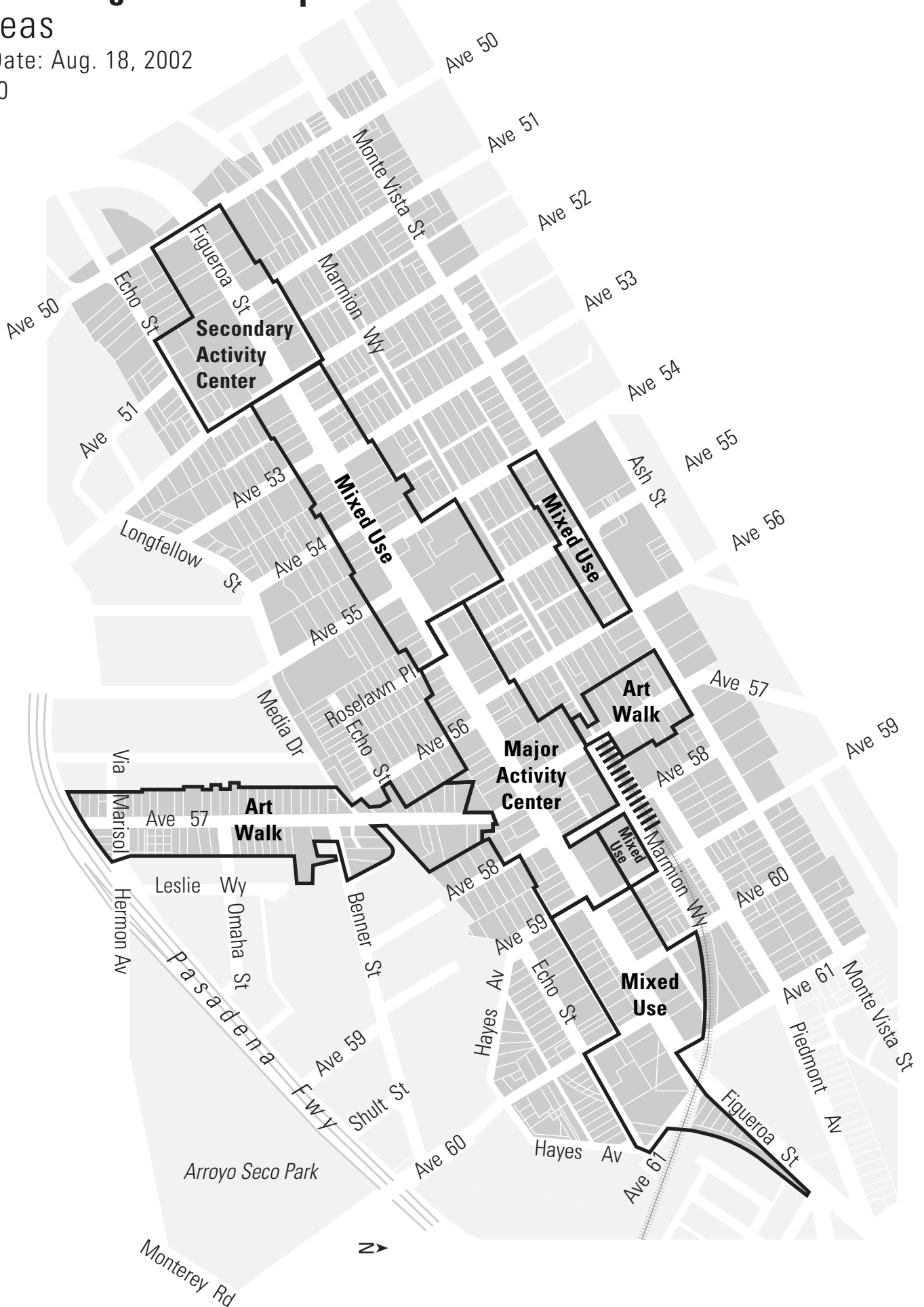
* These Subareas do not have additional regulations

Avenue 57 Neighborhood Specific Plan

Sub Areas

Effective Date: Aug. 18, 2002

ZI No. 2310



Proposed Metro Gold Line Station

Prepared by City of Los Angeles Planning Department • Graphic Services Section • February, 2000

Not to Scale

AVENUE 57 TRANSIT ORIENTED DISTRICT

An ordinance establishing a Specific Plan for the Avenue 57 Transit Oriented District.

WHEREAS, the Avenue 57 Transit Oriented District is located within the Highland Park community; and

WHEREAS, Figueroa Street is the main commercial thorough fare through the District with a mixture of commercial and residential uses; and

WHEREAS, the artistic community of Highland Park is long standing and has been a significant part of the neighborhood's history; and

WHEREAS, this Specific Plan provides a unique opportunity for the Highland Park community to address reviving its commercial center and the surrounding neighborhood; and

WHEREAS, this Specific Plan provides a unique opportunity to recognize and bring into zone code compliance the artistic community of Highland park; and

WHEREAS, the Pasadena Gold Line light rail extension has been revived and is proceeding under a Joint Powers Authority as approved by the State of California under Senate Bill 1847; and

WHEREAS, the addition of a transit station to Highland Park allows the integration of land use and transportation planning for the benefit of both the affected neighborhood and the transportation system as a whole; and

WHEREAS, the unique contribution of Highland Park's architectural history and rich historical context within Los Angeles, as a whole, requires development controls to re-enforce the Historic Preservation Overlay Zone now in place in Highland Park; and

WHEREAS, development incentives can create an environment to attract economic development which will complement the neighborhood;

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

Section 1.

ESTABLISHMENT OF THE SPECIFIC PLAN.

The City Council hereby establishes the Avenue 57 Transit Oriented District Specific Plan applicable to that area of the City of Los Angeles shown within the heavy dashed lines on the following Map No. 1:

DESIGNATION OF SUBAREAS. The Specific Plan area is divided into seven Subareas, as shown on the map below (Map No. 2). The Subareas are designated as follows:

- Subarea 1 - Major Activity Center;
- Subarea 2 - Secondary Activity Center;
- Subarea 3 - Mixed Use Areas;
- Subarea 4 - Avenue 58 Farmers Market *
- Subarea 5 - Artwalk
- Subarea 6 - Marmion Way Transit Corridor*
- Subarea 7 - Residential Areas

* These Subareas do not have additional regulations

Section 2.

PURPOSES.

This Specific Plan is intended to:

- A. Implement the goals and policies of the Northeast Los Angeles Community Plan, the Citywide General Plan Framework element of the General Plan, and the Transportation element of the General Plan;
- B. Develop a center for commercial activities to provide needed goods and services in a location convenient to residents and in close proximity to the proposed Gold Line Metro Rail station
- C. Create an economically vital community by stimulating economic development through incentives to re-use existing structures without the normally required additional parking or other non-safety related building requirements, by instituting a mixed use component to the commercial areas, and by streamlining the approval process;
- D. Preserve and maintain the historic character, or “grain” of the neighborhood while accommodating anticipated growth to 2020, through continuation of the Historic Preservation Overlay zone’s policies and by establishing adaptive re-use policies, granting non-conforming rights status to existing non-conforming buildings, and by limiting the massing of parcels to maintain an appropriate scale of development;
- E. Continue and maintain a diverse community, where people of many different ages, incomes, family formation types, and cultural perspectives will live, work and shop in harmony in a neighborhood that supports cultural differences among neighbors by encouraging provisions of a range of housing types to allow a diversity of income ranges, providing for transportation linkages to allow the existing diverse population access to job centers, and assisting in the preservation of a sense of place that brought the diverse population mix here in the first place;
- F. Maintain a stable community that residents can invest in and live in from childhood through family formation, to retirement, by supporting home ownership, promoting development of family-friendly affordable homes available to local residents to purchase, and supporting new construction of family-sized, affordable homes available to local

residents to purchase, and supporting new construction of family-sized, affordable housing units;

- G. Encourage the creation of cultural facilities and services, and the creation of open spaces; and
- I. Retain, support and expand the traditional local population of working writers and artists in the neighborhood.

Section 3.

RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.

- A. The regulations set forth in this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code ("Code"), as amended, and any other relevant ordinance, and do not convey any rights not otherwise granted under those other provisions, except as specifically provided herein. The provisions of the Highland Park Historic Preservation Overlay Zone, Ordinance No. 169,776 which became effective June 7, 1995, and the provisions of Section 12.20.3 of the Code, relating to the "HP" Historic Preservation Overlay Zone, or their successor ordinances, shall continue to apply to properties located within the Specific Plan area. Notwithstanding Section 11.5.7B of the Code or any other provision of this Specific Plan to the contrary, if any procedure established in this Specific Plan conflicts with the Highland Park HPOZ, the Highland Park HPOZ shall take precedent.
- B. Wherever this Specific Plan contains provisions which differ from, or conflict with provisions contained in Chapter 1 of the Code with respect to greater setbacks, greater street dedications, lower densities, lower heights, more restrictive uses, more restrictive parking requirements, more restrictive sign regulations or other greater restrictions or limitations on development; or provisions, including development incentives, which provide for less restrictive setbacks, lesser street dedications, greater densities, greater heights, less restrictive uses, less restrictive parking requirements, less restrictive sign regulations, or other lesser or greater restrictions or limitations on development, this Specific Plan shall prevail and supersede the applicable provisions of the Code. Except that, Section 6 B 7 of this Specific Plan shall be superseded by the Citywide Adaptive Reuse Ordinance if Section 12.22 A 6 of the Code is expanded to include this Specific Plan area. Whenever this Specific Plan is silent, the provisions of the Code shall apply.
- C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 F of the Code or its successor ordinance. In approving an exception to this Specific Plan pursuant to Section 11.5.7 F of the Code or any successor ordinance, the City decision making body granting an approval, and any City body exercising appellate review of an approval, may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

- D. **Commercial Corner Ordinance.** The requirements of this Specific Plan shall supersede the Mini-Shopping Centers and Commercial Corner Development requirements of Sections 12.22 A 23 and 12.24 W 27 of the Code.
- E. **Site Plan Review Ordinance.** The requirements of this Specific Plan shall supersede the Site Plan Review requirements of Section 16.05 and 12.24 U 14 of the Code.

Section 4.

DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03, 12.20.3, 13.07 C and 13.09 B 3 of the Code, Division 4 of Article 1, Chapter 9 of the Code, and Division 62 of Article 1, Chapter 9 of the Code, if defined therein:

- A. **Adaptive Reuse Project.** Any change of use from an existing commercial use to another commercial use, to dwelling units, guest rooms, or Joint Living and Work Quarters in all or portions of an existing building located anywhere in the Specific Plan area.
- B. **Bed and Breakfast Facility.** Any existing building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which includes guest rooms and one kitchen where lodging is provided with at least one meal daily for the guests.
- C. **Community Uses.** Day or senior care centers, museums, cultural centers, community use centers, small concert spaces or public theaters (2500 square foot maximum), police substations, or, other such uses as determined by the Director of Planning.
- D. **Extensive Remodeling.** Any construction to make over a structure, where the value of the construction work is 51 percent or more of the value of the building at the time the building permit for the construction work is issued.
- E. **Ground Floor.** The lowest story within a building that is accessible to the street, the finished floor level of which is not more than three feet above or below the curb elevation, as determined by the Bureau of Engineering. A floor having frontage on or primarily facing any public street, and the depth of which shall be at least 50 feet or the total depth of the building, whichever is less.
- F. **Mixed Use Project.** A project containing both commercial and residential uses, including one or more commercial uses and more than one dwelling unit in a single building or in a Unified Development. A Mixed Use Project shall provide the following:

- (1) A separate, ground floor entrance to the residential component, or a lobby that serves both the residential and commercial use components;
- and

(2) A pedestrian entrance to the commercial use component that is directly accessible from a public street and that is open during the normal business hours posted by the business.

- G. **Pedestrian Amenities.** The areas of a lot or parcel developed with and used for outdoor dining, public plazas, retail courtyards, or pedestrian arcades which are located on the Ground Floor, and that are accessible to and available for use by the public.
- H. **Project.** Any grading, construction, erection, addition to or structural alteration of any building or structure, an on-site or off-site sign, a use of land, or change of use on a lot located in whole or in part within the Specific Plan area, which requires the issuance of any demolition permit, building permit, foundation permit, grading permit, or sign permit. A Project shall not include interior construction of a building unless it (a) increases the floor area; or (b) increases the number of vehicle trips, as determined by the Department of Transportation; (c) increases parking requirements; or (d) includes a change of use. In addition, a Project shall not include an addition to an existing one-family dwelling, so long as the total cumulative floor area for all additions made after the effective date of this Specific Plan does not exceed 200 square feet and the height of the addition does not exceed the height of the existing building.
- I. **Targeted Uses.** A new building permit or change of use to include any of the following retail uses, with the stated minimum floor areas:
 - (a) General Merchandise -Department Store, not less than 5,000 square feet;
 - (b) Home Improvement or Hardware Store, not less than 3,500 square feet;
 - (c) Computer or Software Store, not less than 1,000 square feet;
 - (d) Graphic or Art Supply Store, not less than 1,000 square feet;
 - (e) Book Store, not less than 2,000 square feet; or
 - (f) Music Store, not less than 1,000 square feet.
- J. **Unified Development.** The combination of not more than three commercially zoned lots, having a combined lot area of no more than 15,000 square feet, containing individual buildings that are developed with a unifying design concept. Unifying features may include similar architectural details, common courtyards or public areas.

Section 5.

ZONING AND LAND USE.

Except as may be otherwise permitted herein, the uses permitted within each of the subareas of the Specific Plan shall be those permitted by the underlying zoning of each parcel and the maximum permitted development on any lot or combination of lots forming a single development site including all incentives listed in Section 6 of this Ordinance shall not exceed a floor

area ratio of 3:1. Notwithstanding any provision of the Code or this Specific Plan to the contrary, no more than three commercially zoned lots, having a combined lot area of no more than 15,000 square feet, may be tied or otherwise combined together to form a site for the construction of a single non-residential building or Unified Development. All site access and parking shall be provided within the combined lot area, without crossing or connecting to any adjoining commercial developments.

Section 6.

DEVELOPMENT INCENTIVES.

- A. **Application of Incentives.** Any Project shall be entitled by right to two of the incentives set forth in Subsection B of this Section. Application of more than two incentives will require the approval of the Director of Planning pursuant to Section 11.5.7 C of the Code.
- B. **Incentives.** The following Incentives are only applicable in specific subareas as designated in Sections 9 through 12 of this Specific Plan.
1. **Joint Living and Work Quarters.** Notwithstanding any provision of the Code to the contrary, this incentive may be approved in Subarea 1 - Major Activity Center, Subarea 2 - Secondary Activity Center, Subarea 3 - Mixed Use Areas, and Subarea 7 - Residential Areas. Joint Living and Work Quarters shall be permitted for the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; insurance, real estate, and travel agents; photographers and other similar occupations as determined by the Director of Planning pursuant to the Project Approval process set forth in Section 11.5.7 C of the Code, provided that the commercial uses are permitted by the underlying zone. Commercial uses on A or R zoned properties shall comply with the use restrictions and other regulations applicable to Home Occupations, contained in Section 12.05 A 16 of the Code. Except that one wall sign or window sign, not exceeding three square feet, shall be permitted on the dwelling.
 2. **Pedestrian Amenities Floor Area Bonus.** Notwithstanding any provision of the Code to the contrary, this incentive may be approved in Subarea 1 - Major Activity Center, and Subarea 2 - Secondary Activity Center in conjunction with a Project that includes lot area developed with Pedestrian Amenities. The floor area bonus incentive shall consist of an increase in allowable floor area not to exceed 25% of the lot area devoted to Pedestrian Amenities. The Floor Area Bonus may be granted as part of the approval process set forth in Section 11.5.7 C of the Code.
 3. **Targeted Use Floor Area Bonus.** Following the effective date of this Specific Plan, the first Project within either Subarea 1 - Major Activity Center or Subarea 2 - Secondary Activity Center that includes the minimum amount of square feet of floor area set forth in Section 4 I ("Targeted Use") of this Specific Plan, shall be eligible for a 25 % floor area bonus as part of the approval process

set forth in Section 11.5.7 C of the Code. The floor area bonus which may be granted under this Subdivision shall be approved by the Director of Planning as part of the Project Approval Process in Section 11.5.7 C of the Code, and shall expire at the end of 18 months if a building permit for the Project containing a Targeted Use has not been issued and construction of such Targeted Use has not commenced and been diligently carried on without substantial suspension or abandonment of work. A covenant and agreement, approved by the Director of Planning, restricting the Project to the Targeted Use for at least ten years shall be recorded as a condition of the approval of the floor area bonus for that use.

4. Reduced Parking.

(a) New Projects. Notwithstanding any provision of the Code to the contrary, where a commercial or industrial building is located on a lot not more than 1,500 feet distant from the portal of the Pasadena Gold Line Avenue 57 Station or 750 feet from a public parking lot, the Director of Planning shall have the ability to grant a 15 percent reduction from the parking otherwise required by Section 12.21 A 4 (c) of the Code as part of the approval process set forth in Section 11.5.7 C of the Code.

(b) Reduced Parking for Existing Buildings.

(1) Change of use. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code or any other provisions of this Specific Plan, no additional parking shall be required for a change of use in an existing building to a Targeted Use permitted by this Specific Plan provided that any existing providing parking is maintained.

(2) Extensive Remodeling of Existing Buildings. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code or any other provisions of this Specific Plan, no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan provided that the existing parking is maintained.

(c) Maintenance of Off-Street Parking. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code or any other provisions of this Specific Plan, as of the effective date of this ordinance any existing building shall not require additional parking for any existing use which maintains the existing off-street parking spaces connected with the use.

5. Floor Area Bonus for Lot Assembly. Notwithstanding any provision of the Code to the contrary, any Project located in Subarea 1- Major Activity Center or Subarea 2 - Secondary Activity Center on a commercially-zoned building site that combines more than one lot is eligible for a 25 percent increase in the allowable floor area otherwise permitted by the zoning and

height district regulations of the Code for that portion of the lot or parcel subject to the increase.

6. Bonus for Community Uses. Any Project located on a commercially-zoned lot that includes development of a community use shall be eligible for a 25 percent increase in the maximum floor area otherwise permitted by the zoning and height district regulations of the Code which allows the community use to be developed or incorporated without the floor area being counted against maximum permitted floor area, or for parking calculations as part of the approval process set forth in Section 11.5.7 C of the Code.

7. Adaptive Reuse Provisions. Notwithstanding any provisions of the Code to the contrary, Adaptive Reuse Projects are eligible for the incentives set forth below, provided that the Project is developed in accordance with the standards set forth in paragraph b of this subdivision.

(a) Incentives.

(1) Mezzanines. Loft spaces in Joint Living and Work Quarters, dwelling units and guest rooms which do not exceed more than 33 percent of the floor area of the space below shall not be considered new floor area. Mezzanines may be included in the calculation of floor area for the purpose of determining compliance with the standards set forth in Subparagraph (2) below.

(2) Density. Permitted dwelling units and Joint Living and Work Quarters shall be subject to the lot area requirements of the RD1.5 Zone, regardless of the underlying zone.

(3) Off-Street Automobile Parking. The required number of parking spaces shall be the same as the number of spaces that existed on the site as of the effective date of this Specific Plan, and shall be maintained and not reduced. Adaptive Reuse Projects shall otherwise be exempt from the provisions of Section 12.21 A 4 (m) of the Code.

(4) Mini-Shopping Center and Commercial Corner Development Regulations. Adaptive Reuse Projects shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A 23 of the Code.

(5) Open Space. Adaptive Reuse Projects are exempted from the Open Space requirements of Section 12.21 G of the Code.

(6) Loading Space. Where an existing loading space is provided, the provisions of Section 12.21 C 6(h) of the Code shall apply. If no loading spaces exists, then a loading space shall not be required in conjunction with a change of

use to an Adaptive Reuse Project.

- (b) **Development Standards.** Adaptive Reuse Projects shall be developed in conformance with the following standards:

- (1) **Minimum Size.** The minimum floor area for new dwelling units shall be 450 square feet. The minimum floor area for new Joint Living and Work Quarters shall be 750 Square feet. Floor area shall not include common hallways or other common areas, or rooftops, balconies, terraces, fire escapes, or other projections or surfaces exterior to the walls of the building. The floor area of both the living space and the work space shall be combined to determine the size of Joint Living and Work Quarters.

- (2) **Minimum Average Size.** The average floor area of all the dwelling units and Joint Living and Work Quarters in a building, including those that existed prior to the effective date of this Specific Plan, shall be at least 750 square feet.

- (3) **Guest Rooms.** Each guest room shall include private access to toilet and bathing facilities.

- 8. **Mixed Use Development Provisions.** Notwithstanding any other provision of the Code to the contrary, a Mixed Use Project located within the Subarea 3 - Mixed Use Subarea, which conforms to the development standards set forth in Section 10 below, shall be eligible for the following development incentives, provided a minimum of 35 percent of the Ground Floor building frontage is on a commercially zoned lot, abutting a public street, and contains commercial uses to a minimum depth of 25 feet. Driveways and/or pedestrian entrances may be excluded from the minimum building frontage determination.

- (a) **Housing.** An eligible Project may be developed up to a maximum height of 45 feet and with an FAR of 2:1.

- (b) **Incentives for Facade Treatments, Corner Lots or Community Facilities.** Each eligible Project shall be entitled to one of the following incentives by right. To obtain an entitlement for two or more of these incentives, the approval of the Director of Planning pursuant to Section 11.5.7 D of the Code is required.

- (1) **Facade Treatment.** A height increase of no more than ten feet over the maximum permitted by the underlying zone, provided that the additional height is used for a Facade Treatment, as defined in Section 13.09 of the Code, and further provided that this Facade Treatment incentive may not be combined with the Corner Lot incentive described below, and this Facade Treatment incentive may not be used for signs or to increase the floor area of a structure.

(2) **Corner Lots.** An eligible Project on a Corner Lot, as defined in Section 13.09, is eligible for a 20 percent increase in height, allowable floor area, and the minimum lot area per dwelling unit or guest room, beyond what is otherwise permitted by the underlying zone. Provided, however, that an eligible Project which secures an affordable housing density bonus pursuant to California Government Code Section 65915 shall not also be eligible for this Corner Lot incentive.

(c) **Mini Shopping Centers and Commercial Corner Developments.** Eligible Projects shall be exempt from the regulations governing mini-shopping centers and commercial corner developments as set forth in Section 12.22 A 23 of the Code.

9. **Commercial Artcraft Provisions.** Notwithstanding any provision of the Code or this Specific Plan to the contrary, a Project within the Artwalk Subarea, as designated on Map No. 2, a Project shall be allowed to establish the following manufacturing and retail uses in a commercial or residential zone, provided Artcraft activities are limited to those decorative or illustrative elements requiring manual dexterity or artistic talent:

(a) **Permitted Outdoor Uses.** The creating, assembling, compounding or treating of articles as set forth in Section 13.06 E 1 of the Code.

(b) **Permitted Indoor Uses.** The manufacturing, assembling, compounding or treating of articles as set forth in Section 13.06 E 1 of the Code with the addition of the following uses:

Arts studio, either painting or sculpture

Music studio

Dance and drama studio

Small film/video post production studio, not more than 5,000 square feet.

Any other Home Occupation use that would be permitted by Section 12.05 A 16 of the Code. Such uses shall not be permitted above the first floor of any structure.

Section 7.

DEVELOPMENT CONTROLS.

A. The following development standards, shall apply to all new construction Projects fronting on Figueroa Street, and new "Mixed Use" Projects on Monte Vista Street.

1. **Height Restriction.** The maximum height of three stories or 45 feet imposed by the C2-1VL zone, which was enacted as part of the Northeast Los Angeles Community Plan Revision, remains in full force and effect and this plan does not convey a right to exceed that height.

2. **Residential Density.** New residential development on commercially zoned property within the Avenue 57 Transit Oriented District Plan area shall be limited to RD1.5 density to maintain consistency with the adopted Northeast Los Angeles Community Plan.
 3. **Ground Floor Commercial Uses.** One hundred percent of the Ground Floor building frontage abutting Figueroa Street, excluding driveways or pedestrian entrances, shall be designed to accommodate commercial uses to a minimum depth of 25 feet.
 4. **Building Frontage.** Building frontage shall, for its first 15 feet of height, be located within five feet of the front lot line and within five feet of a side yard lot line adjacent to a public street and shall extend at least 65 percent of the length of the lot line.
 5. **Pedestrian Amenities.** Notwithstanding the building frontage requirements in 2 above, if a pedestrian amenity is provided, the required building frontage may be set back up to 15 feet along the portion of that amenity.
 6. **Location of Pedestrian Entrances.** Each individual tenant or business space located on the Ground Floor shall have an entrance directly accessible from the street at the same grade as the sidewalk, and the entrance shall remain open during the normal business hours posted by the business.
 7. **Parking.** For a Project, surface parking lots or parking structures shall be located behind the required building frontage, in the rear, interior portion of the lot that does not front on the street.
 8. **Transparency of Building Frontage.** At least 50% of all exterior walls (including doors) of the ground floor which face streets shall consist of transparent windows, unless otherwise prohibited by law, or specifically approved by the Director of Planning after review by the Highland Park HPOZ Board.
- B. The following Development Standards shall apply to the entire Specific Plan area:
1. **Historic Preservation Overlay Zone.** The approval requirements and provisions of the Highland Park HPOZ apply to the entire area included within the Avenue 57 Transit Oriented District Specific Plan.
 2. **Lot Assembly Restrictions.** A lot assembly restriction of a maximum of two lots with a combined area equal to or less than 10,000 square feet for residential development or three lots with a combined area equal to or less than 15,000 square feet for commercial development shall apply to the entire area included within the Avenue 57 Transit Oriented District Specific Plan. Except that Subarea 1 - Major Activity Center and that portion of Subarea 2 - Mixed Use Area bounded by Marmion Way to the north, Figueroa Street to the south, Avenue 59 to the east and Avenue 58 to the west shall have a lot assembly restriction of a

maximum of four lots with a combined area equal to or less than 20,000 square feet for residential development or six lots with a combined area equal to or less than 50,000 square feet for commercial or mixed use developments.

Section 8.

SUBAREA 1 - MAJOR ACTIVITY CENTER.

The Director of Planning, pursuant to the Project Approval procedures set forth in Section 11.5.7 C of the Code, may approve any two of the following incentives for a Project within the Major Activity Subarea:

- Joint Living and Work Quarters
- Pedestrian Amenities Floor Area Bonus
- Targeted Use Floor Area Bonus
- Adaptive Reuse
- Mixed Use
- Reduced Parking
- Floor Area Bonus for Lot Assembly

Section 9.

SUBAREA 2 - SECONDARY ACTIVITY CENTER.

The Director of Planning, pursuant to the Project Approval procedures set forth in Section 11.5.7 C of the Code, below, may approve any two of the following incentives for a Project within the Secondary Activity Subarea:

- Joint Living and Work Quarters
- Pedestrian Amenities Floor Area Bonus
- Targeted Use Floor Area Bonus
- Adaptive Reuse
- Mixed Use
- Reduced Parking
- Floor Area Bonus for Lot Assembly
- Bonus for Community Uses

Section 10.

SUBAREA 3 - MIXED USE AREAS.

A. **Development Standards for Mixed Use Projects.** All Mixed Use Projects shall comply with the following development standards.

1. **Landscaping and Surface Parking Lots.** Landscaping of Projects and surface parking lots shall be provided in accordance with the requirements set forth in Section 12.22 A 23 (a) (mini shopping centers and commercial corner development) of the Code. Projects must comply with the following additional requirements:

(a) Open Areas. All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, or fountains

(b) Pavement. Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick

pavers.

2. **Open Space.** All projects shall comply with the open space requirements for six or more residential units pursuant to Section 12.21 G of the Code.
 3. **Facade Relief.** Building Frontages shall be designed to comply with the following requirements. Compliance with these standards, does not relieve a developer from meeting the HPOZ Ordinance review and approval requirements. These standards do not apply to accessory buildings, additions, remodels, or any change of use in an existing building.
 - (a) Horizontal architectural treatments and/or facade articulations such as cornices, friezes, balconies, awnings, pedestrian amenities, or other features shall be provided for every 39 feet of building height visible from a street.
 - (b) If a Mixed Use Project includes 40 or more feet of Building Frontage visible from a street, then vertical architectural treatments and/or facade articulations such as columns, pilasters, indentations, or other features shall be provided every 25 feet. The minimum width of each vertical break shall be eight feet and the minimum depth shall be two feet.
 4. **Signs.** Signs shall comply with the requirements of Section 12.22 A 23 (a) (9) (mini shopping center and commercial corner developments) of the Code.
 5. **Noise Control.** Any dwelling unit exterior wall including windows and doors having a line of sight to Figueroa Street shall be constructed so as to provide a Sound Transmission Code Class of 50 or greater, as defined in the Uniform Building Code Standard No.-1, 1979 edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room.
 6. **Rooftop Appurtenances.** All ventilation heating, or air conditioning ducts, tubes, equipment, or other related rooftop appurtenance shall be screened when viewed from adjacent streets.
- B. **Mixed Use Incentives.** The Director of Planning, pursuant to the Project Approval procedures set forth in Section 11.5.7 C of the Code, may approve any two of the following incentives for a Project within the Mixed Use Subarea:
- Mixed Use
 - Joint Living and Work Quarters
 - Adaptive Reuse

Section 11.

SUBAREA 5 - ARTWALK.

- A. **Use.** Unless the Commercial Artwalk incentive has been approved for a commercially or residentially zoned lot located within the Artwalk Subarea, uses shall be restricted to those permitted within the underlying zone.
- B. **Development Standards for Commercial Artcraft Uses.** If any Commercial Artcraft incentive use is established within the Artwalk Subarea, then that use shall be subject to the following restrictions: The use shall have not more than ten employees and no more than five shall be working on the premises at any one time. These uses are not permitted above the Ground Floor of any structure except for a single ancillary office. The hours of operation shall be limited to between 7:00 a.m. and 11:00 p.m. All of these uses may provide a teaching component with not more than six students in any given class session, not more than three days a week. Additional parking will not be required if the use is established in an existing structure. Except as permitted by this Specific Plan, new construction will be required to meet all zone requirements.
- C. **Artwalk Incentives.** The Director of Planning, pursuant to the Project Approval procedures set forth in Section 11.5.7 C of the Code, may approve the following incentives for a Project within the Artwalk Subarea:
 - Joint Living and Work Quarters
 - Commercial Artcraft Use

Section 12.

RESIDENTIALLY ZONED PROPERTIES.

- A. **Use.** Notwithstanding any provision of the Code to the contrary, any multi-family residential building or structure on residentially zoned property located within the Specific Plan area but outside the boundaries of the other Subareas of the Specific Plan, as shown on Map No.2, shall have a legal nonconforming right to continue and maintain the same use, density, height, parking, and yards for any multi-family residential use which lawfully existed on the effective date of this Specific Plan. These uses shall be permitted by right and the multi-family residential buildings or structures may be demolished and rebuilt to their non-conforming status relative to the provisions of the Code in terms of use, density, height, parking, and yards, provided, however, that any Project consisting of multiple family housing shall conform to the following requirements: (1)each new dwelling unit shall contain a minimum of two bedrooms; and (2) no more than two lots, having a combined lot area of less than 10,000 square feet, shall be tied or otherwise combined together to form a site for the construction of a single residential building.
- B. **Discretionary Uses.** The Director of Planning, pursuant to the Project Approval procedures set forth in Section 11.5.7 C of the Code, may approve the following discretionary uses for a Project within the Residential Subarea:
 - Joint Living and Work Quarters
 - Bed and Breakfast Facility

Section 13.

OWNER'S ACKNOWLEDGMENT OF LIMITATIONS.

The Department of Building and Safety shall not issue any building permit for construction on any lot or lots within the Specific Plan area until the owner of the property has executed and recorded with the County Recorder a covenant and agreement acknowledging and accepting the contents and limitations of this Specific Plan. The covenant and agreement shall be executed by all fee owners of the property, shall run with the land, and shall be binding on future owners, successors, heirs, or assignees of the owners. A certified copy of the recorded covenant shall be delivered to the Departments of City Planning and Building and Safety prior to the issuance of any building permit.

Section 14.

SEVERABILITY.

If any provision of this Specific Plan or its application to any person, property or circumstances, is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Specific Plan or the application of those provisions to other persons, property or circumstances which can be implemented without the invalid provisions, and, to this end, the provisions of this Specific Plan are declared to be severable.

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