

CENTRAL CITY WEST

Specific Plan

**Ordinance No. 166,703
Effective April 3, 1991**

**Amended by Ordinance No. 167,944
Effective June 29, 1992**

**Amended by Ordinance No. 179,420
Effective January 19, 2008**

**Amended by Ordinance No. 176,519
Effective April 19, 2005**

**Specific Plan Procedures
Amended by Ordinance No. 173, 455
Effective September 22, 2000**

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CENTRAL CITY WEST SPECIFIC PLAN

An ordinance establishing the Central City West Specific Plan.

NOW THEREFORE,

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 Central City West Specific Plan applicable to that area of the City of Los Angeles shown within the heavy dashed lines on Map No. 1.

Section 2. PURPOSES

This Specific Plan is intended to:

- A. Implement the goals and policies of the Westlake Community Plan and the Silver Lake-Echo Park Community Plan;
- B. Establish a complete 24-hour community for all segments of the population, with jobs and housing, needed public facilities, recreation/entertainment and amenities, open spaces and pedestrian oriented places;
- C. Regulate all development, including use, location, height and density to assure compatibility of uses, and to provide for the consideration of transportation and public facilities, aesthetics, historic preservation, open space and the economic and social well-being of area residents;
- D. Protect the existing residential community from further displacement, replace dwelling units previously removed from the Specific Plan area, and provide new housing in proportion to the need, by household size and income, associated with the existing community and new jobs generated in the Plan area;
- E. Ensure that affordable dwelling units are provided through the establishment of a Housing Linkage Fee, and through the requirement that all new commercial, industrial and mixed use Projects replace affordable dwelling units demolished;
- F. Ensure that commercial, industrial and mixed use Projects mitigate

the impact of their development on the supply of affordable housing stock through the payment of a Housing Linkage Fee and/or the construction of affordable housing within the areas designated by this Specific Plan;

- G. Provide for an improved jobs/housing ratio over that which would otherwise have occurred, through the requirement that housing be constructed commensurate with commercial Projects;
- H. Create new mixed use residential/commercial land use categories, in order to locate housing closer to jobs, reduce vehicle miles travelled and improve air quality;
- I. Provide a comprehensive program of transportation regulations, measures and improvements to ensure that transportation access to the Specific Plan area is adequate to support the level of development permitted by the Plan, as well as to contribute to regional transportation solutions;
- J. Ensure that commercial, industrial and mixed use Projects contribute to the cost of providing necessary transportation improvements through the establishment of a Transportation Impact Mitigation Fee;
- K. Phase commercial Projects over the 10-year life of this Specific Plan, such that the total amount of permitted commercial square footage of Projects per phase is conditioned upon the implementation of transportation infrastructure improvements, together with the development of adequate housing units and publicly-accessible open spaces;
- L. Regulate the number of Single Occupant Vehicle trips to and from the Specific Plan area over time, in order to promote carpooling, van pooling and mass transit usage;
- M. Provide for adequate day-care/child care facilities;
- N. Promote resource conservation through the establishment of a mandatory solid waste recycling program and the incorporation of water conservation measures;
- O. Provide for an expanded and enhanced relationship to the Central Business District and the greater downtown area;
- P. Promote increased flexibility in the design of large sites in order to ensure a well-planned combination of commercial and residential uses with adequate open space;
- Q. Encourage the preservation of historic resources, the creation of cultural facilities and services, and the creation of open spaces;
- R. Provide for more flexibility and precision in the regulation of the height and bulk of buildings.
- S. Establish Phase I development limitations, defining a maximum Approved Permitted Floor Area of 3.35 million square feet of non-

residential development and that by-right development may continue to the year 2010 for those individual projects which are consistent with the Specific Plan Requirements and so not exceed the defined Phase I development levels.

- T. Establish that individual project development exceeding Phase I limitations would be permitted prior to completion of the Specific Plan restudy and environmental analysis for Phase II, III, or IV, subject to:
 - 1. The Basic Development Right provisions of the Specific Plan; and
 - 2. Separate environmental clearance and traffic studies which would include air quality and noise mitigation measures, TIMP mitigation measures, and any other mitigation measures necessary to mitigate the project's individual and cumulative impacts;
- U. Establish that development beyond the year 2010 or Phase I development levels shall require a restudy of the Specific Plan to identify and evaluate applicable development provisions for Phases II, III, or IV and evaluate applicable development provisions for Phase II, III, or IV and concurrent preparation of additional environmental impact analysis relative to these future Phases.

Section 3.

RELATIONSHIP TO PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Los Angeles Municipal Code (LAMC) Chapter 1, as amended, and any other relevant ordinance, and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter, except as specifically provided for herein.
- B. Wherever this Specific Plan contains provisions which require greater setbacks, greater street dedications, lower densities, lower heights, more restrictive uses, more restrictive parking requirements, or other greater restrictions or limitations on development; or less restrictive setbacks, less restrictive uses or less restrictive parking requirements than would be allowed or required pursuant to the provisions contained in Chapter 1 of the LAMC, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. The procedures for the granting of exceptions, adjustments and amendments to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7.
- D. Site Plan Review Ordinance. This Specific Plan shall serve as a substitute ordinance and process for the requirements of LAMC Sections 16.05 and 12.24 U 14.
- E. Commercial Corner and Mini-Shopping Centers Ordinance. This

Specific Plan shall serve as a substitute ordinance and process for the requirements of LAMC Sections 12.22 A 23 and 12.24 W 27.

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 LAMC Section 12.03 or LAMC Article 1, Chapter 9, if defined therein.

Applicant. Any person, as defined in LAMC Section 11.01, submitting an application for a Project Permit Compliance Review for a Project.

Basic Development Right. The minimum floor area ratio (FAR) for non-residential development to which each lot is entitled.

City Building Cost Index. An index for the Los Angeles Metropolitan Area, published by Marshall and Swift, which documents the rate of inflation in building construction costs. If for any reason this Index ceases to be published, then a similar building cost index will be utilized, as determined by the Department of Transportation.

Community Facilities District (CFD). A public-facility improvement district created pursuant to the State Mello-Roos Community Facilities Act of 1982.

Covenant. A written document executed by all fee owners of the lot(s) on which a Project will be located regarding the use and conditions of approval for development of one or more of the lots, as approved by the Director of Planning. The Covenant shall be recorded in the Los Angeles County Recorder's Office.

Density Bonus. The ministerial granting, pursuant to Section 11 C 2 (f) of this Specific Plan, of an increase in density over the otherwise maximum allowable residential density of a project, in accordance with the state-mandated, by-right affordable housing density bonus and any subsequent legislation and relevant City Ordinances.

Directory Sign. A wall or monument sign which lists the names of businesses or non-commercial uses in the Specific Plan area.

Donor Site. A lot or lots on which a Public Benefit Resource is or will be located.

Dwelling Unit, Low Income. A dwelling unit which is rented or sold to and occupied by persons or families whose annual income does not exceed 80% of the median annual income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. Median annual income shall be as determined and published periodically by the Federal Department of Housing and Urban Development.

Dwelling Unit, Very Low Income. A dwelling unit which is rented or sold to and occupied by persons or families whose annual income does not exceed 50% of the median annual income for persons or families residing

in the Los Angeles Standard Metropolitan Statistical Area. Median annual income shall be as determined and published periodically by the Federal Department of Housing and Urban Development.

Floor Area Ratio (FAR). A coefficient, as specified on Map Nos. 2, 3 and 4 of this Specific Plan, which is multiplied by the buildable area of a lot to determine the total Base Permitted Floor Area of all buildings on a lot.

Ground Floor. The lowest level within a building which: (1) is accessible to the street; (2) has a floor level within three feet above or below curb level; (3) has frontage and is primarily facing any public street; and (4) is at least 50 feet in depth or the total depth of the building, whichever is less.

Historic Resource. A building or structure designated as a historic resource in Section 7 and in Appendix A and shown on Map No. 6 of this Specific Plan.

Mixed Use. Any Project which combines a commercial use with a residential use, either in the same building or in separate buildings on the same lot or lots.

Neighborhood Retail. The retail sale of goods used by local residents and local employees on a regular basis, or the location providing the goods, including: art supplies; athletic/sporting goods; bakery; books or cards; bicycle sales and repairs; clock or watch sales and/or repair; computer sales and repair; drug store; fabrics or dry goods; florist; food/grocery store, including supermarket, produce, cheese and meat market and delicatessen; hardware; household goods and small appliances; infant and children's clothing; newsstand; photographic equipment and repair; stationary; toys; and other similar retail uses as determined by the Director of Planning.

Neighborhood Service. A service used by local residents and local employees on a regular basis, including: barber shop or beauty parlor; child care facility; club, lodge, bridge club or religious association; copying; custom shirt or dressmaking; dry cleaning; bank; credit union; laundry or self-service laundromat; locksmith; optician; photographer; shoe repair; tailor; restaurant; motion picture theater and live stage performance theater; and other similar services as determined by the Director of Planning.

Open Space. An unobstructed area on a Project lot or lots which is designed and intended to be used for outdoor recreational purposes. Open space shall be in addition to setbacks for yards required by Article 2 of the LAMC.

Open Space, Common. Open Space within a multiple residential Project which is accessible to all the residents in the Project.

Open Space, Private. Open Space within a multiple residential Project which is accessible only to residents of individual units and their guests.

Open Space Setback. An unobstructed, unoccupied, and landscaped or paved area between the main building and a lot line, extending the full

length of the lot line, the depth of which is the minimum horizontal distance between the lot line and a line parallel thereto on the lot. For purposes of this Specific Plan, the area devoted to Open Space Setbacks shall be included in the calculation of the buildable area of a lot.

Park Planned Areas. Those areas shown on Map No. 7 of this Specific Plan within which public park or recreation facility benefits are planned to be provided.

Pedestrian Sign. A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by symbol.

Permitted Floor Area, Additional. Floor area in excess of the Base Permitted Floor Area allowed on Receiver Sites, consistent with Section 7 of this Specific Plan.

Permitted Floor Area, Approved. Commercial and/or industrial use floor area of a Project which has been granted a project permit pursuant to the Central City West Interim Control Ordinance (Ordinance No. 163,094 or 165,404) or a Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan.

Permitted Floor Area, Base. The Floor Area Ratio permitted on a lot in the Specific Plan area, as shown on Map Nos. 2, 3 and 4 of this Specific Plan, prior to the Transfer of floor area pursuant to Section 7 of this Specific Plan.

Permitted Floor Area, Unused. The square footage remaining after subtracting the actual floor area contained within all existing buildings on a Donor Site from the Base Permitted Floor Area on the Donor Site, prior to any Transfer of the floor area.

Permitted Residential Density, Additional. Dwelling units in excess of the Base Permitted Residential Density allowed on Receiver Sites, consistent with Section 7 of this Specific Plan.

Permitted Residential Density, Base. The number of dwelling units permitted on a lot or lots pursuant to Section 6 E of this Specific Plan.

Permitted Residential Density, Unused. The number of dwelling units remaining after subtracting the number of actual dwelling units existing on the Donor Site from the Base Permitted Residential Density on the Donor Site, prior to any Transfer of the residential density.

Phases of Development. A schedule of development for Projects in the Specific Plan area which limits development by correlating incremental increases in the Approved Permitted Floor Area of all non-residential Projects with the construction of transportation improvements and Low and Very Low Income Dwelling Units.

Phase I. Projects and related transportation improvements prior to and including the year 2010.

Phase II, III, and IV. Project Permit Compliance Review approvals which permit development that exceed Phase I limits of 3.35 million square feet of non-residential development or grant approval of a project after December 31, 2010. These developments will be limited to the Basic Development Right prescribed in Sections 6 and 16.

Plaza. Privately owned and maintained Open Space, 10,000 square feet or more in area, which is accessible to the public, and in which limited commercial uses may be permitted as determined appropriate for the lot or lots by the Director of Planning at the time of Project Permit Compliance Review. Such commercial uses are intended to provide limited use of the Open Space area and amenities for pedestrians, and may include vendors, outdoor eating areas, push carts, street stages, works of art, display facilities and other similar uses as determined by the Director of Planning.

Premise. A building or portion thereof used as a location for a single business.

Project. The construction, erection, addition to or alteration of any building or structure, or 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 a grading permit, foundation permit, building permit, sign permit or use of land permit after the effective date of this Specific Plan. A Project does not include remodeling of a building which does not increase the number of Trips, as determined in writing by the Department of Transportation, or does not increase the floor area.

Public Benefit Resource. Land dedicated for public park or recreation facility purposes, the preservation and rehabilitation of a designated Historic Resource, or property dedicated for the purpose of realigning a public street, pursuant to Section 7 of this Specific Plan.

Receiver Site. A lot or lots located within the same Specific Plan Subarea as a Donor Site, and which is therefore eligible to receive floor area or residential density from a Donor Site, pursuant to Section 7 of this Specific Plan. A Receiver Site shall not include a lot in the PF(CW) Category nor a lot on which a Historic Resource is located.

Significant Transportation Impact. The transportation impact of a Project, measured as an increase in the volume/capacity (V/C) ratio at an intersection as determined by the Department of Transportation.

A transportation impact on an intersection shall be deemed "significant" in accordance with the following table:

Significant Transportation Impact

Project-Related Increase in V/C Final V/C*

equal to or greater than 0.04	0.00 - 0.79
equal to or greater than 0.02	0.80 - 0.89
equal to or greater than 0.01	0.90 or greater

*Final V/C shall mean the V/C ratio at an intersection

considering total projected traffic volumes, without proposed traffic impact mitigation.

Traffic Assessment. A written determination by the Department of Transportation of the projected traffic impacts resulting from a Project, considering the number of Project-generated Trips, ambient traffic growth, related developments and current levels of service at neighboring intersections.

Traffic Study. A written analysis prepared by a Project Applicant and approved by the City Department of Transportation which addresses: (1) the consistency of the proposed Project with the transportation and circulation provisions of this Specific Plan, including parking ratios, dedication of streets, street vacations and street alignments; (2) the Central City West Transportation Fee calculations and guarantee of payment of the fees; and (3) the Project vehicular circulation and driveway plans.

Transfer. The conveyance of floor area or residential density from a Donor Site to a Receiver Site, which is approved in accordance with the requirements of Section 7 of this Specific Plan.

Transfer Plan. A written plan prepared by the Project Applicant and approved by the Area Planning Commission which identifies and describes the Donor Site, Receiver Site(s), amount of floor area or residential density to be transferred, Public Resource Benefit(s) to be provided and the proposed conditions of approval.

Trip. An arrival at or a departure from a Project during the p.m. peak-hour by a motor vehicle. The number of trips generated by a Project shall be calculated using the Trip Table in Appendix B of this Specific Plan.

Unified Development. A Project which: (1) is a combination of functional linkages, such as pedestrian or vehicular connections; (2) incorporates common architectural and landscape features which constitute distinctive design elements of the Project; (3) is composed of two or more contiguous parcels or lots of record separated only by a street or alley; and (4) when the Project is viewed from adjoining streets, appears to be a consolidated whole.

Section 5.

PROHIBITION

A. Project Permit Compliance Requirement

1. No grading permit, foundation permit, building permit, sign permit or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area, unless a Project Permit Compliance Review approval has first been obtained pursuant to Section 17 of this Specific Plan.
2. No Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan shall be issued for a commercial, industrial or the non-residential component of a Mixed Use Project if that Project's floor area would exceed the

total Approved Permitted Floor Area for each Phase of Development specified in Subsection B 1 of this Section, unless the requirements of Subsections B 2, 3, 4 and 5 of this Section are met.

3. No development agreement for a Project shall be adopted and no floor area associated with a Project for which a development agreement is proposed shall be granted Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan unless the development agreement complies with the requirements of the Phases of Development specified in Subsection B of this Section.

4. **Exceptions.**

a. The prohibition specified in Subdivision 1 of this Subsection shall not apply to any residential Project consisting of ten (10) or fewer dwelling units.

b. The prohibition specified in Subdivision 1 of this Subsection shall not apply to any Project for which a project permit was approved pursuant to Ordinance No. 165,404 or 163,094 prior to the effective date of this Specific Plan, provided the Project complies with all the conditions imposed by the project permit.

c. The prohibition specified in Subdivision 2 of this Subsection shall not apply to any commercial, industrial or Mixed Use Project which exceeds the maximum total Approved Permitted Floor Area for each Phase of Development as specified in Subsection B of this Section, provided the Project does not exceed a Floor Area Ratio of 0.5 to 1, or 40,000 square feet of floor area, whichever is less.

B. Requirements of the Phases of Development

1. **Maximum Total Approved Permitted Floor Area.** The maximum total Approved Permitted Floor Area for all commercial, industrial and non-residential components of Mixed Use Projects shall not exceed the following maximum cumulative square footage of floor area, by Phase of Development:

Phase I	up to 3.35 million square feet;
Phases II-IV	up to 20.15 million square feet; (Phases II, 9.15 MSF; Phase III, 6.25 MSF; and Phase IV, 4.75 MSF)
Total Project	23.5 million square feet

2. **Minimum Number of Low and/or Very Low Income Dwelling Units.** No Project Permit Compliance Review approval

pursuant to Section 17 of this Specific Plan shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified above, unless the following minimum number of Low and/or Very Low Income Dwelling Units have been assured by Phase of Development:

Phase I	667 dwelling units;
Phase II & III	1333 dwelling units (667 in Phase II and 666 in Phase III)

Assurance shall mean that money has been allocated for the entire projected cost of land acquisition and dwelling unit construction to the satisfaction of the City of Los Angeles Housing Department ("LAHD")(formerly Housing Preservation and Production Department).

3. Maximum Permitted Single Occupant Vehicle Trips.

- a. During Phase I of the Phases of Development specified above, no Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan shall be issued for a Project consisting of 100,000 square feet or more of non-residential floor area unless the Project owner(s) ensures that no more than 50% of the employees of the Project will commute to or from the Project by Single Occupant Vehicle (SOV) Trips.
- b. No Project Permit Compliance Review approval shall be issued for any post-Phase I project consisting of 100,000 square feet or more of non-residential floor area unless the Project owner(s) ensure that no more than 45% of the employees of the Project will commute to or from the Project by SOV Trips.

4. Required Street System Carrying Capacity Increases. No Project Permit Compliance Review approval shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified above unless the required street system screenline carrying capacity increases specified in Section 9 D 2 of this Specific Plan are met.

5. Required Freeway and Transit System Improvements. No Project Permit Compliance Review approval shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified above unless the improvements to the freeway and transit system listed in Appendix C for that Phase of Development have been assured to the satisfaction of the Department of Transportation. Assurance shall mean that money has been guaranteed for the entire projected cost of the improvement(s).

- C. Demolition Permit for Residential Buildings.** No demolition permit for any building or structure used for residential purposes within the Specific Plan area shall be issued until: (1) the Housing Department has determined, in writing, the number of Low and/or Very Low Income Dwelling Units or guest rooms, if any, contained in the building or structure; and (2) the owner of the building or structure has executed an acknowledgement of the replacement housing requirement in Section 11 C of this Specific Plan, if applicable, to the satisfaction of the Housing Department. The acknowledgement shall be recorded with the County Recorder and submitted to the Housing Department and the Department of Building and Safety.
- D. Specific Plan Development Limitation.** No Project Permit Compliance Review approval shall be issued for commercial, industrial or non-residential portion of a mixed use project if the project's floor area would either exceed Phase I limits of 3.35 million square feet of no-residential development or grant an approval of a project after December 31, 2010.

Any applicant with a proposed project that would exceed either of these thresholds which has not been issued a Project Permit Compliance Review approval under Phase I (3.35 million square feet) shall:

1. Be limited to a 0.35 to 1.0 floor area ratio, notwithstanding the limitations specified by the Height/FAR designations on the Specific Plan zone maps; or
2. Submit an application for a Project Permit Compliance Review and prepare a separate environmental analysis and traffic study relative to the particular project; or
3. Delay submittal of the Project Permit Compliance Review application until completion of the Specific Plan restudy process.

Section 6.

LAND USE

A. Designation of Subareas and Districts.

The Specific Plan area is divided into three Subareas and six Districts, as shown on Map Nos. 2, 3, and 4. The Subareas are designated as the Northern, Central and Southern Subareas, respectively. The Districts are designated as the Temple/Beaudry Neighborhood District, the First/Second Street District, the Crown Hill District, the Witmer/Lucas Residential District, the Wilshire Corridor District and the Eighth/Ninth Street District, respectively.

B. Land Use Categories

1. In order to regulate the use of property as provided for in this Specific Plan, the CW Zone as set forth in Section 12.04 of the Los Angeles Municipal Code is divided into 10 Land Use Categories to be known as: (1) R4(CW) Multiple Residential Category; (2) R5(CW) Multiple Residential Category; (3) RC4(CW) Multiple Residential/Commercial Category; (4) RC5(CW) Multiple Residential/ Commercial Category; (5) C1(CW) Limited Commercial Category; (6) C2(CW) Commercial Category; (7) C4(CW) Commercial Category; (8) CM(CW) Commercial Manufacturing Category; (9) OS(CW) Open Space Category; and (10) PF(CW) Public Facilities Category.
2. These Land Use Category symbols and the boundaries of each Category are shown on Map Nos. 2, 3, and 4.

C. Height/Floor Area Ratio Districts

In order to regulate more adequately and restrict the height and floor area of buildings and structures, each lot within the Specific Plan area includes a Height/Floor Area Ratio (Height/FAR) District designation. These Height/FAR Districts and the boundaries thereof are shown on Map Nos. 2, 3, and 4 by a combination of Land Use Category symbols and Height/FAR District number markings, e.g., R4(CW)-75/3, C2(CW)-U/6, C1(CW)-75/1.5, etc. The Height/FAR District is shown immediately following the dash after the Land Use Category symbol, in the form of numbers or letters separated by a diagonal line. The first number indicates the maximum height in feet permitted in a building. The letter "U" in the first position indicates that the maximum permitted height is as specified in Section 8 A of this Specific Plan. The second number, which may include decimal fractions, indicates the Floor Area Ratio.

D. Oil Drilling Districts

Certain portions of the Specific Plan area are also designated and classified as being in the "O" Oil Drilling District. The regulations and restrictions of Article 3, Chapter 1 of the LAMC shall apply to all land so designated and classified, and the classification is indicated on Map Nos. 2 and 3 with a combination of symbols, e.g., R4(CW)-45/3-O, C2(CW)-U/4.5-O, etc.

- E. Maps** The provisions of this Section shall apply to the areas shown within heavy black lines on Map Nos. 2, 3 and 4.

F. Permitted Uses

1. **R4(CW) Multiple Dwelling Category.** The use and area regulations of the R4 Zone, as specified in Section 12.11 of the LAMC, shall apply to all lots in the R4(CW) Category within the Specific Plan area. Hotels, motels and apartment hotels in the R4(CW) Category shall be permitted only within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and

3. Floor area associated with a hotel use in the R4(CW) Category within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 shall be counted as residential density for the purposes of this Specific Plan, but shall comply with all other commercial Project requirements of this Specific Plan. The minimum lot area per guest room shall be 200 square feet.
2. **R5(CW) Multiple Dwelling Category.** The use and area regulations of the R5 Zone, as specified in Section 12.12 of the LAMC, shall apply to all lots in the R5(CW) Category within the Specific Plan area. Hotels, motels and apartment hotels in the R5(CW) Category shall be permitted only within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3.
 3. Floor area associated with a hotel use in the R5(CW) Category within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 shall be counted as residential density for the purposes of this Specific Plan, but shall comply with all other commercial Project requirements of this Specific Plan. The minimum lot area per guest room shall be 200 square feet.
3. **RC4(CW) Residential/Commercial Mixed Use Category.** The following regulations shall apply to all lots in the RC4(CW) Category, as shown on Map Nos. 2 and 3:
 - a. Use
 - 1) Any use permitted in the R4 and C2 Zones as set forth in Sections 12.11 and 12.14 of the LAMC shall be permitted, provided that all activities, including storage, are conducted wholly within an enclosed building. However, outdoor merchandise displays during sidewalk sales, outdoor eating areas and newsstands may be conducted other than within a wholly-enclosed building.
 - 2) Any Project constructed on a lot within the RC4(CW) Category shall be Mixed Use. Commercial uses shall comply with the maximum Base Permitted Floor Area provisions set forth in Paragraph "c" of this Subdivision.
 - 3) Notwithstanding the provisions of Section 12.11 A 4 of the LAMC to the contrary, hotels shall not be permitted in the RC4(CW) Category.
 - b. Area Regulations
 - 1) Residential Use
 - a) The yard requirements of the R4 Zone, as specified in Section 12.11 of the LAMC, shall be provided and maintained at the floor level of the first story of a building used in whole or in part

for residential purposes.

- b) The lot area regulations of the R4 Zone, as specified in Section 12.11 of the LAMC, shall apply to all portions of buildings erected and used for residential purposes.
 - 2) Commercial Use. The yard and area regulations of the C2 Zone, as specified in Section 12.14 of the LAMC, shall apply to all portions of buildings erected and used for commercial purposes.
 - c. Maximum Commercial Base Permitted Floor Area
 - 1) Temple/Beaudry Neighborhood District
 - a) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC4(CW) Category located along the south side of Temple Street in the Temple/Beaudry Neighborhood District, as shown on Map No. 2, shall not exceed a Floor Area Ratio of 0.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.
 - b) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC4(CW) Category located along the east side of Glendale Boulevard and along the north side of First Street in the Temple/Beaudry District, as shown on Map No. 2, shall not exceed a Floor Area Ratio of 1.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.
 - 2) Witmer/Lucas Residential District. The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC4(CW) Category in the Witmer/Lucas District, as shown on Map No. 3, shall not exceed a Floor Area Ratio of 0.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.
 - d. Additional Regulations. All additional regulations of Chapter 1 of the LAMC, as amended, which are applicable to the R4 and C2 Zones, shall apply to the RC4(CW) Category.
4. **RC5(CW) Residential/Commercial Mixed Use Category.** The following regulations shall apply to all lots in the RC5(CW) Category, as shown on Map Nos. 2 and 3:

a. Use

- 1) Any use permitted in the R5 and C2 Zones as set forth in Sections 12.12 and 12.14 of the LAMC shall be permitted, provided that all activities, including storage, are conducted wholly within an enclosed building. However, outdoor merchandise displays during sidewalk sales, outdoor eating areas and newsstands may be conducted other than within a wholly-enclosed building.
- 2) Any Project constructed on a lot within the RC5(CW) Category shall be Mixed Use. Commercial uses shall comply with the maximum Base Permitted Floor Area provisions set forth in Paragraph "c" of this Subdivision.
- 3) Notwithstanding the provisions of Section 12.12 of the LAMC to the contrary, hotels shall be permitted within the RC5(CW) Category. Floor area associated with a hotel use in the RC5(CW) Category within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 shall be counted as residential density for the purposes of this Specific Plan, but shall comply with all other commercial Project requirements of this Specific Plan. The minimum lot area per guest room shall be 200 square feet.

b. Area Regulations

- 1) Residential Use
 - a) The yard requirements of the R5 Zone, as specified in Section 12.12 of the LAMC, shall be provided and maintained at the floor level of the first story of a building used in whole or in part for residential purposes.
 - b) The lot area regulations of the R5 Zone, as specified in Section 12.12 of the LAMC, shall apply to all portions of buildings erected and used for residential purposes.
- 2) Commercial Use The yard and area regulations of the C2 Zone, as specified in Section 12.14 of the LAMC, shall apply to all portions of buildings erected and used for commercial purposes.

c. Maximum Commercial Base Permitted Floor Area

- 1) Temple/Beaudry Neighborhood District. The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category in the Temple/ Beaudry District,

as shown on Map No. 2, shall not exceed a Floor Area Ratio of 3.0 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

2) Crown Hill District

a) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category located in the area bounded by Boylston Street, Miramar Street, Bixel Street and the east-west alley north of Huntley Drive in the Crown Hill District, as shown on Map No. 3, shall not exceed a Floor Area Ratio of 4.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

b) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category located north of Third Street in the Crown Hill District, as shown on Map No. 3, except within the area described in Paragraph "a)" of this Subdivision, shall not exceed a Floor Area Ratio of 3.0 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

c) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category located south of Third Street in the Crown Hill District, as shown on Map No. 3, shall not exceed a Floor Area Ratio of 0.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

3) Eighth/Ninth Street District

a) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category located north of Ninth Street in the Eighth/Ninth Street District, as shown on Map No. 4, shall not exceed a Floor Area Ratio of 4.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.

- b) The total floor area of all portions of buildings erected and used for commercial purposes on a lot within the RC5(CW) Category located south of Ninth Street within the Eighth/Ninth Street District, as shown on Map No. 4, shall not exceed a Floor Area Ratio of 1.5 to 1. The remainder of the Base Permitted Floor Area on a lot, or any portion thereof, shall be devoted exclusively to residential uses.
- 4) Additional Regulations. All additional regulations of Chapter 1 of the LAMC, as amended, which are applicable to the R5 and C2 Zones, shall apply to the RC5(CW) Category.
- 5. **C1(CW) Limited Commercial Category.** The use and area regulations of the C1 Zone, as specified in Section 12.13 of the LAMC, shall apply to all lots in the C1(CW) Category within the Specific Plan area, except for the following:
 - a. Hotels and motels shall be prohibited.
 - b. A front yard shall only be provided and maintained at the floor level of the first story of a building used in whole or in part for residential purposes.
- 6. **C2(CW) Commercial Category.** The use and area regulations of Section 12.14 of the LAMC shall apply to all lots in the C2(CW) Category within the Specific Plan area.
- 7. **C4(CW) Commercial Category.** The use and area regulations of Section 12.16 of the LAMC shall apply to all lots in the C4(CW) Category within the Specific Plan area.
- 8. **CM(CW) Commercial Manufacturing Category.**
 - a. The use and area regulations of Section 12.17.1 of the LAMC shall apply to all lots in the CM(CW) Category within the Specific Plan area.
 - b. The following conditions shall apply to all lots in the CM(CW) Category:
 - 1) The total floor area of all buildings erected and used for commercial manufacturing purposes shall not exceed a Floor Area Ratio of 3.0 to 1.
 - 2) If the existing commercial manufacturing uses on a lot are discontinued, the total floor area of all buildings erected and used for commercial purposes on that lot shall not exceed a Floor Area Ratio of 4.5 to 1.

9. OS(CW) Open Space Category.

- a. Permitted Uses. No building, structure or land shall be used and no building or structure shall be erected, moved onto, structurally altered, enlarged or maintained on a lot or lots in the OS(CW) Category, except for the following uses: parks and recreation facilities, including bicycle paths; equestrian trails; walking trails; nature trails; park land/lawn areas; children's play areas; picnic facilities; and athletic fields (not to exceed 200 spectator seats) used for park and recreation purposes.
- b. Conditional Uses. The following uses, or a change of use from any existing use to any other use, shall be permitted provided a conditional use approval is granted by the City Planning Commission pursuant to LAMC Section 12.24 U.
 - 1) Recreation centers; senior citizen centers; community centers; clubhouses; community rooms; playgrounds; swimming pools; libraries; tennis courts; game courts; rest rooms; gyms and camping facilities.
 - 2) Golf courses.
 - 3) Museums.
 - 4) Aquaria, observatories, planetaria and zoos.
 - 5) High voltage transmission lines (including towers).
 - 6) Any use set forth in LAMC Section 12.04.05 B 1 when located on a lot or lots on which is designated a historic or cultural landmark or Historic Resource.
 - 7) Change of use from any of the uses listed above to any other use described in LAMC Section 12.04.05. B 1.

10. PF(CW) Public Facilities Category.

- a. Permitted Uses. No building, structure or land shall be used and no building or structure shall be erected, moved onto, structurally altered, enlarged or maintained on a lot or lots in the PF(CW) Category, except for the following primary uses:

Public elementary and secondary schools; fire stations; Federal, State, County, special district and municipal government buildings, structures, offices and services; libraries (not in parks); police stations; post offices and related facilities; public health facilities, including clinics and hospitals; and other similar uses as determined by the Director of Planning.

- b. Conditional Uses. The following uses, or a change of use from any existing use to any other use, shall be permitted provided a conditional use approval is granted by the City Planning Commission pursuant to Section 12.24 U of the LAMC:

Auditoriums; arenas; concert halls; outdoor theaters/amphitheaters; public utilities and public service uses, including freeway rights-of-way; educational institutions, including colleges and universities; a joint public/ private Project combining public facility uses with residential or commercial uses which serve the public interest by providing a Public Benefit Resource(s) and which is in harmony with the objectives and intent of this Specific Plan.

- c. Transfer of Base Permitted Floor Area. The owner of a lot or lots within the PF(CW) Category shown on Map No. 5 as FAR Transfer Site shall be permitted to transfer the Floor Area Ratio amount specified on Map No. 5 to any other lot or lots within the same Specific Plan Subarea, provided the Receiver Site(s) permit(s) a commercial use, and provided a Transfer Plan, which includes Public Benefits, is approved by the City Planning Commission pursuant to Section 12.24 B of the LAMC.

- d. Potential Buildable PF(CW) Category Lots

- 1) The owner of a lot or lots within the PF(CW) Category shown on Map No. 5 as "Transfer/Potential Buildable Site" shall be permitted to transfer and/or develop the Floor Area Ratio amount specified on Map No. 5, provided a conditional use approval is granted by the Area Planning Commission pursuant to Section 12.24 V of the LAMC.

- 2) The owner of a lot or lots in the PF(CW) Category shown on Map No. 5 as "Transfer/Limited Buildable Site" between Fourth Street and Fifth Street shall be permitted a maximum buildable Floor Area Ratio of 1.0 to 1 and a maximum transferable Floor Area Ratio of 4.0 to 1, provided a conditional use approval is granted by the Area Planning Commission pursuant to Section 12.24 V of the LAMC and provided any Project constructed on these lots complies with the following conditions:

- a) Uses shall be restricted to museum(s), kiosks and/or restaurants.

- b) The maximum height of any building or structure shall not exceed 30 feet above the curb level of the public street providing the main access to the lot or lots.
- c) The total area of the building footprint of all buildings or structures shall not exceed 50% of the buildable area of the lot or lots. The remaining lot area shall be used and maintained as a Plaza or as landscaped Open Space.
- e. Findings. In granting a conditional use approval for the Transfer of Base Permitted Floor Area or the development of potential buildable sites within the PF(CW) Category shown on Map No. 5, the Area Planning Commission shall make the following findings in addition to those specified in Section 12.24 V:
 - 1) That the public agency Applicant has entered into a cooperation agreement or other binding document with the City of Los Angeles which assures its financial and technical participation in the implementation of the transportation infrastructure improvements listed in Appendix C of the Central City West Specific Plan which are under the public agency Applicant's control and jurisdiction;
 - 2) That public benefits are provided, including but not limited to the assurance of specific transportation infrastructure improvements, which are sufficient to outweigh any impairment of the public interest created by the public agency Applicant's proposed use of the land;
 - 3) That development of the lot or lots will not preclude the construction of planned future transportation improvements necessary for the greater downtown area and/or planned regional transportation requirements;
 - 4) That access to the lot or lots can be provided which is safe and which does not result in a Significant Transportation Impact; and
 - 5) That adequate pedestrian linkages are provided to ensure and/or improve safe pedestrian access on-site and between the lot or lots and the surrounding areas.

G. Use Limitations

- 1. Freestanding parking buildings or structures and parking areas which provide automobile parking spaces or parking stalls in excess of the maximum parking ratios for a specific Project, as

set forth in Section 10 of this Specific Plan, or which provide parking spaces or parking stalls not required to meet the parking requirements for a specific Project shall be permitted provided a conditional use approval is granted by the Area Planning Commission pursuant to Section 12.24 V of the LAMC.

2. Floor area associated with a hotel, motel or apartment hotel use shall be counted as a commercial use for the purposes of this Specific Plan, except as otherwise provided for in Subdivisions 1, 2 and 4 of Subsection F of this Section.
 3. Sidewalk cafes shall be permitted within a public street right-of-way with the approval of the Department of Public Works, within a pedestrian connection or within an Open Space Setback, provided a minimum of 10 feet of sidewalk width shall remain for pedestrian circulation on all streets and pedestrian connections, except along Bixel Street where there shall be a minimum of 15 feet of sidewalk width (including five-foot paved Open Space Setback) for pedestrian circulation if the sidewalks on Bixel Street are widened to at least 25 feet (including five-foot paved Open Space Setback).
 4. All non-residential and Mixed Use Projects located on a lot for which any lot line of the lot is coterminous with the following streets shall provide a Ground Floor. The floor area on the Ground Floor shall be devoted to Neighborhood Retail and/or Neighborhood Service uses, as determined by the Director of Planning, for a minimum of 75% of the specified street frontage of the lot. This requirement shall not apply to that portion of the specified street frontage of a lot devoted to vehicular access to on-site parking or pedestrian access to on-site open space. The streets are:
 - a. Temple Street
 - b. Third Street
 - c. Bixel Street
 - d. Sixth Street
 - e. Seventh Street
 - f. Maryland Street
 5. Notwithstanding the Land Use Category specified for a particular lot within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 of Subsection E of this Section, any use permitted on any lot within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 of Subsection E of this Section may be established on any lot therein, provided a Project Permit Compliance Review approval is granted by a Director's Determination pursuant to Section 17 of this Specific Plan.
- H. Basic Development Right.** Notwithstanding the limitation specified by the Height/FAR designations on the Land Use CATEGORIES Map and the limitations on the Specific Plan in Section 5, each lot shall have development rights of 0.35 to 1.0 floor area ratio.

I. **Building Limitations.** The following floor area and residential density provisions shall apply to all lots located in whole or in part within the Specific Plan area:

1. **Base Permitted Floor Area**

- a. The Base Permitted Floor Area on a lot within the Specific Plan area shall be as shown by the Floor Area Ratio specified on Map Nos. 2, 3, and 4.
- b. Within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3, Neighborhood Retail and/or Neighborhood Service uses, as determined by the Director of Planning, up to a maximum of 5% of the Base Permitted Floor Area on a lot, shall not count as floor area for the purpose of determining a Project's maximum Floor Area Ratio.

2. **Additional Permitted Floor Area.** The Base Permitted Floor Area on a Receiver Site may be increased to a maximum of 125% of the floor area otherwise permitted by this Specific Plan through the Transfer of Unused Permitted Floor Area from a Donor Site(s), pursuant to Section 7 of this Specific Plan.

3. **Floor Area Ratio Averaging.** An Applicant for a Project located in whole or in part within the "C"(CW), "CM"(CW), or "RC"(CW) Land Use Category may be permitted to average the Floor Area Ratio of the Project, provided the Applicant complies with all provisions of Section 12.24 W 19 of the LAMC.

4. **Base Permitted Residential Density.** The Base Permitted Residential Density on a lot within the Specific Plan area shall be as shown by the Land Use Category on Map Nos. 2, 3 and 4.

5. **Additional Permitted Residential Density.** The Base Permitted Residential Density on a Receiver Site may be increased to a maximum of 125% of the density otherwise permitted by this Specific Plan through the Transfer of Unused Permitted Residential Density from a Donor Site(s), pursuant to Section 7 of this Specific Plan.

Section 7.

TRANSFER/INCREASE OF FLOOR AREA AND RESIDENTIAL DENSITY

A. **Designation of Historic Resources.** The structures listed in Appendix A of this Specific Plan, located on the lot or lots shown on Map No. 6, are hereby designated as Historic Resources.

B. Eligible Transfers. Owners of a lot or lots who provide one or more of the following Public Benefit Resource(s) may be permitted to Transfer floor area or residential density pursuant to the requirements of this Section:

1. Owners who preserve and rehabilitate a designated Historic Resource as shown on Map No. 6 of this Specific Plan may Transfer up to 50% of the Base Permitted Floor Area or Base Permitted Residential Density, or Unused Permitted Floor Area or Unused Permitted Residential Density plus an additional 25% of the Unused Permitted Floor Area or Unused Permitted Residential Density amount, whichever is greater, to an eligible Receiver Site.
2. Owners who dedicate a lot or lots to the City for public park or recreational facility purposes may Transfer Unused Permitted Floor Area or Unused Permitted Residential Density equal to the area dedicated, plus an additional 25% of the Unused Permitted Floor Area or Unused Permitted Residential Density, to an eligible Receiver Site.
3. Owners who dedicate a lot or lots to the City for the specific purpose of realigning a public street, as specified in Appendix C of this Specific Plan, may Transfer Unused Permitted Floor Area or Unused Residential Density equal to the area dedicated for the public street(s) which is in excess of the dedication which would have been required prior to the effective date of this Specific Plan, to an eligible Receiver Site.
4. The owner of the PF(CW) Category lots shown on Map No. 5 of this Specific Plan as FAR Transfer Site may be permitted to Transfer the amount of floor area specified by the Floor Area Ratio shown on Map No. 5 to an eligible Receiver Site, provided the requirements of Section 6 F 10 "c" and "e" are met.

C. Eligible Receiver Sites. The floor area or residential density amounts specified in Subsection B of this Section may be transferred from a Donor Site to any other lot or lots within the same Subarea, as shown on Map Nos. 2, 3 and 4 of this Specific Plan, provided the Land Use Category on the Receiver Site permits the same or less restrictive use as the Donor Site, and provided the lot or lots is/are not in the PF(CW) Category or is/are not designated a Historic Resource pursuant to Subsection A of this Section.

D. Maximum Permitted Floor Area or Residential Density on a Receiver Site. No Transfer of floor area or residential density shall result in Additional Permitted Floor Area or Additional Permitted Residential Density on a Receiver Site in excess of 125% of the Base Permitted Floor Area for that Receiver Site, as shown on Map Nos. 2, 3 and 4 of this Specific Plan.

E. Authority

1. The Area Planning Commission, or the City Council on appeal, shall have the authority to grant a Transfer of Floor Area or residential density.
2. In granting a Transfer of floor area or residential density, the Area Planning Commission, or the City Council on appeal, shall make the following findings:
 - a. That the Transfer of floor area or residential density is consistent with the objectives of the Specific Plan, and in conformance with the Community Plan;
 - b. That the increase in floor area or residential density on the Receiver Site is appropriate with respect to its location on the Receiver Site, the transportation network and other public improvements, and will not result in impacts greater than those specified in the Environmental Impact Report for the Specific Plan program;
 - c. That the increase in floor area or residential density on the Receiver Site is compatible with existing and/or proposed surrounding development; and;
 - d. That the Transfer of floor area or residential density serves the public interest by providing a Public Benefit Resource which mitigates the impacts on transportation, housing, open space, historic preservation or community and public facilities caused by the Project, either by itself or cumulatively with other development in the area.

F. Procedures

1. The procedures, fees and time limits applicable to a request for Transfer of floor area or residential density shall be the same as those applicable to an Area Planning Commission conditional use approval pursuant to LAMC Section 12.24 V .
2. The owner of a lot or lots seeking a Transfer shall file an application for approval of a Transfer Plan with the City Planning Department on a form prescribed for such purpose at the time of application for Project Permit Compliance Review approval. The application shall be accompanied by a proposed Transfer Plan.
3. The City Planning Department shall establish and maintain a record of all Transfers of floor area or residential density and of the Public Benefit Resource(s) derived from the Transfers. The records shall be transmitted annually to the City Planning Commission for its review and shall be available for public inspection.
5. Any Transfer of floor area or residential density approved pursuant to this Section shall be evidenced, prior to the

issuance of a building permit, by a Covenant approved by the Director of Planning and executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners or assignees. The Covenant shall specify the total floor area or residential density being transferred and the remaining floor area or residential density, if any, that may be transferred from the Donor Site, and shall restrict the Base Permitted Floor Area or Base Permitted Residential Density on the Donor Site in the amount of the floor area or residential density transferred to a Receiver Site. After recordation, a copy bearing the County Recorder's number and date shall be furnished to the Departments of City Planning and Building and Safety for their records.

Section 8.

URBAN DESIGN REQUIREMENTS

A. Building Height

1. The maximum permitted height of a building or structure on a lot within the Specific Plan area shall be as shown by the height designations on Map Nos. 2, 3 and 4 of this Specific Plan.
2. Buildings or structures located on a lot with a "U" height designation between the centerline of the Harbor Freeway on the east and the centerline of Bixel Street on the west shall not exceed a maximum elevation of 1,268 feet above mean sea level. A licensed survey establishing mean sea level elevation shall be provided, where necessary, to ensure compliance with this Subdivision.
3. Buildings or structures located on a lot with a "U" height designation between the centerline of Bixel Street on the east and the centerline of Witmer Street/Hartford Avenue/Blaine Street on the west shall not exceed a maximum height of 1,218 feet above mean sea level. A licensed survey establishing mean sea level elevation shall be provided, where necessary, to ensure compliance with this Subdivision.
4. Buildings or structures located on a lot with a "U" height designation between the centerline of Witmer Street/Hartford Avenue/Blaine Street on the east and the centerline of Union Avenue on the west shall not exceed a maximum height of 1,168 feet above mean sea level. A licensed survey establishing mean sea level elevation shall be provided, where necessary, to ensure compliance with this Subdivision.
5. Except within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 6 E of this Specific Plan, buildings or structures located on a lot in the R5(CW), RC5(CW), C2(CW), C4(CW) or CM(CW) Land Use Category shall not cast shadows on a lot located in the R3 or R4 Zone or the R4(CW) or RC4(CW) Land Use Category for more than two (2) hours each day between the hours of 9 a.m. and 3 p.m.

on the Winter Solstice, and 9 a.m. and 5 p.m. on the Summer Solstice. The Project Applicant shall submit a shade/shadow analysis to the Department of City Planning at the time of application for Project Permit Compliance Review.

6. No portion of a building or structure on a lot located within the following distances from a lot in the R3 or R4 Zone or from a lot in the R4(CW) or RC4(CW) Land Use Category shall exceed the height limits set forth below:

	<u>Distance</u>	<u>Maximum Height</u>
R3 lots	0 to 49 feet	45 feet
	50 to 99 feet	55 feet
	100 to 199 feet	75 feet
R4, R4(CW)	0 to 49 feet	100 feet
RC4(CW) lots	50 to 99 feet	150 feet
	100 to 199 feet	200 feet

B. Building Stepbacks

1. If any lot line of a lot on which a commercial Project is located is coterminous with the following streets and any building on that lot exceeds a height of 45 feet, then all portions of the building which exceed 45 feet shall be set back a minimum of ten feet from the Ground Floor exterior wall of the building:
 - a. Third Street
 - b. Sixth Street
 - c. Seventh Street
 - d. Olympic Boulevard
 - e. Bixel Street, Emerald Drive to Wilshire Boulevard
 - f. Wilshire Boulevard

2. Averaging of Building Stepbacks
 - a. The Director of Planning, pursuant to the Project Permit Compliance Review process contained in Section 17 of this Specific Plan, may approve the averaging of the building stepback requirement of this Subsection for a Project located on a lot or lots greater than five acres in area.

 - b. In approving the averaging of the building stepback requirement, the Director shall find that the design of the Project will enhance the pedestrian scale of buildings along pedestrian-oriented streets and mitigate the effect of tall, unarticulated building facades.

C. Open Space Setbacks

1. Notwithstanding LAMC Section 12.21.1 B3 and B4 to the contrary, a minimum 10-foot Open Space Setback shall be

provided on all lots used for commercial purposes along any lot line which is coterminous with the following streets:

- a. Glendale Boulevard
 - b. Boylston Street, First Street to Sixth Street
 - c. Beaudry Avenue
 - d. Lucas Avenue
 - e. Witmer Avenue
 - f. Hartford Street
 - g. Blaine Street
2. Notwithstanding LAMC Section 12.21.1 B3 and B4 to the contrary, a minimum five-foot Open Space Setback shall be provided on all lots used for commercial purposes along any lot line which is coterminous with the following streets:
- a. Wilshire Boulevard
 - b. Olympic Boulevard
 - c. Bixel Street, Second Street to Seventh Street
3. Notwithstanding LAMC Section 12.21.1 B3 and B4 to the contrary, a minimum four-foot Open Space Setback shall be provided on all lots used for commercial purposes along any lot line which is coterminous with the following streets:
- a. Bixel Street, First Street to Second Street
 - b. Eighth Street
 - c. Ninth Street
 - d. Fourth Street, Boylston Street to Witmer Avenue
 - e. Fifth Street, Boylston Street to Witmer Avenue
 - f. Garland Street, Seventh Street to Eighth Street
 - g. Ingraham Street
 - h. Shatto Street
 - i. Miramar Street, Boylston Street to Bixel Street
 - j. Emerald Drive
 - k. Valencia Street
 - l. Columbia Street
 - m. Victor Street
 - n. Union Avenue
 - o. Maryland Street, Bixel Street to Lucas Avenue
4. Averaging of Open Space Setbacks
- a. The Director of Planning, pursuant to the Project Permit Compliance Review process contained in Section 17 of this Specific Plan, may approve the averaging of the Open Space Setback requirement of this Subsection for a Project located on a lot or lots greater than five acres in area.
 - b. In approving the averaging of the Open Space Setback requirement, the Director shall find that the design of the Project will achieve greater physical and visual access to Open Space and pedestrian plazas; will increase the amount of Open Space over the minimum amount which

would otherwise have been required under this Specific Plan; and will provide landscaped areas, with a coherent planting theme, which are greater than would otherwise have been required.

D. Open Space and Landscaping

1. Commercial, Industrial and Mixed Use Projects

- a. All commercial, industrial and Mixed Use Projects shall include Open Space on the Project lot or lots.
- b. Any commercial Project located on a lot or lots greater than one acre in area with a lot line which is coterminous with a scenic highway, as designated on the Westlake Community Plan, shall include a Plaza. The area of the Plaza shall be equal to approximately 20% of the buildable area of the lot or lots used for commercial purposes. However, for purposes of this Subdivision, the buildable area of the lot or lots shall exclude the areas devoted to Open Space Setbacks.
- c. All commercial, industrial and Mixed Use Projects shall substantially conform to the Urban Design Guidelines contained in Appendix D of this Specific Plan, as determined by the Director of Planning pursuant to Section 11.5.7 of the LAMC.

2. Residential Projects

- a. All multiple-family residential Projects shall meet on-site per dwelling unit open space requirements as provided in relevant provisions of the Urban Design Guidelines contained in Appendix D of this Specific Plan.
- b. All multiple-family residential Projects shall substantially conform to the Urban Design Guidelines contained in Appendix D of this Specific Plan, as determined by the Director of Planning pursuant to Section 11.5.7 of the LAMC.

E. Park Lands and Recreational Facilities

1. The Department of Recreation and Parks, utilizing Quimby fees and any other funds deposited in the Central City West Open Space Account, shall acquire additional properties, where possible, in order to provide the park land acreage totals specified within the Park Planned Areas shown on Map No. 7.
2. Whenever a publicly-owned lot or lots is/are utilized for public park and/or recreational facility purposes within the Specific Plan area, the Plaza requirements specified in Subsection D 1 b of this Section shall not apply to that lot or lots.

Section 9.

TRANSPORTATION REQUIREMENTS

A. Public Street Improvements. For the purposes of this Subsection, the regulations and procedures contained in LAMC Section 12.37 shall be followed. Notwithstanding LAMC Section 12.37 H, the highway and street improvement standards contained in Appendix C of this Specific Plan shall be utilized, to the extent physically feasible, for any improvements of streets required in the Specific Plan area.

B. Individual Project Mitigation Measures

1. All Project Applicants shall obtain a Traffic Assessment of the Project from the Department of Transportation. If the Department of Transportation determines, based on the Project Traffic Assessment, that there may be potentially Significant Transportation Impacts on intersections caused by the Project, then the Applicant(s) shall provide a Traffic Study for the Project. Upon receipt and review of the Traffic Study, the Department of Transportation shall require the Applicant(s), at the Applicant's expense, to: (1) implement traffic and parking mitigation measures for the Significant Transportation Impacts; and (2) implement transportation programs for impacted intersections. The Department of Transportation may impose transportation mitigation measures on each Project. If the Department of Transportation determines that the proposed mitigation measures are not adequate to mitigate the Significant Transportation Impacts of the Project, then the Department of Transportation may recommend a reduction in size or a limitation on uses to the Director of Planning, to be used in the Project Permit Compliance Review process pursuant to Section 17 of this Specific Plan
2. Prior to Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan, the Department of Transportation shall determine in writing that the commercial, industrial and the non-residential portion of a Mixed Use Project has incorporated measures which mitigate the Significant Transportation Impacts of the Project, to the extent physically feasible.

C. Transportation Impact Mitigation Fee. All Applicants for a Project within the Specific Plan area shall pay a Central City West Transportation Impact Mitigation Fee (the Transportation Fee) as specified for Phase I or post-Phase I (Phase II, III and IV), as appropriate, for the purpose of funding the required transportation improvements listed in Appendix "C" of this Specific Plan. Implementation of a transportation improvement shall mean that the improvement has been assured to the satisfaction of the Department of Transportation. Assurance shall mean that money has been guaranteed for the entire projected cost of the improvement.

1. Transportation Fee Calculation and Payment

- a. **Fee Amount.** The Transportation Fee shall be \$6,995 per

additional Trip generated by a Project in Phase I of the Specific Plan and \$11,337 per additional Trip generated by a post-Phase I Project developed under the Plan's Basic Development Right. New Trips are those trips resulting from a Project beyond those generated by the legally established use on the Project lot or lots on the effective date of this Specific Plan (April 3, 1991).

- b. **Annual Indexing.** In order that the Transportation Fee levied pursuant to this Section keeps pace with the cost of constructing the improvements, the fee shall be periodically increased (or decreased) as follows:

The Transportation Fee shall be revised on January 1 of each year by the Department of Transportation according to the annual percentage change in the City Building Cost Index. The revised Transportation Fee shall be published by the Department of Transportation in a newspaper of citywide circulation before January 31 of each year. If the Department of Transportation determines that the City Building Cost Index does not adequately reflect the actual increase in costs, then the Department shall recommend to the City Council, based on a written report, that the City Council adopt different cost figures. Upon receipt of such a report, and after public hearing, the City Council may, by resolution, adopt these different cost figures to be used for adjustment of the Transportation Fee.

- c. **Cash Deposit**

- 1) The Project Applicant(s) shall pay a cash deposit equal to 10% of the Transportation Fee, as determined by the Department of Transportation, at the time of application for Project Permit Compliance Review. The Department of Transportation shall collect the deposit and remit the funds to the City Treasurer for deposit in the Central City West Transportation Impact Mitigation Fund (Transportation Fund), as established by Chapter 30 of Division 5 of the Los Angeles Administrative Code.
- 2) The cash deposit shall only be refunded to the Project Applicant(s) if Project Permit Compliance Review is denied or if Project Permit Compliance Review becomes null and void pursuant to Section 17 C of this Specific Plan.
- 3) If a Community Facilities District (CFD) is established within the Specific Plan area, a Project Applicant who presents proof of participation in the CFD to the satisfaction of the Department of Transportation at the time of application for Project Permit Compliance Review shall be exempt from payment of the cash

deposit.

- d. Balance of Transportation Fee. The balance of the Transportation Fee, as calculated by the Department of Transportation at the time of payment, shall be due and payable and collected by the Department of Transportation prior to the issuance of a building permit and remitted by the Department of Transportation to the City Treasurer for deposit into the Transportation Fund.
2. **Exemptions.** The floor area or residential density of a Project devoted to the following uses shall be exempt from payment of the Transportation Fee:
- a. Residential use and the residential portion of Mixed Use Projects.
 - b. A maximum of 40,000 square feet of Neighborhood Retail and/or Neighborhood Service use floor area per Project.
 - c. The non-profit portion of hospitals.
 - d. Child care facilities.
3. **In Lieu Credits**
- a. If a Project Applicant assures the construction of all or a portion of one or more of the transportation improvements listed in Appendix C of this Specific Plan, then the Transportation Fee shall be reduced in an amount equal to the amount expended for the improvement(s), as determined and approved by the Department of Transportation. Assurance shall mean that money has been guaranteed for the entire projected cost of the improvement(s) to the satisfaction of the Department of Transportation. The Department of Transportation shall base its determination on the Transportation Fee calculation minus the cost of the improvement(s) approved by the Department of Transportation.
 - b. If a CFD is established, then the Transportation Fee shall be reduced for a Project Applicant who presents proof of participation in the CFD in an amount equivalent to the amount the Project is assessed under the CFD.

D. Transportation Improvements

1. General Requirements

- a. The Department of Transportation shall coordinate the implementation of the transportation improvements listed in Appendix C.
- b. The Department of Transportation may recommend changing the Phase of Development of the transportation

improvements specified in Appendix C of this Specific Plan, provided the change results in sufficient increases in the freeway and/or transit system carrying capacity, and provided the change is approved by the City Planning Commission.

2. Street System Capacity Improvements

- a. The street system screenlines shown on Map No. 8 shall be utilized by the Department of Transportation to determine the required increases in the Specific Plan area street system vehicle-per-hour carrying capacity.
- b. The cumulative vehicle-per-hour carrying capacity across the street system screenlines shown on Map No. 8 shall be increased over that existing on the effective date of this Specific Plan, as set forth in the following table:

Required Screenline Capacity Increases

Phase	Screenline Location						
	NS1	NS2	NS3	NS4	EW1	EW2	EW3
1	900	2,500	0	300	1,200	950	0
2	1,000	3,100	470	1,470	2,230	1,480	0
3	1,100	3,800	1,370	2,630	3,260	2,010	350
4	1,200	4,400	2,200	3,800	4,290	2,540	950

E. Transportation Demand Management

1. Transportation Demand Management Plan

- a. At the time of application for Project Permit Compliance Review, an Applicant for a Project of 100,000 square feet or more of commercial or industrial floor area shall submit a written, preliminary Transportation Demand Management (TDM) plan to the Department of Transportation.
 - 1) The preliminary TDM plan shall address the unique characteristics of the Project, and shall incorporate measures which ensure the Project's compliance with the maximum allowable percentage of employee SOV Trips per Phase of Development, as specified in Section 5 B 3 of this Specific Plan, and the requirements for on-site parking spaces and off-site parking spaces in intercept/remote locations specified in Section 10 A of this Specific Plan.
 - 2) TDM plan measures shall include, but are not limited to, on-site facility improvements, services, parking

management policies, identification of the area(s) of on-site parking that will be designated and reserved for High Occupancy Vehicles, identification of the off-site intercept/remote parking location(s), employee financial incentives, vehicle services and monitoring and reporting procedures.

- 3) The preliminary TDM plan shall provide for the hiring of one full-time, on-site Transportation Coordinator for each Project of 500,000 square feet of commercial or industrial use floor area, or for each 500,000 square-foot increment of commercial or industrial use floor area within an individual Project.
 - 4) After written acceptance of the required preliminary TDM plan by the Department of Transportation and prior to the issuance of a building permit, the Project owner(s) shall execute and record a Covenant which guarantees the preparation, implementation and continued maintenance of a final, Department of Transportation-approved TDM plan. The Covenant shall run with the land and shall be binding on future owners, successors, heirs and assigns. The Covenant shall be approved by the Department of Transportation and a certified recorded copy delivered to the Department of Transportation.
 - 5) The Project owner(s) shall submit a final TDM plan to the Department of Transportation no later than 60 days prior to the application for any certificate of occupancy for the Project.
- b. All owners of a Project of less than 100,000 square feet of commercial or industrial floor area shall execute and record, prior to the issuance of a building permit, a Covenant which guarantees implementation and maintenance of the TDM requirements imposed by the Department of Transportation as conditions of Project Permit Compliance Review approval. The Covenant shall run with the land and shall be binding on future owners, successors, heirs and assigns. The Covenant shall be approved by the Department of Transportation and a certified recorded copy delivered to the Department of Transportation.
2. **Compliance with TDM Requirements.** A Project owner shall achieve compliance with the applicable maximum SOV Trip requirement specified in Subsection D of this Section, and all other TDM requirements, within three years of issuance of any certificate of occupancy, including a temporary certificate of occupancy, for the Project. If the Director of Planning issues a Project Permit Compliance Review approval for the initial stage of a Project with more than one stage, then the Director may condition future Project Permit Compliance Review approvals for subsequent stages of the Project on whether the Project has complied with the TDM plan requirements for the previous

stage.

3. TDM Plan Monitoring

- a. All Project owners subject to the TDM plan requirements of this Subsection shall conduct annual employee commuter surveys and shall submit an annual TDM plan status report to the Department of Transportation. The annual status report shall describe the TDM activities at the Project, and shall include the results of the employee commuter survey, the status of all TDM plan measures and on-site and off-site parking space requirements.
- b. The first annual status report shall be submitted 12 months after the issuance of any certificate of occupancy for the Project.
- c. Failure to submit a required annual status report within 30 days of the anniversary date of the issuance of any certificate of occupancy for a Project shall constitute non-compliance with the requirements of this Subsection.

4. TDM Plan Enforcement and Penalties

- a. If a Project owner fails to submit a required TDM plan annual status report, the Department of Transportation shall issue a notice of non-compliance. If after 30 days from the issuance of the notice of non-compliance the required status report is not received, the Project owner shall be subject to any penalty adopted by the City Council after notice and hearing.
- b. If, after evaluation of a TDM plan annual status report, the Department of Transportation determines that a Project owner has failed to comply with the requirements of the TDM plan, the Department of Transportation shall issue a notice of non-compliance. The notice shall indicate which requirements have not been complied with, and the actions required in order to comply.
- c. The Project owner shall, within six months of the date of the notice of non-compliance with a TDM plan, perform all actions necessary to bring the Project into compliance to the satisfaction of the Department of Transportation.
- d. If, after six months from the date of the notice of non-compliance, the Project owner has failed to comply with the requirements of the TDM plan, the Project owner shall be subject to any penalty adopted by the City Council after notice and hearing.
- e. A determination of TDM plan non-compliance by the Department of Transportation shall be appealable to the Area Planning Commission.

- f. No additional building permit, change of use permit, use of land permit, sign permit, conditional use permit or certificate of occupancy shall be issued for any Project which has not complied with the requirements of this Subsection.

F. Trip Reduction Credit for Child Care Facility

Projects which include a child care facility on-site or within 1,500 feet of the Project lot or lots, in compliance with the requirements of Section 12 of this Specific Plan, shall be eligible for a Trip reduction credit as calculated by the Department of Transportation. A Project shall be credited 0.3 Trips for each full-time child care slot provided.

Section 10.

OFF-STREET AUTOMOBILE PARKING REQUIREMENTS

A. Office Use

- 1. The following off-street automobile parking requirements shall be applicable to all office uses, and are intended to supersede the standards set forth in Section 12.21 A 4 (c) of the LAMC:

Total Apprv'd Permitted Floor Area (millions of sq. ft.)	Max. Total On-Site Parking Spaces per 1,000 sq. ft. of Floor Area	Minimum Reserved On-Site HOV Spaces per 1,000 sq. ft. of Floor Area	Min. Off-Site Intercept/Remote Spaces per 1,000 sq. ft. of Floor Area
0 - 8.0	1.7	10%	0.2
8.01 - 23.50	1.5	15%	0.3

- 2. When the Bixel/Seventh Street Metro Rail station is approved and fully funded, the maximum number of on-site parking spaces required in Subdivision 1 of this Subsection shall be reduced by 20% for all Projects located within the area bounded by: the centerline of the Harbor Freeway between Sixth and Ninth Streets on the east; the centerline of Sixth Street between the Harbor Freeway and Witmer Street on the north; the centerline of Witmer Street between Sixth Street and Linwood Avenue, the southerly extension of the centerline of Witmer Street between Linwood Avenue and Eighth Street, and the centerline of Witmer Street between Eighth and Ninth Streets on the west; and the centerline of Ninth Street between Witmer Street and the Harbor Freeway on the south.

- B. All Other Uses.** Off-street automobile parking requirements for all uses other than office use shall be as specified in Section 12.21 A 4 of the LAMC.

Section 11.

HOUSING REQUIREMENTS

- A. Required Housing in Mixed Use Overlay Areas.** Within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 of this Specific Plan, for every 1,800 square feet of non-residential floor area constructed, including a hotel use, there shall be one dwelling unit constructed. The dwelling units required to be constructed pursuant to Subsection C of this Section may be included to satisfy the requirements of this Subsection.
- B. Housing Linkage Fee.** All commercial, industrial and the non-residential portion of Mixed Use Project Applicants within the Specific Plan area shall pay a fee for the purpose of funding Low and Very Low Income Dwelling Units, to be known as the Central City West Housing Linkage Fee (Linkage Fee). This Linkage Fee shall be in lieu of any citywide housing linkage fee adopted by the City. The Linkage Fee shall be charged on a per square foot of floor area basis.
1. **Linkage Fee Amount.** The Linkage Fee shall be \$5.51 per square foot of non-residential floor area (adjusted to reflect the January 1, 2001 Engineering News-Record Construction Cost Index)
 2. **Annual Indexing.** The Linkage Fee shall be revised on January 1 of each year by the Department of City Planning according to the annual percentage change to the Engineering News-Record Construction Cost Index, published monthly by McGraw Hill, Inc. The revised Linkage Fee shall be published by the Department of City Planning in a newspaper of citywide circulation before January 31 of each year.
 3. **Cash Deposit**
 - a. The Project Applicant(s) shall pay a cash deposit equivalent to 10% of the total Linkage Fee, as determined by the Department of City Planning, at the time of Project Permit Compliance Review application. The Department of City Planning shall collect and remit the deposited amount to the City Treasurer for deposit into the Central City West Housing Fund (Housing Fund), as established by Article 23, Section 5.115.6 of the Los Angeles Administrative Code.
 - b. The cash deposit shall only be refunded to the Project Applicant(s) if Project Permit Compliance Review is denied or becomes null and void pursuant to Section 17 C of this Specific Plan.
 4. **Balance of Linkage Fee.** The balance of the Linkage Fee, as calculated by the Department of City Planning at the time of payment, shall be due and payable and collected by the Department of City Planning at the time of issuance of a building permit, and shall be remitted to the City Treasurer for deposit into the Housing Fund.
 5. **In Lieu Credits.** In lieu of the requirements of this Subsection,

a commercial, industrial or Mixed Use Project Applicant may construct all or a portion of the number of dwelling units which would have been produced by the Linkage Fee, as determined by the Housing Department (formerly Housing Preservation and Production Department).

6. Exceptions

- a. The floor area devoted to Neighborhood Retail or Neighborhood Service uses, as determined by the Director of Planning, up to a maximum of 40,000 square feet per Project, shall be exempt from the requirements of this Subsection.
- b. The floor area devoted to non-profit hospital space shall be exempt from the requirements of this Subsection.
- c. The floor area devoted to child care facilities shall be exempt from the requirements of this Subsection.

C. Replacement Dwelling Units and Inclusionary Housing Requirements

1. Commercial and Industrial Projects

- a. All commercial and industrial Project Applicant(s) shall document and replace, on a one-for-one basis in the form of new dwelling unit construction, Low and Very Low Income Dwelling Units and/or guest rooms demolished on the Project lot or lots on or after February 24, 1984.
- b. Documentation on demolished Low and Very Low Income Dwelling Units and/or guest rooms may consist of Department of Building and Safety demolition permit records, records from the Rent Stabilization Division of the Housing Department, or other documentation acceptable to the Housing Department, or its successor or assignee.
- c. The rehabilitation of existing dwelling units shall not be used by a Project Applicant to satisfy the requirements of this Subsection. However, dwelling units for which no certificate of occupancy has been issued may be used to satisfy these requirements, provided the dwelling units comply with all the provisions of this Specific Plan which are applicable to a residential Project.
- d. Dwelling units constructed to replace units and/or guest rooms demolished between February 24, 1984 and the effective date of this Specific Plan shall be provided at a ratio of 60% Very Low Income Dwelling Units and 40% Low Income Dwelling Units.
- e. Any Very Low Income Dwelling Unit and/or guest room demolished shall be replaced with a Very Low Income Dwelling Unit, and any Low Income Dwelling Unit and/or

guest room demolished shall be replaced with a Low Income Dwelling Unit.

- f. No certificate of occupancy for a commercial or industrial Project which is subject to the requirement to provide replacement dwelling units shall be issued prior to the issuance of the certificate(s) of occupancy for the Low and/or Very Low Income Dwelling Units required pursuant to this Subsection.

2. Residential and Mixed Use Projects

- a. All multiple-family residential or Mixed Use Project are subject to either the Replacement Dwelling Unit or Inclusionary Housing requirement as follows, whichever results in the greater number of affordable dwelling units:
 - 1) Document and replace, on a one-for-one basis in the form of new dwelling unit construction, Low and Very Low Income Dwelling Units and/or guest rooms demolished on the lot or lots on or after February 14, 1988; or
 - 2) If no dwelling units were demolished on the lot or lots on or after February 14, 1988, a Project Applicant shall designate the reserve a total of 15% of the dwelling unites within the Project as Low Income Dwelling Units.
- b. Documentation on demolished Low and Very Low Income Dwelling Units and/or guest rooms may consist of Department of Building and Safety demolition permit records, records from the Rent Stabilization Division of the Housing Department, or other documentation acceptable to the Housing Department, or its successor or assignee.
- c. No certificate of occupancy for a multiple-family residential or Mixed Use Project which is subject to applicable housing provisions of this Specific Plan shall be issued prior to the issuance of the certificate(s) of occupancy for the Low and/or Very Low Income Dwelling Units required pursuant to this Subsection.
- d. In Lieu Credits. In lieu of the requirements of this Subdivision, a multiple-family residential Project Applicant may pay a fee.
 - 1) The in lieu fee for a required Very Low Income Dwelling Unit shall be \$100, 576.14 per unit.
 - 2) The in lieu fee for a required Low Income Dwelling Unit shall be \$78, 883.41 per unit.
 - 3) The in lieu fees shall be revised on January 1 of each year by the Department of City Planning

according to the annual percentage change in the Engineering News-Record Construction Cost Index, published monthly by McGraw Hill, Inc. The revised in lieu fees shall be published by the Department of City Planning in a newspaper of citywide circulation before January 31 of each year.

- e. Exemptions. Multiple-family residential Projects consisting of 10 dwelling units or fewer shall be exempt from the requirements of this Subdivision.
- f. Density Bonus Regulations
 - 1) A Project Applicant for a multiple-family residential or Mixed Use Project subject to the requirements of Subsection C 2 a (2) of this Section shall be eligible for a density bonus.
 - 2) Low and Very Low Income Dwelling Units constructed pursuant to this Subsection shall be counted as reserved units in any application for a State-mandated density bonus for the same Project.

3. Relief from Replacement Dwelling Unit Requirement

- a. Authority. The City Council, acting in its legislative capacity, may, by resolution, grant administrative relief from the replacement dwelling unit requirements of this Subsection for Project owner(s) who demolished or will demolish Low or Very Low Income Dwelling Units or guest rooms in compliance with the requirements of Division 88 of Article 1 of Chapter IX of the Los Angeles Municipal Code (Earthquake Hazard Reduction in Existing Buildings), or any previously adopted Earthquake Hazard Reduction Ordinance superseded by Division 88, in cases of extreme hardship duly established to the satisfaction of the City Council.
- b. Procedures. An application for administrative relief shall be filed with the Department of City Planning on forms provided by the Department, accompanied by a fee of \$500.00. The Department shall transmit the application, together with a staff report and recommendation, to the City Council for its determination within 30 days after an application has been deemed complete, unless the Applicant consents to an extension of time.

D. Dwelling Unit Mix and Size

1. Required Replacement Dwelling Units

- a. Non-Residential Projects. A minimum of 30% of the required replacement dwelling units for a commercial,

industrial or Mixed Use Project shall be two bedrooms or larger.

- b. Residential Projects. A minimum of 50% of the required replacement dwelling units for a residential Project shall be two bedrooms or larger.
2. **Linkage Fee Dwelling Units.** A minimum of 50% of the dwelling units constructed through the use of Linkage Fee funds by the Housing Department, or its successor or assignee, shall be two bedrooms or larger.
3. **Required Inclusionary Low Income Dwelling Units In Residential Projects.** A minimum of 30% of the Low Income Dwelling Units required to be reserved in residential Projects pursuant to Subsection C 2 a (2) of this Section shall be two bedrooms or larger.

E. Dwelling Unit Rent Levels

1. **Very Low Income Dwelling Unit.** The monthly rent level for a Very Low Income Dwelling Unit required pursuant to this Section shall not exceed 30% of 50% of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.
2. **Low Income Dwelling Unit.** The monthly rent level for a Low Income Dwelling Unit required pursuant to this Section shall not exceed 30% of 80% of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.
3. **Occupancy.** Low Income Dwelling Units and Very Low Income Dwelling Units shall be occupied by persons at qualifying income levels, as determined by the Housing Department, or its successor or assignee.
4. **Deed Restriction.** Low and Very Low Income Dwelling Units shall be evidenced by a deed restriction which reserves and maintains the affordability of the required dwelling units for the life of the dwelling units or for 30 years, whichever is greater. The deed restriction shall also state that rent levels cannot exceed those specified in this Subsection.

F. Dwelling Unit Priority

1. **Priority Eligibility.** Low and Very Low Income Dwelling Units required pursuant to this Section shall be made available to eligible persons or households in the following order of priority: first, to those who have been or will be displaced by the demolition of Low and Very Low Income Dwelling Units or

guest rooms within the Specific Plan area; second, to persons employed within the Specific Plan area who qualify as Very Low or Low Income households; third, to others who qualify as Very Low or Low Income households.

2. **Jobs-Housing Linkage Plan.** At the time of application for Project Permit Compliance Review, an Applicant for a residential or Mixed Use Project shall prepare and submit a jobs-housing linkage plan which provides opportunities and incentives for persons working in the greater downtown area to live within the Project. The plan may include, but is not limited to, rental or purchase price incentives, an employee priority program and a marketing program directed towards employers and employees.
3. **Notice Requirements.** A notice of the availability of Low or Very Low Income Dwelling Units required pursuant to this Section shall be caused to be published by the Project Applicant(s) in at least two (2) local newspapers, at least one of which shall be a Spanish language newspaper, and one newspaper of citywide circulation, for a period of no less than 30 days prior to the occupancy of any of the Project's units. The Project Applicant(s) shall also post a notice of availability, in English and Spanish, on the Project lot or lots for a period of no less than 30 days prior to the occupancy of any of the Project's units.

G. Location of Dwelling Units

1. **Dwelling Unit Primary Placement Area.** Required replacement dwelling units and Linkage Fee dwelling units constructed pursuant to this Section shall be located within the boundary of the Specific Plan area, except as provided for in Subdivision 2 of this Subsection.
2. **Dwelling Unit Secondary Placement Area.** A maximum of 50% of each Project Applicant's total number of required replacement dwelling units may be located in the Dwelling Unit Secondary Placement Area, as shown on Map No. 9, provided the Area Planning Commission grants a Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan:

In granting Project Permit Compliance Review approval, the Area Planning Commission shall make the following four findings:

- a. The construction of replacement dwelling units in the Dwelling Unit Secondary Placement Area will not result in the demolition of existing housing or will result in the replacement of any housing demolished as follows:
 - 1) Any dwelling unit or guest room demolished will be replaced within the Dwelling Unit Primary or Secondary Placement Areas as defined in this

Specific Plan;

- 2) Any Very Low Income Dwelling Unit or guest room demolished will be replaced with a Very Low Income Dwelling Unit, and any Low Income Dwelling Unit or guest room demolished will be replaced with a Low Income Dwelling Unit; and
 - 3) The Project Permit Compliance Review approval includes a condition that no certificate of occupancy for the Project subject to the requirement to construct replacement dwelling units may be issued prior to the issuance of certificates of occupancy for the replacement dwelling units;
- b. The replacement dwelling units are consistent with the scale and character of the existing neighborhood;
 - c. The replacement dwelling units will contribute to the area's jobs/housing ratio; and
 - d. Either:
 - 1) At least 50% of the total number of replacement dwelling units required for the Project have already been located in the Dwelling Unit Primary Placement Area, or;
 - 2) Good cause exists for constructing the replacement dwelling units in the Dwelling Unit Secondary Placement Area prior to the construction of at least 50% of the total number of replacement dwelling units required for the Project in the Dwelling Unit Primary Placement Area.

H. Enforcement

1. **Authority.** The Housing Department, or its successor or assignee, shall be responsible for the monitoring and enforcement of the requirements of this Section.
2. **Approval of Dwelling Units.** Dwelling units required pursuant to this Section shall be reviewed and approved by the Housing Department, or its successor or assignee. The approval shall consider:
 - a. the qualifications of the developer of the dwelling units;
 - b. the ownership/management plan for the dwelling units;
 - c. the requirements of this Section; and
 - d. the Open Space requirements of this Specific Plan.
3. **Annual Fee.** The Housing Department may charge an annual

fee on dwelling units required pursuant to this Section, not to exceed \$50.00 per required dwelling unit, if the City Council, after notice, hearing and recommendation of the Affordable Housing Commission, adopts such a fee.

Section 12.

CHILD CARE FACILITY REQUIREMENTS

A. Required Floor Area. The Project owner(s) of a commercial, industrial or Mixed Use Project which totals 40,000 square feet or more of non-residential floor area shall provide floor area for a child care facility or facilities.

1. Floor area provided for a child care facility or facilities shall be used for such purpose for the life of the Project.
2. The square footage devoted to a child care facility shall be located at the Ground Floor, unless otherwise permitted by State law, and shall not be included as floor area for the purpose of calculating the Base Permitted Floor Area on a lot.
3. A Project which consists of between 40,000 and 99,999 square feet of commercial or industrial floor area shall include a minimum of 2,000 square feet of floor area for a child care facility.
4. A Project which consists of between 100,000 and 499,999 square feet of commercial or industrial floor area shall include a minimum of 4,000 square feet of floor area for a child care facility.
5. A Project which consists of between 500,000 and 999,999 square feet of commercial or industrial floor area shall include a minimum of 8,000 square feet of floor area for a child care facility.
6. A Project which consists of 1,000,000 square feet of commercial or industrial floor area or greater shall include a minimum of 12,000 square feet of floor area for a child care facility.
7. No certificate of occupancy for a commercial, industrial or Mixed Use Project which is subject to the requirement to include floor area for a child care facility shall be issued prior to the issuance of the certificate(s) of occupancy for the child care facility required pursuant to this Subsection.

B. Required Outdoor Play Area. In addition to the floor area requirements specified in Subsection A of this Section, there shall be provided a minimum of 75 square feet of on-site outdoor play area per child served by the child care facility.

C. Location of Child Care Facility

1. The owner(s) of a Project consisting of fewer than 500,000

square feet of commercial or industrial floor area shall locate the child care facility on-site. For the purposes of this Subsection, on-site shall mean the Project lot or lots, or, if the Project is one stage of a multi-staged, Unified Development, within the boundary of the Unified Development.

2. The owner(s) of a Project consisting of between 500,000 and 999,999 square feet of commercial or industrial floor area may provide child care facilities on two separate locations, provided that at least one-half of the required floor area is located on-site, and the remaining required floor area is located within one-half mile of the Project lot or lots.
3. The owner(s) of a Project consisting of 1,000,000 square feet of commercial or industrial floor area or greater may provide the required floor area for the child care facilities on three separate locations, provided that at least 4,000 square feet of floor area is located on-site, and the remaining required floor area is located within one-half mile of the Project lot or lots.

D. Combined Child Care Facilities. The requirements of Subsections A, B and C of this Section may be satisfied through the development of combined child care facilities by Applicants for two or more individual Projects or by combining with an existing child care facility, provided the standards for minimum floor area, outdoor play area, and maximum distance from the Project lot or lots are met.

E. Reserved Affordable Child Care Slots. A minimum of 30% of the child care slots in all required child care facilities shall be reserved for families who qualify as Low or Very Low Income households and who live and/or work within the boundary of the Specific Plan area, or in dwelling units provided pursuant to Section 11 H 2 of this Specific Plan. The child care fee for these reserved slots shall be consistent with the Family Fee Schedule published by the California State Department of Education for child day care, as determined by the City's Child Care Coordinator.

F. Enforcement

1. The City's Child Care Coordinator shall be responsible for the monitoring and enforcement of the requirements of this Section.
2. All Project owners required to provide a child care facility shall submit an annual report to the Child Care Coordinator. The report shall document the number of children served, the number of reserved affordable child care slots and the fees charged. The first report shall be due 12 months after issuance of any certificate of occupancy for the child care facility or facilities.

Section 13.

RESOURCE CONSERVATION REQUIREMENTS

A. Required Measures. The owner(s) of a commercial, industrial or Mixed Use Project consisting of 100,000 square feet or more of non-

residential floor area shall:

1. Implement a white-paper, newspaper, glass, aluminum and plastics recycling program;
2. Install commercial-size trash compactors;
3. Install a dual plumbing system, in order to permit the use of reclaimed water for irrigation, toilets, air conditioning systems, and other appropriate purposes as determined by the Director of Planning; and
4. Install ultra-low flush toilets in all restrooms and bathrooms.

B. Enforcement. At the time of application for a Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan, the Project Applicant subject to the requirements of this Section shall provide plans which clearly label the location(s) of: (1) centralized deposit and collection of required recyclable materials; (2) trash compaction; and (3) plumbing and fixtures designed to carry and discharge reclaimed water. The Director of Planning shall consult with the Office of Integrated Solid Waste Management of the Board of Public Works to insure compliance with the requirements of this Section.

Section 14.

SIGN REGULATIONS

A. Prohibited Signs. The following signs are prohibited:

1. Roof signs.
2. Monument signs and pole signs, except as permitted in Subsection G 4 of this Section.
3. Off-site commercial signs.
4. Signs having flashing, mechanical, strobe or blinking lights, or moving parts.
5. Mural signs.
6. Projecting signs, except that pedestrian signs shall be permitted.
7. Building/business identification signs, except for building/business identification signs on commercial buildings over 75 feet in height, subject to approval by the Director of Planning pursuant to the Project Permit Compliance Review process of Section 17 of this Specific Plan..

B. Permitted Signs.

1. Except where expressly provided otherwise below, LAMC

Chapter IX, Article 1, Division 62 shall apply to signs.

2. Notwithstanding the provisions of Section 91.6205.11 of the LAMC to the contrary, pennants, banners and flags which do not contain text or logos are permitted, subject to review and approval by the Director of Planning pursuant to the Project Permit Compliance Review process of Section 17 of the Specific Plan.

C. Number of Signs. No more than one wall sign or awning sign, and one Pedestrian Sign or window sign, shall be constructed, placed, created or maintained for each Premise, except that:

1. Premises located above the Ground Floor which do not take their primary access directly from an exterior walkway open to the public may have only a business identification sign adjacent to each exterior entrance which provides access to those Premises.
2. Premises with at least 60 feet of store frontage may have an additional business identification sign for each 30 feet of store frontage in excess of 30 feet.
3. Ground Floor Premises which have an entrance on an alley may have one additional business identification sign on the exterior wall which abuts the alley.
4. Premises which take their primary access from an exterior walkway open to the public and which are located on a street corner may have one wall sign or awning sign and one Pedestrian Sign or window sign on each exterior wall of the Premise which abuts a street.

D. Sign Area

1. Wall or Awning Signs

- a. The combined sign area of all wall and awning signs on a single-story building or structure which abuts a public street shall not exceed three square feet for each foot of street frontage. For buildings that are more than one story in height, the combined sign area of all wall and awning signs may exceed that permitted for a single-story building or structure by 10%.
- b. Theaters shall be permitted 3-1/2 square feet of sign area for each foot of street frontage.
- c. For all buildings occupied by more than one Premise, the size of signs pertaining to each Premise shall not exceed 1.5 square feet of combined sign area for each foot of store frontage of the Premise.
- d. The sign area permitted for each additional sign allowed for Premises located on an alley shall not exceed one

square foot for each lineal foot of building wall occupied by the Premise on the alley on which the sign is located.

- e. Sign area shall be calculated separately for each street or alley which the building abuts and may not be accumulated.
- f. No sign shall exceed a maximum of 75 square feet, except that:
 - 1) Signs attached to theaters shall not exceed a maximum of 320 square feet; and
 - 2) A sign which abuts an alley shall not exceed a maximum of 50 square feet.

- 2. **Pedestrian Signs.** No Pedestrian Sign shall exceed four square feet or a vertical or horizontal dimension of 30 inches. Lettering shall be limited to a maximum of 30% of the sign area.
- 3. **Window Signs.** No window sign shall exceed four square feet or 15% of the window area, whichever is less.

E. Height. The height to the top of any sign, other than a building/business identification sign, shall be limited to a maximum of 20 feet above the elevation of the sidewalk or edge of the roadway nearest the sign, except that Premises which take their primary access from an exterior walkway open to the public may measure from the highest level of such exterior walkway directly under the sign.

F. Projection of Signs.

- 1. No wall sign shall project more than 18 inches from the face of the building to which it is attached.
- 2. When a Pedestrian Sign is attached to a wall, the sign shall project no more than 30 inches from the wall to which it is attached.

G. Exceptions. The provisions of this Section shall not apply to:

- 1. Any sign required by law or by a governmental agency.
- 2. Real estate signs which pertain to rent, lease or sale of an existing Premise and have a sign area which does not exceed 18 inches by 25 inches.
- 3. Signs advertising the sale or lease of a building or lot provided they comply with the following conditions:
 - a. Signs shall not be illuminated.
 - b. Total sign area shall not exceed 40 square feet.

- c. Signs shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign.
- 4. Directory Signs which have been approved by the Director of Planning pursuant to the Project Permit Compliance Review process of Section 11.5.7 of the LAMC. A Directory Sign may be a monument sign and shall be permitted only as part of a District-wide streetscape improvement pursuant to the Urban Design Guidelines contained in the Specific Plan policy document.
- 5. Traffic direction and parking information signs which have been approved by the Director of Planning pursuant to the Project Permit Compliance Review process of section 11.5.7 of the LAMC.
- 6. Temporary construction signs located on a lot where a building or structure is being erected or remodeled and which identifies the owner, architects, engineers, financing agent and/or contractors involved in the Project, provided there shall be no more than one such sign along each street on which a Project fronts, and provided that such sign shall not be more than 40 square feet in total sign area and shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge or the roadway nearest the sign. Such signs shall be removed within 15 days following completion of the construction or remodeling.
- 7. Temporary political or other ideological signs, provided such signs shall not be roof signs, shall not exceed 20 square feet in sign area, shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign, and, if they relate to an election or other event, shall be removed within 15 days following the election or event to which they relate.
- 8. Store hour signs, provided such signs shall be placed in the front door or window closest to that door and shall not exceed 64 square inches in sign area.
- 9. Signs which identify security protection systems, provided such signs shall not exceed 49 square inches in area.

Section 15.

UNDERGROUND UTILITIES

To the extent physically feasible, all new utility lines which directly service a Project shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service, as determined by the Department of Water and Power.

Section 16.

IMPLEMENTATION OF THE PHASES OF DEVELOPMENT

A. Calculation of Total Approved Permitted Floor Area

1. For the purpose of calculating the total Approved Permitted Floor Area for each Phase of Development as specified in Subsection A of Section 5 of this Specific Plan, at the time of issuance of a Project Permit Compliance Review approval for a Project pursuant to Section 17 of this Specific Plan, the Department of City Planning shall include the floor area square footage of the Project in the Phase of Development in which the Project Permit Compliance Review approval is granted.
2. If a Project Permit Compliance Review approval becomes null and void pursuant to Section 17 C of this Specific Plan, the floor area square footage of that Project shall be deleted from the Phase of Development in which that Project's floor area square footage was included.
3. The floor area square footage of any Project for which a project permit pursuant to Ordinance No. 165,404 or 163,094 was approved prior to the effective date of this Specific Plan shall be included in Phase 1 of the Phases of Development.
4. The floor area square footage of any Project, or any stage thereof, for which a development agreement was approved prior to the effective date of this Specific Plan shall be included in the Phase of Development in which the building permit(s) for the Project is issued.

B. General Requirements

1. The Department of City Planning shall establish, monitor and maintain an official record of all Approved Permitted Floor Area, by Phase of Development, within the Specific Plan area. The floor area record shall be maintained at the parcel, block, Specific Plan District and Specific Plan Subarea levels.
2. The Housing Department shall establish, monitor and maintain an official record of the number of dwelling units constructed and demolished within the Specific Plan area and within the Dwelling Unit Secondary Placement Area by Applicants subject to the requirements of this Specific Plan. The rent level category (low, very low, moderate or market) of each dwelling unit shall be made a part of the record, and the record shall be maintained at the parcel, block, Specific Plan District and Specific Plan Subarea levels.
3. The Department of Transportation shall establish, monitor and maintain an official record of the vehicle carrying capacity on the street system screenlines, the freeway and transit system improvements, the number of SOV Trips, as documented through annual reports submitted by individual Project owners and/or a Transportation Management Organization serving the Specific Plan area, and the on-site and off-site office parking spaces, by Phase of Development, for all Projects within the Specific Plan area.

C. Review of the Phases of Development

1. The Department of City Planning, with the assistance of the Departments of Transportation and Housing, shall prepare and submit to the City Planning Commission an annual report on the status of the Phases of Development permitted by the Specific Plan. The report shall document: the total Approved Permitted Floor Area; the total number of dwelling units constructed and demolished within the Specific Plan area and within the Dwelling Unit Secondary Placement Area by Applicants subject to the requirements of this Specific Plan; the progress toward implementation of the transportation improvements; the percentage of SOV use; the status of the street system screenlines; the total number of office parking spaces developed within the Specific Plan area and at intercept/remote parking locations and the status of the Transportation and Housing Linkage Fee Funds. The report shall be submitted to the City Planning Commission no later than the Commission's first meeting in October of each year.
2. The Housing Department, with the assistance of the Department of City Planning, shall prepare and submit to the Affordable Housing Commission an annual report on the status of the housing requirements of the Specific Plan. The report shall document the total number of dwelling units constructed and demolished within the Specific Plan area and within the Dwelling Unit Secondary Placement Area by Applicants subject to the requirements of this Specific Plan; the rent level category of these dwelling units; and the status of the Housing Linkage Fee Fund. The report shall be submitted to the Affordable Housing Commission no later than the Commission's first meeting in September of each year.
3. The Affordable Housing Commission, after review of the Housing Department's report, shall recommend to the City Planning Commission any actions necessary to ensure compliance with the housing requirements of this Specific Plan.
4. The City Planning Commission, after receipt of the Affordable Housing Commission's recommendation and the Department of City Planning's annual report, shall conduct a public hearing and recommend to the City Council any actions necessary to ensure that the implementation of transportation improvements and the production of housing units are in compliance with the requirements of this Specific Plan.
5. **Specific Plan Restudy.** Prior to issuance of any Project Permit Compliance Review approval for new non-residential Floor Area that would exceed either the maximum total Approved Permitted Floor Area of the Phase I limit of 3.35 million square feet or grant an approval after December 31, 2010, the Departments of City Planning, Transportation and housing shall conduct a detailed review of the provisions of this Specific Plan, including the necessary environmental analysis, and shall recommend any amendments thereto To the City Planning

Commission and the City Council.

Schedule for Commencement of Restudy. The Departments of City Planning, Transportation and Housing shall commence a restudy of this Specific Plan no later than July 1, 2008, or when the Department of City Planning approves 3.35 million square feet of Approved Permitted Floor Area of all non-residential development, whichever occurs first.

6. **Basic Development Right.** Notwithstanding the limitations specified by the Height/FAR designations on the Land Use Categories Maps and the limitations of the Specific Plan in Section 5, each lot shall have development rights or 0.35 to 1.0 floor area ratio.

Section 17.

PROJECT PERMIT COMPLIANCE REVIEW APPROVALS

Project Permit Compliance Review applications shall be processed pursuant to Section 11.5.7 of the LAMC and the following additional provisions.

- A. **Director's Authority.** The Director shall not approve or conditionally approve a Project Permit Compliance Review application unless he/she does one of the following, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines:

1. Approves a Negative Declaration or Mitigated Negative Declaration; or
2. Certifies completion of an Environmental Impact Report (EIR).

Exception. The requirements of this Subdivision shall not apply to Project plan review for a sign permit.

Exception. The requirements of this subsection shall not apply to Project permit Compliance Review applications for a sign permit.

- B. **Environmental Review.** As part of the application for Project Permit Compliance Review, the Project Applicant shall file necessary forms and information for environmental review as prescribed by the Director. The Director shall cause to be prepared, concurrently with the review and approval of the Project, the required environmental studies and notices for the Project.

- H. **Expiration.**

1. If a Project Permit Compliance Review approval is not utilized within two years after the effective date, the approval shall become null and void.
2. The period of time specified in Subdivision 1 shall not include the period of time during which a lawsuit involving

the Project Permit Compliance Review approval and in which the City is named as a party has been piled and is pending in a court of competent jurisdiction. This exception shall only apply is prior to the expiration of the two year time limit the Applicant applies to the Department of City Planning for a suspension of the time and the Director approves a suspension. The application shall be filed in duplicate un a public office of the Department of City Planning and shall be accompanied by a fee as required in Section 19.01 M if the LAMC. Within 40 days after receiving the application, the Director shall either grant a suspension of time for the duration of litigation or five years, whichever is less, or deny the application and make findings which are not inconsistent with the provisions of the Specific Plan.

Section 18.

SEVERABILITY

If any provision of this Specific Plan or the application thereof to any person, property or circumstances, is held invalid, the remainder of this Specific Plan or the application of such provisions to other persons, property or circumstances shall not be affected.

CENTRAL CITY WEST SPECIFIC PLAN

APPENDIX A
LIST OF HISTORIC RESOURCES

(Based on State Office of Historic Preservation Criteria)

ADDRESS	DESCRIPTION	DATE OF CONSTRUCTION	PLAN DISTRICT	PLAN LAND USE CATEGORY
1245 Colton Street	1 s Victorian cottage	1890	TBN	R4(CW)-45/3
1246 Colton Street	1 s Mediterranean residence	1938	TBN	R4(CW)-45/3
1253 Colton Street	2 s Craftsman residence	1909	TBN	R4(CW)-45/3
1254 Colton Street	1 s Victorian cottage	1890	TBN	R4(CW)-45/3
1257 Colton Street	1 s Victorian cottage	(1907)/A	TBN	R4(CW)-45/3
1305 Colton Street	1 s Victorian cottage	1890	TBN	R4(CW)-45/3
1507 Cortez Street	1 s Craftsman residence over cobblestone garage	1916	TBN	R4(CW)-45/3
1525 Cortez Street	1 s Victorian residence	(1914)/B	TBN	R4(CW)-45/3
1246 Court Street	1 s Mediterranean residence	1922	TBN	R4(CW)-45/3
1250 Court Street	1 s Turn of the Century residence	1895	TBN	R4(CW)-45/3
1260 Court Street	2 s Eastlake Influence residence	1890	TBN	R4(CW)-45/3
1264-66 Court Street	2 s Craftsman residence	1914	TBN	R4(CW)-45/3
1272 Court Street	1 s Victorian cottage	1890	TBN	R4(CW)-45/3
1274 Court Street	1 s Turn of the Century residence	(1908)/B	TBN	R4(CW)-45/3
311 Firmin Street	1 s Craftsman residence	(1890)/1905	TBN	R4(CW)-45/3
314 Firmin Street	1 s Craftsman residence	1925	TBN	R4(CW)-45/3
315 Firmin Street	2 s Craftsman residence	C	TBN	R4(CW)-45/3
316 Firmin Street	1 s Craftsman residence	C	TBN	R4(CW)/45-3
323 Firmin Street	2 s Foursquare	1910	TBN	R4(CW)-45/3
324 Firmin Street	1 s Craftsman residence	1908	TBN	R4(CW)-45/3
332 Firmin Street	2 s Mediterranean apt.	E	TBN	R4(CW)-45/3
336 Firmin Street	1 s Craftsman residence	1921	TBN	R4(CW)-45/3
402-04 Firmin Street	1 s Craftsman residence	C	TBN	R4(CW)-45/3
406-08 Firmin Street	1 s Craftsman residence	1914	TBN	R4(CW)-45/3
417 Firmin Street	1 s Craftsman residence	1911	TBN	R4(CW)-45/3
421 Firmin Street	1 s Turn of the Century residence	1898	TBN	R4(CW)-45/3
425 Firmin Street	2 s Colonial Revival residence	1911	TBN	R4(CW)-45/3
429 Firmin Street	2 s Spanish residence	1930	TBN	R4(CW)-45/3
430 Firmin Street	1 s Turn of the Century residence	1890	TBN	R4(CW)-45/3
433 Firmin Street	2 s Mediterranean	E	TBN	R4(CW)-45/3
767 Garland Avenue	2 s late Queen Anne residence	1903	EN	C4(CW)-U4/5

APPENDIX A (cont'd)

ADDRESS	DESCRIPTION	DATE OF CONSTRUCTION	PLAN DISTRICT	PLAN LAND USE CATEGORY
718-20 Hartford Avenue	2½ s Foursquare residence	1906	EN	R5(CW)-U/6
722 Hartford Avenue	2 s Foursquare residence	(1917)/B	EN	R5(CW)-U/6
726-28 Hartford Avenue	2 s Foursquare residence	1905	EN	R5(CW)-U/6
734-36 Hartford Avenue	2 s Colonial Revival residence	1906	EN	R5(CW)-U/6
735 Hartford Avenue	5 s brick hotel	1923	EN	R5(CW)-75/6
740 Hartford Avenue	2 s Foursquare residence	1904	EN	R5(CW)-U/6
743 Hartford Avenue	2 s Colonial/Foursquare residence	1905	EN	R5(CW)-75/6
748 Hartford Avenue	2 s Foursquare residence	1905	EN	R5(CW)-U/6
749 Hartford Avenue	2 s Colonial residence	1905	EN	R5(CW)-U/6
1305 Ingraham Street	5 s Renaissance Revival apt.	F	WC	R4(CW)-U/6
1312 Ingraham Street	4 s Renaissance Revival apt.	1923	WC	R5(CW)-U/6
1319 Ingraham Street	3 s Tudor apt.	1928	WC	R5(CW)-U/6
1320 Ingraham Street	2 s Transitional Queen Anne Influence/ Foursquare/Craftsman residence	1904	WC	R5(CW)-U/6
1325 Ingraham Street	3 s brick Renaissance Revival apt.	1927	WC	R5(CW)-U/6
1331 Ingraham Street	2 s Shingle Style residence	B	WC	R5(CW)-U/6
1333 Ingraham Street	2 s Craftsman residence	C	WC	R5(CW)-U/6
1335-37 Ingraham Street	2 s Colonial Revival residence	1905	WC	R5(CW)-U/6
1339 Ingraham Street	4 s Renaissance Revival apt.	1915	WC	R5(CW)-U/6
1340-48 Ingraham Street	4 s Renaissance Revival apt.	1922	WC	R5(CW)-U/6
1341 Ingraham Street	2 s Foursquare residence	1905	WC	R5(CW)-U/6
1345 Ingraham Street	2 s Foursquare residence	1901	WC	R5(CW)-U/6
1349 Ingraham Street	2 s Foursquare residence	(1922)/B	WC	R5(CW)-U/6
321 Laveta Terrace	1 s Turn of the Century residence	(1876)/B	TBN	R4(CW)-45/3
323 Laveta Terrace	1 s Turn of the Century residence	B	TBN	R4(CW)-45/3
326 Laveta Terrace	1 s Turn of the Century residence	1911	TBN	R4(CW)-45/3
329 Laveta Terrace	1 s Turn of the Century residence	B	TBN	R4(CW)-45/3
333 Laveta Terrace	Unknown	1885	TBN	R4(CW)-45/3
334 Laveta Terrace	1 s Craftsman residence			
335 Laveta Terrace	1 s Turn of the Century residence	1909	TBN	R4(CW)-45/3
339 Laveta Terrace	1 s Victorian cottage	F	TBN	R4(CW)-45/3
340 Laveta Terrace	2 s Craftsman residence	C	TBN	R4(CW)-45/3
343 Laveta Terrace	1 s Turn of the Century residence	1906	TBN	R4(CW)-45/3
350 Laveta Terrace	1 s Craftsman residence	C	TBN	R4(CW)-45/3
352 Laveta Terrace	1 s Turn of the Century residence	B	TBN	R4(CW)-45/3
356 Laveta Terrace	2 s Mediterranean court	1925	TBN	R4(CW)-45/3
361 Laveta Terrace	1 s Turn of the Century residence	1908	TBN	R4(CW)-45/3
362 Laveta Terrace	1 s Turn of the Century residence	1901	TBN	R4(CW)-45/3
366 Laveta Terrace	1 s Turn of the Century residence	1907	TBN	R4(CW)-45/3
372 Laveta Terrace	1 s Victorian cottage	A	TBN	R4(CW)-45/3

APPENDIX A (cont'd)

ADDRESS	DESCRIPTION	DATE OF CONSTRUCTION	PLAN DISTRICT	PLAN LAND USE CATEGORY
1312 Linwood Avenue	2 s Craftsman residence	1921	EN	R5(CW)-U/6
1316 Linwood Avenue	2 s Craftsman residence	1915	EN	R5(CW)-U/6
1322 Linwood Avenue	2 s Foursquare residence	1903	EN	R5(CW)-U/6
1328 Linwood Avenue	2 s Foursquare residence	B	EN	R5(CW)-U/6
1405 Miramar Street	4 s Renaissance Revival apt Nurses' Home	1924	WL	R4(CW)-75/3
1425 Miramar Street	3 s Queen Anne residence	c. 1890	WL	R4(CW)-75/3
1530 Temple Street	2 s Queen Anne residence	A	TBN	C1(CW)-75/1.5
130 Toluca Street	2 s Eastlake Influence residence	1890	TBN	R4(CW)-U/3
Toluca Street, east side, between Second & Emerald	Classical Revival Pacific Electric station	c. 1929	CH	RC5(CW)-U/6
701-05 Union Avenue	3 s Renaissance Revival commercial Anderson Hardware	F		C2-2 (Outside Specific Plan)
631 Witmer Street	2 s Italianate residence Foy residence	A	WC	C2(CW)-U/3
1141 Second Street	2-3 s Moderne DWP	1927	FS	C4(CW)-U/4.5
1203-05 Seventh Street	11 s Renaissance Revival Commodore Hotel	F	WC	C4(CW)-U/4.5
1250-56 Seventh Street	13 s Renaissance Revival Mayfair Hotel	1926	WC	C4(CW)-U/4.5
1222 Eighth Street	2 s Mission Revival	C	EN	C2(CW)-U/3

KEY TO DATE OF CONSTRUCTION (DOC) CODES	
A	Victorian era, Italianate, Queen Anne, Eastlake. c. 1885-1902
B	Turn of the Century, American Foursquare. c. 1890-1910
C	Craftsman, American Colonial Revival, Mission Revival, Classical Revival. c. 1902-1925
D	Commercial Vernacular. c. 1904-1929
E	Period and Regional Revivals, including Mediterranean and Spanish. c. 1905-1940
F	Renaissance Revival. c. 1912-1929
G	Art Deco, Streamline Moderne. c. 1925-1940
(Year)	LUPAMS date does not agree with building style

KEY TO PLAN DISTRICT CODES	
TBN	Temple/Beaudry Neighborhood
EN	Eight/Ninth Street District
FS	First/Second Street District
CH	Crown Hill District
WL	Witmer/Lucas Residential District
WC	Wilshire Corridor District

APPENDIX B
TRIP GENERATION TABLE

LAND USE	P.M. PEAK-HOUR TRIP GENERATION RATES PER 1,000 SQUARE FEET OF LAND USE GROSS FLOOR AREA*
Office less than 100,000 square feet	1.20
Office 100,001 - 499,999 square feet	0.86
Office more than 500,000 square feet	0.72
Medical Office	3.00
Hotel	0.84
Industrial	0.72
Retail 40,000 - 99,999 square feet	2.02
Retail more than 100,000 square feet	1.16
Hospital	1.35

When a Project includes a use not listed in this Appendix, then the Department of Transportation shall use reasonable methods to establish the appropriate number of Trips for that use.

* Gross Floor Area shall be as defined in Trip Generation, 4th ed., Institute of Transportation Engineers, (1987).

APPENDIX C

LIST OF TRANSPORTATION IMPROVEMENTS

I. PLAN AREA STREET SYSTEM IMPROVEMENTS

A. BEAUDRY AVENUE

Sunset Boulevard to Fourth Street. Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, landscaped median (left turn pocket provided only at intersections) and 14-foot sidewalk/parkways.

Fourth Street to Sixth Street. Realigned and merged with Boylston Street.

B. BOYLSTON STREET

Third Street to Seventh Street. Realigned and improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction with a 10-foot, planted center left turn median (left turns prohibited at mid-block) and 14-foot sidewalk/parkways.

Fourth Street to Sixth Street. Vacated and realigned to existing Beaudry Street alignment.

Colton Street to First Street. To be vacated.

C. BIXEL STREET

Crown Hill to Wilshire Boulevard.

Stage A. Improved to modified Secondary Highway standards; 74-foot roadway in 94-foot right-of-way. Three travel lanes in each direction and 10-foot sidewalk/parkways. (A 5-foot, paved Open Space Setback is required adjacent to sidewalks to increase pedestrian circulation.)

Stage B. Converted to HOV/bus Transit Mall. At such time as the Transit Mall is constructed and Lucas Avenue is improved to the standard specified in this Specific Plan, the Bixel Street roadway shall be reduced to 54 feet, with two travel lanes in each direction, and sidewalk/parkways shall be increased to 20 feet. (A 5-foot, paved Open Space Setback is required adjacent to sidewalks to increase pedestrian circulation.)

Wilshire Boulevard to Seventh Street. Improved to modified Major Highway standard; 74-foot roadway on 94-foot right of way. Two travel lanes in each direction, with a 28-foot, planted center median supporting an elevated HOV/transit guideway, and 10-foot sidewalk/parkways. (A 5-foot, paved Open Space Setback is required adjacent to sidewalks to increase pedestrian circulation.)

First Street to Second Street. Improved to Secondary Highway standards; 66-foot roadway in 86-foot right-of-way. Two travel lanes

and one parking lane in each direction with 10-foot sidewalk/parkways.

Colton Street to First Street. To be vacated.

Colton Street to Temple Street. Improved to Local Street standards; 28-foot roadway in 48-foot right of way, with 10-foot sidewalk/parkways.

- D. **GLENDALE BOULEVARD** **Hollywood Freeway to First Street.** Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, planted center left turn median (left turns prohibited at mid-block) supporting an elevated HOV/transit guideway and 14-foot sidewalk/parkways.

- E. **LUCAS AVENUE** **Beverly Boulevard to Sixth Street.** Improved to modified Secondary Highway standards; 66-foot roadway in 90-foot right-of-way. Two travel lanes in each direction, a 10-foot painted median lane, and 12-foot sidewalk/parkways.

- F. **WITMER STREET/HARTFORD AVENUE SOUTH OF WILSHIRE BOULEVARD/BLAINE AVENUE** **Third Street to Twelfth Street.** Partially realigned to create a continuous street and improved to modified Secondary Highway standards; 74-foot roadway in 94-foot right-of-way. Three travel lanes in each direction, with a 10-foot, planted center left turn median and 10-foot sidewalk/parkways.

- G. **TEMPLE STREET AND SEVENTH STREET** Improved to modified Secondary Highway standards; 66-foot roadway in 90-foot right-of-way. Two travel lanes and a parking lane in each direction, with a center median and 12-foot sidewalk/parkways.

- H. **BEVERLY BOULEVARD/FIRST STREET AND SECOND STREET** Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, landscaped median (left turn pocket provided only at intersection) and 14-foot sidewalk/parkways.

- I. **THIRD STREET AND SIXTH STREET** **Witmer Street to Harbor Freeway.** Improved to one-way, modified Secondary Highway standards; 66-foot roadway in 90-foot right-of-way. Four travel lanes and two parking lanes westbound on Third Street, eastbound on Sixth Street, with 12-foot sidewalk/parkways.

- J. **FOURTH STREET** **Witmer Street to Harbor Freeway.** Improved to one-way, modified Collector Street standards; 56-foot roadway in 76-foot right-of-way. Four travel lanes and one parking lane eastbound on Fourth Street, with 10-foot sidewalk/parkways.

- K. **FIFTH STREET** **Witmer Street to Lucas Avenue.** Improved to Collector Street standards; 44-foot roadway, 64-foot right-of-way, and a 10-foot

sidewalk.

Lucas Avenue to Harbor Freeway. Improved to one-way, modified Collector Street standards; 56-foot roadway in 76-foot right-of-way. Four travel lanes and one parking lane westbound on Fifth Street, with 10-foot sidewalk/parkways.

L. EIGHTH STREET AND NINTH STREET

Witmer Street to Harbor Freeway. Improved to one-way, Secondary Highway standards; 66-foot roadway in 86-foot right-of-way. Four travel lanes and one parking lane westbound on Eighth Street, eastbound on Ninth Street, with 10-foot sidewalk/parkways.

M. GARLAND STREET, INGRAHAM STREET, SHATTO STREET, MIRAMAR STREET, EMERALD STREET, VALENCIA STREET, COLUMBIA AVENUE, VICTOR STREET, MARYLAND STREET, COURT STREET, COLTON STREET, ANGELINA STREET & LINWOOD AVENUE, EDGEWARE ROAD & SECOND STREET

Lucas Avenue to Witmer Street. Improved to Collector Street standards; 40-foot roadway in 60-foot right-of-way. Two travel lanes and one parking lane in each direction, with 10-foot sidewalk/parkways.

II FREEWAY IMPROVEMENTS

A. PHASE 1 OF DEVELOPMENT

1. **Glendale Boulevard/Hollywood Freeway on/off-ramps.** Reconstruct existing ramps to full diamond interchange.
2. **Beaudry Avenue/Hollywood Freeway and Beaudry Avenue/Pasadena-Hollywood Freeway connector on/off-ramps.** Add half diamond interchange to Hollywood Freeway at Beaudry Avenue to provide eastbound off-ramp and westbound on-ramp, and add southbound off-ramp from the Pasadena-Hollywood Freeway connector to Beaudry Avenue.
3. **Hollywood Freeway.** Add one lane in each direction between Vermont Avenue and the four level interchange. Future conversion to HOV lane between Glendale Boulevard and Vermont Avenue.
4. **Hoover Street-Union Avenue/Santa Monica Freeway connection.** Improve on and off ramps and surface streets for better freeway connections to Union Avenue.

III TRANSIT IMPROVEMENTS

PHASE 1 OF DEVELOPMENT

1. **Commuter and Shuttle buses.** Purchase 257 buses for commuter express and local shuttle service.
2. **Elevated transitway from Glendale Boulevard/Colton Street to Crown Hill, connecting to Bixel Street.** Construct elevated transitway south of Hollywood Freeway onto Crown Hill and into the Bixel Street corridor.
3. **Pedestrian connection across Harbor Freeway at Maryland Street alignment.** Construct a pedestrian bridge across the Harbor Freeway from the Maryland Pedestrian Walk to the Plaza level of the Union Bank Building on the east side of the Freeway. The pedestrian bridge shall be at least 20 feet wide and of sufficient strength and design to accommodate a future automated guideway system.
4. **Transportation Management Organization.** Provide start-up costs to operate a Transportation Management Organization.

APPENDIX D

URBAN DESIGN GUIDELINES

A. SPECIFIC PLAN DISTRICT POLICIES

All Projects shall substantially conform with the Specific Plan District policies and guidelines contained in the Specific Plan Policy document, as determined by the Director of Planning pursuant to Section 17 of this Specific Plan.

B. COMMERCIAL, INDUSTRIAL AND MIXED USE DEVELOPMENT PROJECTS

1. A required Plaza shall be designed to substantially conform to the following standards:

- (a) Contain a minimum of 25% landscaped area;
- (c) Provide seating, in the form of seat walls with a minimum height of 15 inches, benches or moveable chairs, at a ratio of 1 seat per 250 square feet of plaza area;
- (d) Provide access for handicapped persons;
- (e) Open to the public for 14 hours a day, on regular business days;
- (f) Maintained with a strong management presence for security, cleanliness, programming and other user-based amenities;
- (g) Visible and accessible from surrounding public streets;
- (h) Plazas located in the Wilshire Corridor or Eighth/Ninth Street Districts shall be developed at or as close as is physically feasible to the adjacent finished sidewalk grade.
- (i) Plazas located in the Temple/Beaudry, First/Second or Crown Hill Districts shall use the following formulae for grade differentials with the adjacent finished sidewalk grade:
 - (1) Plazas developed on a lot or lots with less than 10% slope may be developed at a level elevated or depressed from the finished sidewalk grade adjoining the site, corresponding to the slope of the site, provided incremental level changes connecting up or down to adjoining finished sidewalk grades do not exceed four feet, six inches (4' - 6") in the vertical, with a minimum 15-foot horizontal distance between stair/ramp elements. Continuous ramps may be provided in lieu of incremental stair/ramp elements.
 - (2) Plazas developed on a lot or lots with greater than 10% slope may be developed at a level elevated or depressed from the finished sidewalk grade, corresponding to the slope of the site, provided monumental stairs or ramps, with elevator facilities for the handicapped, are constructed to connect the Plaza to adjoining sidewalks.

- (3) Landscaping plans for all required Plazas shall be approved by the City Planning Department for their planting theme.

C. RESIDENTIAL PROJECTS AND THE RESIDENTIAL PORTION OF MIXED USE PROJECTS

1. All multiple-family residential Projects shall meet on-site per dwelling unit open space as follows:
 - (a) A minimum of 100 square feet per unit of the required useable Open Space, as provided in Section 12.21 G of the LAMC, shall be provided as Common Open Space.
 - (b) Up to a maximum of 50 square feet per unit of the required open space for units providing more than 150 square feet of open space per unit may be provided as Private Open Space, provided at least 50% of the units on the first level of residential use and 50% of the units on all levels above the first level have Private Open Space. Private Open Space shall have a minimum dimension of five feet
 - (1) Private Open Space located at the Ground Level shall be secure, screened from public view, and provided with a landscape buffer.
 - (2) Private Open Space located above the Ground Level shall be designed to provide maximum security.
 - (c) Up to a maximum of 50% of the area contained within the front yard and/or rear yard setback may be used to meet the Open Space per unit requirement; however, driveways, parking facilities of any kind and landscaped parkway areas may not be used.
 - (d) Up to a maximum of 50% of landscaped side yard setbacks may be used to meet the Open Space per unit requirement on lots with 50 feet or less of street frontage.
 - (e) Interior courtyards shall have a minimum width of ten feet, a minimum average width of 20 feet, and a minimum area of 400 square feet. A minimum of 25% of interior courtyards shall be landscaped.
2. There shall be one tree provided on-site for every dwelling unit, each of which shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. In the event that this requirement cannot be met, as an alternative compliance, the applicant may, upon approval by the Director of Planning, place up to 50% of the required trees off-site, first, at locations within the Specific Plan Area, or second, at locations within the Westlake Community Plan Area.
3. All open areas not used for building driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained.

4. All landscaped areas shall be maintained with an automatic irrigation system.

**D. STREET TREE AND
OPEN SPACE
SETBACK PLANTINGS**

1. The following tree species shall be planted by the Applicant or at the Applicant's expense, as approved by the Street Tree Division of the Bureau of Street Maintenance, Department of Public Works, in the following street parkways, center medians and the required Open Space Setback areas adjacent to those street parkways, where applicable. Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting, and shall be spaced 30 feet on center, unless otherwise specified.

(a) **Glendale Boulevard, Beaudry Avenue.**

- Parkway - alternating Washington Robusta fan palms and Magnolia trees.
- Center Median (Beaudry Avenue) - Magnolia trees.
- Open Space Setback - Magnolia tree opposite each parkway Magnolia tree.

(b) **Boylston Street - First Street to Seventh Street.**

- Parkway - alternating Washington Robusta fan palms and Ficus trees.
- Center Median - Ficus trees.
- Open Space Setback - Ficus tree opposite each parkway Ficus tree.

(c) **Boylston Street - Temple Street to Colton Street, and St. Paul Street.**

- Parkway - Ficus trees.
- Center Median (Boylston) - double row of Ficus trees
- Center Median (St. Paul) - single row of Ficus trees.

(d) **Beverly Boulevard, First Street, Second Street.**

- Parkway - alternating Washington Robusta fan palms and Magnolia trees.
- Center Median - Magnolia Trees.

(e) **Lucas Avenue - Beverly Boulevard to Sixth Street.**

- Parkway - alternating Washington Robusta fan palms and Ficus trees.
- Center Median - alternating Robusta fan palms and Elm trees.
- Open Space Setback - Ficus trees opposite each parkway Ficus tree.

(f) **Lucas Avenue - Sixth Street to Seventh Street, and Witmer Street/Hartford Avenue/ Blaine Avenue.**

- arkway - alternating Washington Robusta fan palms and

Ficus trees.

- Center Median - alternating Washington Robusta fan palms and Elm trees.

(g) **Wilshire Boulevard, Olympic Boulevard.**

- Parkway - alternating Washington Robusta fan palms and Ficus trees.
- Center Median (Wilshire Boulevard) - Washington Robusta fan palms.
- Center Median (Olympic Boulevard) - alternating Washington Robusta fan palms and Ficus trees.

(h) **Bixel Street - Crown Hill to Wilshire Boulevard.**

- Parkway

Phase I. Washington Robusta fan palms, spaced at 20 feet on center.

Phase II. Double row of trees: Washington Robusta fan palms at outer row, spaced 20 feet on center; alternating Washington Robusta fan palms and Sycamore trees at inner row spaced 20 feet on center, except at bus turnouts.

(i) **Bixel Street - Wilshire Boulevard to Eighth Street.**

- Parkway - Washington Robusta fan palm, spaced at 20 feet on center.

(j) **Third Street, Sixth Street, Seventh Street, Temple Street.**

- Parkway - Sycamore trees.

(k) **Fourth Street, Fifth Street, Eighth Street, Ninth Street, Union Avenue, Bixel Street - First Street to Second Street, Garland Street - Seventh Street to Eighth Street, Ingraham Street, Shatto Street, Miramar Street, Emerald Drive, Columbia Avenue, Valencia Street, Victor Street, Maryland Street (Bixel Street to Lucas Avenue).**

- Parkway - Ficus trees.

CENTRAL CITY WEST SPECIFIC PLAN

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