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September 24, 2024

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**DIRECTOR OF PLANNING TECHNICAL MEMO TO PLUM COMMITTEE FOR THE  
CONSIDERATION OF AMENDMENTS TO THE RECOMMENDED CORNFIELD ARROYO  
SECO SPECIFIC PLAN (CASP) UPDATE; CF 13-0078-S2; CASE NO. CPC-2021-2642-SP;  
ENV-2021-2643-EIR**

On December 14, 2023, the City Planning Commission (CPC) recommended approval of the proposed Cornfield Arroyo Seco Specific Plan (CASP) Update. The CPC's recommendation included direction to the Department of City Planning to provide further study and recommendations to the City Council on the possibility of a local preference program that prioritizes future new affordable housing units for CASP residents. This report includes a discussion of the existing local preference policy landscape in the Los Angeles region and San Francisco, along with an evaluation of the feasibility of a local preference program within the CASP. This report also includes for City Council consideration additional technical modifications to the proposed CASP Update, further discussed under Section B (Additional Technical Modifications).

**A. Local Preference Program for Affordable Units with the CASP**

*Background*

The CPC directed Los Angeles City Planning staff to research the possibility of a CASP local preference program so that when new restricted affordable units become available in the CASP, local residents are given priority for those units.

Local preference programs have been of interest to the City Council in recent years as a potential tool to ensure that residents who may be priced-out or physically displaced from their homes have access to new affordable housing near or within their existing communities. In early 2023, the Los Angeles Housing Department (LAHD) provided a report to the City Council in response to a Council Motion (CF 22-0651) outlining a proposed City of Los Angeles Local Preference Policy ("City Local Preference"). This proposed Citywide program would require developers to prioritize applicants who live or work in the City of Los Angeles for restricted affordable housing units and supportive housing units nearer to their current place of residence and/or workplace. The proposed program would apply to units that do not utilize the City's Coordinated Entry System (CES) for tenant selection. To be in alignment with U.S. Department of Housing and Urban Development (HUD) requirements, the proposed City Local Preference would be applied only after other superseding federal, state, and/or local programs, statutory requirements, and regulatory requirements are met. This includes housing programs based on veteran status, age, income level, and other programs implemented by HUD.

Following the recommendations of the LAHD report, the City Council instructed LAHD to work with the City Attorney's office, the Housing Authority of the City of Los Angeles (HACLA), and the Community Investment for Families Department (CIFD) to seek formal review and approval from HUD of City Local Preference. As cited in the LAHD report, there has been no approved case of a citywide local preference policy for any other city in HUD Region IX, which the City of Los Angeles belongs to. LAHD submitted a letter to HUD requesting a review of the draft policy along with their City Council report. At this time, there have been no further formal actions taken relative to City Local Preference.

More recently in December 2023, the City Council requested that the City Attorney, in coordination with LAHD and City Planning, prepare an ordinance that would establish a local preference program for new affordable housing units as part of the Boyle Heights Community Plan Update (CF 23-0861). While preparation of such an ordinance is pending and would be subject to careful consideration of the Fair Housing Act and other HUD requirements, at this time it is proposed that the ordinance would prioritize residents who have been or will be displaced from their home within 12 months due to natural disaster; have had their residence demolished; have been evicted due to Ellis Act provisions; live or work within the City of Los Angeles; have suffered a government ordered eviction; have been affected by the construction of surrounding freeways; or reside within households subject to historical redlining.

Several other cities in the Los Angeles region and California maintain a local preference or priority program for applicants who work or live in their respective jurisdiction. These programs often prioritize tenants displaced by no-fault evictions or by government actions. In other cases, priority is given to applicants who either live or work in the city currently. Where geographical preference is given, it is often within a specific political district or done at a jurisdiction-wide scale. For example, the City of Santa Monica created a waitlist for applicants who wish to be selected for

affordable housing units in private developments.<sup>1</sup> The process gives priority to current households in Santa Monica who have been or will be displaced due to natural disaster, building demolition, or Ellis Act evictions, among other circumstances. Second priority is given to households that currently live in Santa Monica or work in Santa Monica at least 25 hours a week. Third priority is given based on order of application.

The CPC directed City Planning staff to review a similar priority preference program model in place in the City and County of San Francisco. The San Francisco housing lottery program first randomly selects then processes applicants based on a ranked preference system for affordable housing units.<sup>2</sup> Ranked preference categories include: (1) applicants with a Certificate of Preference, which is available to households or descendants of individuals displaced by the former San Francisco Redevelopment Agency in the 1960s and 1970s; (2) applicants displaced by Ellis Act evictions or Owner move-in, fire or natural disaster, or expired affordability restrictions; (3) applicants who currently live in the same Supervisor district as, or a half-mile from, the property being applied to; and (4) applicants who live and work in San Francisco. Applications are prioritized in order of the above preference; applicants who do not qualify for a preference category are ranked below those who do. Lottery preference categories also affect housing unit availability. Buildings may set aside a percentage of available units for each preference category. For example, 20 percent of available units may be reserved for applicants in preference category 2, and 40 percent of available units may be reserved for applicants in preference category 3.

Similar to programs in other jurisdictions and as discussed in the LAHD report previously mentioned (CF 22-0651), an approved Los Angeles local preference policy would likely apply Citywide to prioritize residents that currently live and/or work within the City of Los Angeles, rather than solely in specific neighborhoods. In pursuing the establishment of a local preference system, the City has to consider whether a neighborhood-specific local preference program could be inconsistent with the federal Fair Housing Act by potentially reinforcing historic segregation patterns that are tied to the legacy of redlining that limited financial investment and opportunities to purchase housing, as well as how a local preference system relates to the City's Affirmatively Furthering Fair Housing (AFFH) obligations established under the Housing Element and under State Law.

The fundamental goal of a local preference program for the CASP would be to ensure that local residents who may be priced-out or evicted from housing under a variety of circumstances have access to new affordable housing within their community, and are thus able to remain close to family members, employment, and community institutions such as schools. Concerns regarding the displacement of lower-income residents, especially in the surrounding Chinatown and Lincoln Heights neighborhoods, was a primary issue raised throughout the CASP Update process. However, since the demographic make-up of the CASP and surrounding neighborhoods is predominantly Latino/a/e and Asian, a neighborhood-specific program could be considered to

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<sup>1</sup> City of Santa Monica Housing Division (<https://santamonicahousing.org>), accessed May 1, 2024.

<sup>2</sup> City of San Francisco Mayor's Office of Housing and Community Development (<https://www.sf.gov/information/learn-about-housing-lottery-preference-programs>), accessed May 1, 2024.

have a discriminatory effect because it could result in a disparate impact on a group of individuals, or could create, increase, reinforce, or perpetuate segregated housing patterns, based on membership in a protected class, such as race. Additionally, in order to move forward with a neighborhood-specific local preference program, the City would need to demonstrate that such a local preference program is the only tool that could prevent displacement, and that all other options that are less discriminatory do not address displacement.

Furthermore, implementing a local preference housing program in the small geographic area of the CASP could pose practical challenges that would limit its effectiveness. The CASP area consists of one square mile, of which 90 percent currently does not contain residential uses. The area is a much smaller geography than other cities where a citywide local preference program already exists, containing relatively few existing residents compared to other geographically defined areas of the City. A neighborhood-level local preference program specifically within the CASP would add an additional program for LAHD to implement on top of existing requirements, such as those that relate to veteran status, age, and income level, adding complexity and requiring additional resources to execute while only applying to a limited geographic area and population.

The proposed CASP Update includes several strategies that address displacement, which are further supported by existing Citywide and State regulations that mitigate residential displacement. Housing projects including those that utilize the proposed Community Benefits Program under the CASP would be required to replace any demolished protected units with lower income affordable units at a 1:1 ratio in compliance with SB 8 to achieve no net loss of residential units, along with the right to return and relocation assistance. Any new affordable units created through these housing incentive programs will be subject to an extended 99-year affordability covenant. The recently proposed Resident Protection Ordinance, as part of the Housing Element Rezoning Program, would further strengthen and codify these replacement unit requirements and occupant protections into the Los Angeles Municipal Code, including a requirement that replacement housing units be located within the City of Los Angeles, with a preference for sites that are within close proximity to the protected unit being lost. Additionally, the Citywide Rent Stabilization Ordinance (RSO), which applies to the majority of multi-family units in the CASP area, protects residents by limiting allowable annual rent increases and the legal reasons for evictions and by requiring tenant relocation assistance in the instance of a no-fault eviction.

Furthermore, the CPC Recommended Draft of the proposed CASP Update includes a requirement that housing developers make a good faith effort to advertise newly available affordable units within a specified distance of the housing development. These requirements specify the type and number of locations where the affordable housing units must be advertised, such as libraries, recreation centers, public schools, or other businesses. Advertisements will also be required to be made available in English, Spanish, Chinese, and Korean. This would help to ensure that local residents and workers receive priority notice when restricted affordable units become available in their neighborhoods.

*Recommendation*

No additional action is recommended with respect to establishing a local preference system specifically for the CASP. Currently the Housing Department is pursuing a Citywide local preference system and seeking approval from HUD. The City Council has also directed the City Attorney to work with LAHD and City Planning to prepare a draft ordinance for a local preference program for Boyle Heights as part of the Boyle Heights Community Plan Update. As previously noted, careful consideration should be given as to how a neighborhood-level local preference program for affordable housing relates with the Fair Housing Act and HUD requirements. Until further action is taken, it is recommended that the City Council monitor and assess the ongoing development of the Boyle Heights Community Plan local preference program ordinance and its implications for the CASP. In addition, the City Council may continue to work with LAHD to refine and support the proposed City Local Preference ordinance process that is underway.

**B. Additional Technical Modifications**

The following optional technical modifications are offered for the PLUM Committee's consideration to improve internal consistency, including with Chapter 1A (New Zoning Code) of the Los Angeles Municipal Code (LAMC), and reflect Citywide changes that have occurred subsequent to the CPC's approval of the CASP Update. Additions to the Specific Plan text and LAMC are indicated by underlined text and deletions are indicated by ~~striketrough~~.

**I. Relocate CASP Use Districts to the New Zoning Code**

The CPC Recommended Draft of the CASP Update establishes new Use Districts through a map and three tables that are found in Chapter 5 of the Specific Plan. The City Council may consider adding these Use Districts (Urban Village, Urban Center, and Urban Innovation) to Article 5 (Use) of Chapter 1A (New Zoning Code) of the LAMC instead. Relocating the CASP's Use Districts tables, standards, and procedures from the Specific Plan to the New Zoning Code would improve ease of implementation and internal consistency. For example, any technical changes to the New Zoning Code that apply Citywide and are introduced subsequent to the CASP Update would automatically apply to the CASP to ensure consistency, without the need to simultaneously amend the CASP. The text within the tables, standards, and procedures for each Use District would be unchanged unless noted herein. The map denoting the application of Use Districts within the CASP would continue to be located in the Specific Plan.

*Recommendation*

Delete Sec. 5.C. (Urban Village), 5.D. (Urban Center), 5.E. (Urban Innovation), 5.F. (Supplemental Standards), and 5.G. (Supplemental Procedures) of the CPC Recommended Draft of the CASP Update. Add Sec. 5B.7.8. Industrial-Mixed, Urban Village (IX9); Sec. 5B.7.9. Industrial-Mixed, Urban Center (IX10); and Sec. 5B.7.10. Industrial-Mixed, Urban Innovation

(IX11) into Div. 5B.7. (Industrial-Mixed Districts) of Article 5 (Use) of Chapter 1A of the LAMC, as shown in Appendix I (Additional Code Amendments).

## **II. Add Electric Vehicle Charging Facility Uses**

Subsequent to the CPC's approval of the CASP Update, new Electric Vehicle Charging Facility uses were introduced to the New Zoning Code as part of the Harbor LA Community Plans Update, which is currently in the adoption phase, and was recommended for approval by the City Planning Commission on February 8, 2024. Electric Vehicle Charging Facility, Standard, uses include dedicated charging stations for standard motor vehicles such as passenger cars, light trucks, and motorcycles, while Electric Vehicle Charging Facility, Large Vehicle, uses include large commercial vehicles such as semi-trailer trucks. The Harbor LA Community Plans Update also introduced new screening standards for both uses and sensitive use buffer requirements for Large Vehicle charging. Prior to this Zoning Code amendment, all fuel types (e.g., electricity, gasoline, and diesel) were grouped under the Fueling Station use definition and were regulated under the same permission levels and use standards regardless of fuel type.

It is anticipated that these changes introduced by the Harbor LA Community Plans will eventually be incorporated into all Use Districts, easing implementation of electric vehicle (EV) charging infrastructure to support the City's sustainability and emissions reduction goals. The Department of City Planning provided recommendations in a March 18, 2024 report to the City Council that would further guide the adoption of a Citywide EV charging ordinance (CF 22-0120-S1). In the interim, it is recommended that the City Council apply the Harbor LA Community Plan changes to the CASP Update. In the CPC Recommended Draft of the CASP Update, all Fueling Station uses including standalone EV charging stations require a public hearing with Zoning Administrator approval. Under the proposed modifications, Electric Vehicle Charging Facility, Standard, would be a permitted use in the Urban Village, Urban Center, and Urban Innovation Use Districts subject to screening requirements. Use permission levels for Electric Vehicle Charging Facility, Large Vehicle, would be more restrictive as larger commercial vehicles raise traffic and safety concerns related to truck trips, emissions, and pedestrian safety within the CASP. The PLUM Committee could prohibit Electric Vehicle Charging Facility, Large Vehicle, uses in the residential and commercial-oriented Urban Village and Urban Center Use Districts, while allowing these uses in the more industrial-oriented Urban Innovation Use District, subject to a CU2 Conditional Use Permit by the Zoning Administrator along with screening requirements and a use separation buffer from sensitive, residential, and agricultural uses.

*Recommendation*

**1. Industrial-Mixed, Urban Village (IX9) Use District Table:**

Use	Permission	Use Standard	Specification
<u>Electric Vehicle Charging Facility, Standard Vehicle</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage Screen</u>	<u>F-Screen 3</u>
		<u>Transition Screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>=</u>		

**2. Industrial-Mixed, Urban Center (IX10) Use District Table:**

Use	Permission	Use Standard	Specification
<u>Electric Vehicle Charging Facility, Standard Vehicle</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage Screen</u>	<u>F-Screen 3</u>
		<u>Transition Screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>=</u>		

Use	Permission	Use Standard	Specification
<u>Electric Vehicle Charging Facility, Standard Vehicle</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage Screen</u>	<u>F-Screen 3</u>
		<u>Transition Screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>C2</u>	<u>Use separation (min)</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District</u>	<u>200'</u>
		<u>Screening</u> <u>Frontage Screen</u>	<u>F-Screen 3</u>
		<u>Transition Screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

**3. Amend Industrial-Mixed, Urban Innovation (IX11) Use Table:**



Use	Permission	Use Standard	Specification
<u>Electric Vehicle Charging Facility, Standard Vehicle</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage Screen</u>	<u>F-Screen 3</u>
		<u>Transition Screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>C2</u>	<u>Use separation (min)</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District</u>	<u>200'</u>
		<u>Screening</u>	
		<u>Frontage Screen</u>	<u>F-Screen 3</u>
		<u>Transition Screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

### III. Amend Motor Vehicle Services Uses

The CPC Recommended Draft of the CASP Update permits Motor Vehicle Services, General, uses in the Urban Village, Urban Center, and Urban Innovation Use Districts subject to performance and land use compatibility standards, including separation from sensitive uses and a requirement that all activities be conducted fully indoors. Subsequent to the CPC's approval of the CASP Update, changes have been introduced to the New Zoning Code that would split Motor Vehicle Services, General, into two separate uses:

Motor Vehicle Services, Light: Any motor vehicle services use involving the mechanical or electrical repair, diagnosis, maintenance or servicing of non-commercial motor vehicles. Includes automotive emissions testing, electrical diagnostic, battery testing, and charging, tire removal, replacement, and repair, mechanical adjustment, oil change, lubrication, sound system, alarm service and installation, and window repair. Does not include car wash or fueling station.

Motor Vehicle Services, Heavy. Any motor vehicle services use involving auto body repair or rebuilding, painting, or servicing of non-commercial motor vehicles. Includes the repair or rebuilding of a vehicle's frame, roof, doors, fenders, bumpers, hood, trunk, automobile painting, and electric vehicle battery reconditioning and replacement. Does not include car wash or fueling station.

Compared to light motor vehicle services, heavy motor vehicle services are generally more noxious and intensive, involving hazards that can be harmful to health and safety when sited near sensitive and residential uses. Auto repair shops sited adjacent to residential neighborhoods is a land use issue within the CASP currently. Given the existing conditions and the varying intensity between light and heavy motor vehicle services, it is recommended that the City Council adopt this separation of motor vehicle service uses within the CASP to maintain consistency with Chapter 1A of the LAMC and prohibit Heavy Motor Vehicle Services within all CASP Use Districts to address land use compatibility concerns related to noxious auto uses. Light motor vehicle services may still be permitted in all Use Districts subject to use standards including use separation and enclosure, screening, operational and service hours, and additional supplemental standards.

### *Recommendation*

The following technical modifications, as reflected in Appendix I (Additional Code Amendments), to the Urban Village, Urban Center, and Urban Innovation Use District Tables are recommended to prohibit heavy motor vehicle services:

**1. Industrial-Mixed, Urban Village Use (IX9) District Table:**

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
<del>General</del> <u>Light</u>	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	<del>CASP Sec. 5.F.4.</del> <u>Sec. 5B.7.8.C.3.</u>
		Relief	C2
<u>Heavy</u>	==		

**2. Industrial-Mixed Urban Center (IX10) Use District Table:**

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
<del>General</del> <u>Light</u>	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	<del>CASP Sec. 5.F.4.</del> <u>Sec. 5B.7.9.C.3.</u>
		Relief	C2
<u>Heavy</u>	=		

**3. Industrial-Mixed, Urban Innovation (IX11) Use District Table:**

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
<del>General</del> <u>Light</u>	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	<del>CASP Sec. 5.F.4.</del> <u>Sec. 5B.7.10.C.3.</u>
		Relief	C2
<u>Heavy</u>	=		

#### **IV. Amend Legacy Small Business Area Incentive to Reference New Zoning Code**

The CPC Recommended Draft of the CASP Update includes an available Community Facilities incentive that grants bonus Floor Area Ratio (FAR) to eligible projects that dedicate floor area to Legacy Small Business Area. This incentive was developed in collaboration with community stakeholders who had raised concerns over the potential loss of legacy small businesses over time and the importance of supporting such establishments. As detailed in a February 15, 2024 memo to the PLUM Committee relative to the Downtown Community Plan Update (CF-22-0617), a similar Legacy Small Business Incentive Area has been proposed for inclusion in the New Zoning Code, including definitions and standards that substantially mirror those in the CPC Recommended Draft of the CASP Update. Removing the definitions and standards pertaining to Legacy Small Business Area in the CASP, and referencing the relevant New Zoning Code provisions instead, would enhance consistency with Citywide regulations and reduce redundancy while retaining the availability of this important incentive in the CASP area.

##### *Recommendation*

Delete “Legacy Small Business” definition from CASP Sec. 1.A.4. (Definitions):

~~“Legacy Small Business” shall mean 1) any business that is on the Citywide Legacy Business Registry, or 2) a privately owned corporation, cooperative, non-profit, social enterprise, or other entity that serves the neighborhood in which it is located, is not franchised or affiliated with a national chain, has been in continuous operation within a 2 mile radius of the project site within the City for at least 10 years with no break in its operations exceeding two years, and meets at least two of the following four standards:~~

- ~~a. Has no more than 50 employees/shareholders;~~
- ~~b. The business includes employees who can speak a language other than English in order to serve linguistically isolated members of the community;~~
- ~~c. Accepts government issued assistance such as Electronic Benefits Transfer (EBT);~~
- ~~d. Pays employees wages equivalent to or greater than those specified in Sec. 10.37.2 (Payment of Minimum Compensation to Employees) of Article 11 (Living Wage) of the Los Angeles Administrative Code.~~

Revise CASP Sec. 7.C.3.vii. (Legacy Small Business Area) as follows:

vii. Legacy Small Business Incentive Area pursuant to Chapter 1A Sec. 9.3.4.C.9.

- ~~a. The property owner shall devote floor area with below market rent for a Legacy Small Business, as defined in Sec. 1.A.4. (Definitions) of this Specific Plan. Market rent shall be determined by a licensed appraiser.~~

- ~~b. Floor area used by a Legacy Small Business shall be used for such purpose for a minimum of 55 years after the Certificate of Occupancy is issued. For the purposes of this provision, the time in which the Legacy Small Business space is vacant does not count towards the required minimum.~~
- ~~c. A minimum 10-year lease with a Legacy Small Business, with a 5-year renewal option, shall be required prior to the issuance of a Certificate of Occupancy. This requirement does not mean that the Legacy Small Business is required to complete the term of the lease. If the lease is not completed prior to the 10-year term, the property owner or their representatives shall find a new Legacy Small Business to complete the 10-year term. For the purposes of this provision, the time in which the Legacy Small Business space is vacant does not count towards the required minimum.~~
- ~~d. The floor area devoted to a Legacy Small Business shall be located on-site.~~
- ~~e. More than one Legacy Small Business may be permitted on a site pursuant to this incentive.~~
- ~~f. For a project which is obtaining additional floor area for providing a Legacy Small Business, no other Certificate of Occupancy for the project shall be issued prior to a Certificate of Occupancy for the Legacy Small Business required pursuant to this Section.~~
- ~~g. Prior to the issuance of a building permit, the owner of the lot or lots shall execute and record a covenant and agreement, acknowledging that the owner shall implement each of the applicable requirements set forth in this Community Facilities incentive. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.~~

## **V. Modify Form District Table FAR to Match Community Benefits Program**

Under the Local Housing Incentives Program established in Chapter 7 (Community Benefits Program) of the CPC Recommended Draft of the CASP Update, a new housing development that meets the requirements outlined in the chapter is eligible to obtain a bonus maximum floor area ratio (FAR) of 4.5 in lieu of the site's maximum Base FAR, as described in Chapter 7 Section B.1 of the Specific Plan text. This incentive offers bonus floor area in exchange for a percentage of restricted affordable units provided at various affordability levels. In the CPC Recommended Draft of the CASP Update, the Form Districts Table (Table 2-1) had not been updated to reflect the FAR allowable through the Local Housing Incentives Program, showing a maximum Bonus FAR of 4.0 FAR for Form District CASP-FOR and a maximum Bonus FAR of 3.0 FAR for Form District CASP-FO1.

*Recommendation*

It is recommended that Table 2-1 (Form Districts Table) of the CASP be modified to show a maximum Bonus FAR of 4.5 for Form Districts CASP-FOR and CASP-FO1, consistent with the bonus floor area incentive set forth in the Local Affordable Housing Incentive Program in the CPC Recommended Draft of the CASP Update.

**Table 2-1: Form Districts Table**

Metric	CASP-FOR Low-Rise Medium	CASP-FO1 Low-Rise Broad	CASP-FO2 Mid-Rise Broad	CASP-FO3 Mid-Rise Broad
<b>Floor Area Ratio and Height</b>				
Floor Area Ratio (FAR)	–	–	–	–
Base (max)	1.5	1.5	1.5	1.5
Bonus (max)	<del>4.0</del> <u>4.5</u>	<del>3.0</del> <u>4.5</u>	4.5	5.0

**VI. Modify FAR Bonus for Additional On-Site Restricted Affordable Units**

Eligible housing projects under the CASP Update may obtain additional FAR in excess of the 4.5 FAR available through the Local Affordable Housing Incentive Program, up to the maximum Bonus FAR. Under the CPC Recommended Draft of the CASP, this incentive grants an additional 1.0 FAR to an eligible housing project when additional affordable units are provided at specified percentages. However, this additional 1.0 FAR would exceed and therefore be inconsistent with the maximum Bonus FAR of 5.0 set forth in the Form Districts Table for Form District CASP-FO3.

*Recommendation*

To correct the discrepancy between the FAR awarded by this incentive and the maximum Bonus FAR allowed in Form District CASP-FO3, the following modifications are recommended to CASP Sec. 7.C.4.a:

**4. Additional On-Site Restricted Affordable Units**

- a. A Housing Development in Form District CASP-FO3 may exceed the bonus FAR received through the Local Affordable Housing Incentive Program (Section 2 of this Chapter) ~~up to the maximum Bonus FAR~~ by an additional ~~4.0:1~~ 0.5:1 FAR up to the maximum Bonus FAR for each increase in the amount of on-site Restricted Affordable Units, calculated on the total number of units, according to



the following percentages: 3% Deeply Low, Extremely Low Income, or Very Low Income; or 4% Low Income.

## **VII. Addition of Chapter 9 Environmental Standards**

The CASP Update Final Environmental Impact Report (EIR) (Case No. ENV-2021-2643-EIR) includes a Mitigation Monitoring and Reporting Program to implement the mitigation measures for the Specific Plan. Many of the mitigation measures described in the EIR are from the citywide Environmental Protection Measures (EPM) Handbook, which are implemented pursuant to Sec. 4A.2.2. (*Development Standards Applicability*) of Chapter 1A of the LAMC, while some of the other mitigation measures are intended to address environmental impacts that are specific to the CASP area and not addressed by existing measures in the EPM Handbook.

The CPC Recommended Draft of the CASP Update includes placeholder text indicating forthcoming environmental standards were to be released with the Final EIR. The Final EIR was published on July 10, 2024. The new Environmental Standards text (Appendix II) is recommended for inclusion into the Specific Plan to implement the mitigation measures not addressed in the EPM Handbook or Chapter 1A of the LAMC. As amended, Chapter 9 (Environmental Standards) would include applicability thresholds, project compliance requirements, modifications and exceptions, and review standards to implement each of these mitigation measures.

### *Recommendation*

To implement the Mitigation Monitoring and Reporting Program, it is recommended to update Chapter 9 (Environmental Standards) of the CASP as provided for in Appendix II.

Sincerely,



VINCENT P. BERTONI, AICP  
Director of Planning

VPB:SMMB:cw:ms

## **APPENDIX I: ADDITIONAL CODE AMENDMENTS**

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CF-13-0078-S2  
September 2024

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

An ordinance amending Article 5 of Chapter 1A of the Los Angeles Municipal Code by establishing new zoning districts.

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

Sec. 1. Amend Article 5 of Chapter 1A of the Los Angeles Municipal Code to read as follows:

## SEC. 5B.7.8. INDUSTRIAL-MIXED, URBAN VILLAGE (IX9)

### A. Intent

The IX9 District supports a wide range of housing opportunities, while accommodating light industrial employment uses and community supporting services.

### B. Allowed Uses & Use Limitations

Use	Permission Level	Use Standard	Specification
<b>RESIDENTIAL</b>	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	CU1
<b>Dwelling</b>	P*	(See Residential)	
<b>Household Business:</b>			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5C.2.1.B.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special Use Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	(See Residential)	
Live/Work	P*	(See Residential)	
<b>Mobilehome Park</b>	--		
<b>Supportive Housing:</b>			
General	P*	(See Residential)	
Medical Care	P*	(See Residential)	
Transitional	P*	(See Residential)	
<b>PUBLIC &amp; INSTITUTIONAL</b>			
<b>Cemetery</b>	--		
<b>Civic Facility:</b>			
Local	P		
Regional	CU3		
<b>Civic Fleet Services</b>	P		

<b>Detention Facility</b>	--		
<b>Medical:</b>			
Local	CU2		
Regional	CU3		
<b>Parking</b>	P*	In conjunction with:	Other allowed use
<b>Public Safety Facility</b>	P		
<b>Community Assembly:</b>			
Local	P		
Regional	CU2		
<b>School:</b>			
Preschool/Daycare	P*	Persons in care (max)	50
K-12	P		
Post-secondary	P		
<b>Social Services</b>	P		
<b>Utilities:</b>			
Minor	P*	Screening Frontage Screen	F-Screen 2
		Transition Screen	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Monopole	CU2*	Supplemental Standards	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental Standards	Sec. 5C.2.2.A.1.
<b>OPEN SPACE &amp; RECREATION</b>			
<b>Amphitheater or Stadium:</b>			
Local	P		
Regional	CU3		
<b>Indoor Recreation:</b>			
Public	P		

Key:

P = Permitted Use

-- = Not permitted

\* = Use standard applies

S = Special Use Program

C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

Commercial	P		
<b>Nature Reserve</b>	P		
<b>Open Space, Public</b>	P		
<b>Outdoor Recreation:</b>			
Public	P		
Commercial	P		
Golf Course	--		
<b>TRANSPORTATION</b>			
<b>Airport</b>	--		
<b>Freight Terminal</b>	--		
<b>Heliport</b>	CU2*	Incidental to:	Residential Uses, Office, or Medical
<b>Railway Facility</b>	--		
<b>Transit Station</b>	P		
<b>GENERAL COMMERCIAL</b>			
<b>Animal Services:</b>			
General	P*	Enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Enclosure	Fully Indoor
<b>Commissary Kitchen</b>	P		
<b>Eating &amp; Drinking:</b>			
Alcohol Service	S	Special Use Program:	Sec. 5C.3.3.
		Alcohol Sales Program	
		In conjunction with:	Restaurant
Bar	S	Special Use Program:	Sec. 5C.3.3.
		Alcohol Sales Program	
Counter Service	P		
Restaurant	P		
<b>Entertainment Venue, Indoor:</b>			
Local	P		
Regional	CU2		
<b>Financial Services:</b>			
General	P		
Alternative	--		

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<b>Instructional Services</b>	P		
<b>Lodging</b>	CU3*	Supplemental procedures	Sec. 5C.2.4.B.1.
<b>Medical Clinic</b>	P		
<b>Office</b>	P		
<b>Personal Services</b>	P		
<b>Postmortem Services</b>	--		
<b>Retail:</b>			
General	P		
Alcohol	S	Special Use Program: Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	P*	Service hours	7AM/10PM
		Operating days per week (max)	5
		Special use program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental procedures	Sec. 5C.2.4.B.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental procedures	Sec. 5C.2.4.C.1.
Merchant Market	P		
Pet Shop	P		
Seasonal Market	P		
Smoke & Vape Shop	--		
<b>Sexually Oriented Business</b>	--		
<b>HEAVY COMMERCIAL</b>			
<b>Motor Vehicle Services:</b>			
Light	P*	Separation (min) Sensitive Use	200'
		Agricultural, Residential, or Residential-Mixed Use District	200'
		Enclosure	Fully indoors

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		Screening	F-screen 3
		Frontage screen	T-screen 1
		Transition screen	
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5C.2.5.A.1.
		Relief	CU2
Large Vehicle	--		
Heavy	--		
Car Wash	--		
<b>Fueling Station:</b>			
Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening	F-Screen 3
		Frontage Screen	
		Transition Screen	T-Screen 1
		Outdoor sound system	Prohibited
Electric Vehicle Charging Facility, Large Vehicle	--		
Gas Station, Standard	CU2		
Gas Station, Large Vehicle	--		
<b>Motor Vehicle Sales &amp; Rental:</b>			
Standard Vehicle	P*	Screening	F-Screen 3
		Frontage Screen	
		Transition Screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	--		

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C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission



<b>Storage, Indoor:</b>			
General	P		
Self-Service Facility	--		
<b>Storage, Outdoor:</b>			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
<b>LIGHT INDUSTRIAL</b>		Use standard applicability	Sensitive Use, Agricultural, Residential, Residential-Mixed, or Industrial-Mixed District
		Adjoining	
		Screening	F-Screen 4
		Frontage Screen Transition Screen	T-Screen 1
		Enclosure	Indoors
<b>Electronics Assembly</b>	P*	(See Light Industrial)	
<b>Maintenance &amp; Repair Services</b>	P*	(See Light Industrial)	
<b>Manufacturing, Light:</b>			
General	P*	(See Light Industrial)	
Alcoholic Beverage	P*	(See Light Industrial)	
Artistic & Artisanal	P*	(See Light Industrial)	
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	(See Light Industrial)	
Garment & Accessory	P*	(See Light Industrial)	
Textile	--		

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C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

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<b>Research &amp; Development</b>	P*	(See Light Industrial)	
<b>Soundstages &amp; Backlots</b>	P*	(See Light Industrial)	
<b>Wholesale Trade &amp; Warehousing</b>	P*	(See Light Industrial) Size, tenant size (max):	15,000 SF
		Relief	CU2
<b>HEAVY INDUSTRIAL</b>			
<b>Animal Products and Processing</b>	--		
<b>Manufacturing, Heavy:</b>			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
<b>Salvage Yard</b>	--		
<b>Recycling Facility:</b>			
Collection	CU2*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	Sec. 5C.2.7.D.1.

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Sorting & Processing	--		
<b>Resource Extraction:</b>			
General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		
<b>Waste Facility:</b>			
Green Waste	--		
Hazardous Waste	--		
Solid Waste	--		
<b>AGRICULTURE</b>			
<b>Animal Keeping:</b>			
Bees	P*	Accessory to: Supplemental standards	Other allowed use Sec. 5C.4.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
<b>Plant Cultivation:</b>			
Community Garden	P		
Farming	P*	Enclosure	Fully indoor

Key:

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C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

## SEC. 5B.7.9. INDUSTRIAL-MIXED, URBAN CENTER (IX10)

### A. Intent

The IX10 District is intended to prioritize a wide range of general commercial uses, along with light industrial uses, while allowing for a variety of housing opportunities when incorporated with those other uses.

### B. Allowed Uses & Use Limitations

Use	Permission Level	Use Standard	Specification
<b>RESIDENTIAL</b>	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	CU1
<b>Dwelling</b>	P*	(See Residential) In conjunction with:	General Commercial, Light Industrial Uses
		Floor area (min)	15% of total floor area, or 0.5 FAR, whichever is greater, up to a maximum of 1.0 FAR required
		Exception	100% Restricted affordable units
<b>Household Business:</b>			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5C.2.1.B.1.
Home Sharing	P*	In conjunction with:	Dwelling

Key:

P = Permitted Use

-- = Not permitted

\* = Use standard applies

S = Special Use Program

C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

		Special Use Program	Sec. 5C.3.2.
Joint Living & Work Quarters	--		
Live/Work	P*	(See Residential) In conjunction with:	General Commercial, Light Industrial Uses
		Floor area (min)	15% of total floor area, or 0.5 FAR, whichever is greater, up to a maximum of 1.0 FAR required
		Exception	100% Restricted affordable units
<b>Mobilehome Park</b>	--		
<b>Supportive Housing:</b>			
General	P*	(See Residential)	
Medical Care	--		
Transitional	P*	(See Residential)	
<b>PUBLIC &amp; INSTITUTIONAL</b>			
<b>Cemetery</b>	--		
<b>Civic Facility:</b>			
Local	P		
Regional	CU3		
<b>Civic Fleet Services</b>	P		
<b>Detention Facility</b>	--		
<b>Medical:</b>			
Local	CU2		
Regional	CU3		
<b>Parking</b>	P		
<b>Public Safety Facility</b>	P		
<b>Community Assembly:</b>			
Local	P		
Regional	CU2		
<b>School:</b>			
Preschool/Daycare	P		

Key:

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-- = Not permitted

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S = Special Use Program

C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

K-12	P		
Post-secondary	P		
<b>Social Services</b>	P		
<b>Utilities:</b>			
Minor	P*	Screening Frontage Screen	F-Screen 2
		Transition Screen	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Monopole	CU2*	Supplemental Standards	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental Standards	Sec. 5C.2.2.A.1.
<b>OPEN SPACE &amp; RECREATION</b>			
<b>Amphitheater or Stadium:</b>			
Local	P		
Regional	CU3		
<b>Indoor Recreation:</b>			
Public	P		
Commercial	P		
<b>Nature Reserve</b>	P		
<b>Open Space, Public</b>	P		
<b>Outdoor Recreation:</b>			
Public	P		
Commercial	P		
Golf Course	--		
<b>TRANSPORTATION</b>			
<b>Airport</b>	--		
<b>Freight Terminal</b>	--		

Key:

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-- = Not permitted

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S = Special Use Program

C1 = Approval by Zoning Administrator

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<b>Heliport</b>	CU2*	Incidental to:	Residential Uses, Office or Medical
<b>Railway Facility</b>	--		
<b>Transit Station</b>	P		
<b>GENERAL COMMERCIAL</b>			
<b>Animal Services:</b>			
General	P*	Enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Enclosure	Fully Indoor
<b>Commissary Kitchen</b>	P		
<b>Eating &amp; Drinking:</b>			
Alcohol Service	S	Special Use Program: Alcohol Sales Program	Sec. 5C.3.3.
		In conjunction with:	Restaurant
Bar	S	Special Use Program: Alcohol Sales Program	Sec. 5C.3.3.
Counter Service	P		
Restaurant	P		
<b>Entertainment Venue, Indoor:</b>			
Local	P		
Regional	CU2		
<b>Financial Services:</b>			
General	P		
Alternative	--		
<b>Instructional Services</b>	P		
<b>Lodging</b>	CU3*	Supplemental procedures	Sec. 5C.2.4.B.1.
<b>Medical Clinic</b>	P		
<b>Office</b>	P		
<b>Personal Services</b>	P		
<b>Postmortem Services</b>	--		
<b>Retail:</b>			
General	P		
Alcohol	S	Special Use Program:	Sec. 5C.3.3.

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		Alcohol Sales Program	
Farmers' Market, Certified	CU1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	5
		Special use program	Sec. 5C.4.1.
Firearms	CU2*	Supplemental procedures	Sec. 5C.2.4.B.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental procedures	Sec. 5C.2.4.C.1.
Merchant Market	P		
Pet Shop	P		
Seasonal Market	P		
Smoke & Vape Shop	P*	Use separation	
		Residential or Residential Mixed Use District	500'
		Hours of operation (open/close)	
		Within 500' of Residential or Residential Mixed Use District	7AM/10PM
		Relief	CU2
<b>Sexually Oriented Business</b>	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1000'
		Sensitive Use	500'
			500'

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		Residential or Agricultural Use District	
<b>HEAVY COMMERCIAL</b>			
<b>Motor Vehicle Services:</b>			
Light	P*	Use separation (min) Sensitive Use	200'
		Agricultural, Residential, or Residential-Mixed Use District	200'
		Enclosure	Fully indoors
		Screening Frontage screen Transition screen	F-screen 3 T-screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5C.2.5.A.1.
		Relief	CU2
Large Vehicle	--		
Heavy	--		
Car Wash	--		
<b>Fueling Station:</b>			
Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Outdoor sound system	Prohibited
Electric Vehicle Charging Facility, Large Vehicle	--		
Gas Station, Standard	CU2		

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Gas Station, Large Vehicle	--		
<b>Motor Vehicle Sales &amp; Rental:</b>			
Standard Vehicle	P*	Screening Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	--		
<b>Storage, Indoor:</b>			
General	P		
Self-Service Facility	--		
<b>Storage, Outdoor:</b>			
General	P*	Accessory to:	Other allowed use
		Screening	S-Screen 2
		Outdoor storage screen	
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
<b>LIGHT INDUSTRIAL</b>		Use standard applicability  Adjoining	Sensitive Use, Agricultural, Residential, Residential-Mixed

Key:

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			Use, or Industrial-Mixed District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Enclosure	Indoors
<b>Electronics Assembly</b>	P*	(See Light Industrial)	
<b>Maintenance &amp; Repair Services</b>	P*	(See Light Industrial)	
<b>Manufacturing, Light:</b>			
General	P*	(See Light Industrial)	
Alcoholic Beverage	P*	(See Light Industrial)	
Artistic & Artisanal	P*	(See Light Industrial)	
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	(See Light Industrial)	
Garment & Accessory	P*	(See Light Industrial)	
Textile	--		
<b>Research &amp; Development</b>	P*	(See Light Industrial)	
<b>Soundstages &amp; Backlots</b>	P*	(See Light Industrial)	
<b>Wholesale Trade &amp; Warehousing</b>	P*	(See Light Industrial) Non-residential tenant size (max)	15,000 SF
		Relief	CU2
<b>HEAVY INDUSTRIAL</b>			
<b>Animal Products and Processing</b>	--		
<b>Manufacturing, Heavy:</b>			
General	--		
Chemical Products	--		

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C3 = Review by City Planning Commission

Petroleum & Coal Products	--		
<b>Salvage Yard</b>	--		
<b>Recycling Facilities:</b>			
Collection	CU2*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
<b>Resource Extraction:</b>			
General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		
<b>Waste Facility:</b>			
Green Waste	--		
Hazardous Waste	--		
Solid Waste	--		
<b>AGRICULTURE</b>			
<b>Animal Keeping:</b>			
Bees	P*	Accessory to:	Other allowed use

Key:

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C1 = Approval by Zoning Administrator

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		Supplemental standards	Sec. 5C.4.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
<b>Plant Cultivation:</b>			
Community Garden	P		
Farming	P*	Enclosure	Fully indoor

Key:

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S = Special Use Program

C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

## SEC. 5B.7.10. INDUSTRIAL-MIXED, URBAN INNOVATION (IX11)

### A. Intent

The IX11 District is intended to prioritize a wide range of employment uses, including light industrial and office, while accommodating flexible housing options and ancillary community services that help to support these uses.

### B. Allowed Uses & Use Limitations

Use	Permission Level	Use Standard	Specification
<b>RESIDENTIAL</b>	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	CU1
<b>Dwelling</b>	P*	(See Residential) In conjunction with:	Office Light Industrial Uses
		Floor area (min)	15% of total floor area, or 0.5 FAR, whichever is greater, up to a maximum of 1.0 FAR required
		Exception	100% Restricted affordable units
<b>Household Business:</b>			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5C.2.1.B.1.
Home Sharing	P*	In conjunction with:	Dwelling

Key:

P = Permitted Use

-- = Not permitted

\* = Use standard applies

S = Special Use Program

C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

		Special Use Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	(See Residential) Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	Office, Personal Services: General, Manufacturing, Light: General, Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	(See Residential) In conjunction with:	Office, Light industrial uses
		Floor area (min)	15% of total floor area, or 0.5 FAR, whichever is greater, up to a maximum of 1.0 FAR required
		Exception	100% Restricted affordable units
<b>Mobilehome Park</b>	--		
<b>Supportive Housing:</b>			
General	P*	(See Residential)	
Medical Care	--		
Transitional	P*	(See Residential)	
<b>PUBLIC &amp; INSTITUTIONAL</b>			
<b>Cemetery</b>	--		
<b>Civic Facility:</b>			
Local	P		
Regional	CU3		

Key:

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-- = Not permitted

\* = Use standard applies

S = Special Use Program

C1 = Approval by Zoning Administrator

C2 = Public Hearing by Zoning Administrator

C3 = Review by City Planning Commission

<b>Civic Fleet Services</b>	P		
<b>Detention Facility</b>	--		
<b>Medical:</b>			
Local	CU2		
Regional	CU3		
<b>Parking</b>	P		
<b>Public Safety Facility</b>	P		
<b>Community Assembly:</b>			
Local	P		
Regional	CU2		
<b>School:</b>			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
<b>Social Services</b>	P		
<b>Utilities:</b>			
Minor	P*	Screening Frontage Screen	F-Screen 2
		Transition Screen	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Monopole	CU2*	Supplemental Standards	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental Standards	Sec. 5C.2.2.A.1.
<b>OPEN SPACE &amp; RECREATION</b>			
<b>Amphitheater or Stadium:</b>			
Local	P		
Regional	CU3		
<b>Indoor Recreation:</b>			

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Public	P		
Commercial	P		
<b>Nature Reserve</b>	P		
<b>Open Space, Public</b>	P		
<b>Outdoor Recreation:</b>			
Public	P		
Commercial	P		
Golf Course	--		
<b>TRANSPORTATION</b>			
<b>Airport</b>	--		
<b>Freight Terminal</b>	--		
<b>Heliport</b>	CU2*	Incidental to:	Residential Uses, Office or Medical
<b>Railway Facility</b>	--		
<b>Transit Station</b>	P		
<b>GENERAL COMMERCIAL</b>			
<b>Animal Services:</b>			
General	P*	Enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Enclosure	Fully Indoor
<b>Commissary Kitchen</b>	P		
<b>Eating &amp; Drinking:</b>			
Alcohol Service	CU2*	Special Use Program:	Sec. 5C.3.3.
		Alcohol Sales Program	
		In conjunction with:	Restaurant
Bar	CU2*	Special Use Program:	Sec. 5C.3.3.
		Alcohol Sales Program	
Counter Service	P		
Restaurant	P		
<b>Entertainment Venue, Indoor:</b>			
Local	P		
Regional	P		
<b>Financial Services:</b>			
General	P		

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Alternative	--		
<b>Instructional Services</b>	P		
<b>Lodging</b>	CU3*	Supplemental procedures	Sec. 5C.2.4.B.1.
<b>Medical Clinic</b>	P		
<b>Office</b>	P		
<b>Personal Services</b>	P		
<b>Postmortem Services</b>	CU2		
<b>Retail:</b>			
General	P		
Alcohol	S	Special Use Program: Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	CU1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	5
		Special use program	Sec. 5C.4.1.
Firearms	CU2*	Supplemental procedures	Sec. 5C.2.4.B.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental procedures	Sec. 5C.2.4.C.1.
Merchant Market	P		
Pet Shop	P		
Seasonal Market	P		
Smoke & Vape Shop	P*	Use separation	
		Residential or Residential Mixed Use District	500'
		Hours of operation (open/close)	7AM/10PM
		Within 500' of Residential or	

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		Residential Mixed Use District	
		Relief	CU2
<b>Sexually Oriented Business</b>	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
<b>HEAVY COMMERCIAL</b>			
Motor Vehicle Services:			
Light	P*	Use separation (min) Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Enclosure	Fully indoors
		Screening Frontage screen	F-screen 3
		Transition screen	T-screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5C.2.5.A.1.
		Relief	CU2
Large Vehicle	--		
Heavy	--		
Car Wash	--		
<b>Fueling Station:</b>			

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Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Outdoor sound system	Prohibited
Electric Vehicle Charging Facility, Large Vehicle	CU2*	Use separation (min)	200'
		Sensitive Use	
		Residential or Agricultural Use District	200'
		Screening Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Outdoor sound system	Prohibited
Gas Station, Standard	CU2		
Gas Station, Large Vehicle	--		
<b>Motor Vehicle Sales &amp; Rental:</b>			
Standard Vehicle	P*	Screening Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	--		
<b>Storage, Indoor:</b>			
General	P		
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min):	0.1 FAR

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		Use separation (min)	
		Other Self-Service facility	500'
		Relief	CU2
<b>Storage, Outdoor:</b>			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
<b>LIGHT INDUSTRIAL</b>		Use standard applicability	Sensitive Use, Agricultural, Residential, Residential-Mixed, or Industrial-Mixed Use District
		Adjoining	
		Screening Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Enclosure	Indoors
<b>Electronics Assembly</b>	P*	(See Light Industrial)	
<b>Maintenance &amp; Repair Services</b>	P*	(See Light Industrial)	
<b>Manufacturing, Light:</b>			

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General	P*	(See Light Industrial)	
Alcoholic Beverage	P*	(See Light Industrial)	
Artistic & Artisanal	P*	(See Light Industrial)	
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	(See Light Industrial)	
Garment & Accessory	P*	(See Light Industrial)	
Textile	--		
<b>Research &amp; Development</b>	P*	(See Light Industrial)	
<b>Soundstages &amp; Backlots</b>	P*	(See Light Industrial)	
<b>Wholesale Trade &amp; Warehousing</b>	P*	(See Light Industrial) Non-residential tenant size (max)	15,000 SF
		Relief	CU2
<b>HEAVY INDUSTRIAL</b>			
<b>Animal Products and Processing</b>	--		
<b>Manufacturing, Heavy:</b>			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
<b>Salvage Yard</b>	--		
<b>Recycling Facilities:</b>			
Collection	CU2*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Use separation  Agricultural or Residential Use District (min)	150'

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		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
<b>Resource Extraction:</b>			
General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		
<b>Waste Facility:</b>			
Green Waste	--		
Hazardous Waste	--		
Solid Waste	--		
<b>AGRICULTURE</b>			
<b>Animal Keeping:</b>			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards	Sec. 5C.4.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
<b>Plant Cultivation:</b>			
Community Garden	P		
Farming	P*	Enclosure	Fully indoor

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## **APPENDIX II: CHAPTER 9 ENVIRONMENTAL STANDARDS**

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CF-13-0078-S2 | September 2024

## Chapter 9 Environmental Standards

This Chapter includes Environmental Standards to implement the Mitigation Monitoring and Reporting Program (MMRP) described in the City of Los Angeles CASP Update Environmental Impact Report (EIR) (Case No. ENV-2021-2643-EIR), certified by the City Council. The Environmental Standards in this Chapter are in addition to those identified in the Environmental Protection Measures Handbook, which are implemented pursuant to Sec. 4A.2.2. (*Development Standards Applicability*) of Chapter 1A (Zoning Code) of the LAMC.

### A. Environmental Standards Applicability

#### 1. General

Any Project within the Specific Plan boundaries, including those seeking to rely on the CASP Update EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), shall comply with all applicable Environmental Standards set forth in this chapter, subject to the following rules specified below, in addition to the standards and notification requirements specified in the Environmental Protection Measures Handbook. Wherever the Environmental Standards and applicability thresholds in this Chapter differ from those in the Environmental Protection Measures Handbook, the more stringent of the two shall apply.

#### 2. Applicability

A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor façade alterations and no grading shall not be subject to Environmental Standards that apply to grading activities. The decision maker, in his or her reasonable discretion, shall determine those Environmental Standards that apply to a particular Project.

### B. Compliance

#### 1. Plans

Compliance with all applicable Environmental Standards listed in Section C of this chapter shall be demonstrated on the plans as project features (that is, features that are physically built into the Project such as an air filtration system) or as operational features on a sheet within the plans (that is, features that are carried out either during the construction of the Project, or over the life of the project, such as the use of paints, sealants, and other building materials that yield low air pollutants).

## 2. Modifications of Environmental Standards

Modifications of Environmental Standards do not require the processing of a Project Adjustment or Project Exception. The Director (or appeal body on appeal) may modify or not require an Environmental Standard listed in this chapter for any Project when: (1) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to mitigate an impact, including because of the existence of a similar or more effective regulation that applies to the Project; (2) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the CASP EIR to analyze the impacts from the modifications to the Environmental Standards; or (3) the City prepares a new CEQA clearance for the Project. No approval shall be issued for a Project with a modified Environmental Standard until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through this Specific Plan, the LAMC, or CEQA.

### **C. Environmental Standards**

The Environmental Standards listed below are included in the MMRP of the CASP Update EIR and shall be enforced through the provisions of this chapter. All applicable Environmental Standards shall be implemented by and subject to the discretion of the appropriate enforcing and monitoring agency.

#### **4.3-1 Biological Resources Assessment**

For individual projects that will include disturbance of vegetation, trees, structures, or other areas where biological resources could be present, a qualified biologist shall be retained by the applicant to conduct an initial site assessment. The assessment will include a review of biological resources with potential on the Project site and surrounding area. It will include a search of the California Natural Diversity Database (CNDDB) maps to determine where sightings have occurred or habitats for nesting birds, or bat species have previously been identified. A site assessment survey may be required for sites that are in proximity to areas where habitats for nesting birds or bat species occur. Species-specific surveys may be required for sites that contain suitable habitats for nesting birds or bat species. Species-specific surveys for sites that contain suitable habitat for protected species, and preparation of a report that includes an impact analysis with emphasis on identifying endangered, threatened, sensitive, regionally, locally unique species, and sensitive habitat, and potential direct, indirect, and cumulative biological impacts with specific mitigation measures necessary to avoid those impacts. If any observations of special status species are made during a biological resource assessment for individual projects, the biologist shall submit all observations of special status species to CNDDB and all observations of special status plant populations or sensitive communities to CDFW's Vegetation Classification and Mapping Program within 90 calendar days of the observation.

#### **4.3-2(a) Pre-Construction Bird Nest Surveys and Avoidance**

For projects in the Project Area, a pre-construction survey for nesting bird, including ground nest birds, survey shall be conducted no more than ten days prior to initiation of ground disturbance and vegetation removal activities for any grading or construction activity initiated during the bird nesting season (February 1 – August 31). The nesting bird pre-construction survey shall be conducted on foot by a qualified biologist and shall include a 100-foot buffer around the construction site. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the biologist has confirmed that breeding/ nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A Statement of Compliance signed by the Applicant and Owner is required to be submitted to LADBS at plan check and prior to the issuance of any permit. Any survey, report, construction monitoring, and implementation of protective measures conducted shall be documented by a qualified biologist, and shall be provided to the City upon request. Best management practices (BMPs) to avoid disturbing nesting birds, including burrowing owls, during construction include visually check all sections of pipe or other construction materials for the presence of wildlife before moving and capping or elevating the ends of all pipes or similar construction materials while storing to prevent wildlife from entering them.

#### **4.3-2(b) Notification**

All project applicants will be notified of and shall include on their plans an acknowledgement of the requirement to comply with the federal MBTA and CFGC to not destroy active bird nests and of best practices recommended by qualified biologist to avoid impacts to active nests, including checking for nests prior to construction activities during February 1-August 31 and what to do if an active nest is found, including inadvertently during grading or construction activities. Such best practices shall include giving an adequate construction and grading buffer to avoid the active nest during construction.

#### **4.3-2(c) Burrowing Owls**

Prior to the initiation of ground-disturbing activities within any phase of the Project resulting in direct impacts to potential habitat, the Project Applicant shall perform a preconstruction survey of the Project area for burrowing owls no further out then 14 days prior to construction activities. The preconstruction survey shall be conducted by a qualified biologist. If ground disturbing

activities are delayed or suspended for more than 14 days after the preconstruction survey, the Project site shall be resurveyed for burrowing owls. If owls are determined to be present within or adjacent to the Project site during the preconstruction survey, the Project applicant shall prepare an Impact Assessment and Burrowing Owl Mitigation Plan prior to commencing ground disturbing activities. The Project applicant shall contact CDFW and submit a final Burrowing Owl Mitigation Plan for approval. The preconstruction survey and mitigation plan shall be conducted in accordance with the CDFW Staff Report on Burrowing Owl Mitigation, 2012. Though nesting is not anticipated, should eggs or fledglings be discovered in any owl burrow, the burrow cannot be disturbed (pursuant to CDFW guidelines) until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Occupied burrows shall not be disturbed during the nesting season (February 1st through August 31st) and a nondisturbance buffer shall be demarcated within 500 feet of the burrowing owls' nest to avoid abandonment of the young. Personnel working on the Project, including all contractors working onsite, shall be instructed on the presence of occupied burrows, area sensitivity, and adherence to no-disturbance buffers.

#### **4.4-1(a) Interpretive Display**

If the contributing building and structures on the William Mead Homes site are demolished, HACLA will be required to implement the following Mitigation Measure.

HACLA, as lead agency and Applicant, shall retain a qualified historian or architectural historian meeting the Secretary of the Interior's Qualification Standards (NPS 1983) in coordination with the City of Los Angeles Office of Historic Resources to prepare content for an interpretive display in a portion of the project site which will be open to the public. The interpretive display shall be completed and installed prior to the issuance of occupancy permits for the new development. It shall include a brief history of William Mead Homes and present its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed, and shall include the website address associated with the informational website created by implementation of Mitigation Measure 4.4-1(b). The Interpretive Display may be rotated amongst publicly accessible spaces located throughout the project site with approval by HACLA. This mitigation measure shall only apply to any future redevelopment of the William Mead Homes site.

#### **4.4-1(b) Informational Website**

If the contributing building and structures on the William Mead Homes site are demolished, HACLA will be required to implement the following Mitigation Measure.

HACLA shall add to their existing website a section dedicated to the history of William Mead Homes and public housing in Los Angeles within six months of the issuance of a grading permit for the project. The website shall be maintained by HACLA and shall provide content on the

history of William Mead Homes, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history and shall be periodically updated, as needed, if new scholarly information related to the history or significance of William Mead Homes and public housing become available following the initial publishing of the website. This mitigation measure shall only apply to any future redevelopment of the William Mead Homes site.

#### **4.4-2(b) Archaeological Assessment**

**Projects Requiring Grading or Excavation.** Prior to issuance of a permit for grading or excavation, LADBS shall issue the following notice(s) and obtain a signed acknowledgement that the notice(s) was received and read by the Applicant and Owner.

- **Archaeological, Paleontological, and Tribal Cultural Resources Notice:** Several laws regulate the treatment of archaeological, paleontological, and tribal cultural resources and make it a crime to include, but are not limited to: California Penal Code Section 622.5 provides the following: "Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor."

Public Resources Code Section 5097.5(a) states: "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." A violation of Section 5097.5 is a misdemeanor subject to a fine up to \$10,000 and/or a year in jail, and potential restitution. The following best practices are recognized by archaeologists and environmental consultants to ensure archaeological resources are not damaged during grading, excavation, or other Ground Disturbance Activities:

- **Records Search.** A cultural resources records search should be requested from and conducted by the California Historical Resources Information System's (CHRIS) South Central Coastal Information Center (SCCIC) located at California State University, Fullerton to determine whether any cultural resources have been previously identified on or within a 0.5-mile radius of the Project site. The results of this records search shall be used as an indicator of the archaeological sensitivity of the Project site.
- A qualified archaeologist shall be retained and use all reasonable methods, consistent with professional standards and best practices, to determine the potential for

archaeological resources to be present on the Project site. If the qualified archaeologist determines there is a medium to high potential that archaeological resources may be located on the Project site and it is possible that such resources will be impacted by the Project, the qualified archaeologist shall advise the Applicant and Owner to retain an Archaeological monitor to observe all Ground Disturbance Activities within those areas identified as having a medium to high potential in order to identify any resources and avoid potential impacts to such resources.

- **Monitoring.** An archaeological monitor should monitor excavation and grading activities in soils that have not been previously disturbed in order to identify and record any potential archaeological finds and avoid potential impacts to such resources. In the event of a possible archaeological discovery, the archaeological monitor shall notify a qualified archaeologist. The Archaeological monitor has the authority to temporarily halt earthwork activities.
- **Handling, Evaluation, and Preservation.** Any archaeological resource materials or associated materials that are uncovered shall not be moved or collected by anyone other than an archaeological monitor or qualified archaeologist unless they have been determined to be nonunique archaeological resources, as defined in Public Resources Code Section 21083.1(h) by a qualified archaeologist. A qualified archaeologist shall determine if the resources are unique archaeological resources as defined in Public Resources Code Section 21083.2(g).

Consistent with Public Resources Code Section 21083.2, the handling, treatment, preservation, and recordation of unique archaeological resources should occur as follows:

- The find should be preserved in place or left in an undisturbed state unless the Project would damage the resource.
- When preserving in place or leaving in an undisturbed state is not possible, excavation and recovery of the find for scientific study should occur unless testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, and this determination is documented by a qualified archaeologist.
- If recommended by the qualified archaeologist, the resource(s) shall be curated by a public, non-profit institution with a research interest in the material, such as the Natural History Museum of Los Angeles County or another appropriate curatorial facility for educational purposes.
- Ground Disturbance Activities in the area where resource(s) were found may recommence once the identified resources are properly assessed and processed by a qualified archaeologist.

#### **4.6-6(a) Paleontological Resources**

For all discretionary projects that are excavating at least two subterranean levels below the

ground surface, the following measures shall be conducted to identify and avoid potential impacts to such resources:

- Retention of Qualified Paleontologist. The project applicant shall retain a Qualified Paleontologist prior to excavations. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).
- Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Qualified Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff.
- Paleontological Monitoring. Full-time paleontological monitoring shall be conducted during the initial phases of ground disturbing construction activities (i.e., grading, trenching, foundation work) within sediments with a high paleontological sensitivity. Paleontological monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources and meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City of Los Angeles. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend that monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:
  - Salvage of Fossils. If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large



mammal fossils) require more extensive excavation and longer salvage periods. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits.

- Treatment of Paleontological Resources. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.
- Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) including their scientific significance, and recommendations. The report shall be submitted to the City of Los Angeles. If the monitoring efforts produced fossils, a copy of the report shall also be submitted to the designated museum repository.

#### **4.8-4(b) Notification of Intent to Excavate Language**

For all discretionary projects not subject to Mitigation Measure 4.8-4(a) that are seeking excavation or grading permits, the Department of Building and Safety shall obtain the following acknowledgement and affidavit from the applicant:

- No known recognized soil or groundwater contamination exceeding regulatory action levels is present on-site. If contamination exceeding regulatory action levels is discovered during excavation, grading, or construction activities, the applicant and his/her/its contractors shall provide evidence of compliance with all applicable federal, state and local regulations for remediation of hazardous materials, including but not limited to notifying the appropriate oversight agency (e.g., DTSC, the Water Board, County Environmental Health) of the contamination, hiring a qualified environmental professional to conduct the necessary assessments and abatement (including soil sampling, preparing a remediation plan to adequately abate the hazardous materials, and ultimately obtaining necessary clearance letters from the oversight agency), and issuance of a No Further Action letter, if applicable, before obtaining an occupancy permit. If oversight or approval by a regulatory agency is not required, a qualified environmental professional shall provide written verification of compliance with and completion of the remediation plan, such that the site meets the applicable standards for the proposed use, which shall be maintained pursuant to appropriate proof of compliance requirements.

#### **4.11-2 (b) Best Management Practices for Vibration**

For projects that are not required to comply with mitigation measure 4.11-2(a), the City shall notify developers of the following best management practices to reduce damage to vibration-sensitive uses:

- Impact pile drivers shall be avoided to eliminate excessive vibration levels. Drilled piles or the use of a sonic vibratory pile driver are alternatives that shall be utilized where geological conditions permit their use.
- Construction activities shall involve rubber-tired equipment rather than metal-tracked equipment.
- The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment when allowed by best engineering practices.

#### **4.16-1(b) Native American Consultation and Monitoring for Discretionary Projects**

All discretionary projects that involve ground disturbing activities in previously undisturbed soils, shall prepare a cultural resources assessment and do a record search with a study area of no less than 0.5 mile around the project area. Projects conducted in culturally and historically sensitive areas, as determined by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeologist, should include a record search with a study area of no less than 1 mile around the project area.

Notification shall be provided to California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project site and have submitted a written request to the Department of City Planning to be notified of projects in that area. Should projects have potential to impact cultural resources, as determined during the environmental assessment or Tribal consultation, a Cultural Resources Monitoring Program (CRMP) shall be prepared by Qualified Archaeologist, in consultation with all interested Tribes, prior to the commencement of any and all ground disturbing activities for the Project, including any archaeological testing. The CRMP shall provide details regarding the process for infield treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources and shall be consistent with the treatment of unique archaeological resources in PRC 21083.2.

#### **4.16-1(c) Notices for Non-Discretionary Projects**

Projects Requiring Grading or Excavation. Prior to issuance of a permit for grading or excavation, LADBS shall issue the following notice(s) and obtain a signed acknowledgement that the notice(s) was received and read by the Applicant and Owner.

Archaeological, Paleontological, and Tribal Cultural Resources Notice: Several laws regulate the treatment of archaeological, paleontological, and tribal cultural resources and make it a criminal violation to destroy those resources. These regulations include, but are not limited to:

- California Penal Code Section 622.5 provides the following: “Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value whether situated on private lands or within any public park or place, is guilty of a misdemeanor.”
- Public Resources Code Section 5097.5(a) states: “A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.” A violation of Section 5097.5 is a misdemeanor subject to a fine up to \$10,000 and/or a year in jail, and potential restitution.

The following best practices are recognized by tribal monitors and environmental consultants to ensure that tribal cultural resources are not damaged during grading, excavation, or other Ground Disturbance Activities:

- A Sacred Lands File (SLF) records search shall be requested from and conducted by the California Native American Heritage Commission (NAHC) to determine whether cultural resources associated with any Native American tribe(s) with traditional lands or cultural places located within or near the Project site have been previously identified or whether the Project area is considered sensitive for the presence of tribal cultural resources.
- All tribes listed on the NAHC’s Native American Contact List included with the SLF search shall be contacted, informed of the Project, and given an opportunity to provide input. If the tribe provides substantial evidence of a potential discovery of tribal cultural resources within the Project site and requests monitoring of Project excavation, grading or other Ground Disturbance Activities, a Qualified Tribal Monitor or Archeological Monitor shall be retained.
- A Qualified Tribal Monitor or Archeological Monitor shall observe Ground Disturbance Activities within those areas identified in the records search as sensitive for the presence of tribal cultural resources in order to identify resources and avoid potential impacts to such resources. In the event of a

possible discovery of a tribal cultural resource, the Qualified Tribal Monitor or Archeological Monitor shall have the authority to temporarily halt earthwork activities within the appropriate radius of the find, as determined by the Qualified Tribal Monitor or Archeological Monitor to ensure the find or any other potential tribal cultural resources on or near the Project site is not damaged.

- If tribal resources are uncovered (in either a previously disturbed or undisturbed area), all work should cease in the appropriate radius determined by the Qualified Tribal Monitor or Archeological Monitor and in accordance with federal, state, and local guidelines.
- Any find shall be treated with appropriate dignity and protected and preserved as appropriate with the agreement of the Qualified Tribal Monitor or Archeological Monitor and in accordance with federal, state, and local guidelines.
- The location of the tribal cultural resources find and the type and nature of the find should not be published beyond providing it to public agencies with jurisdiction or responsibilities related any affected tribal resources.
- Following discovery, the applicant or owner shall immediately contact all Native American tribes that have informed the City of Los Angeles they are traditionally and culturally affiliated with the geographic area of the Project, as well as the Department of City Planning, Office of Historical Resources (OHR).
- The applicant or owner shall provide any affected tribe a reasonable period of time, not less than five business days, to conduct a site visit and make recommendations to the applicant or owner regarding the monitoring of future ground disturbance activities and the treatment and disposition of any discovered tribal cultural resources.
- The applicant or owner shall implement the tribe's recommendations if the Qualified Tribal Monitor or Archeological Monitor reasonably concludes such recommendations are reasonable and feasible and determined to be supported with substantial evidence.
- Consistent with Public Resources Code 21083.2, the handling, treatment, preservation, and recordation of tribal cultural resources shall occur as follows:
- The find shall be preserved in place or left in an undisturbed state unless the Project would damage the resource.
- When preserving in place or leaving in an undisturbed state is not possible, excavation and recovery of the find for scientific study shall occur unless testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, and this determination is documented by a Qualified Tribal Monitor or Archeological Monitor.

- All collected artifacts and fieldwork notes, if not human remains or other mortuary objects, shall be curated at the Natural History Museum of Los Angeles County or another appropriate curator facility.
- If cleared by the Qualified Tribal Monitor or Archeological Monitor, Ground Disturbance Activities may continue unimpeded on other portions of the site. Ground Disturbance Activities in the area where the resource(s) were found may commence once the identified resources are properly assessed and processed.

#### **4.17-1 Water Supply Assessment**

A Water Supply Assessment (WSA), prepared by a qualified water expert to meet the requirements herein, shall be required and furnished to the City for inclusion in any environmental documentation for certain developments (as defined in Water Code 10912[a]) in the Project Area subject to California Environmental Quality Act. Under SB 221, approval by the City of certain residential subdivisions should require an affirmative written verification of sufficient water supplies. The WSA must identify existing water supply entitlements, water rights, or water service contracts held by the public water system, and prior years' actual water deliveries received by the public water system. The WSA must address water supplies over a 20-year period and consider normal, single-dry, and multiple-dry year conditions.