

EXHIBIT D1:

Ordinance to Repeal the Existing CASP and Establish the Proposed CASP

CF-13-0078-S2; CPC-2021-2642-SP; ENV-2021-2643-EIR

Recommended by the City Planning Commission on December 14, 2023

ORDINANCE NO. _____

An ordinance repealing in its entirety the Cornfield Arroyo Seco Specific Plan (Ordinance No. 182,617), and establishing the new Cornfield Arroyo Seco Specific Plan, for a portion of the Downtown and Northeast Los Angeles Community Plan areas.

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

Sec. 1. The City Council hereby repeals the existing Cornfield Arroyo Seco Specific Plan (Ordinance No. 182,617) in its entirety.

Sec. 2. The City Council hereby establishes and adopts the attached Cornfield Arroyo Seco Specific Plan for the area shown on Map 1-1 contained in the Cornfield Arroyo Seco Specific Plan.

Sec. 3. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located that the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

Hydee Feldstein Soto, City Attorney

By _____

Date _____

File No. _____

Pursuant to Charter Section 559, I
approve this ordinance on behalf of the
City Planning Commission and
recommend that it be adopted.

VINCENT P. BERTONI, AICP
Director of Planning

Date _____

The Clerk of the City of Los Angeles
hereby certifies that the foregoing
ordinance was passed by the Council of
the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

CORNFIELD ARROYO SECO SPECIFIC PLAN

CPC Recommended Draft



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Chapter 1

Introduction

A. Administration

1. Authority

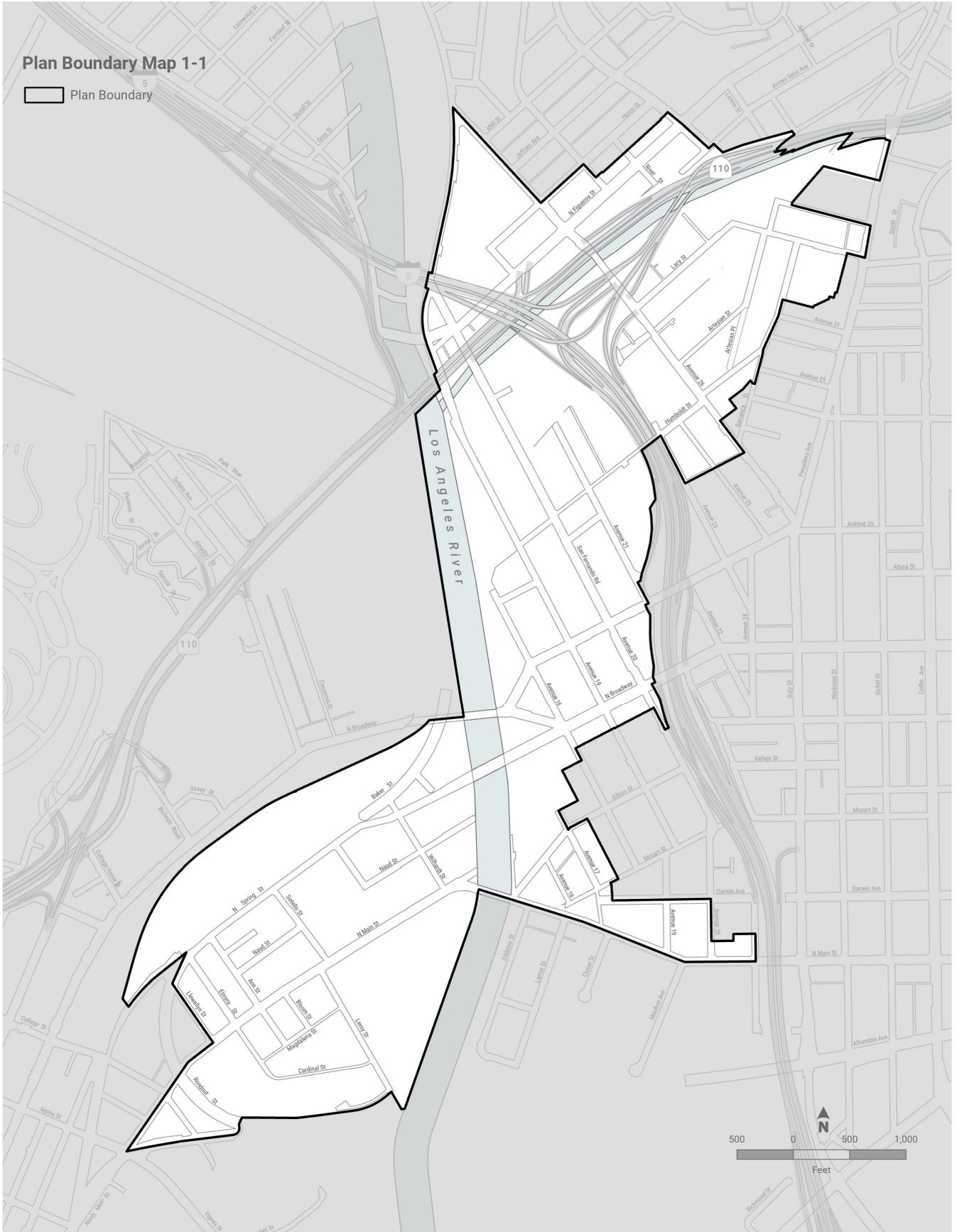
Pursuant to Div. 8.3. (*Special Districts*), Sec. 13B.1.2. (*Specific Plan Adoption/Amendment*), and Sec. 13B.1.3. (*Zoning Code Amendment*) of Chapter 1A (Zoning Code) of the Los Angeles Municipal Code (LAMC), the City Council hereby establishes a Special District that utilizes the provisions of this Cornfield Arroyo Seco Specific Plan (“CASP” or “Specific Plan”) as the vehicle for regulatory measures to achieve the planning objectives of the designated area.

2. Boundaries

The Special District shall apply to all lots located in whole or in part within the boundaries indicated on **Map 1-1 (Plan Boundary Map)** as specifically set forth in this Specific Plan, except for lots located within the Freeway Special District (“FWY”). The boundaries of each General Plan land use designation are illustrated on **Map 1-2 (General Plan Land Use Designation Map)**.

Plan Boundary Map 1-1

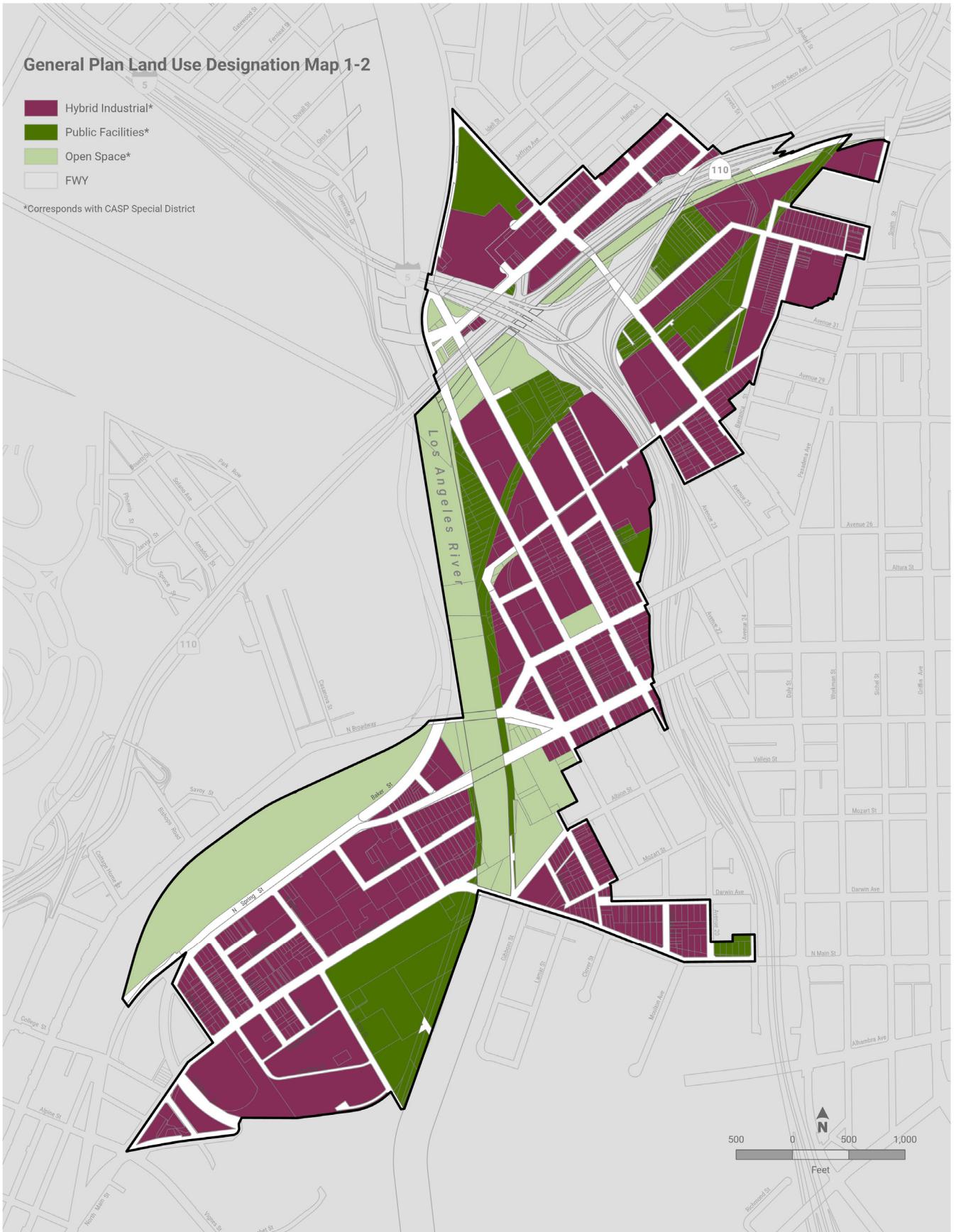
 Plan Boundary



General Plan Land Use Designation Map 1-2

- Hybrid Industrial*
- Public Facilities*
- Open Space*
- FWY

*Corresponds with CASP Special District



3. Purposes

The purposes of this Specific Plan are as follows:

- a. Establish regulatory measures for the designated Special District.
- b. Implement the Downtown Los Angeles and Northeast Los Angeles Community Plans.
- c. Increase the production of affordable, mixed-income, and permanent supportive housing within the Specific Plan Area.
- d. Protect residents, especially low-income households, from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- e. Establish Specific Plan standards, processes, and procedures that are intuitive and transparent.
- f. Preserve employment areas that show a concentration of jobs, while supporting small and/or legacy businesses, local employment, new productive uses, and employment spaces, such as light industrial and general commercial uses.
- g. Provide a range of housing types and price levels that offer a full range of choices for people of diverse ages, ethnicities, household sizes, and incomes.
- h. Provide shops and services for everyday needs, including groceries, day care, restaurants, banks and drug stores, within walking distance from home or work.
- i. Facilitate pedestrian mobility, encourage bicycle use, and provide access to a variety of transportation options including frequent light rail and bus connections, shared vehicles, and bicycles.
- j. Lessen dependence on automobiles, and thereby reduce vehicle emissions, while enhancing the personal health of residents, employees, and visitors.
- k. Respect historically significant buildings, including massing and scale, while at the same time encouraging innovative architectural design that expresses the identity of contemporary Los Angeles.

- l. Reduce the use of energy and potable water, improve the ecology surrounding the Los Angeles River Watershed and Arroyo Seco, and create connections from the community to the River and Arroyo Seco.
- m. Provide public open space, including parks, courtyards, and plazas, within walking distance of residents and employees.
- n. Clean up sources of air pollution and soil contamination, while ensuring that the communities disproportionately burdened by environmental harms and risks are meaningfully involved in the process.

4. Definitions

The general rules and definitions as set forth in Article 14 (*General Rules*) of Chapter 1A (Zoning Code) of the LAMC shall apply to this Specific Plan.

Additionally, whenever the following terms are used in this Specific Plan, they shall be construed as defined herein. The definitions set forth in this ordinance that reference, or incorporate by reference, other statutes or ordinances are deemed to be amended when those statutes or ordinances are amended or renumbered from time to time.

“100 Percent Affordable Housing” shall mean a project in which 100 percent of the residential dwelling units, excluding any manager unit(s), are Restricted Affordable Units, as defined in Div. 14.2. (*Glossary*) of Chapter 1A (Zoning Code) of the LAMC.

“Mixed-income Housing” shall mean a project comprising a mix of market-rate and Restricted Affordable Units.

“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.

5. Relationship to Other Zoning Regulations

- a. This Specific Plan contains self-contained zoning regulations pursuant to Div. 8.1. (*Specific Plans*) and Div. 8.3. (*Special Districts*) of Chapter 1A (Zoning Code) of the LAMC. The regulations of this Specific Plan supersede the Zoning Districts outlined in Part 2B (Form Districts), Part 3B (Frontage Districts), Part 4B (Development Standards Districts), Part 5B (Use Districts), and Part 6B (Density Districts) of Chapter 1A. All other provisions of Chapter 1A, including rules and non-string articles, apply to the properties within the boundaries of this Specific Plan.
- b. The Specific Plan (“CASP”) is the zone of the lot, as outlined in Sec. 1.5.2.A.4. (*Special Districts*) of Chapter 1A (Zoning Code) of the LAMC, for the properties located within its boundaries. It is intended, therefore, to serve as a zoning designation for purposes of California Public Resources Code Section 21083.3.
- c. Chapter 1 (General Provisions and Zoning) of the LAMC does not apply to the properties within the boundaries of this Specific Plan.
- d. All references to sections of the LAMC shall be deemed references to those sections as they are amended, modified, or renumbered from time to time. At the discretion of the Director, the Plan may be administratively modified for clarity to reflect any such amendments, modifications, or renumbering.
- e. **Reconciling Regulations.** Refer to Sec. 8.3.1.B.3. (*Reconciling Provisions*) of Chapter 1A (Zoning Code) of the LAMC. Wherever this Specific Plan contains provisions that establish regulations that are different from, more restrictive or more permissive than would be allowed or required pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

6. Uses and Buildings Made Nonconforming by This Plan

Any legally existing uses, buildings, or structures that are made nonconforming by the establishment of this Specific Plan shall be deemed to be legal nonconforming uses, buildings, or structures and may continue to exist, in accordance with Division 12.1. (*General Provisions*) of Chapter 1A (Zoning Code) of the LAMC.

7. Severability

If any portion, subsection, sentence, clause or phrase of this Specific Plan is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Specific Plan. The City Council hereby declares that it would have passed this Specific Plan and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses, or phrases may be declared invalid.



B. Applicability of the Specific Plan

1. Definition of a Project

Only the following Project Activities as set forth in Sec. 14.1.15. (*Project Activities*) of Chapter 1A (Zoning Code) of the LAMC shall constitute a Project in the Specific Plan:

- a. New Construction
- b. Major Demolition
- c. Facade Modification
- d. Use Modification

2. Applicability of Specific Plan Regulations

- a. Any Project Activity that constitutes a Project, in whole or in part, shall be done so in conformance with the Specific Plan's regulations as set forth in the applicability provisions of each Specific Plan chapter.
- b. The provisions of this Specific Plan apply to all buildings, structures, or land owned, operated or controlled by any person, corporation, or, to the extent permitted by law, governmental agency.
- c. In the event that any provision of this Specific Plan conflicts with LAMC Chapter 5, Article 7 (Fire Code), then LAMC Chapter 5, Article 7 (Fire Code) shall prevail.

C. Review Procedures

1. Prohibition of Issuance of Permits Prior to Specific Plan Review

The Department of Building and Safety shall not issue any building, grading, demolition, or change of use permit for any Project within the Specific Plan boundaries (in whole or in part) unless the Project has been reviewed pursuant to Subdivision 4 (Specific Plan Review) below.

2. Demolition

No demolition permit shall be issued for any Project unless building permits for a replacement development on the site have been issued, and any necessary land use entitlements have been granted.

- a. Notwithstanding the above this prohibition shall not apply to any structure deemed hazardous by the Department of Building and Safety.
- b. Furthermore, this prohibition shall not apply to structures that are considered uninhabitable.

3. Filing Requirements for Multiple Approvals

When an applicant applies for any discretionary approval for a property located (in whole or in part) within the Specific Plan boundaries, the applicant shall also apply for a Specific Plan Review.

4. Specific Plan Review

- a. **Administrative Review.** The Director shall grant an Administrative Review pursuant to Sec. 13B.3.1. (*Administrative Review*) of Chapter 1A (Zoning Code) of the LAMC, after reviewing the Project and determining that it is in compliance with all applicable provisions of the Specific Plan as indicated by a plan stamped by the Department of City Planning.
- b. **Scope of Review.** In reviewing a Project for an Administrative Review, the Director shall review the Project for compliance with those regulations that are applicable to the proposed scope of construction or use.

5. Project Compliance

A Project that has one or more of the following characteristics shall obtain Project Compliance pursuant to Section 13B.4.2. (*Project Compliance*) of Chapter 1A, in lieu of Specific Plan Review.

- a. Any development project which adds at least 500,000 square feet of nonresidential floor area.
- b. Any development project which adds at least 500 dwelling units.
- c. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- d. Any change of use which results in a net increase of 1,000 or more average daily trips.

6. Project Adjustment

Refer to Sec. 13B.4.4. (*Project Adjustment*) of Chapter 1A (Zoning Code) of the LAMC.

7. Project Exception

Refer to Sec. 13B.4.5. (*Project Exception*) of Chapter 1A (Zoning Code) of the LAMC.

8. Specific Plan Interpretation

When there is a lack of clarity in the meaning of the Specific Plan's regulations, the Director of Planning may issue a written interpretation of the Specific Plan's regulations either upon application by an applicant or upon the Director of Planning's own initiation. Refer to Sec. 13B.4.6. (*Specific Plan Interpretation*) of Chapter 1A (Zoning Code) of the LAMC.

9. Conditional Use Permit

Refer to Sec. 13B.2.1. (*Class 1 Conditional Use Permit*), Sec. 13B.2.2. (*Class 2 Conditional Use Permit*), and Sec. 13B.2.3. (*Class 3 Conditional Use Permit*) of Chapter 1A (Zoning Code) of the LAMC.

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Chapter 2

Form

This Chapter establishes Form Districts to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and consistent with community goals.

A. Form Applicability

1. General

All Projects filed after the effective date of this Specific Plan shall comply with the Form District standards as further specified below.

2. Applicability

Refer to Sec. 2A.2.2. (*Form Applicability*) of Chapter 1A (Zoning Code) of the LAMC for the Form Rule Categories that apply to a Project based on the types of Project Activities involved.

3. Form Rules

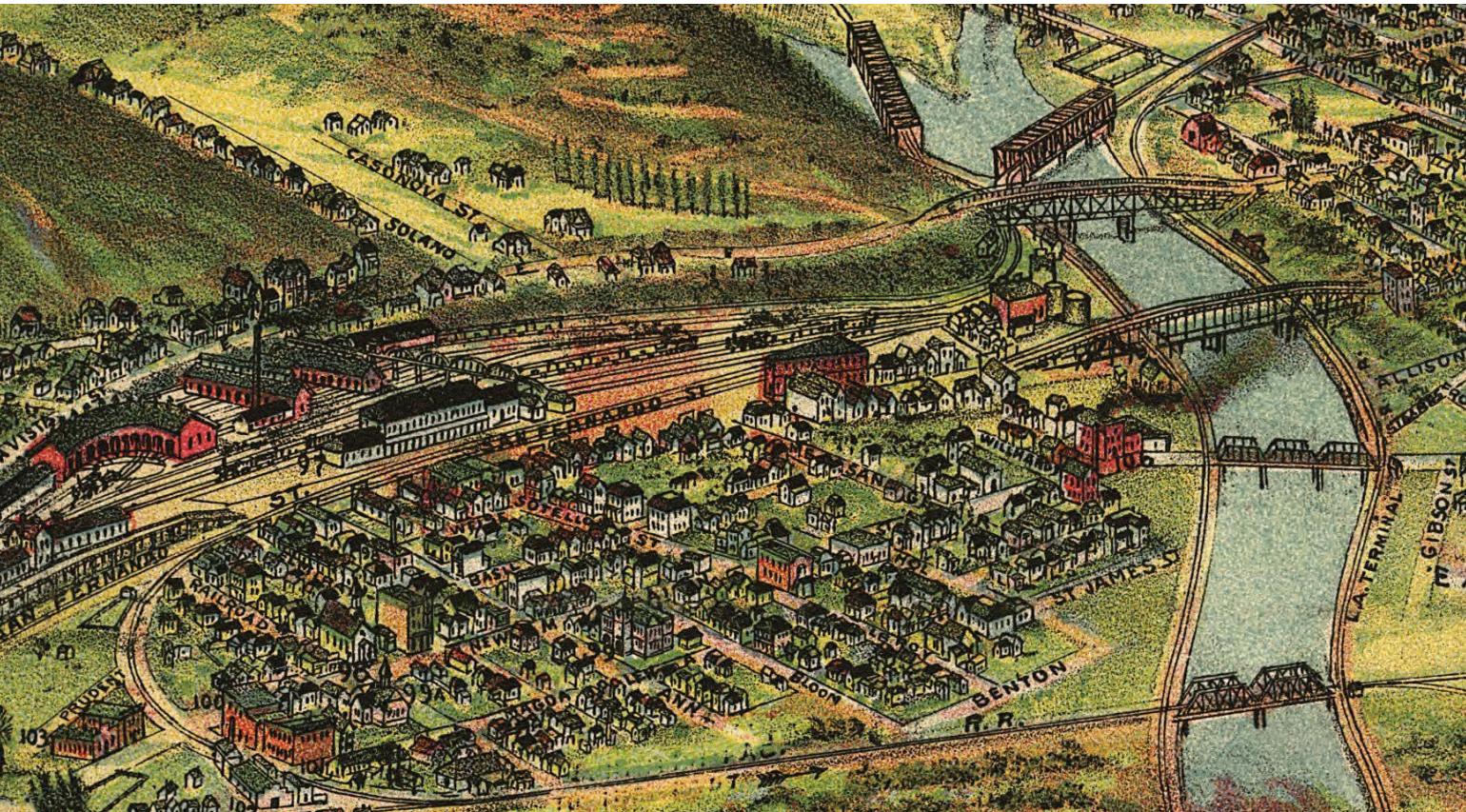
Refer to Part 2C. (*Form Rules*) of Chapter 1A (Zoning Code) of the LAMC for the Intent, Applicability, Standards, Measurement, Exceptions, and Relief of each Form Rule Category, except as modified in Paragraph a. (Relief) below.

- a. **Relief.** Where relief may be requested pursuant to the Form Rules, Sec. 13.B.4.4. (*Project Adjustment*) of Chapter 1A (Zoning Code) of the LAMC shall substitute for Sec. 13B.5.2. (*Adjustments*) of Chapter 1A, and Sec. 13B.4.5. (*Project Exception*) of Chapter 1A shall substitute for Sec. 13B.5.3. (*Variance*) of Chapter 1A.

B. Form Districts

1. Form Districts Map

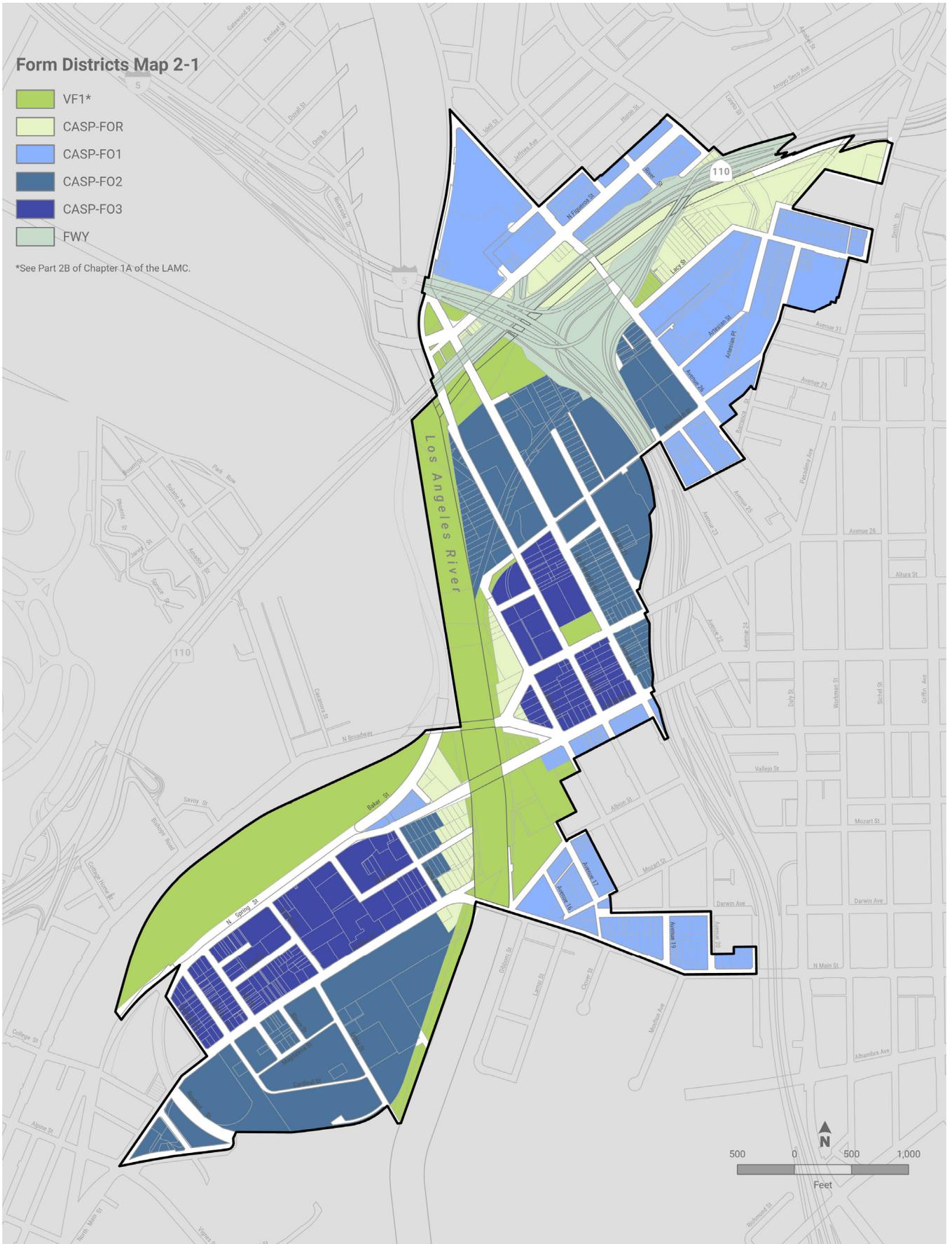
The Form District for each property within the Specific Plan is set forth in **Map 2-1 (Form Districts Map)**.



Form Districts Map 2-1

- VF1*
- CASP-FOR
- CASP-FO1
- CASP-FO2
- CASP-FO3
- FWY

*See Part 2B of Chapter 1A of the LAMC.



2. Form Districts Table

The regulations for each Form District are provided for in **Table 2-1 (Form Districts Table)**.

Table 2-1: Form District Table

Metric	CASP-FOR Low-Rise Medium	CASP-F01 Low-Rise Broad	CASP-F02 Mid-Rise Broad	CASP-F03 Mid-Rise Broad
Lot Size				
Lot Area (min)	n/a	n/a	n/a	n/a
Lot Width (min)	25'	25'	25'	25'
Coverage				
Building Coverage (max)	50%	85%	85%	85%
Building Setbacks				
Primary Street (min)	0'	0'	0'	0'
Side Street (min)	0'	0'	0'	0'
Side (min)	0'	0'	0'	0'
Rear (min)	0'	0'	0'	0'
Alley (min)	0'	0'	0'	0'
Special: River (min)	10'	10'	10'	10'
Amenity				
Lot Amenity Space	15%	15%	15%	15%
Residential Amenity Space	10%	10%	10%	10%

Table 2-1: Form District Table

Metric	CASP-FOR Low-Rise Medium	CASP-F01 Low-Rise Broad	CASP-F02 Mid-Rise Broad	CASP-F03 Mid-Rise Broad
Floor Area Ratio and Height				
Floor Area Ratio (FAR)	-	-	-	-
Base (max)	1.5	1.5	1.5	1.5
Bonus (max)	4.0	3.0	4.5	5.0
Height in Feet	n/a	n/a	n/a	n/a
Height in Stories (max)	7	-	-	-
Height in Stories (min)	-	-	-	-
Upper-Story Bulk				
District Boundary Transition				
Abutting District Allowed Height (max)	-	45'	-	-
Stories without Height Transition (max)	-	2	-	-
Transition Depth (min)	-	20'	-	-
Building Mass				
Building Width (max)	160'	280'	280'	280'
Building Break (min)	15'	25'	25'	25'

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Chapter 3

Frontage

This Chapter establishes Frontage Districts to regulate the portions of a lot and exterior building facades that affect the public realm. Frontage Districts help ensure that projects respond to the public realm in a contextually appropriate manner.

A. Frontage Applicability

1. General

All Projects filed after the effective date of this Specific Plan shall comply with the Frontage District standards as further specified below.

2. Applicability

Refer to Sec. 3A.2.2. (*Frontage Applicability*) of Chapter 1A (Zoning Code) of the LAMC for the Frontage Rule Categories that apply to a Project based on the types of Project Activities involved.

3. Frontage Rules

Refer to Part 3C. (*General Frontage Rules*) of Chapter 1A (Zoning Code) of the LAMC for the Intent, Applicability, Standards, Measurement, and Relief of each Frontage Rule Category, except as modified by Paragraph a. (Relief) below.

- a. **Relief.** Where relief may be requested pursuant to the Frontage Rules, Sec. 13.B.4.4. (*Project Adjustment*) of Chapter 1A (Zoning Code) of the LAMC shall substitute for Sec. 13B.5.2. (*Adjustments*) of Chapter 1A, and Sec. 13B.4.5. (*Project Exception*) of Chapter 1A shall substitute for Sec. 13B.5.3. (*Variance*) of Chapter 1A.

B. Frontage Districts

1. Frontage Districts Map

The Frontage District for each property within the Specific Plan is set forth in **Map 3-1 (Frontage Districts Map)**.

2. Frontage Districts Table

The regulations for each Frontage District are provided for in **Table 3-1 (Frontage Districts Table)**.

Table 3-1: Frontage District Table

Metric	CASP-FR1			CASP-FR2		CASP-FR3	
	Primary	Side	River	Primary	Side	Primary	Side
Build To							
Applicable Stories (min)	1	1	1	1	1	1	1
Build-To Depth (max)	n/a	n/a	n/a	10'	15'	10'	15'
Build-To Width (min)	n/a	n/a	n/a	60%	40%	90%	70%
Pedestrian Amenity Allowance (max)	n/a	n/a	n/a	20%	n/a	40%	30%
Parking							
Parking Setback (min)	5'	5'	20'	20'	5'	20'	5'
Landscaping							
Frontage Planting Area (min)	30%	30%	75%	30%	30%	30%	30%
Frontage Yard Fence & Wall Type Allowed	A4	A4	A3	A3	A3	A2	A2
Transparency							
Transparent Area							
Ground Story (min)	n/a	n/a	20%	25%	20%	50%	40%
Upper Stories (min)	n/a	n/a	20%	20%	20%	20%	20%
Active Wall Spacing (max)	n/a	n/a	50'	50'	50'	20'	30'

Table 3-1: Frontage District Table

Metric	CASP-FR1			CASP-FR2		CASP-FR3	
	Primary	Side	River	Primary	Side	Primary	Side
Entrances							
Street-Facing Entrance	Required	n/a	Required	Required	n/a	Required	n/a
Entrance Spacing (max)	n/a	n/a	100'	75'	100'	50'	100'
Required Entry Feature	No	No	No	No	No	No	No
Ground Story							
Ground Story Height (min)							
Residential	n/a	n/a	n/a	10'	10'	10'	10'
Nonresidential	n/a	n/a	n/a	10'	10'	10'	10'
Ground Floor Elevation (min/max)							
Residential	n/a	n/a	n/a	-2'/5'	-2'/5'	-2'/2'	-2'/2'
Nonresidential	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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Chapter 4

Development

Standards

This Chapter establishes Development Standards Districts to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts.

A. Development Standards Applicability

1. General

All Projects filed after the effective date of this Specific Plan shall comply with the Development Standards as further specified below.

2. Applicability

Refer to Sec. 4A.2.2. (*Development Standards Applicability*) of Chapter 1A (Zoning Code) of the LAMC for the Development Standards Rule Categories that apply to a Project based on the types of Project Activities involved.

3. Development Standards Rules

Refer to Part 4C. (*Development Standards Rules*) of Chapter 1A (Zoning Code) of the LAMC for the Intent, Applicability, Standards, Measurement, and Relief of each Development Standards Rule Category, except as modified in Paragraph a. (Relief) and Paragraph b. (Development Review) below.

- a. **Relief.** Where relief may be requested pursuant to the Development Standards Rules, Sec. 13.B.4.4 (*Project Adjustment*) of Chapter 1A (Zoning Code) of the LAMC shall substitute for Sec. 13B.5.1. (*Alternative Compliance*) and Sec. 13B.5.2. (*Adjustments*) of Chapter 1A, and Sec. 13B.4.5. (*Project Exception*) of Chapter 1A shall substitute for Section 13B.5.3. (*Variance*) of Chapter 1A.
- b. **Development Review.** In lieu of Div. 4C.14. (*Development Review*) of Chapter 1A (Zoning Code) of the LAMC, Projects that conform with the Specific Plan and receive Specific Plan Review, or Project Compliance, shall be exempt from Development Review.

B. Development Standards Districts

1. Development Standards Districts Map

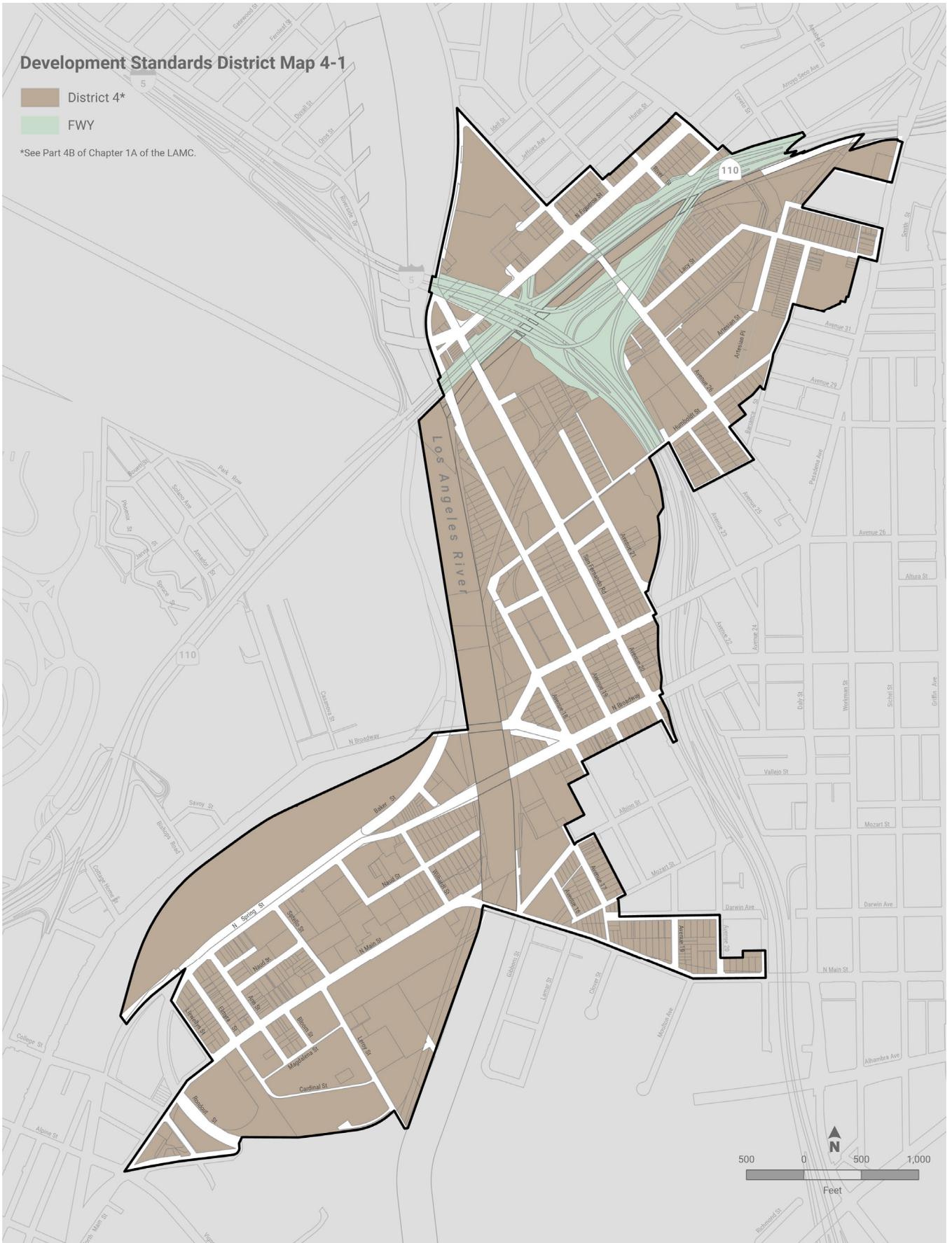
The Development Standards District for each property within the Specific Plan is set forth in **Map 4-1 (Development Standards Districts Map)**.



Development Standards District Map 4-1

-  District 4*
-  FWY

*See Part 4B of Chapter 1A of the LAMC.



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Chapter 5

Use

This Chapter establishes Use Districts and Use Standards to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

A. Use Applicability

1. General

All Projects filed after the effective date of this Specific Plan shall comply with the Use District standards as further specified below.

2. Applicability

Refer to Sec. 5A.2.2. (*Use Applicability*) of Chapter 1A (Zoning Code) of the LAMC for the Use Rule Categories that apply to a Project based on the types of Project Activities involved.

3. Use Rules

Refer to Part 5C. (*Use Rules*) of Chapter 1A (Zoning Code) of the LAMC for Use Definitions, Use Permissions, Use Standards, and Special Use Programs.

B. Use Districts

1. Use Districts Map

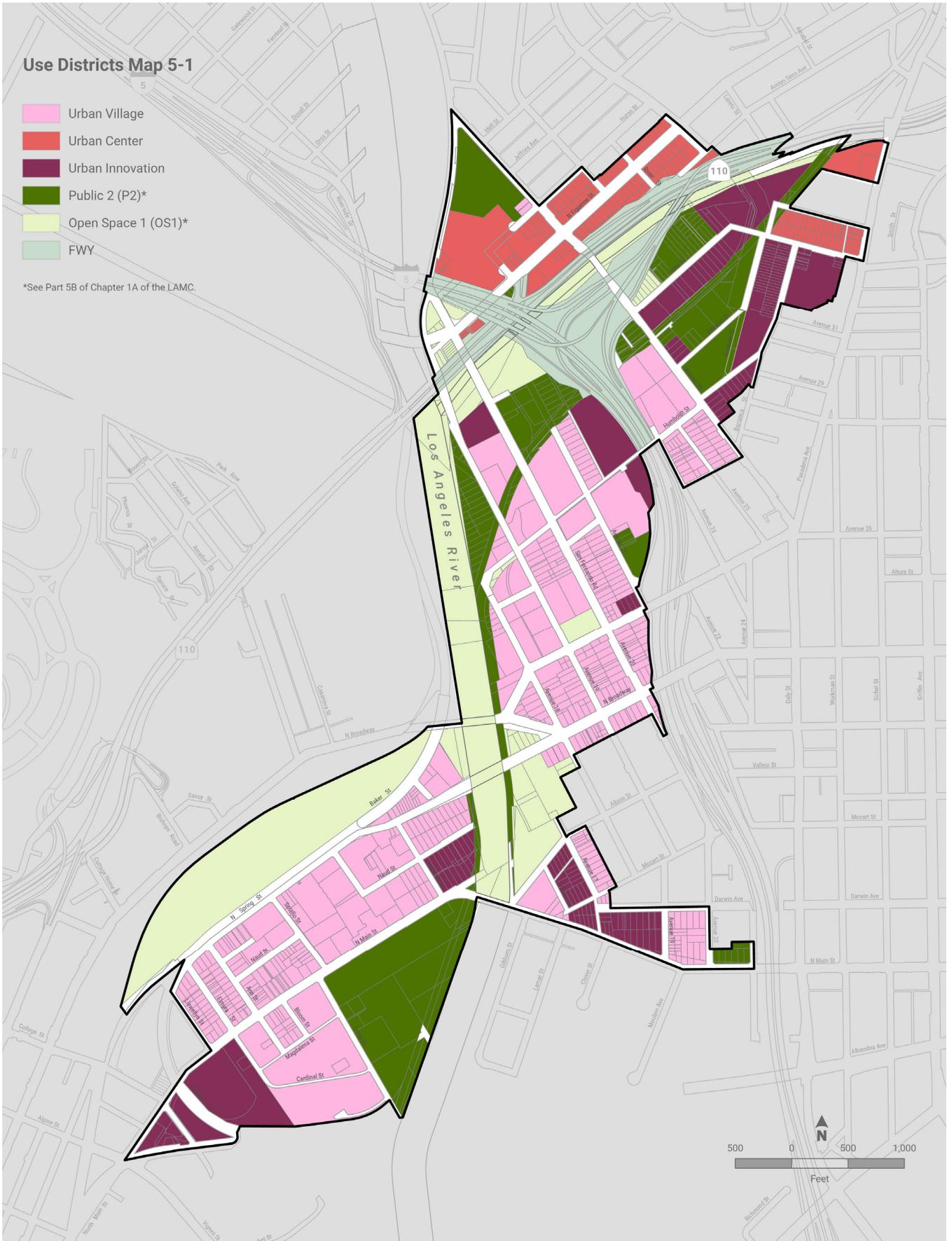
The Use District for each property within the Specific Plan is set forth in **Map 5-1 (Use Districts Map)**.



Use Districts Map 5-1

- Urban Village
- Urban Center
- Urban Innovation
- Public 2 (P2)*
- Open Space 1 (OS1)*
- FWY

*See Part 5B of Chapter 1A of the LAMC.



C. Urban Village Use District

1. Intent

Urban Village is an Industrial-Mixed Use District intended to expand housing opportunities that include affordable units, while accommodating employment uses and community supporting services.

2. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
Residential	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	<i>(see Residential)</i>	
Household Business:			
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	CASP Sec. 5.F.2.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Ch. 1A Sec. 5C.4.4.
Joint Living & Work Quarters	P*	<i>(see Residential)</i>	
Live/Work	P*	<i>(see Residential)</i>	
Mobilehome Park	--		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
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Supportive Housing:

General	P*	(see Residential)	
Medical Care	P*	(see Residential)	
Transitional Shelter	P*	(see Residential)	

Public & Institutional

Cemetery	--		
----------	----	--	--

Civic Facility:

Local	P		
Regional	C3		
Detention Facility	--		
Fleet Services	P		

Medical:

Local	C2		
Regional	C3		

Office, Government	P		
--------------------	---	--	--

Parking	P	In conjunction with:	Other allowed use
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Public Safety Facility	P		
------------------------	---	--	--

Religious Assembly	C2		
--------------------	----	--	--

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
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School:

Preschool/Daycare	P*	Persons in care (max)	50
K-12	P		
Post-secondary	P		
Social Services	P		

Utilities:

Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	CASP Sec. 5.F.7.
Wireless Facility, Rooftop	P*	Supplemental standards	CASP Sec. 5.F.7.

Open Space & Recreation

Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
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C1 = Approval by Zoning Administrator
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Use	Permission	Use Standard	Specification
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C2		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C2*	Supplemental standards	<i>CASP Sec. 5.F.3.</i>
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		

Key: P = Permitted Use
 -- = Not Permitted

S = Special Use Program
 * = Use standard applies

C1 = Approval by Zoning Administrator
 C2 = Public Hearing by Zoning Administrator
 C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Alcohol	C2*	Supplemental procedures	CASP Sec. 5.G.4.
Farmers' Market, Certified	P*	Service hours	7AM/10PM
		Operating days per week (max)	5
		Special use program	Ch. 1A Sec. 5C.4.1.
Firearms	C2*	Supplemental procedures	CASP Sec. 5.G.5.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	CASP Sec. 5.G.6.
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		

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C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
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Storage, Indoor:

General	P		
Self-Service Facility	--		

Storage, Outdoor:

General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

Light Industrial	Use standard applicability	
	Adjoining	Sensitive Use, Agricultural, Residential-Mixed Use, or Industrial-Mixed District
	Screening	
	Frontage Screen	F-Screen 4
	Transition Screen	T-Screen 1
	Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)
Maintenance & Repair Services	P*	(see Light Industrial)
Manufacturing, Light:		
General	P*	(see Light Industrial)
Alcoholic Beverage	P*	(see Light Industrial)

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Use	Permission	Use Standard	Specification
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	--	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Garment & Accessory	P*	(see Light Industrial)	
Textile	--		
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
		Non-residential tenant size (max)	15,000 SF
		Relief	C2
Heavy Industrial			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

Key: P = Permitted Use
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C1 = Approval by Zoning Administrator
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 C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
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Resource Extraction:

General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		

Solid Waste Facility:

Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

Agricultural

Animal Keeping:

Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	CASP Sec. 5.F.1.
Dairy	--		
Equine, Commercial	--		

Key: P = Permitted Use
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* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Use enclosure	Fully Indoor
Truck Gardening	P		

Key: P = Permitted Use
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S = Special Use Program
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C1 = Approval by Zoning Administrator
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D. Urban Center

1. Intent

Urban Center is an Industrial-Mixed Use District intended to accommodate a wide range of commercial uses, along with light industrial uses and office space, while also providing affordable and permanent supportive housing opportunities.

2. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
Residential	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	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
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		In conjunction with:	Dwelling
Home Occupation	P*	Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	CASP Sec. 5.F.2.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Ch. 1A Sec. 5C.4.4.
Joint Living & Work Quarters	--		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
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 housing
Mobilehome Park	--		
Supportive Housing:			
General	P*	(see Residential)	
Medical Care	--		
Transitional Shelter	P*	(see Residential)	
Public & Institutional			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	C3		
Detention Facility	--		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	CASP Sec. 5.F.7.
Wireless Facility, Rooftop	P*	Supplemental standards	CASP Sec. 5.F.7.
Open Space & Recreation			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		

Key: P = Permitted Use
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S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
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Use	Permission	Use Standard	Specification
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public			
Amphitheater or Stadium			
Local	P		
Regional	C3		
Transportation			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
General Commercial			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen			
	P		

Key: P = Permitted Use
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Use	Permission	Use Standard	Specification
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Eating & Drinking:

Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	CASP Sec. 5.G.1.
Bar	C2*	Supplemental procedures	CASP Sec. 5.G.1.
Counter Service	P		
Restaurant	P		

Entertainment Venue, Indoor:

Local	P		
Regional	C2		

Financial Services:

General	P		
Alternative	--		

Instructional Services

Lodging	C2*	Supplemental standards	CASP Sec. 5.F.3.
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Medical Clinic

Office	P		
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Personal Services:

General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		

Postmortem Services

	C2		
--	----	--	--

Key: P = Permitted Use S = Special Use Program C1 = Approval by Zoning Administrator
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 C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
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Retail:

General	P		
Alcohol	C2*	Supplemental procedures	CASP Sec. 5.G.4.
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	5
		Special use program	Ch. 1A Sec. 5C.4.1.
Firearms	C2*	Supplemental procedures	CASP Sec. 5.G.5.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	CASP Sec. 5.G.6.
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	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	C2

Sexually Oriented Business:

General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'

Key: P = Permitted Use
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Use	Permission	Use Standard	Specification
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Storage, Indoor:

General	P		
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2

Storage, Outdoor:

General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services

Light Industrial

		Use standard applicability	
		Adjoining	Sensitive Use, Agricultural, Residential, Residential Mixed, or Industrial-Mixed Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	<i>(see Light Industrial)</i>	
Maintenance & Repair Services	P*	<i>(see Light Industrial)</i>	

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Use	Permission	Use Standard	Specification
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Manufacturing, Light:

General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	--	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Garment & Accessory	P*	(see Light Industrial)	
Textile	--		
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
		Non-residential tenant size (max)	15,000 SF
		Relief	C2

Heavy Industrial

Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

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Use	Permission	Use Standard	Specification
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Resource Extraction:

General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		

Solid Waste Facility:

Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

Agricultural

Animal Keeping:

Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	CASP Sec. 5.F.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

Key: P = Permitted Use
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S = Special Use Program
* = Use standard applies

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C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Use enclosure	Fully Indoor
Truck Gardening	P		

Key: P = Permitted Use
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S = Special Use Program
 * = Use standard applies

C1 = Approval by Zoning Administrator
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E. Urban Innovation

1. Intent

Urban Innovation is an Industrial-Mixed Use District intended to promote light industrial uses and a wide variety of employment, cultural and recreational opportunities, while also providing affordable and permanent supportive housing opportunities.

2. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
Residential	*	Use Separation (min):	
		Heavy Industrial	50'
		Relief	C1
Dwelling	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
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		In conjunction with:	Dwelling
Home Occupation	P*	Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	CASP Sec. 5.F.2.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Ch. 1A Sec. 5C.4.4.

Key: P = Permitted Use
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S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
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Use	Permission	Use Standard	Specification
Joint Living & Work Quarters	P*	(see Residential)	Designated work space:
		Work space area (min/max)	10%/50%
		Workspace uses	<ul style="list-style-type: none"> - Office - Personal Services: General - Manufacturing, Light: General - Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	(see Residential)	In conjunction with:
		Floor area (min)	<ul style="list-style-type: none"> - Office - Light Industrial Uses 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 housing
Mobilehome Park	--		
Supportive Housing:			
General	P*	(see Residential)	
Medical Care	--		
Transitional Shelter	P*	(see Residential)	
Public & Institutional			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	C3		
Detention Facility	--		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
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Use	Permission	Use Standard	Specification
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	CASP Sec. 5.F.5.

Key: P = Permitted Use
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S = Special Use Program
 * = Use standard applies

C1 = Approval by Zoning Administrator
 C2 = Public Hearing by Zoning Administrator
 C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Wireless Facility, Rooftop	P*	Supplemental standards	CASP Sec. 5.F.5.
Open Space & Recreation			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium:			
Local	P		
Regional	C3		
Transportation			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		

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S = Special Use Program
 * = Use standard applies

C1 = Approval by Zoning Administrator
 C2 = Public Hearing by Zoning Administrator
 C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	S*	Supplemental procedures	CASP Sec. 5.G.4.
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	5
		Special use program	Ch. 1A Sec. 5C.4.1.
Firearms	C2*	Supplemental procedures	CASP Sec. 5.G.5.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	CASP Sec. 5.G.6.
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	P		

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S = Special Use Program
* = Use standard applies

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Use	Permission	Use Standard	Specification	
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	C2
Sexually Oriented Business:				
General	P*		Use separation (min)	
			Other Sexually Oriented Business Use	1,000'
			Sensitive Use	500'
			Residential or Agricultural Use District	500'
Sexual Encounter	--			
Heavy Commercial				
Motor Vehicle Services:				
General	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	CASP Sec. 5.F.4.
			Relief	C2
Key:	P = Permitted Use -- = Not Permitted	S = Special Use Program * = Use standard applies	C1 = Approval by Zoning Administrator C2 = Public Hearing by Zoning Administrator C3 = Review by City Planning Commission	

Use	Permission	Use Standard	Specification
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	C2		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor Area (min):	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services

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S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Light Industrial	Use standard applicability:		
	Adjoining	Sensitive Use, Agricultural, Residential, Residential Mixed, or Industrial-Mixed Use District	
	Screening:		
	Frontage Screen	F-Screen 4	
	Transition Screen	T-Screen 1	
	Use enclosure:	Fully Indoor	
Electronics Assembly	P*	<i>(see Light Industrial)</i>	
Maintenance & Repair Services	P*	<i>(see Light Industrial)</i>	
Manufacturing, Light:			
General	P*	<i>(see Light Industrial)</i>	
Alcoholic Beverage	P*	<i>(see Light Industrial)</i>	
Artistic & Artisanal	P*	<i>(see Light Industrial)</i>	
Cosmetic, Pharmaceutical	--	<i>(see Light Industrial)</i>	
Food & Drink	P*	<i>(see Light Industrial)</i>	
Garment & Accessory	P*	<i>(see Light Industrial)</i>	
Textile	--		
Research & Development	P*	<i>(see Light Industrial)</i>	
Soundstages & Backlots	P*	<i>(see Light Industrial)</i>	
Wholesale Trade & Warehousing	P*	<i>(see Light Industrial)</i>	
		Non-residential tenant size (max)	15,000 SF
		Relief	C2

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	CASP Sec. 5.F.6.
		Supplemental procedures	CASP Sec. 5.G.3.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

Agricultural

Animal Keeping:

Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	CASP Sec. 5.F.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		

Plant Cultivation:

Community Garden	P		
Farming	P*	Use enclosure	Fully Indoor
Truck Gardening	P		

Key: P = Permitted Use
-- = Not Permitted

S = Special Use Program
* = Use standard applies

C1 = Approval by Zoning Administrator
C2 = Public Hearing by Zoning Administrator
C3 = Review by City Planning Commission

F. Supplemental Standards

1. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

2. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

3. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area, in compliance with development standard requirements for loading areas (LAMC Chapter 1A Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored onsite.

5. Recycling Facilities, Collection

- a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

6. Recycling Facilities, Donation Bin

- a. No more than one collection bin shall be located on any lot.
- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

- f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

7. Wireless Facility, All

The wireless facility shall meet all applicable standards required by LAMC Chapter 1A Sec. 4C.12.4. (Wireless Telecommunication Facilities).



G. Supplemental Procedures

1. Alcohol Service or Bar

- a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

- iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
- iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Recycling Facilities, Collection

An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

3. Recycling Facilities, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

4. Retail, Alcohol

- a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a

1,000-foot radius of the lot according to the California Department of Alcoholic Beverage control's guidelines for undue concentration.

- ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

5. Retail, Firearms

- a. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:
 - i. Whether the proposed use will result in an over-concentration of this use in the area, and
 - ii. The number of firearms available for sale at the lot.

6. Retail, Large Format

- a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit), new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:
 - i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.
 - ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use,

Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

- iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.
 - iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.
 - v. Fiscal impact on City tax revenue, either positive or negative.
 - vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.
 - vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.
 - viii. Measures to mitigate any materially adverse impacts identified within the report.
- b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:
- i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:
 - a. Is sufficient in size based on reasonably expected users;
 - b. Located along but clear of a pedestrian accessway leading to a primary entrance; and
 - c. Is covered to provide adequate shelter from the weather.

- ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.
- iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.



Chapter 6

Density

This Chapter establishes the maximum density of household dwelling units and efficiency dwelling units permitted on a lot.

Properties designated with the FA Density District, an abbreviation for “Floor Area”, are limited only by floor area. Properties designated with the N Density District, an abbreviation for “Not Permitted”, do not allow dwelling units.

A. Density Applicability

1. General

All Projects filed after the effective date of this Specific Plan shall comply with the Density District standards as further specified below.

2. Applicability

Refer to Section 6A.2.2. (*Density Applicability*) of Chapter 1A of the LAMC for the Density Rule Category that applies to a Project based on the types of Project Activities involved.

B. Density Districts

1. Density Districts Map

The Density District for each property within the Specific Plan is set forth in **Map 6-1 (Density Districts Map)**.

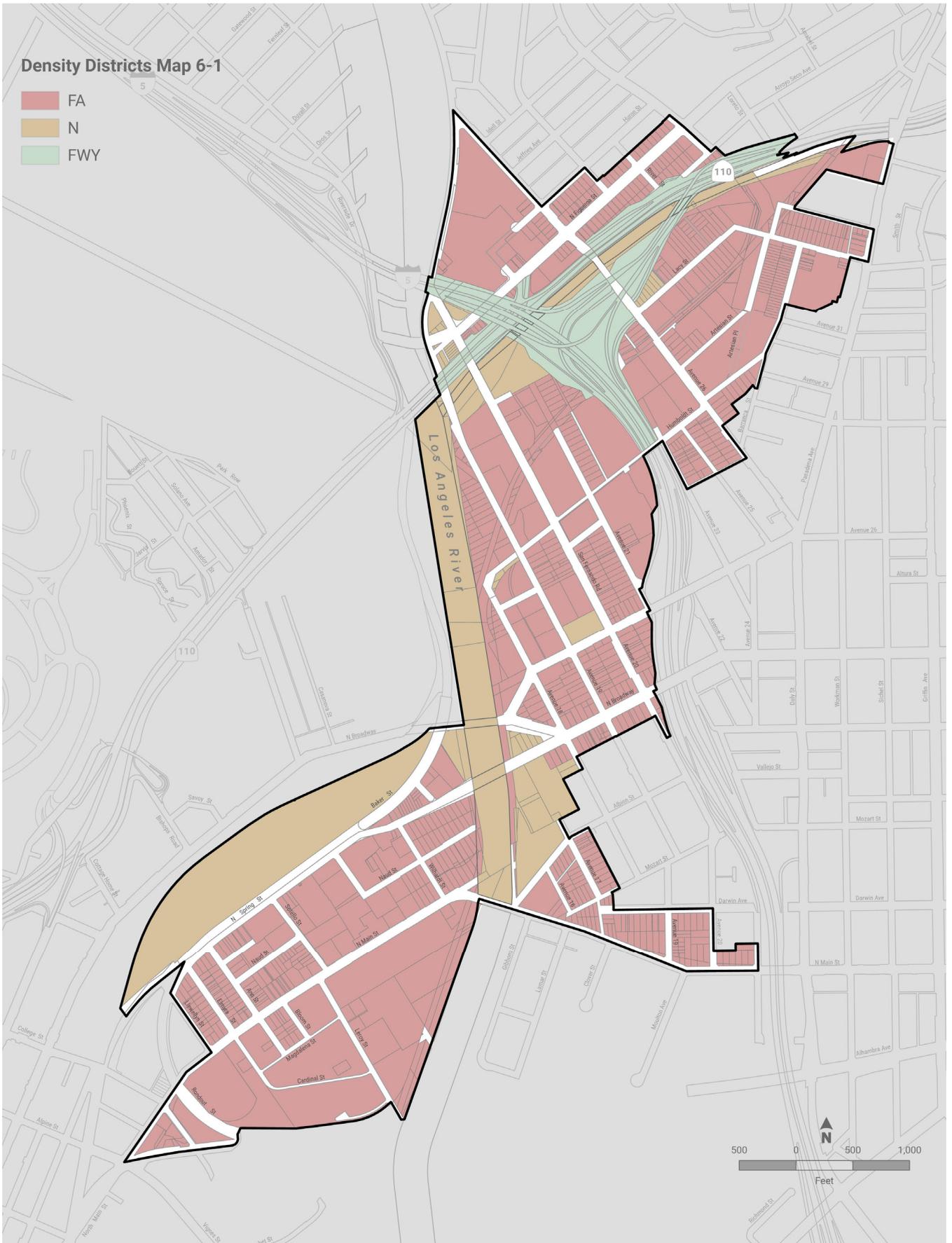
2. Density Districts Table

The regulations for each Density District are provided for in Section 6B.1.2. (*Lot-Area Based Density Districts*) of Chapter 1A (Zoning Code) of the LAMC.



Density Districts Map 6-1

- FA
- N
- FWY





Chapter 7 Community Benefits Program

This Chapter establishes a Community Benefits Program pursuant to Div. 9.3. (*Community Benefits Program*) of Chapter 1A of the LAMC. This Community Benefits Program is comprised of a Local Affordable Housing Incentive Program, in Section B below, followed by a Public Benefits Incentive Program, in Section C below.

A. Community Benefits Standards

1. Relief

Requirements of this Chapter shall not be eligible for a Project Adjustment pursuant to Sec. 13B.4.4. (*Project Adjustment*) of Chapter 1A (Zoning Code) of the LAMC or a Project Exemption pursuant to Sec.13B.4.5. (*Project Exemption*) of Chapter 1A (Zoning Code) of the LAMC.

2. Pro Rata Share

Projects may seek less than the full increment of FAR available through the Public Benefits Incentive Programs in this Chapter provided that they provide a proportional share of community benefits and meet the minimum requirements.

3. Relationship to Other Regulations

- a. Citywide Density Bonus and Qualified Permanent Supportive Housing. Nothing in this Specific Plan is intended to override or conflict with the regulations set forth in Section 9.2.1. (*Density Bonus*) or 9.4.1. (*Permanent Supportive Housing Incentive Program*) of Chapter 1A (Zoning Code) of the LAMC that provide bonuses, waivers, and incentives for certain affordable housing projects. Projects may utilize bonuses, waivers, and incentives for certain affordable housing projects pursuant to Section 9.2.1. or 9.4.1. of Chapter 1A, applied to the Base FAR or other applicable base development rights for that zone. Projects that obtain density, height, or FAR bonuses, incentives, waivers, or concessions pursuant to Section 9.2.1. or 9.4.1. of Chapter 1A, or any other State or local program, including Government Code Sections 65915-65918, may not use the incentives set forth in this Chapter.
- b. Transit Oriented Communities Affordable Housing Incentive Program. For Housing Development Projects within the boundaries of this Specific Plan, the Citywide Transit Oriented Communities Guidelines shall be superseded by the provisions and requirements contained within this Chapter.

B. Local Affordable Housing Incentive Program Pursuant to Sec. 9.3.2. of Chapter 1A (Zoning Code) of the LAMC

1. Bonus Floor Area

A Housing Development that meets the requirements below may obtain an FAR of 4.5 in lieu of the subject site's base Maximum FAR.

2. Requirements

- a. **On-Site Restricted Affordable Units.** Within the boundaries of the CASP, a Housing Development shall provide Restricted Affordable Units at rates outlined in Set A of Sec. 9.3.2.B. (*Eligibility*) of Chapter 1A (Zoning Code) of the LAMC. The minimum number of Restricted Affordable Units shall be calculated based upon the total number of units in the final project.

Local Incentive Program Affordability Requirements - Set A (For Reference Only)

Acutely Low Income	Extremely Low Income	Very Low Income	Lower Income	Moderate
--	11%	15%	25%	n/a

As an alternative to providing Restricted Affordable Units at the rates outlined in Set A, a Housing Development may set aside 10% of units for Acutely Low Income Households.

- b. **Dwelling Unit Mix and Location.** A minimum of 20% of the total dwelling units for an eligible Housing Development that is Mixed-Income Housing shall be two bedrooms or greater.

- c. **Advertisements.** In order to demonstrate a good faith advertising effort, the developer or owner of an eligible housing development shall advertise the available deed-restricted affordable housing unit(s) to meet the following criteria:
- i. Advertisements shall be posted in English, Spanish, Simplified Chinese, and Korean at a minimum of 12-point font and a minimum 8.5" by 11" size.
 - ii. Advertisements shall be posted for a minimum of 60 days.
 - iii. Advertisements shall include a working phone number and an email address for interested applicants to contact the developer, owner, or operator.
 - iv. Advertisements should include website information for the Los Angeles Housing Department and the development project, if applicable.
 - v. Advertisements should include the number of available affordable units and the income limits for applicants to be eligible for those units.
 - vi. Advertisements shall be posted in the following locations:
 - a. All public libraries located within a 1.5-mile radius of the project site;
 - b. At a minimum, two LAUSD schools or publicly operated recreation centers within a 1.5-mile radius of the project site; and
 - c. At the exterior fence or wall of the project site in a publicly visible and accessible location.
 - vii. Advertisements shall be mailed to occupants of all properties containing dwelling units located within a 1.5-mile radius of the project site.

3. Additional Incentives

In addition to the FAR bonus identified in Sec. B.1. of this Chapter, a Housing Development Project shall be granted two additional incentives and a 100 Percent Affordable Housing Project shall be granted three additional incentives. This shall supersede Sec. 9.3.2.D. (*Additional Incentives*) of Chapter 1A (Zoning Code) of the LAMC.

- a. **Building Width.** See Sec. 2.C.6. (*Building Width*) of Chapter 1A (Zoning Code) of the LAMC.
 - i. For all eligible Housing Development Projects, up to a 20% increase in maximum building width may be granted.
- b. **Lot Coverage.** See Sec. 2.C.2. (*Coverage*) of Chapter 1A (Zoning Code) of the LAMC.
 - i. For all eligible Housing Development Projects, up to a 20% increase in maximum lot coverage may be granted.
- c. **Lot Width.** See Sec. 2.C.1. (*Lot Size*) of Chapter 1A (Zoning Code) of the LAMC.
 - i. For all eligible Housing Development Projects, up to a 20% decrease in required minimum lot width may be granted.
- d. **Averaging of Floor Area.** See Sec. 2.C.4. (*Floor Area Ratio & Height*) of Chapter 1A (Zoning Code) of the LAMC.
 - i. A Housing Development Project that is located on two or more adjacent parcels may average the Floor Area over the project site provided that:
 - a. The proposed use is permitted by the Use District of each parcel; and
 - b. No further lot line adjustment or any other action that may cause the Housing Development Project site to be subdivided subsequent to this grant is permitted.

C. Public Benefits Incentive Programs Pursuant to Sec. 9.3. of Chapter 1A (Zoning Code) of the LAMC

To promote the production of improvements, facilities, resources, and services beyond affordable housing for the benefit and enjoyment of the general public.

1. Eligibility

A project must meet the criteria set forth in Sec. 9.3.1.C. (*Eligibility*) of Chapter 1A (Zoning Code) of the LAMC to be eligible for the following Public Benefits Incentive Programs.

A Housing Development Project must first use the Local Affordable Housing Incentive Program established in Section B of this Chapter to its fullest extent before being eligible for Public Benefits Incentive Programs. Projects which do not involve the construction of a Housing Development Project are eligible to use any of the following Public Benefits Incentive Programs.

2. Privately Owned Public Space pursuant to Sec. 9.3.3. of Chapter 1A (Zoning Code) of the LAMC

- a. For every additional four percent of buildable lot area dedicated as publicly accessible outdoor amenity space, above the subject site's required Lot Amenity Space, eligible projects may obtain an additional 1.0:1 FAR, up to the maximum Bonus FAR, for either of the following:
 - i. Land dedicated for public open space, in consultation with the Department of Recreation and Parks.
 - ii. On-site publicly accessible open space, constructed in accordance with the requirements listed below:
 - a. At least one public restroom and drinking water fountain shall be provided within, adjacent to, and/or and directly accessible from the publicly accessible open space. Public restrooms shall be made available during the operational hours of the publicly

accessible open space, and shall not necessitate the need to enter secured or otherwise publicly inaccessible portions of a building or site. Signage viewable from within the publicly accessible open space shall indicate that the restroom and drinking water fountain is available for public use.

- b. At least one of the amenity options listed below, which shall occupy a minimum of 400 square feet with no horizontal dimension less than 15 feet, shall be provided within or adjacent to the publicly accessible open space:
 - i. Outdoor exercise equipment available for public use
 - ii. Sport courts available for public use
 - iii. Dog run available for public use
 - iv. Children’s play area available for public use
 - v. Community garden available for public use
 - vi. Public art or historical interpretive element
 - vii. Alternative Open Space Amenities deemed appropriate by the Director of Planning and approved under a Director’s Determination
- c. At least 20% of the publicly accessible open space shall be shaded. Percentage shading shall be the shadow cast on the publicly accessible open space measured at noon (12:00 p.m.) on the summer solstice.
- d. A minimum of three public charging stations for personal electronic devices, with features like power outlets and USB connections, shall be provided at no cost to users.

3. Community Facilities pursuant to Sec. 9.3.4. of Chapter 1A (Zoning Code) of the LAMC

- a. Sites seeking to utilize the Community Facilities incentive must dedicate a minimum of 5,000 square feet to one of the eligible uses below. In addition to the minimum required space, for every 10% of bonus buildable floor area dedicated to one of the following, eligible projects may obtain an additional 1.0:1 FAR, up to the maximum Bonus FAR:
 - i. Daycare Facility pursuant to LAMC Chapter 1A Sec. 9.3.4.C.1.
 - ii. Full-Service Grocery Store pursuant to LAMC Chapter 1A Sec. 9.3.4.C.2.
 - iii. Health Center pursuant to LAMC Chapter 1A Sec. 9.3.4.C.3.
 - iv. School and Library pursuant to LAMC Chapter 1A Sec. 9.3.4.C.5.
 - v. Social Services pursuant to LAMC Chapter 1A Sec. 9.3.4.C.6.
 - a. Alternative Social Services shall require the approval of a Director's Determination.
 - vi. Civic Facility pursuant to LAMC Chapter 1A Sec. 9.3.4.C.7.
 - a. Alternative Civic Facilities shall require the approval of a Director's Determination.
 - vii. Legacy Small Business Area
 - 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.

4. Additional On-Site Restricted Affordable Units

- a. A Housing Development 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 1.0:1 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.

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RESTAURANT



Chapter 8

Streets

A. Street Dedication and Improvement

1. Requirement

Projects in the Specific Plan shall comply with the applicable dedication and improvement requirements of Div. 10.1. (*Street Dedication and Improvement*) of Chapter 1A (Zoning Code) of the LAMC. For the purposes of this Division, any lot in an Urban Village, Urban Center, Urban Innovation, or Public Use (P2) Use District shall be deemed equivalent to a lot in an Industrial-Mixed Use District.

- a. Pursuant to Div. 10.1.I. of Chapter 1A (Zoning Code) of the LAMC, where the existing improved roadway meets or exceeds the street standard, but the abutting sidewalk dimension is less than standard as depicted in the most recent version of the Bureau of Engineering's standard plan number S470, the sidewalk must be widened to meet the standard.

2. Street Standards

The street designations and street standards of rights-of-way within the Specific Plan boundaries can be found in Appendix A (Street Cross-Sections) and the Bureau of Engineering Navigate LA website.

B. Basic Streetscape Improvements

1. Applicability

When a right-of-way improvement is required of any Project pursuant to Section 8.A. of this Specific Plan, the following Basic Streetscape Improvements are also required as part of the right-of-way improvement.

2. Waiver of Improvements

The Director of Planning may waive, reduce, or modify the requirements of the Basic Streetscape Improvements pursuant to the waiver of dedication and improvement provisions set forth in Sec. 10.1.10. (*Waiver and Appeals*) of Chapter 1A (Zoning Code) of the LAMC.

3. Street Trees

- a. **Requirement.** The Project shall include the installation of street trees planted in parkways along the right of way adjacent to the Project, in coordination with the Bureau of Engineering and as approved by the Bureau of Street Services, Urban Forestry Division.
- b. **Number, Size, and Location of Street Trees.** The Project shall provide the maximum number of street trees, as determined by the Bureau of Street Services, Urban Forestry Division. Trees shall be planted in parkways; or if not in parkways, in the largest possible size tree wells meeting the requirements of the Bureau of Street Services, Urban Forestry Division.
- c. **Tree Removal and Replacement.** Where existing street trees must be removed and/or replaced as a result of required street widening or other improvements, approval from the Board of Public Works through the Bureau of Street Services, Urban Forestry Division, may be necessary.

4. Additional Basic Streetscape Improvements

- a. **Requirement for Projects.** A Project that includes fewer than 50 dwelling units or guest rooms shall provide at least one of the Additional Basic Streetscape Improvements listed in Table 8-1. For every additional 100 dwelling units or guest rooms, a Project shall provide an additional improvement listed in Table 8-1, not to exceed four Additional Basic Streetscape Improvements. A Project that does not include dwelling units or guest rooms shall include one Additional Basic Streetscape Improvement per 50,000 square feet of nonresidential floor area.



Table 8-1. Basic Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
Parkways			
<ul style="list-style-type: none"> - Standard dimension: 5' wide - Surface treatment: low-growing drought-tolerant plants with mulch - Convenience Strip: Unobstructed area 18" from back of curb, excluding a minimum 6"-wide curb. Required at planted parkways adjacent to curbside parking spaces or loading areas. Natural concrete (standard gray) or permeable pavers if approved by BOE. - House Walk: If parkway is adjacent to marked on-street parking or loading spaces, a 5'-wide walkable surface across the parkway shall be provided every 35 to 50 feet. Walkable surface should be concrete (or permeable pavers if approved by BOE). 	<p>BOE, BSS</p>	<p>BOE, BSS</p>	<p>Repair house walks when damaged; weed and clean as needed by owner</p>
Special Sidewalk Paving			
<ul style="list-style-type: none"> - Preferred: Concrete to be standard gray color, with approved permeable interlocking concrete pavers between tree wells (standard gray color). Type and pattern of permeable pavers to be approved by BOE. Approved pavers are listed on the "Approved Products" page at https://boe.lacity.org/apm/menu.cfm 	<p>BOE</p>	<p>Non-Standard</p>	<p>Repair when damaged; clean as needed by owner</p>

Table 8-1. Basic Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
Special Lighting			
<ul style="list-style-type: none"> - Special lighting that adds to the Area’s sense of place is encouraged within the public right-of-way, provided that it does not interfere with pedestrian movement, vehicular safety, the approved street light/street tree spacing pattern, or other required streetscape elements - Examples of special lighting include accent lighting of landscape and architectural features - Special lighting may be installed with a revocable permit. The infrastructure for this lighting shall be maintained by the permit holder and not the Bureau of Street Lighting. 	BSS	Non-Standard	Repair when damaged
Bicycle Racks			
<ul style="list-style-type: none"> - Place at a location approved by the DOT and city engineer. A minimum 48" wide unobstructed sidewalk access must be maintained. - Inverted U or approved equal 	DOT, BOE	S-671	Per review agency
Potted Planters			
<ul style="list-style-type: none"> - Shrub heights to be approved by BSS - Include water trays or internal water system - Not to exceed dimensions (width/depth) of tree wells per this plan - Must be designed and installed against any overturning force 	BSS	Non-Standard	Weed; remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically
Bus Shelters			
<ul style="list-style-type: none"> - Provided at the discretion of the City Coordinated Street Furniture Program vendor at major bus stops 	BSS, BOE	BSS, BOE	By City vendor

Table 8-1. Basic Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
Bus Benches & Trash Receptacles			
<ul style="list-style-type: none"> – Provided at the discretion of the City Coordinated Street Furniture Program vendor at major bus stops 	BSS, BOE	BSS, BOE	By City vendor
Bus Stop Lights			
<ul style="list-style-type: none"> – Install in pairs within 20' of bus stops – 14' or 12' AV Steel Pole (galvanized steel) or approved equal 	BSL, DWP	BSL, DWP	By BSL
Crosswalk Striping			
<ul style="list-style-type: none"> – Per LADOT policy, the implementation of continental striping on existing marked crosswalks shall be prioritized on major streets and at intersection crossings 	DOT, BOE	S-480, S-481.1	Reapply every 5–10 years
Crosswalk ADA Ramps			
<ul style="list-style-type: none"> – ADA-approved ramps with detectable warning surface (min. 3' x 4') – Two ramps per corner at intersections (as feasible) and one ramp at each end of mid-block crossings – Detectable warning surface in yellow; remainder of ramp to be natural concrete (standard gray) 	BOE	S-442	Repair when damaged; clean as needed
Major Streetscape Improvements Listed in Table 8-2			
<ul style="list-style-type: none"> – See Table 8-2 			

- b. **Proposed Paseo.** In addition to the requirement(s) set forth above, a Project shall include a passageway for pedestrians at the location(s) where a Proposed Paseo has been identified in the Subarea Street Map. The passageway shall meet the following requirements:
- i. Minimum width of 10 feet that is uncovered and open to the sky.
 - ii. Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Physical separation methods may include curbs of no less than 4 inches in height or bollards, walls, raised planters or similar containment methods, no less than 30 inches in height and separated by no more than 5 feet.
 - iii. The surface of the passageway shall be illuminated in accordance with Sec. 4C.10.1.C.3. (Pedestrian-Oriented Lighting) of Chapter 1A (Zoning Code) of the LAMC.
 - iv. Shall be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other barriers may block any portion of a pedestrian passageway from pedestrian access during the required available hours, and a sign shall be posted at every public entrance to the pedestrian passageway in accordance with the standards in Sec. 2C.3.3.D.10.b.ii. of Chapter 1A (Zoning Code) of the LAMC.
 - v. Each facade facing the passageway shall meet the side street transparency and entrance standards of the applied Frontage District (Chapter 3).
- c. **Mesnager Street Extension.** A Project that abuts the location of the Proposed Street Extension as identified in the Subarea 1 Street Map shall include an extension of Mesnager Street as a public right-of-way between Naud Street and North Main Street. The street extension shall meet the following requirements:
- i. Designed as a “shared street” that allows motor vehicle access at low speed.

- ii. Dedicated and improved to a minimum right-of-way width of 40 feet, including a 28-foot roadway width, 10-foot sidewalk width, and 2-foot parkway width.
- iii. A property owner shall only be responsible for their half of the extension for portions that abut a neighboring property.

C. Major Streetscape Improvements

1. Intent

The Major Streetscape Improvements list in Table 8-2, and as shown on the Subarea Street Maps, serves as policy guidance to inform and support future street improvements and investments within the boundaries of the Specific Plan, and are intended to be implemented over time through a variety of means, including:

- a. By City agencies in conjunction with street improvement projects, Metro Call for Projects funding or other grants;
- b. By Certified Neighborhood Councils, Business Improvement District(s) or other community organizations; and
- c. By private property owners, developers, and business owners, in conjunction with development projects or as voluntary improvements.

2. Major Streetscape Improvements List

Table 8-2. Major Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
New Crosswalks			
<ul style="list-style-type: none"> - Per LADOT policy, the implementation of continental striping on new marked crosswalks shall be prioritized on major streets and at intersection crossings 	DOT, BOE, BSL	S-480, S-481	Reapply every 5–10 years
<ul style="list-style-type: none"> - Where the nearest existing pedestrian crossings are spaced more than 600 feet apart, crosswalks should be provided, either at uncontrolled intersections or mid-block, as determined by LADOT 			
<ul style="list-style-type: none"> - At new uncontrolled, marked crosswalks a new signal (e.g., Rectangular Rapid Flash Beacon, Advanced Pedestrian Warning Device) should be considered, which would require a warrant analysis by the LADOT District Office 			
<ul style="list-style-type: none"> - Pedestrian refuge islands should be considered for all midblock crossings or intersection locations where there is a center turn lane and where a turn pocket is not necessary 			
<ul style="list-style-type: none"> - The type and design of specific pedestrian signals, and refuge islands would be studied and determined by LADOT 			
<ul style="list-style-type: none"> - BSL to review new crosswalks to ensure adequate illumination and lighting level 			
New Traffic Signals			

Table 8-2. Major Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
<ul style="list-style-type: none"> - Refer to Proposed Traffic Signals locations indicated on the Subarea Street Maps - Any new traffic signal shall be planned and installed in conjunction with the LADOT District Office, including signal warrant analysis 	DOT, BOE	DOT, BOE	By DOT
Curb Extensions			
<ul style="list-style-type: none"> - Located at intersections or midblock, where feasible subject to LADOT approval - Extending to width of parking lane - Natural concrete paving (standard gray) - Planting and trees optional; incorporate per BSS and LADOT guidelines; max 36" high - Refer to Green Street Standard Plans for Vegetated Stormwater Curb Extensions (S-484-0) - Minimum curb return radius of 25' for street cleaning purposes. If less than 25', to be maintained by R-permit holder. - Provide traffic warning sign at the curb extensions to prevent drivers from driving into the curb extension 	BOE, DOT, BSS	S-484	Per review agency
Parking Lane Planters			
<ul style="list-style-type: none"> - Located within existing parking lanes - Minimum size: 4' x 6' (not to exceed width of parking lane) - Install street trees (Lavender Trumpet Tree) within planters - Surface treatment: low growing plants (max 36" high) - Observe LADOT guidelines to maintain visibility for vehicles - Protection from errant drivers provided by raised curbs, bollards, railings, or other fixed objects per LADOT standards 	BOE, DOT, BSS	Non-Standard	Weed; remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically; prune trees for clearance (permit required); maintain gutter between planter and sidewalk

Table 8-2. Major Streetscape Improvements

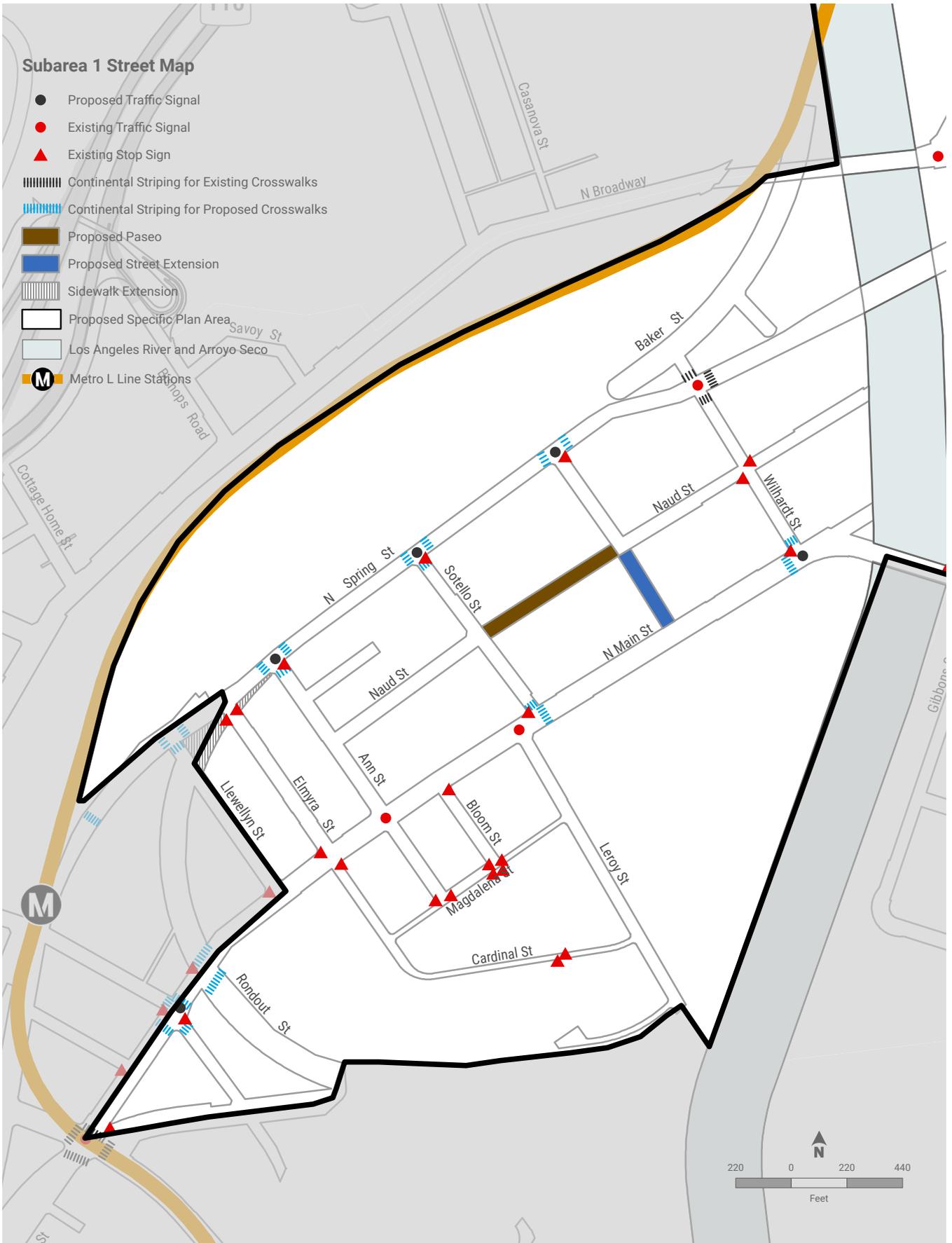
Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
Raised Landscaped Medians			
<ul style="list-style-type: none"> - A landscaped median shall be installed along Spring Street between College and Baker Streets. The median improvements shall be interrupted to accommodate left-turn pockets at Ann Street, Sotello and Mesnager Streets. 	BOE, DOT, BSS	BOE, DOT, BSS	Weed; remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically; prune trees for clearance (permit required); mulch and irrigate
<ul style="list-style-type: none"> - The landscaped median shall be approximately 10 feet in width and shall be planted with mature, drought-tolerant, shade canopy trees and low-maintenance, drought-tolerant ground cover and shrubs 			
<ul style="list-style-type: none"> - Minimum 6" high integral curb and gutter per City Standard Plan 			
<ul style="list-style-type: none"> - Natural concrete (standard gray) 			
<ul style="list-style-type: none"> - Slope to center to collect runoff; infiltration or treatment of street runoff where feasible 			
Bioswales			
<ul style="list-style-type: none"> - Plant low-growing plants not to exceed 36" in height (measured from pavement) 	BOE, BSS, BOS	S-480, S-483	Weed; remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically; prune trees for clearance (permit required)
<ul style="list-style-type: none"> - Refer to Green Street Standard Plan for list of permitted planting materials 			
Seating and Benches			
<ul style="list-style-type: none"> - 118" wide with a middle arm rest 	BOE, BSS	Non-Standard	Remove graffiti; clean
<ul style="list-style-type: none"> - Place at mid-block or a minimum of every 300' 			
<ul style="list-style-type: none"> - Distinct from benches provided as part of City Coordinated Street Furniture Program 			

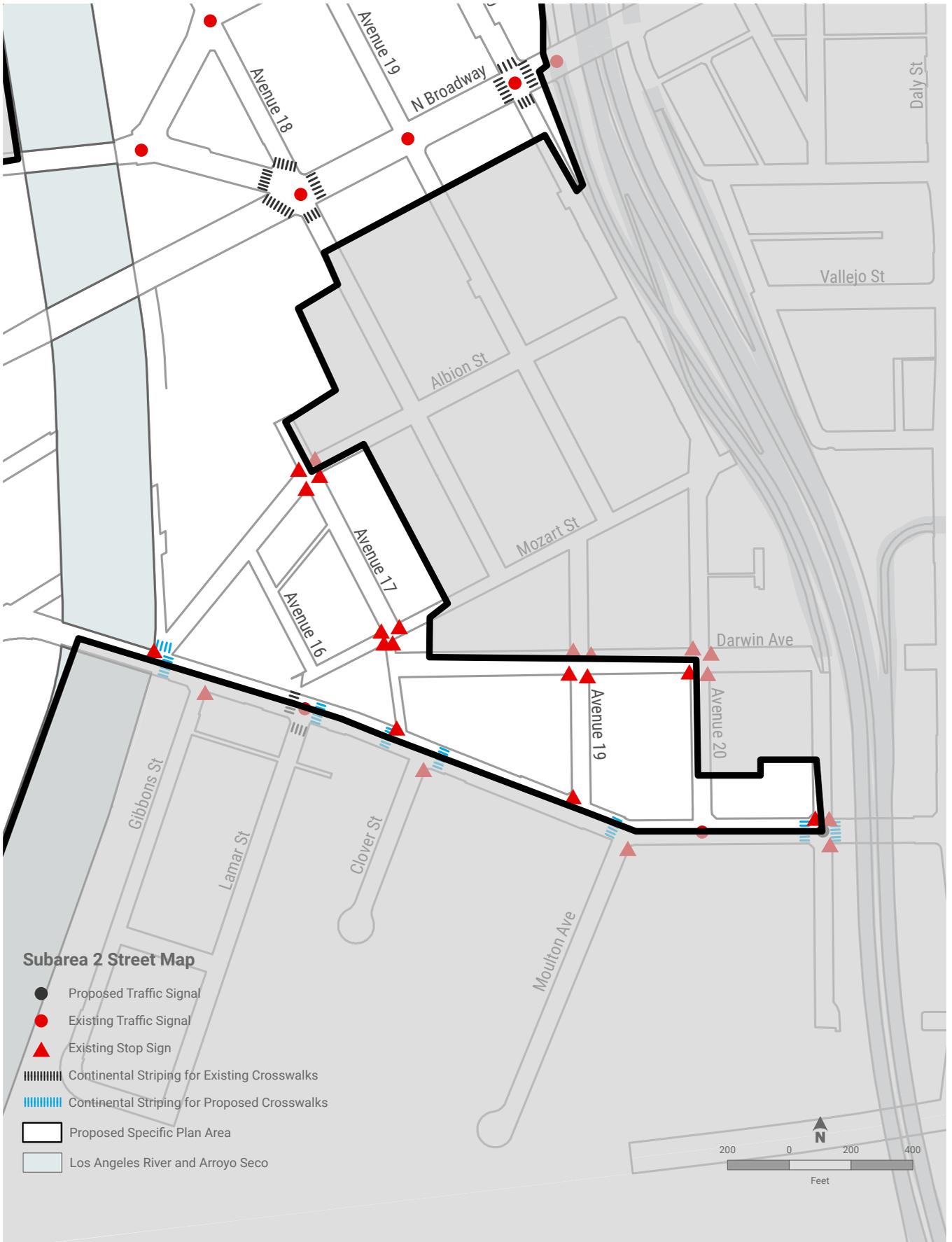
Table 8-2. Major Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
Trash Receptacles			
<ul style="list-style-type: none"> - At corners of major intersections, and adjacent to benches. - Distinct from trash receptacles provided as part of City Coordinated Street Furniture Program. 	BSS	Non-Standard	Empty as needed; remove graffiti; clean
Bicycle Infrastructure			
<ul style="list-style-type: none"> - All Bicycle Friendly Streets identified in the 2010 Bicycle Plan shall be improved to include Bicycle Friendly Street improvements as described in the 2010 Bicycle Plan and highlighted in the 2010 Bicycle Plan's Technical Design Handbook. - Bicycle lanes shall be included on N. Spring, N. Main, Pasadena Avenue, San Fernando Boulevard, Figueroa Street, and a portion of Avenue 26 as illustrated on the cross-section standard plans on Navigate LA, the Bicycle Network Map, and Appendix 1. - Bicycle sharrow markings shall be included on Avenue 26 between the Arroyo Seco (Pasadena) Freeway and the Gold Line Bridge if severe roadway width constraints (i.e. the existence of freeway on and off-ramps) prohibit the addition of bicycle lanes at this location. - A bicycle lane shall be installed on Avenue 20 between Broadway and Main Street as illustrated in the cross-section standard plans on Navigate LA, the Bicycle Network Map, and Appendix 1. - Temporary sharrow markings shall be installed on Broadway between Avenue 18 and the Golden State Freeway to indicate the presence of bicyclists until such time as a bicycle lane is installed at the location, as described in the 2010 Bicycle Plan. 	DOT	DOT	By DOT

Subarea 1 Street Map

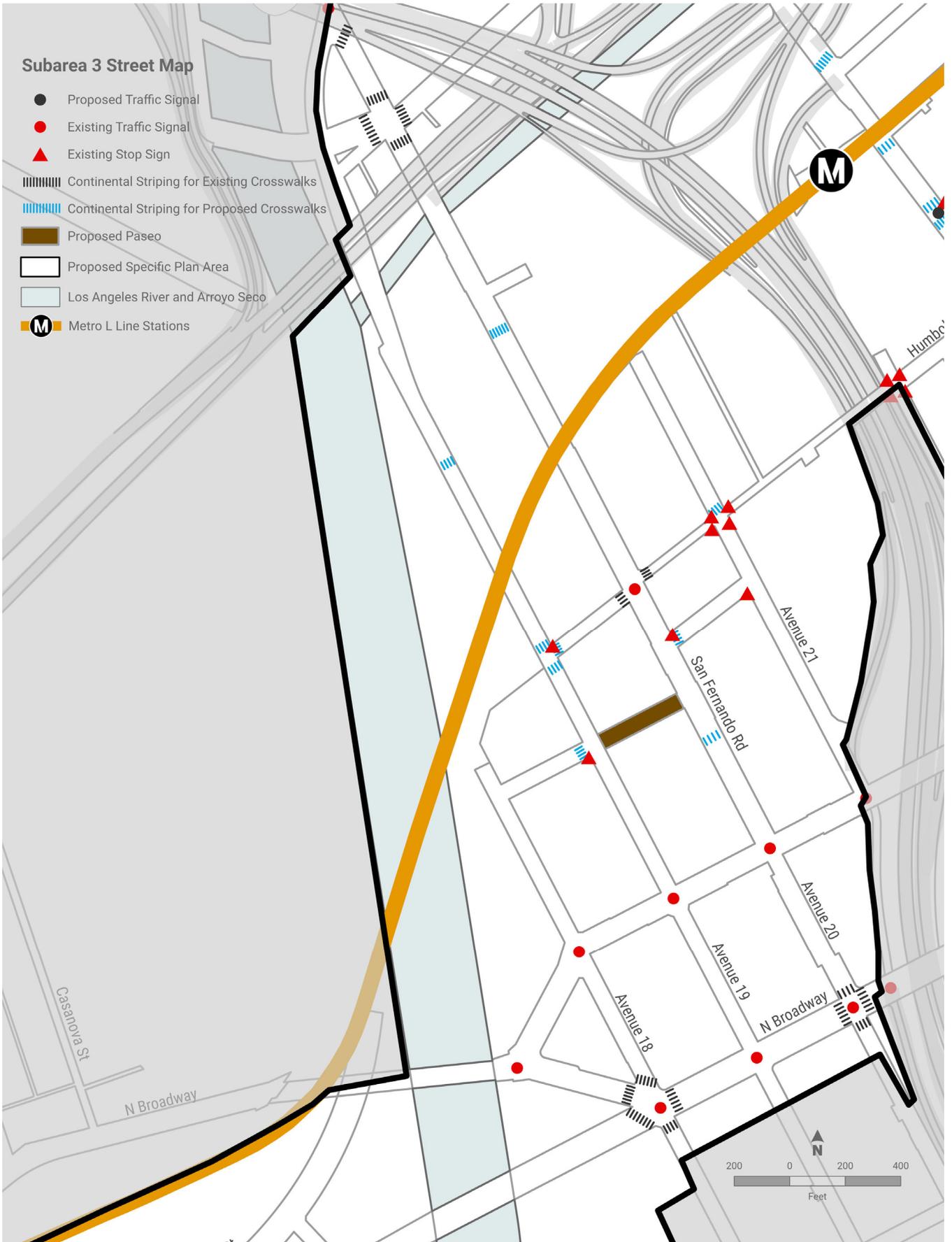
- Proposed Traffic Signal
- Existing Traffic Signal
- ▲ Existing Stop Sign
- ▤ Continental Striping for Existing Crosswalks
- ▤ Continental Striping for Proposed Crosswalks
- ▬ Proposed Paseo
- ▬ Proposed Street Extension
- ▤ Sidewalk Extension
- ▭ Proposed Specific Plan Area
- ▭ Los Angeles River and Arroyo Seco
- Ⓜ Metro L Line Stations





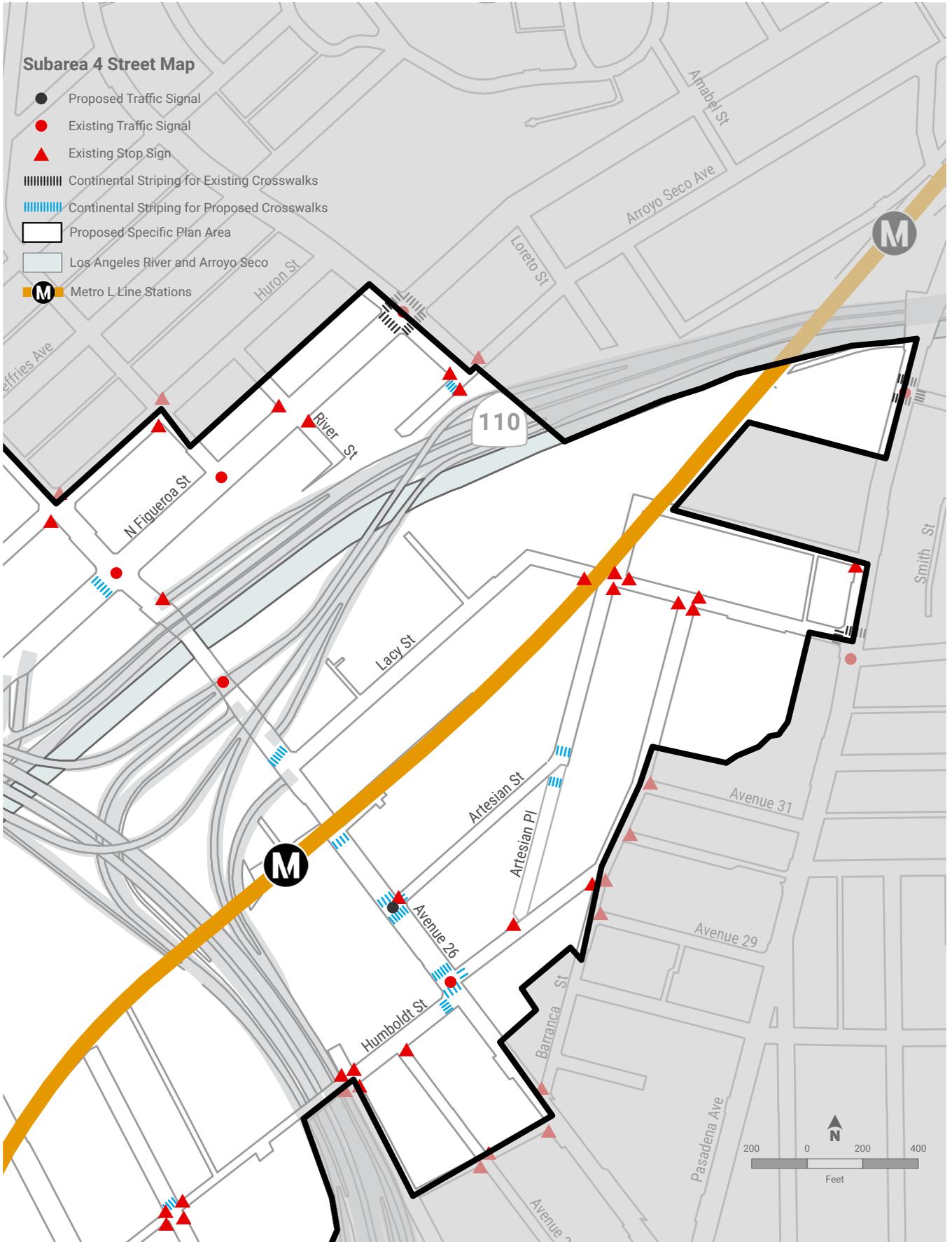
Subarea 3 Street Map

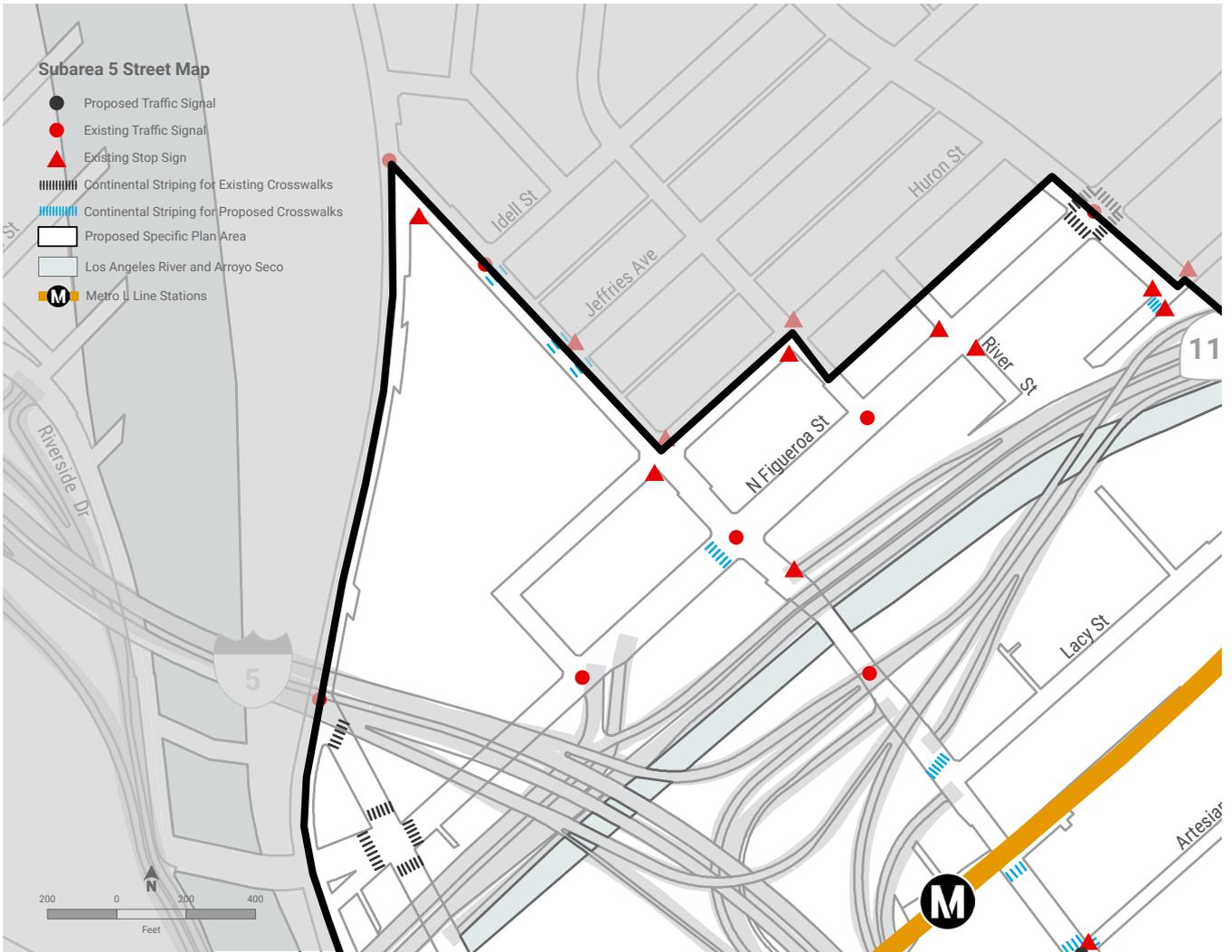
- Proposed Traffic Signal
- Existing Traffic Signal
- ▲ Existing Stop Sign
- ▤ Continental Striping for Existing Crosswalks
- ▤ Continental Striping for Proposed Crosswalks
- ▬ Proposed Paseo
- ▭ Proposed Specific Plan Area
- ▭ Los Angeles River and Arroyo Seco
- Ⓜ Metro L Line Stations



Subarea 4 Street Map

- Proposed Traffic Signal
- Existing Traffic Signal
- ▲ Existing Stop Sign
- ▤ Continental Striping for Existing Crosswalks
- ▤ Continental Striping for Proposed Crosswalks
- ▭ Proposed Specific Plan Area
- ▭ Los Angeles River and Arroyo Seco
- Ⓜ Metro L Line Stations







MENC