

# CORNFIELD ARROYO SECO SPECIFIC PLAN

Summer 2023 Draft



Page Left Blank Intentionally

# Contents

<b>Ch. 1: Introduction</b>	<b>2</b>	D. Urban Center	47
A. Administration	2	E. Urban Innovation	59
B. Applicability of the Specific Plan	9	F. Supplemental Standards	71
C. Review Procedures	10	G. Supplemental Procedures	74
<b>Ch. 2: Form</b>	<b>14</b>	<b>Ch. 6: Density</b>	<b>78</b>
A. Form Applicability	14	A. Density Applicability	78
B. Form Districts	15	B. Density Districts	79
<b>Ch. 3: Frontage</b>	<b>20</b>	<b>Ch. 7: Community Benefits Program</b>	<b>82</b>
A. Frontage Applicability	20	A. Community Benefits Standards	83
B. Frontage Districts	21	B. Local Affordable Housing Incentive Program	84
<b>Ch. 4: Development Standards</b>	<b>26</b>	C. Public Benefits Incentive Programs	86
A. Development Standards Applicability	26	<b>Ch. 8: Streets</b>	<b>92</b>
B. Development Standards Districts	28	A. Street Dedication and Improvement	92
<b>Ch. 5: Use</b>	<b>32</b>	B. Basic Streetscape Improvements	93
A. Use Applicability	32	C. Major Streetscape Improvements	99
B. Use Districts	33	<b>Ch. 9: Environmental Standards</b>	<b>110</b>
C. Urban Village Use District	35		



# 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. 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





### 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.

**“Small and/or Legacy 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, and meets at least three of the following five standards:

- a. Has been in continuous operation within the Specific Plan, or within a half-mile radius of the Specific Plan boundaries, for at least 10 years with no break in its operations exceeding two years;
- b. Has no more than 50 employees/shareholders;

- c. The business includes employees who can speak a language other than English in order to serve linguistically isolated members of the community;
- d. Accepts government issued assistance such as EBT;
- e. Pays employees a living wage per the City's Living Wage Ordinance.

## 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 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.

## 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.

Page Left Blank Intentionally

AMERICAN WRECKING



100  
LACY STREET  
INDIANAPOLIS, IN





# 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.

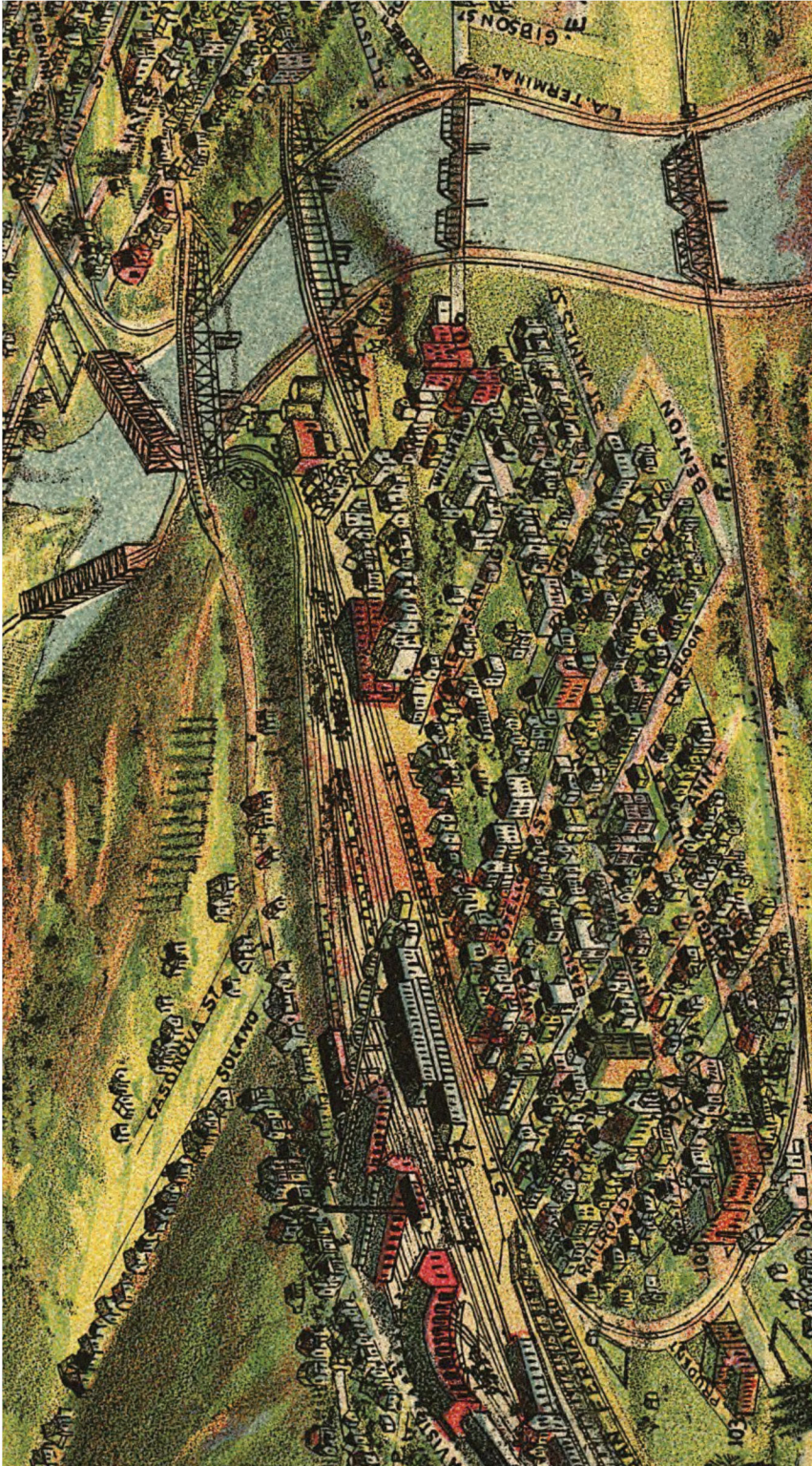
- a. **Relief.** Where relief may be requested pursuant to the Form Rules, Sec. 13B.4.4. (*Project Adjustment*) of Chapter 1A (Zoning Code) of the LAMC shall substitute for Sec. 13B.5.2. (*Adjustments*) of Chapter 1A, and Sec. 13B.4.5. (*Project Exception*) of Chapter 1A shall substitute for Sec. 13B.5.3.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

---

## B. Form Districts

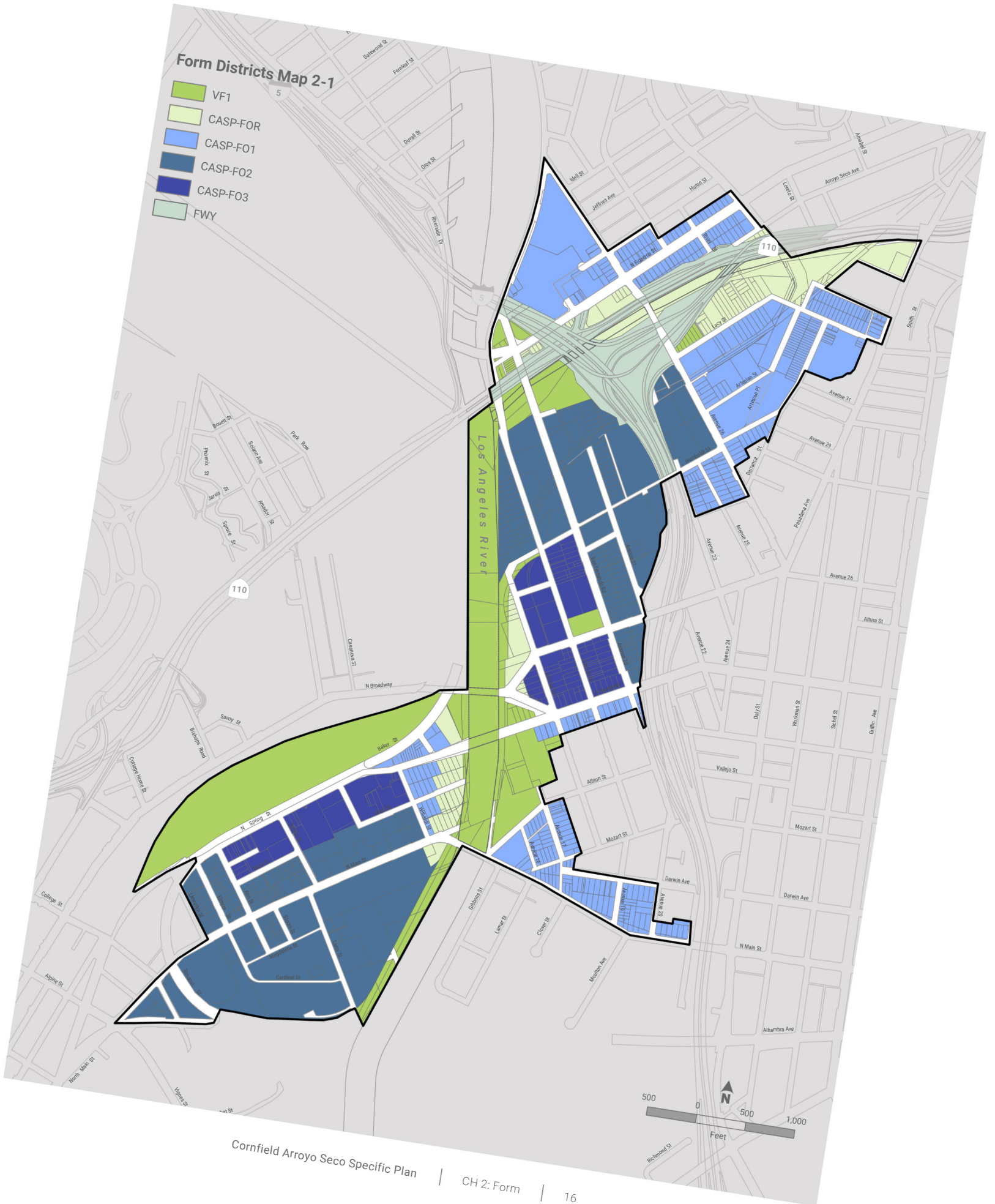
### 1. Form Districts Map

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-F0R
- CASP-F01
- CASP-F02
- CASP-F03
- FWY



## 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	CASP-F01	CASP-F02	CASP-F03
<b>Lot Size</b>				
Lot Area (min)	n/a	n/a	n/a	n/a
Lot Width (min)	25'	25'	25'	25'
<b>Coverage</b>				
Building Coverage (max)	50%	85%	85%	85%
<b>Building Setbacks</b>				
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'
<b>Amenity</b>				
Lot Amenity Space	15%	15%	15%	15%
Residential Amenity Space	10%	10%	10%	10%

Table 2-1: Form District Table

Metric	CASP-FOR	CASP-F01	CASP-F02	CASP-F03
<b>Floor Area Ratio and Height</b>				
Floor Area Ratio (FAR)	-	-	-	-
Base (max)	1.5	1.5	1.5	1.5
Bonus (max)	2.0	3.0	4.0	5.0
Height in Feet	n/a	n/a	n/a	n/a
Height in Stories (max)	5	-	-	-
Height In Stories (min)	-	-	-	-
<b>Upper-Story Bulk</b>				
District Boundary Transition				
Abutting district allowed height (max)	-	45'	-	-
Stories without height transition (max)	-	2	-	-
Transition Depth (min)	-	20'	-	-
<b>Building Mass</b>				
Building Width (max)	160'	280'	280'	280'
Building Break (min)	15'	25'	25'	25'

羅省貿易公司 WHOLESALE FOOD & RESTAURANT SUPPLY LAX-C Inc. แล

E-Sea Fresh Restaurant



# 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)**.



# Frontage Districts Map 3-1

- CASP-FR1
- CASP-FR2
- CASP-FR3
- FWY



## 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
<b>Build To</b>							
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%
<b>Parking</b>							
Parking Setback (min)	5'	5'	20'	20'	5'	20'	5'
<b>Landscaping</b>							
Frontage Planting Area (min)	30%	30%	75'	30%	30%	30%	30%
Frontage Yard Fence & Wall Type Allowed	A4	A4	A3	A3	A3	A2	A2
<b>Transparency</b>							
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
<b>Entrances</b>							
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
<b>Ground Story</b>							
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

CRELLIN MACHINE CO.  
SCREW MACHINE PRODUCTS



# 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





Page Left Blank Intentionally



# 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



## 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
<b>Residential</b>	*	<b>Use Separation (min)</b>	
		<b>Heavy Industrial</b>	<b>50'</b>
		<b>Relief</b>	<b>C1</b>
Dwelling	P*	<i>(see Residential)</i>	
<b>Household Business:</b>			
Family Child Care	P*	<b>In conjunction with:</b>	Dwelling
Home Occupation	P*	<b>In conjunction with:</b>	Dwelling
		<b>Hours of operation (early/late)</b>	8AM/8PM
		<b>Client visits per hour (max)</b>	1
		<b>Supplemental standards</b>	CASP Sec. 5.F.2.
Home Sharing	P*	<b>In conjunction with:</b>	Dwelling
		<b>Special use program</b>	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
-----	------------	--------------	---------------

**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	<b>In conjunction with:</b>	Other allowed use
---------	---	-----------------------------	-------------------

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
-----	------------	--------------	---------------

**School:**

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

**Utilities:**

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

**Open Space & Recreation**

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

**Key:** P = Permitted Use      S = Special Use Program      C1 = Approval by Zoning Administrator  
 -- = Not Permitted      \* = Use standard applies      C2 = Public Hearing by Zoning Administrator  
 C3 = Review by City Planning Commission



Use	Permission	Use Standard	Specification
Recreation, Public	P		
<b>Amphitheater or Stadium</b>			
Local	P		
Regional	C3		
<b>Transportation</b>			
Airport	--		
Freight Terminal	--		
Heliport	C2*	<b>Incidental to:</b>	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
<b>General Commercial</b>			
<b>Animal Services:</b>			
General	P*	<b>Use enclosure</b>	Fully Indoor
Kennel	--		
Veterinary Care	P*	<b>Use enclosure</b>	Fully indoor
Commissary Kitchen	P		
<b>Eating &amp; Drinking:</b>			
Alcohol Service	S*	<b>Special use program</b>	Ch. 1A Sec. 5C.4.2.
Bar	S*	<b>Special use program</b>	Ch. 1A Sec. 5C.4.2.

**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
Counter Service	P		
Restaurant	P		
<b>Entertainment Venue, Indoor:</b>			
Local	P		
Regional	P		
<b>Financial Services:</b>			
General	P		
Alternative	--		
<b>Instructional Services</b>	P		
Lodging	C2*	Supplemental standards	CASP Sec. 5.F.3.
Medical Clinic	P		
Office	P		
<b>Personal Services:</b>			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
<b>Retail:</b>			
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	S*	Special use program	Ch. 1A Sec. 5C.4.2.
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.3.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	CASP Sec. 5.G.4.
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	--		
<b>Sexually Oriented Business:</b>			
General	P*	<b>Use separation (min)</b>	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		

**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
-----	------------	--------------	---------------

**Manufacturing, Light:**

General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Garment & Accessory	P*	(see Light Industrial)	
Textile	P*	(see Light Industrial)	
<b>Research &amp; Development</b>	P*	(see Light Industrial)	
<b>Soundstages &amp; Backlots</b>	P*	(see Light Industrial)	
<b>Wholesale Trade &amp; Warehousing</b>	P*	(see Light Industrial)	
		<b>Non-residential tenant size (max)</b>	50,000 SF
		Relief	C2

**Heavy Industrial**

<b>Animal Products Processing</b>	--		
<b>Manufacturing, Heavy:</b>			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
<b>Salvage Yard</b>	--		

**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
-----	------------	--------------	---------------

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

**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
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
<b>Plant Cultivation:</b>			
Community Garden	P		
Farming	P	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

## 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
<b>Residential</b>	*	<b>Use Separation (min)</b>	
		<b>Heavy Industrial</b>	50'
		<b>Relief</b>	C1
<b>Dwelling</b>	P*	(see Residential)	
		<b>In conjunction with:</b>	General Commercial, Light Industrial Uses
		Floor area (min)	0.5 FAR
		Exception	100% Restricted affordable units
<b>Household Business:</b>			
Family Child Care	P*	<b>In conjunction with:</b>	Dwelling
		<b>In conjunction with:</b>	Dwelling
Home Occupation	P*	<b>Hours of operation (early/late)</b>	8AM/8PM
		<b>Client visits per hour (max)</b>	1
		<b>Supplemental standards</b>	CASP Sec. 5.F.2.
		<b>In conjunction with:</b>	Dwelling
Home Sharing	P*	<b>Special use program</b>	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)
		<b>In conjunction with:</b>	General Commercial, Light Industrial Uses
		Floor area (min)	0.5 FAR
		Exception	100% Restricted affordable housing
Mobilehome Park	--		
<b>Supportive Housing:</b>			
General	P*	(see Residential)	
Medical Care	--		
Transitional Shelter	P*	(see Residential)	
<b>Public &amp; Institutional</b>			
Cemetery	--		
<b>Civic Facility:</b>			
Local	P		
Regional	C3		
Detention Facility	--		
Fleet Services	P		
<b>Medical:</b>			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	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
Public Safety Facility	P		
Religious Assembly	C2		
<b>School:</b>			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
<b>Utilities:</b>			
Minor	P*	<b>Screening</b>	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	<b>In conjunction with:</b>	
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	<b>Supplemental standards</b>	CASP Sec. 5.F.7.
Wireless Facility, Rooftop	P*	<b>Supplemental standards</b>	CASP Sec. 5.F.7.
<b>Open Space &amp; Recreation</b>			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	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
<b>Outdoor Recreation, Commercial:</b>			
General	P		
Golf Course	--		
<b>Recreation, Public</b>			
<b>Amphitheater or Stadium</b>			
Local	P		
Regional	C3		
<b>Transportation</b>			
Airport	--		
Freight Terminal	--		
Heliport	C2*	<b>Incidental to:</b>	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
<b>General Commercial</b>			
<b>Animal Services:</b>			
General	P*	<b>Use enclosure</b>	Fully Indoor
Kennel	--		
Veterinary Care	P*	<b>Use enclosure</b>	Fully indoor
Commissary Kitchen	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
-----	------------	--------------	---------------

**Eating & Drinking:**

Alcohol Service	S*	<b>In conjunction with:</b> <b>Special use program</b>	Restaurant <i>Ch. 1A Sec. 4C.4.2</i>
Bar	S*	<b>Special use program</b>	<i>Ch. 1A Sec. 4C.4.2.</i>
Counter Service	P		
Restaurant	P		

**Entertainment Venue, Indoor:**

Local	P		
Regional	P		

**Financial Services:**

General	P		
Alternative	--		

**Instructional Services**

Lodging	C2*	<b>Supplemental standards</b>	<i>CASP Sec. 5.F.3.</i>
Medical Clinic	P		
Office	P		

**Personal Services:**

General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		

**Key:** P = Permitted Use      S = Special Use Program      C1 = Approval by Zoning Administrator  
 -- = Not Permitted      \* = Use standard applies      C2 = Public Hearing by Zoning Administrator  
 C3 = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Postmortem Services	C2		
<b>Retail:</b>			
General	P		
Alcohol	S*	Special use program	Ch. 1A Sec. 4C.4.2.
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.3.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	CASP Sec. 5.G.4.
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
<b>Sexually Oriented Business:</b>			

**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
General	P*	<b>Use separation (min)</b>	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
<b>Heavy Commercial</b>			
<b>Motor Vehicle Services:</b>			
General	P*	<b>Use separation (min)</b>	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed use Districtt	200'
		<b>Use enclosure</b>	Fully indoors
		<b>Screening</b>	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		<b>Hours of operation (open/close)</b>	7AM/7PM
		<b>Service hours (open/close)</b>	7AM/7PM
		<b>Outdoor sound system</b>	Prohibited
		<b>Supplemental standards</b>	CASP Sec. 5.F.4.
		<b>Relief</b>	C2
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
<b>Motor Vehicle Sales &amp; Rental:</b>			
Commercial Vehicle	--		

**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
Household Moving Truck Rental	--		
		<b>Screening</b>	
Standard Vehicle	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
<b>Storage, Indoor:</b>			
General	P		
Self-Service Facility	P		
<b>Storage, Outdoor:</b>			
General	P*	<b>Accessory to:</b>	Other allowed use
		<b>Screening</b>	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	<b>Screening</b>	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		<b>Use separation (min)</b>	
		<b>Residential or Agricultural Use District</b>	300'
Standard Vehicle	P*	<b>Accessory to:</b>	General Motor Vehicle Services

**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
<b>Light Industrial</b>		<b>Use standard applicability</b>	
		<b>Adjoining</b>	<b>Sensitive Use, Agricultural, Residential, or Residential Mixed Use District</b>
		<b>Screening</b>	
		<b>Frontage Screen</b>	<b>F-Screen 4</b>
		<b>Transition Screen</b>	<b>T-Screen 1</b>
		<b>Use enclosure</b>	<b>Fully Indoor</b>
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
<b>Manufacturing, Light:</b>			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Garment & Accessory	P*	(see Light Industrial)	
Textile	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
<b>Wholesale Trade &amp; Warehousing</b>	P*	(see Light Industrial)	
		<b>Non-residential tenant size (max)</b>	50,000 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*	<b>In conjunction with:</b>	Other allowed use
		<b>Size</b>	Height: 82" Depth: 50" Width: 60"
		<b>Use separation</b>	
		Agricultural or Residential Use District (min)	100'
		<b>Use setback</b>	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		<b>Use enclosure</b>	Covered and enclosed
		<b>Supplemental standards</b>	CASP Sec. 5.F.6.
<b>Supplemental procedures</b>	CASP Sec. 5.G.2.		
Sorting & Processing	--		
<b>Resource Extraction:</b>			
General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		
<b>Solid Waste Facility:</b>			
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



## 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
<b>Residential</b>	*	<b>Use Separation (min):</b>	
		<b>Heavy Industrial</b>	<b>50'</b>
		<b>Relief</b>	<b>C1</b>
<b>Dwelling</b>	P*	(see Residential)	
		<b>In conjunction with:</b>	- Office - Light Industrial Uses
		Floor area (min)	1.0 FAR
		Exception	100% Restricted affordable units
<b>Household Business:</b>			
Family Child Care	P*	<b>In conjunction with:</b>	Dwelling
Home Occupation	P*	<b>In conjunction with:</b>	Dwelling
		<b>Hours of operation (early/late)</b>	8AM/8PM
		<b>Client visits per hour (max)</b>	1
		<b>Supplemental standards</b>	CASP Sec. 5.F.2.
Home Sharing	P*	<b>In conjunction with:</b>	Dwelling
		<b>Special use program</b>	Ch. 1A Sec. 5C.4.4.

**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
Joint Living & Work Quarters	P*	(see Residential)	
		<b>Designated work space:</b>	
		Work space area (min/max)	10%/50%
Live/Work	P*	(see Residential)	
		<b>In conjunction with:</b>	<ul style="list-style-type: none"> <li>- Office</li> <li>- Light Industrial Uses</li> </ul>
		Floor area (min)	1.0 FAR
Mobilehome Park	--		
<b>Supportive Housing:</b>			
General	P*	(see Residential)	
Medical Care	--		
Transitional Shelter	P*	(see Residential)	
<b>Public &amp; Institutional</b>			
Cemetery	--		
<b>Civic Facility:</b>			
Local	P		
Regional	C3		
Detention Facility	--		
Fleet Services	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
-----	------------	--------------	---------------

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

**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
Medical Clinic	P		
Office	P		
<b>Personal Services:</b>			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
<b>Retail:</b>			
General	P		
Alcohol	S*	Special use program	Ch. 1A Sec. 4C.4.2.
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.3.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	CASP Sec. 5.G.4.
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	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	
Smoke & Vape Shop	P		<b>Use separation</b>	
			Residential or Residential Mixed Use District	500'
			<b>Hours of operation (open/close)</b>	
			Within 500' of Residential or Residential Mixed Use District	7AM/10PM
			<b>Relief</b>	C2
<b>Sexually Oriented Business:</b>				
General	P*		<b>Use separation (min)</b>	
			Other Sexually Oriented Business Use	1,000'
			Sensitive Use	500'
			Residential or Agricultural Use District	500'
Sexual Encounter	--			
<b>Heavy Commercial</b>				
<b>Motor Vehicle Services:</b>				
General	P*		<b>Use separation (min)</b>	
			Sensitive Use	200'
			Agricultural, Residential or Residential Mixed Use District	200'
			<b>Use enclosure</b>	Fully indoors
			<b>Screening</b>	
			Frontage screen	F-Screen 3
			Transition screen	T-Screen 1
			<b>Hours of operation (open/close)</b>	7AM/7PM
			<b>Service hours (open/close)</b>	7AM/7PM
			<b>Outdoor sound system</b>	Prohibited
			<b>Supplemental standards</b>	CASP Sec. 5.F.4.
			<b>Relief</b>	C2
<b>Key:</b>	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	--		
<b>Motor Vehicle Sales &amp; Rental:</b>			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	<b>Screening</b>	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
<b>Storage, Indoor:</b>			
General	P		
Self-Service Facility	P		
<b>Storage, Outdoor:</b>			
General	P*	<b>Accessory to:</b>	Other allowed use
		<b>Screening</b>	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	<b>Screening:</b>	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		<b>Use separation (min):</b>	
		Residential or Agricultural Use District	300'

**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
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
<b>Light Industrial</b>		<b>Use standard applicability:</b>	
		Adjoining	Sensitive Use, Agricultural, Residential or Residential Mixed Use District
		<b>Screening:</b>	
		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>	
<b>Manufacturing, Light:</b>			
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	P*	<i>(see Light Industrial)</i>	
Food & Drink	P*	<i>(see Light Industrial)</i>	
Garment & Accessory	P*	<i>(see Light Industrial)</i>	
Textile	P*	<i>(see Light Industrial)</i>	
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)	50,000 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*	<b>In conjunction with:</b>	Other allowed use
		<b>Size</b>	Height: 82" Depth: 50" Width: 60"
		<b>Use separation</b>	
		Agricultural or Residential Use District (min)	100'
		<b>Use setback</b>	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		<b>Use enclosure</b>	Covered and enclosed
		<b>Supplemental standards</b>	CASP Sec. 5.F.6.
		<b>Supplemental procedures</b>	CASP Sec. 5.G.2.
Sorting & Processing	--		
<b>Resource Extraction:</b>			
General	--		
Exploratory Core Hole	--		
Off-Shore Drilling Servicing Installation	--		
<b>Solid Waste Facility:</b>			
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







## 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. 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).

### 2. 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).

### 3. 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.

### 4. 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)**.

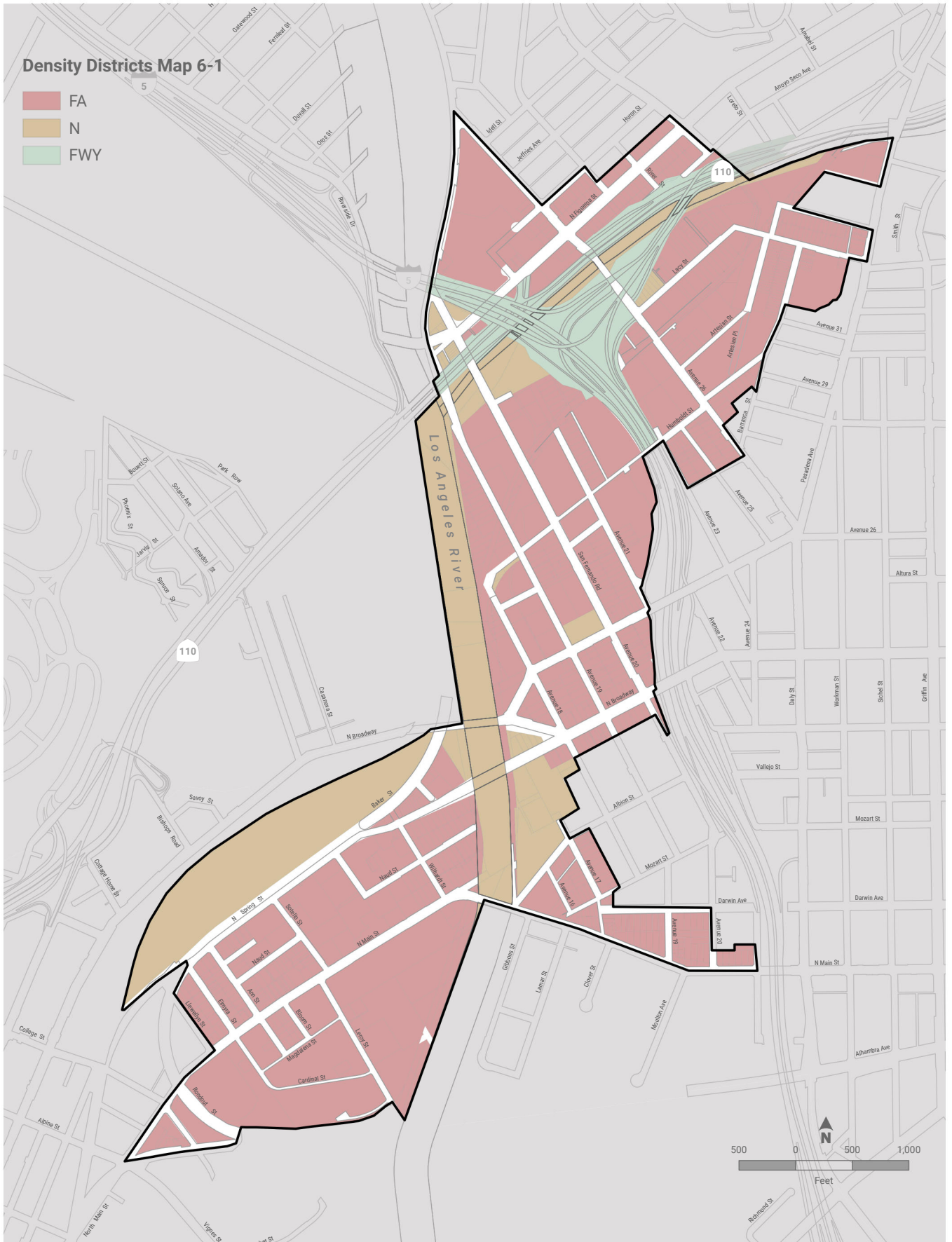
### 2. Density Districts Table

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 incentives 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 additional 100 percent FAR above 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)

Deeply 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 Deeply 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.

### 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 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:
  - 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. Small and/or Legacy Business Area
    - a. The property owner shall devote floor area with below-market rent for a Small and/or Legacy 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 Small and/or Legacy 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 Small Legacy Business space is vacant does not count towards the required minimum.

- c. A minimum 10-year lease with a Small and/or Legacy 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 Small Legacy 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 Small Legacy Business to complete the 10-year term. For the purposes of this provision, the time in which the Small Legacy Business space is vacant does not count towards the required minimum.
- d. The floor area devoted to a Small and/or Legacy Business shall be located on-site.
- e. More than one Small and/or Legacy Business may be permitted on a site pursuant to this incentive.
- f. For a project which is obtaining additional floor area for providing a Small and/or Legacy Business, no other Certificate of Occupancy for the project shall be issued prior to a Certificate of Occupancy for the Small and/or Legacy 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.

Page Left Blank Intentionally

**ihop**  
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
<b>Parkways</b>			
<ul style="list-style-type: none"> <li>- Standard dimension: 5' wide</li> <li>- Surface treatment: low-growing drought-tolerant plants with mulch</li> <li>- 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.</li> <li>- 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).</li> </ul>	BOE, BSS	BOE, BSS	Repair house walks when damaged; weed and clean as needed by owner
<b>Special Sidewalk Paving</b>			
<ul style="list-style-type: none"> <li>- 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 <a href="https://boe.lacity.org/apm/menu.cfm">https://boe.lacity.org/apm/menu.cfm</a></li> </ul>	BOE	Non-Standard	Repair when damaged; clean as needed by owner

Table 8-1. Basic Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
<b>Special Lighting</b>			
<ul style="list-style-type: none"> <li>- 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</li> <li>- Examples of special lighting include accent lighting of landscape and architectural features</li> <li>- 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.</li> </ul>	BSS	Non-Standard	Repair when damaged
<b>Bicycle Racks</b>			
<ul style="list-style-type: none"> <li>- Place at a location approved by the DOT and city engineer. A minimum 48" wide unobstructed sidewalk access must be maintained.</li> <li>- Inverted U or approved equal</li> </ul>	DOT, BOE	S-671	Per review agency
<b>Potted Planters</b>			
<ul style="list-style-type: none"> <li>- Shrub heights to be approved by BSS</li> <li>- Include water trays or internal water system</li> <li>- Not to exceed dimensions (width/depth) of tree wells per this plan</li> <li>- Must be designed and installed against any overturning force</li> </ul>	BSS	Non-Standard	Weed; remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically
<b>Bus Shelters</b>			
<ul style="list-style-type: none"> <li>- Provided at the discretion of the City Coordinated Street Furniture Program vendor at major bus stops</li> </ul>	BSS, BOE	BSS, BOE	By City vendor

Table 8-1. Basic Streetscape Improvements

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

- b. **Proposed Street Extension.** In addition to the requirement(s) set forth above, a Project shall include, at minimum, a paseo or other pedestrian passageway at the location where a Proposed Street Extension has been identified in the Subarea Street Map. No building or structure shall be erected on the portion of a lot identified as a Proposed Street Extension. The passageway shall be un gated and made permanently available to the general public at no cost.

For the purposes of the Frontage District requirements in Chapter 3 of this Specific Plan, the required passageway is considered a side street and abutting a side street lot line.

Alternatively, the portion of a lot identified as a Proposed Street Extension may be dedicated and improved into a public right-of-way, including lanes for vehicular traffic, pursuant to Section 8.C of this Specific Plan (Major Streetscape Improvements).

---

## C. Major Streetscape Improvements

### 1. Intent

The Major Streetscape Improvements list in Table 8-2, and as shown on the Subarea Street Maps, serves 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. Project Applicability

A Project that requires discretionary Project Compliance pursuant to Section 1.C.5. of this Specific Plan, or a parcel or tract map approval, may be required to implement applicable portions of the Major Streetscape Improvements, should the decision-maker determine that the selected improvements bear an essential nexus and rough proportionality to the Project's impact and impose conditions on project approvals.

### 3. Major Streetscape Improvements List

Table 8-2. Major Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
<b>New Crosswalks</b>			
<ul style="list-style-type: none"> <li>- Per LADOT policy, the implementation of continental striping on new marked crosswalks shall be prioritized on major streets and at intersection crossings</li> <li>- 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</li> <li>- 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</li> <li>- 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</li> <li>- The type and design of specific pedestrian signals, and refuge islands would be studied and determined by LADOT</li> <li>- BSL to review new crosswalks to ensure adequate illumination and lighting level</li> </ul>	<p>DOT, BOE, BSL</p>	<p>S-480, S-481</p>	<p>Reapply every 5–10 years</p>
<b>New Traffic Signals</b>			
<ul style="list-style-type: none"> <li>- Refer to Proposed Traffic Signals locations indicated on the Subarea Street Maps</li> <li>- Any new traffic signal shall be planned and installed in conjunction with the LADOT District Office, including signal warrant analysis</li> </ul>	<p>DOT, BOE</p>	<p>DOT, BOE</p>	<p>By DOT</p>

Table 8-2. Major Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
<b>Proposed Street Extensions</b>			
<ul style="list-style-type: none"> <li>- The portion of a lot identified as a Proposed Street Extension on the Subarea Street Maps may be dedicated and improved into a public right-of-way, including lanes for vehicular traffic</li> </ul>	DOT, BOE, BSL, BSS	DOT, BOE, BSL, BSS	By DOT, BOE, BSL, and BSS
<b>Curb Extensions</b>			
<ul style="list-style-type: none"> <li>- Located at intersections or midblock, where feasible subject to LADOT approval</li> <li>- Extending to width of parking lane</li> <li>- Natural concrete paving (standard gray)</li> <li>- Planting and trees optional; incorporate per BSS and LADOT guidelines; max 36" high</li> <li>- Refer to Green Street Standard Plans for Vegetated Stormwater Curb Extensions (S-484-0)</li> <li>- Minimum curb return radius of 25' for street cleaning purposes. If less than 25', to be maintained by R-permit holder.</li> <li>- Provide traffic warning sign at the curb extensions to prevent drivers from driving into the curb extension</li> </ul>	BOE, DOT, BSS	S-484	Per review agency
<b>Parking Lane Planters</b>			
<ul style="list-style-type: none"> <li>- Located within existing parking lanes</li> <li>- Minimum size: 4' x 6' (not to exceed width of parking lane)</li> <li>- Install street trees (Lavender Trumpet Tree) within planters</li> <li>- Surface treatment: low growing plants (max 36" high)</li> <li>- Observe LADOT guidelines to maintain visibility for vehicles</li> <li>- Protection from errant drivers provided by raised curbs, bollards, railings, or other fixed objects per LADOT standards</li> </ul>	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

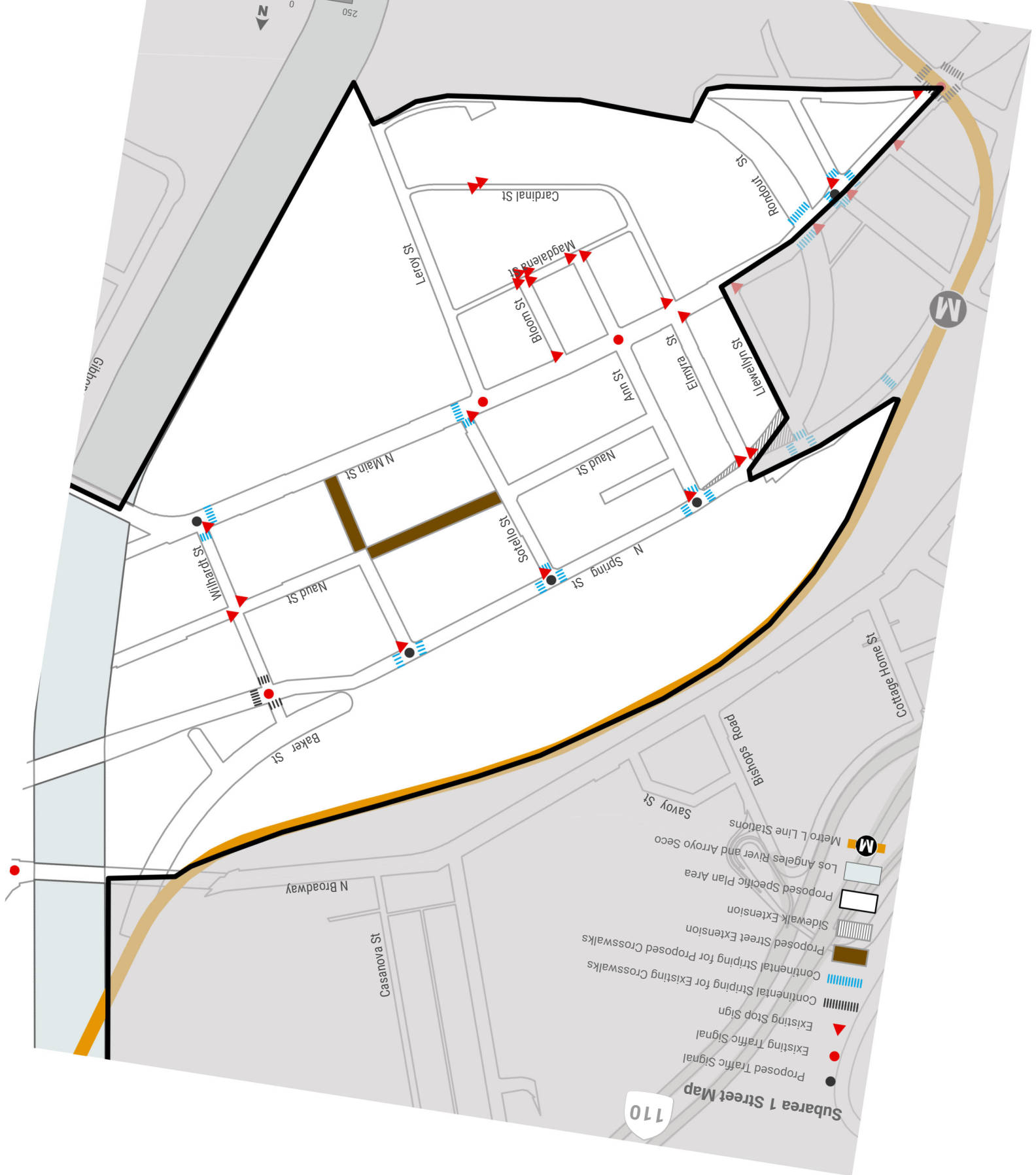


Table 8-2. Major Streetscape Improvements

Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
<b>Raised Landscaped Medians</b>			
<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>BOE,</li> <li>DOT,</li> <li>BSS</li> </ul>	<ul style="list-style-type: none"> <li>BOE,</li> <li>DOT,</li> <li>BSS</li> </ul>	<ul style="list-style-type: none"> <li>Weed;</li> <li>remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically; prune trees for clearance (permit required); mulch and irrigate</li> </ul>
<ul style="list-style-type: none"> <li>- 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</li> </ul>			
<ul style="list-style-type: none"> <li>- Minimum 6" high integral curb and gutter per City Standard Plan</li> </ul>			
<ul style="list-style-type: none"> <li>- Natural concrete (standard gray)</li> </ul>			
<ul style="list-style-type: none"> <li>- Slope to center to collect runoff; infiltration or treatment of street runoff where feasible</li> </ul>			
<b>Bioswales</b>			
<ul style="list-style-type: none"> <li>- Plant low-growing plants not to exceed 36" in height (measured from pavement)</li> </ul>	<ul style="list-style-type: none"> <li>BOE,</li> <li>BSS,</li> <li>BOS</li> </ul>	<ul style="list-style-type: none"> <li>S-480,</li> <li>S-483</li> </ul>	<ul style="list-style-type: none"> <li>Weed;</li> <li>remove/replace dead, dying or diseased plants; prune; remove litter; fertilize periodically; prune trees for clearance (permit required)</li> </ul>
<ul style="list-style-type: none"> <li>- Refer to Green Street Standard Plan for list of permitted planting materials</li> </ul>			
<b>Seating and Benches</b>			
<ul style="list-style-type: none"> <li>- 118" wide with a middle arm rest</li> </ul>	<ul style="list-style-type: none"> <li>BOE,</li> <li>BSS</li> </ul>	<ul style="list-style-type: none"> <li>Non-Standard</li> </ul>	<ul style="list-style-type: none"> <li>Remove graffiti; clean</li> </ul>
<ul style="list-style-type: none"> <li>- Place at mid-block or a minimum of every 300'</li> </ul>			
<ul style="list-style-type: none"> <li>- Distinct from benches provided as part of City Coordinated Street Furniture Program</li> </ul>			

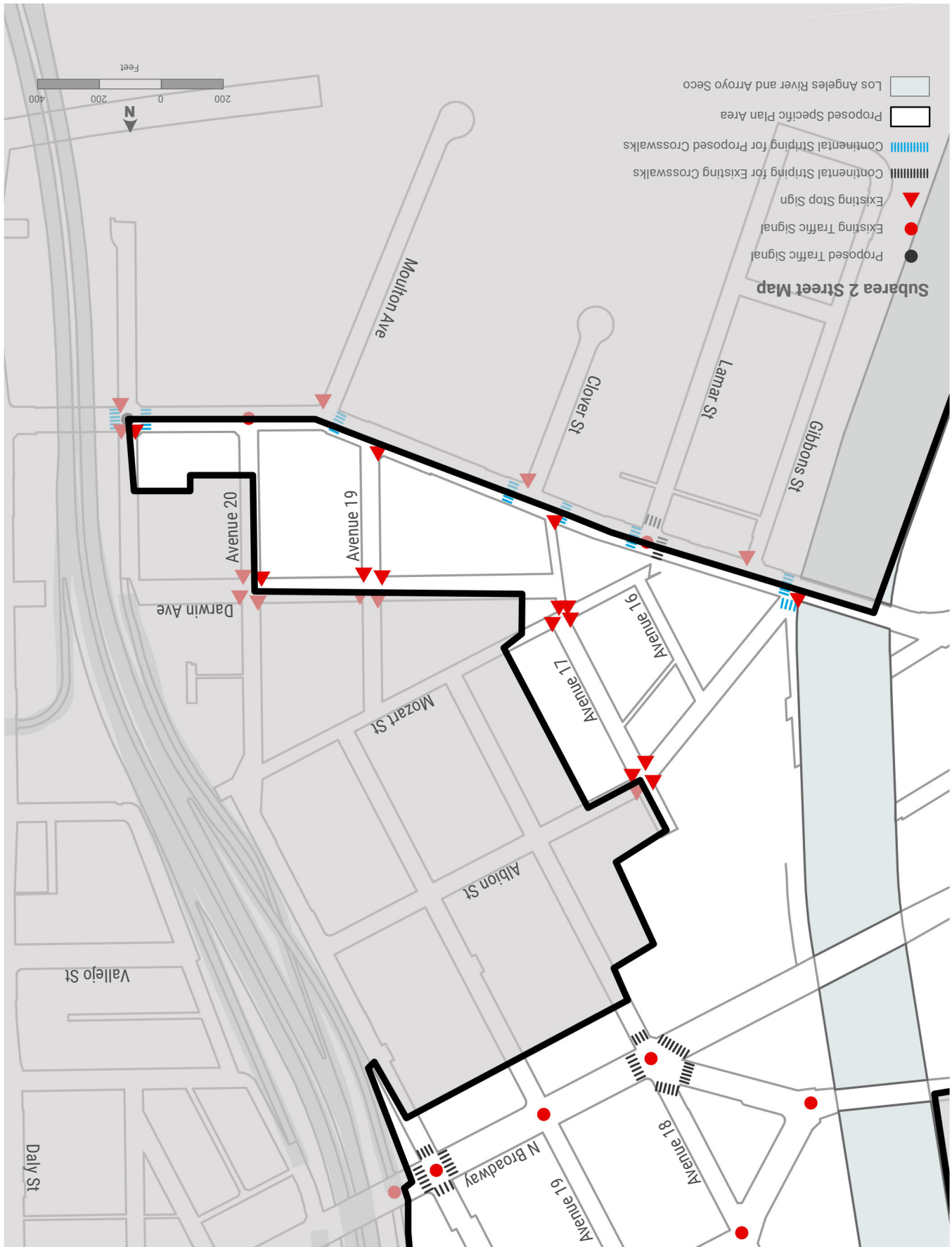
Table 8-2. Major Streetscape Improvements

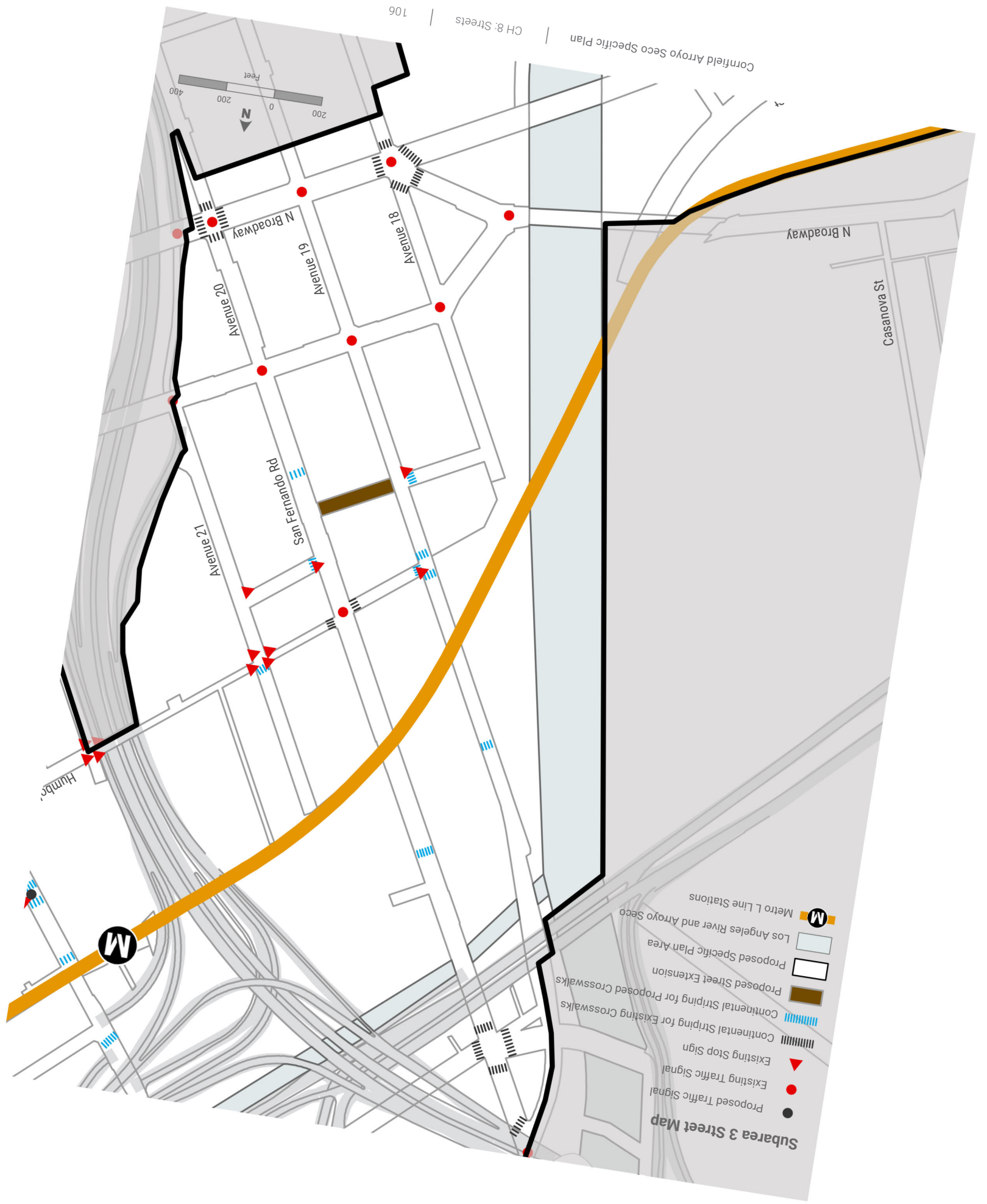
Typical Characteristics	Required Review	Standard Plan or Agency Review	Typical Maintenance
<b>Trash Receptacles</b>			
<ul style="list-style-type: none"> <li>- At corners of major intersections, and adjacent to benches.</li> <li>- Distinct from trash receptacles provided as part of City Coordinated Street Furniture Program.</li> </ul>	BSS	Non-Standard	Empty as needed; remove graffiti; clean
<b>Bicycle Infrastructure</b>			
<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>	DOT	DOT	By DOT



Subarea 1 Street Map

- Proposed Traffic Signal (black dot)
- Existing Traffic Signal (red dot)
- Existing Stop Sign (black triangle)
- Continental Striping for Existing Crosswalks (blue hatched pattern)
- Continental Striping for Proposed Crosswalks (brown hatched pattern)
- Proposed Street Extension (dashed line)
- Sidewalk Extension (grey hatched pattern)
- Proposed Specific Plan Area (white box)
- Los Angeles River and Arroyo Seco (light blue area)
- Metro L Line Stations (circle with 'M')





**Subarea 3 Street Map**

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



N Broadway

Avenue 19

Avenue 18

Avenue 20

San Fernando Rd

Avenue 21

Humboldt

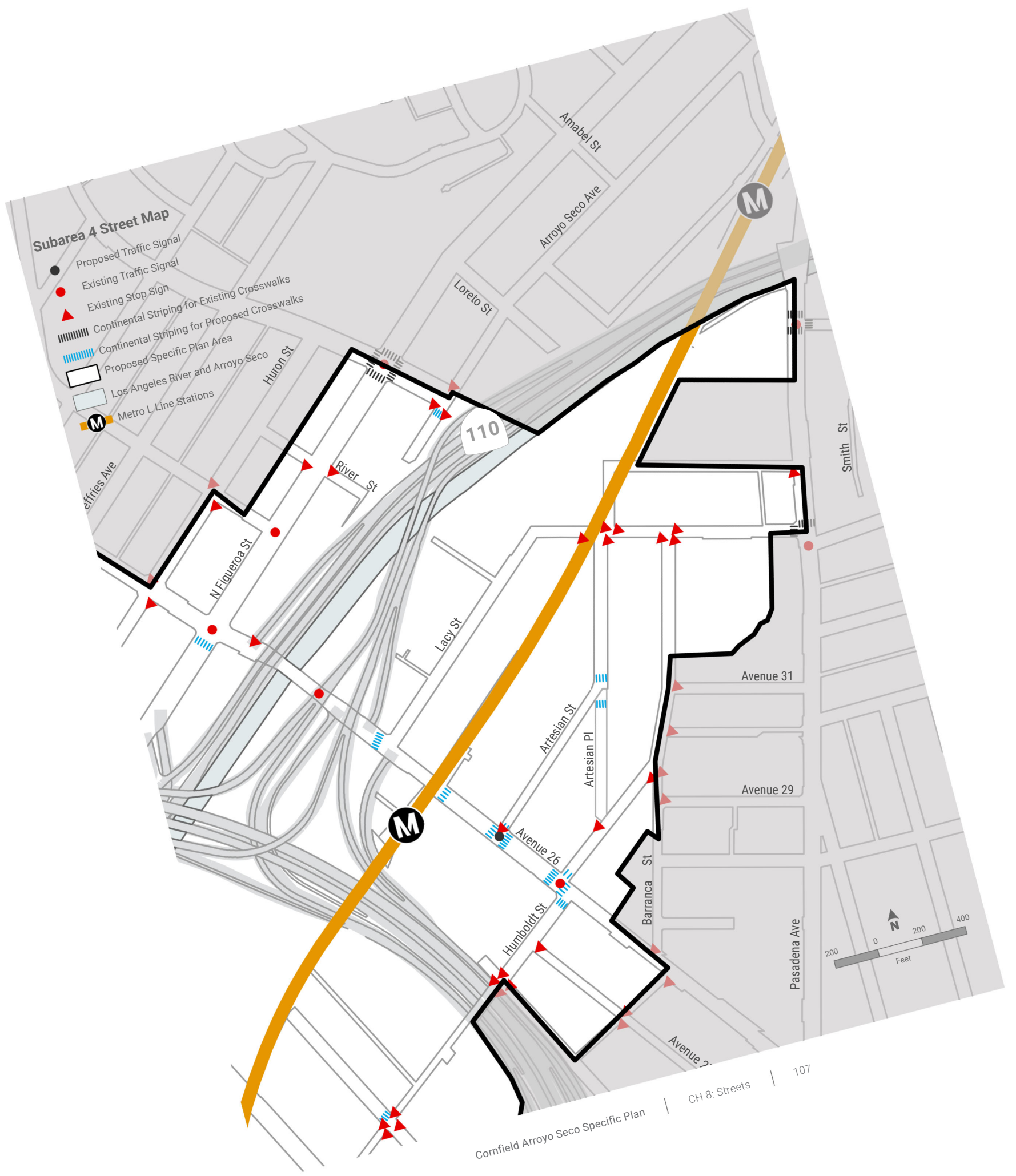
N Broadway

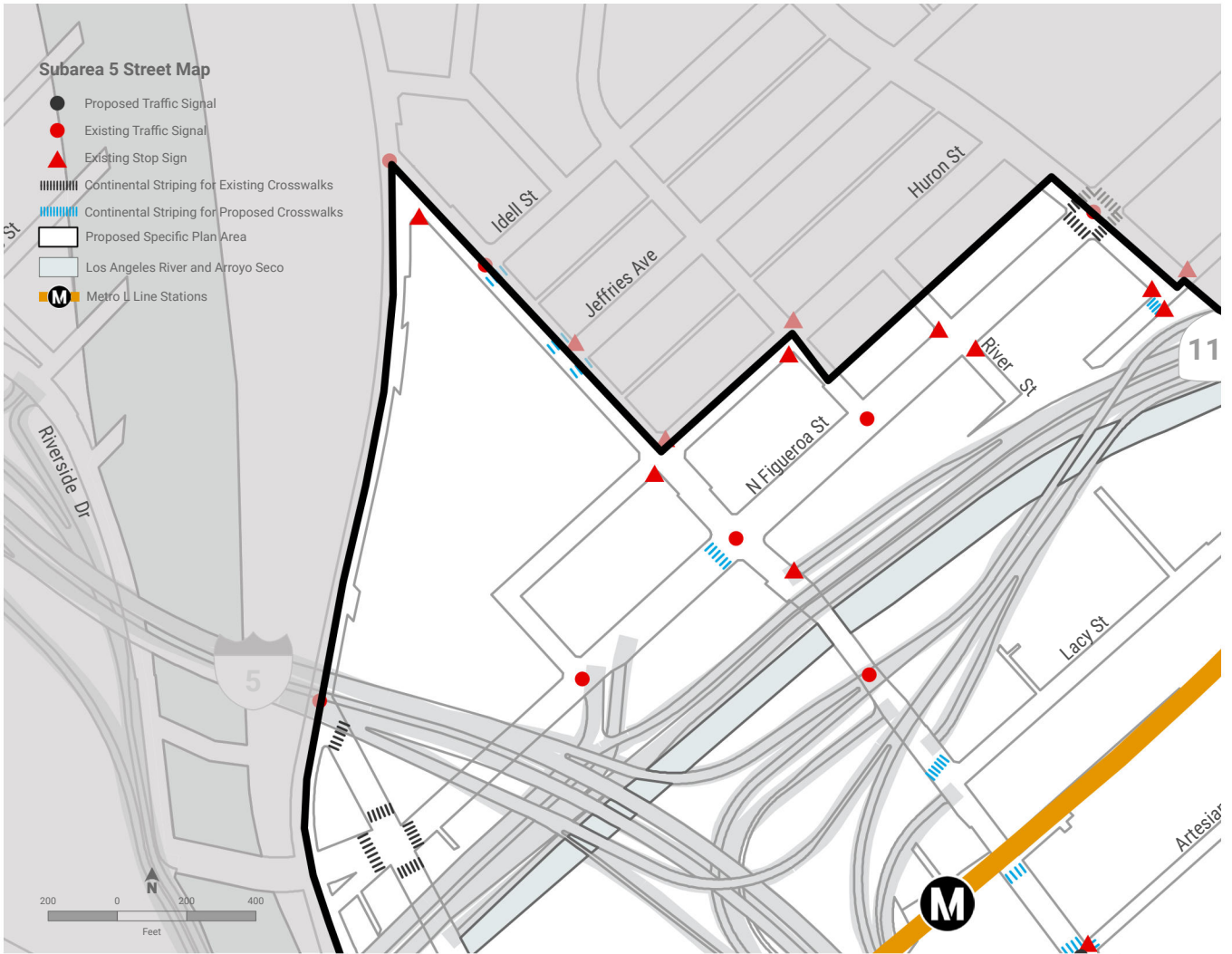
Casanova St



### 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







MENCE



# Chapter 9 Environmental Standards

Environmental Standards to be released in conjunction with the Final Environmental Impact Report (EIR).



LOS ANGELES  
CITY PLANNING  
Community Planning