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EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

Los Angeles Department of City Planning
March 2017

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SECTION 1

ADMINISTRATION

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1.1. ADMINISTRATION

1.1.1. Establishment of the Plan

The Exposition Corridor Transit Neighborhood Plan (“Specific Plan”) is established for all properties located entirely or partially within the boundaries indicated on the Plan Boundary Map (see **Map A**).

1.1.2. Purposes

A. This Specific Plan intends to:

1. Direct growth and accommodate new residential, mixed-use, commercial, and industrial development near transit stations.
2. Retain existing industrial land around transit stations for job-generating uses to accommodate future demand for jobs.
3. Expand and strengthen the economic base of the City and generate tax revenue to fund key City services.
4. Accommodate emerging industrial sectors and encourage the clustering of creative, clean industry uses, including high tech jobs, within the transit corridor.
5. Allow limited residential development in select industrial areas to promote a mix of uses and increase housing capacity in close proximity to transit stations.
6. Implement the West Adams-Baldwin Hills-Leimert, Palms-Mar Vista-Del Rey, and West Los Angeles Community Plans.
7. Create opportunities for the development of new housing that meets the diverse needs and income levels of City residents.
8. Implement the policies of the General Plan Framework, which include conserving stable single family neighborhoods and directing growth toward transit corridors.
9. Reduce greenhouse gas emissions by reducing automobile dependence and encouraging alternative modes of transportation.
10. Promote transit ridership on the Exposition Light Rail and other transit systems.
11. Improve the configuration and condition of public rights of way to better promote pedestrian, bicycle, and vehicular circulation.

12. Encourage walking and bicycling as a means to safely and conveniently circulate within and between neighborhoods and to access transit.
13. Ensure new development is pedestrian-oriented, acknowledges the transit stations and remains compatible with surrounding neighborhoods through building design and site planning.
14. Provide a network of active street frontages, Publicly Accessible Open Spaces, and other community facilities for socializing, place-making and community-building.

1.1.3. Relationship to Other Zoning Regulations

- A. The regulations of this Specific Plan are in addition to those set forth in the Planning and Zoning code provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.

The ECTNP serves to establish the zoning for the properties located within its boundaries. It is intended, therefore, to serve as a zoning designation for purposes of Public Resources Code, section 21083.3.

- B. **Conflicting Regulations.** Wherever this Specific Plan contains regulations (including, but not limited to, standards such as heights, uses, parking, open space, and landscape requirements), that are different from, more restrictive, or more permissive than would be allowed or required pursuant to the provisions contained in the LAMC, or any other relevant ordinances, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.
- C. **Westwood/Pico Neighborhood Oriented District.** The regulations found in the Westwood/Pico Neighborhood Oriented District (NOD), Ordinance No. 171,859, including use prohibitions and signage regulations, apply to properties that are located within both the boundaries of the NOD and this Specific Plan.
- D. **Specific Plan Procedures.** The application requirements and procedures of LAMC Section 11.5.7 shall apply to all Project applications in this Specific Plan area unless otherwise stated in the procedures described below.
- E. **Site Plan Review Approvals.** Approvals pursuant to LAMC Section 16.05 are not required for Projects within this Specific Plan area.
- F. **Mixed Commercial/Residential Use Development Approvals.** Approvals pursuant to LAMC Sections 12.22 A.18 and 12.24 V are not required for Projects within this Specific Plan area.

- G. **Major Development Project Approvals.** Approvals pursuant to LAMC Section 12.24 U.14 are not required for Projects within this Specific Plan area.
- H. **Conditional Use Permit for Hotels.** Approvals pursuant to LAMC Section 12.24 W.24 are not required for Projects within this Specific Plan area for the following zones: New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial: Residential Emphasis, and Mixed Use: Commercial/Residential.

1.1.4. Uses and Buildings Made Non-Conforming by This Plan

Any legally existing uses, buildings, or structures that are made nonconforming by establishment of this Specific Plan shall be deemed to be legal, nonconforming uses and may continue to exist, in accordance with LAMC Section 12.23.

1.1.5. Interpretation

If there is any conflict between the text of this Specific Plan and the tables, maps, or illustrations provided herein, the written language shall control. Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator, or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan, pursuant to LAMC Section 11.5.7 H.

1.1.6. Severability

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses, or applications which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

1.2. APPLICABILITY OF THE PLAN

1.2.1. Definition of a Project

- A. A Project in this Specific Plan is defined as the construction, erection, demolition, addition to, or exterior alteration (greater than 50 percent of a building's value) of any building or structure on a lot located entirely or partially within the Plan Boundary (see **Map A**) which requires the issuance of a demolition, grading, foundation, or building permit; use of land permit; or change of use permit.
- B. **West Pico Design District.** Within the West Pico Design District, which generally includes the properties along Pico Boulevard between Centinela Avenue and the I-405 Freeway (see **Map B**), a Project also includes the construction, erection, alteration, or addition to any sign.

Note: The review of sign permits within the West Pico Design District is due to existing sign regulations in the adopted West Pico Community Design Overlay encompassed by this Plan.

1.2.2. Exemptions

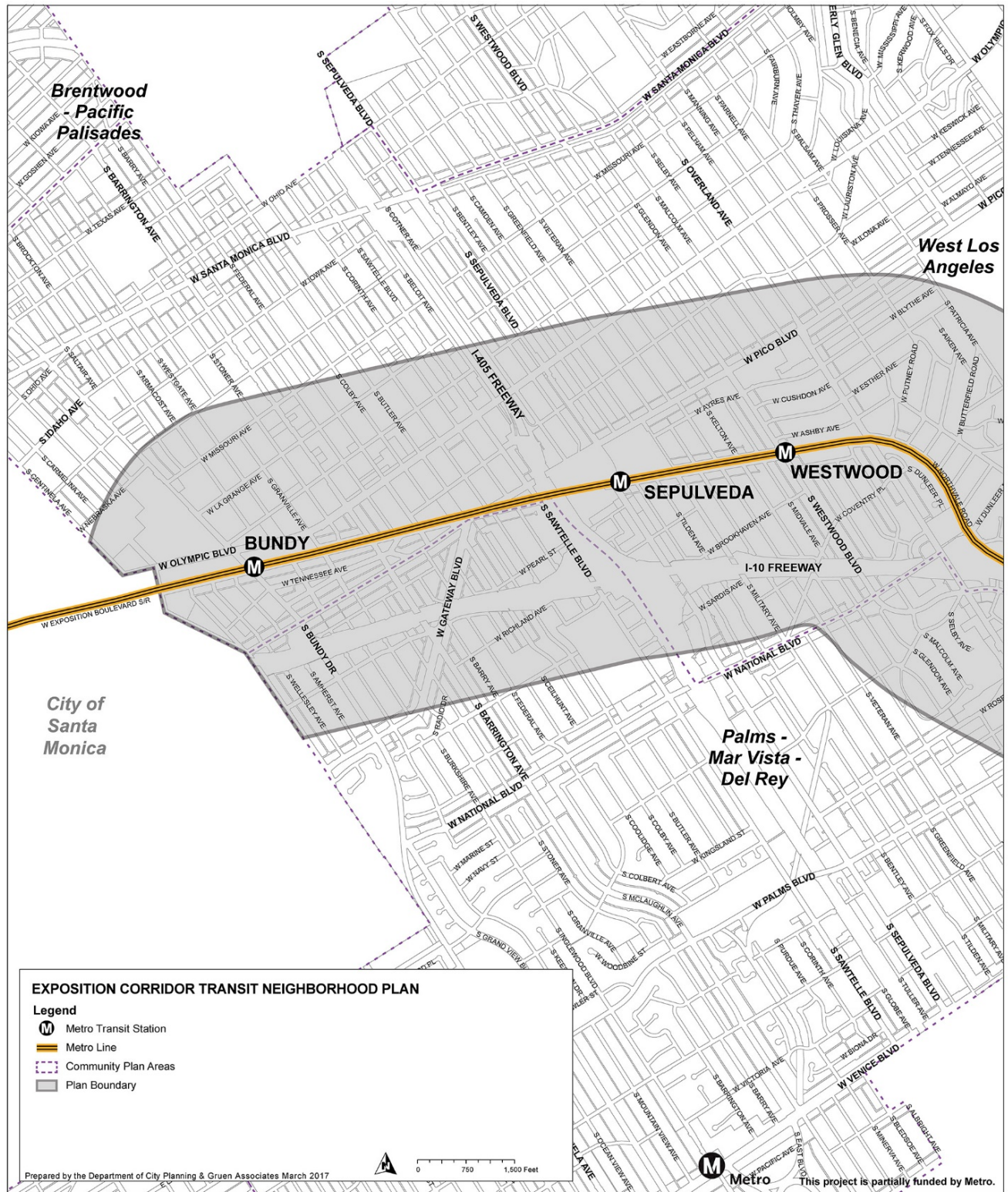
The provisions of this Specific Plan shall not apply to:

- A. **Single- and Two-Family Residential Zoned Properties.** Any Project in the "R1" One-Family Zone or "R2" Two-Family Zone;
- B. **Projects Approved Prior to Plan Adoption.** Any Project that has obtained a discretionary land use approval, that is still valid, from the City prior to the effective date of this Specific Plan;
- C. **Underground Tanks and Seismic Retrofitting.** Underground tank removal/remediation, and/or seismic reinforcement/retrofitting;
- D. **Vested Development Plans.** Projects with vested rights pursuant to LAMC Section 12.26 A.3;
- E. **Repairs of Unsafe or Substandard Conditions.** Any Project complying with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition;
- F. **Completed Applications Prior to Plan Adoption.** Any Project that has an application that has been deemed complete by the Department of City Planning prior to the adoption of this Specific Plan;
- G. **Interior Improvements.** Interior tenant improvements or interior remodeling of any existing building or structure that does not affect the exterior building.

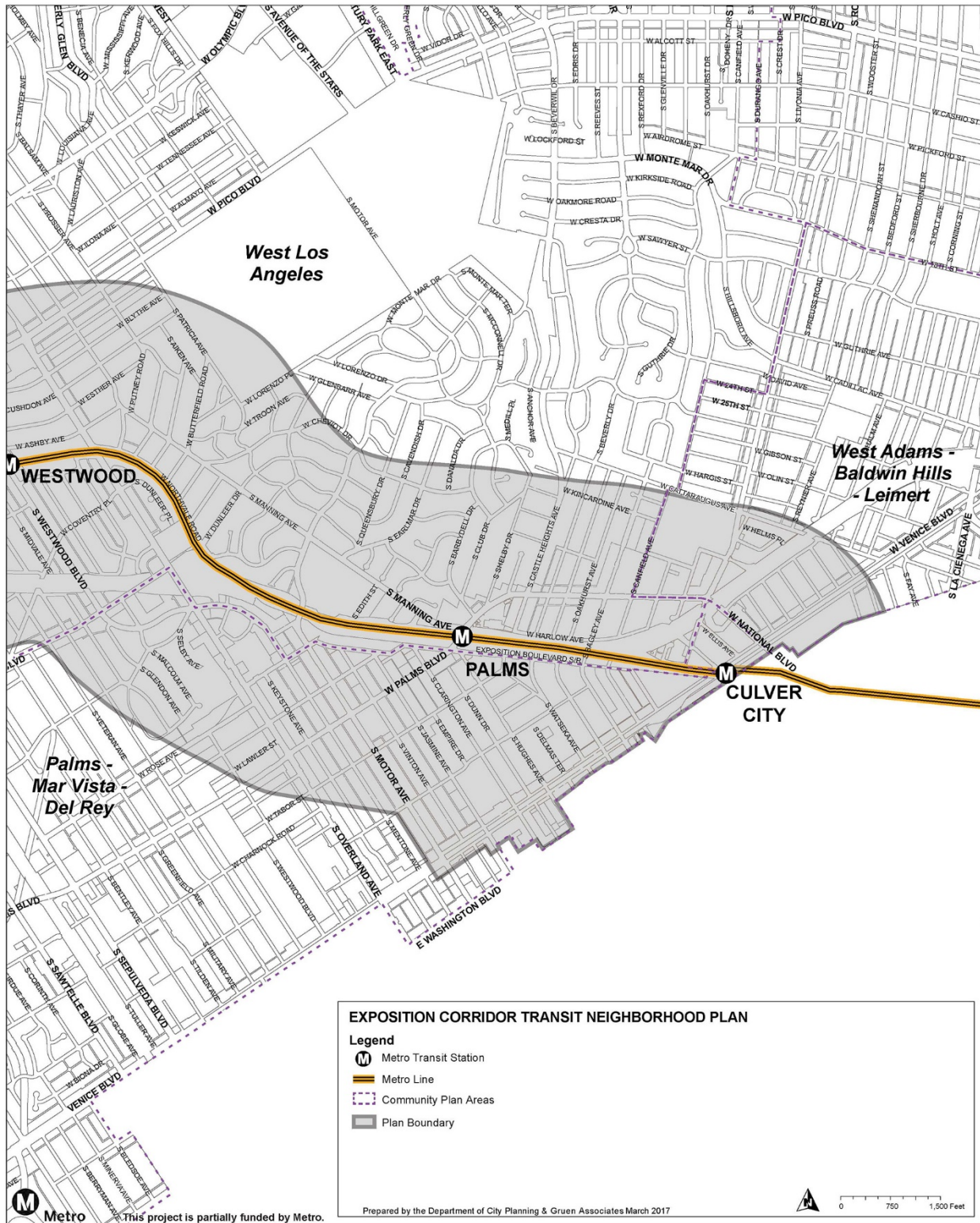
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1. ADMINISTRATION

MAP A: PLAN BOUNDARY



MAP A: PLAN BOUNDARY



1.2.3. Plan Subareas

Within the Plan Area, properties are located either within one of the Expo Corridor Subareas (“Subareas”) identified on **Map B** or outside the Subareas. **Table A** below summarizes how the sections of this Specific Plan apply to Projects located in the Subareas versus Projects outside the Subareas.

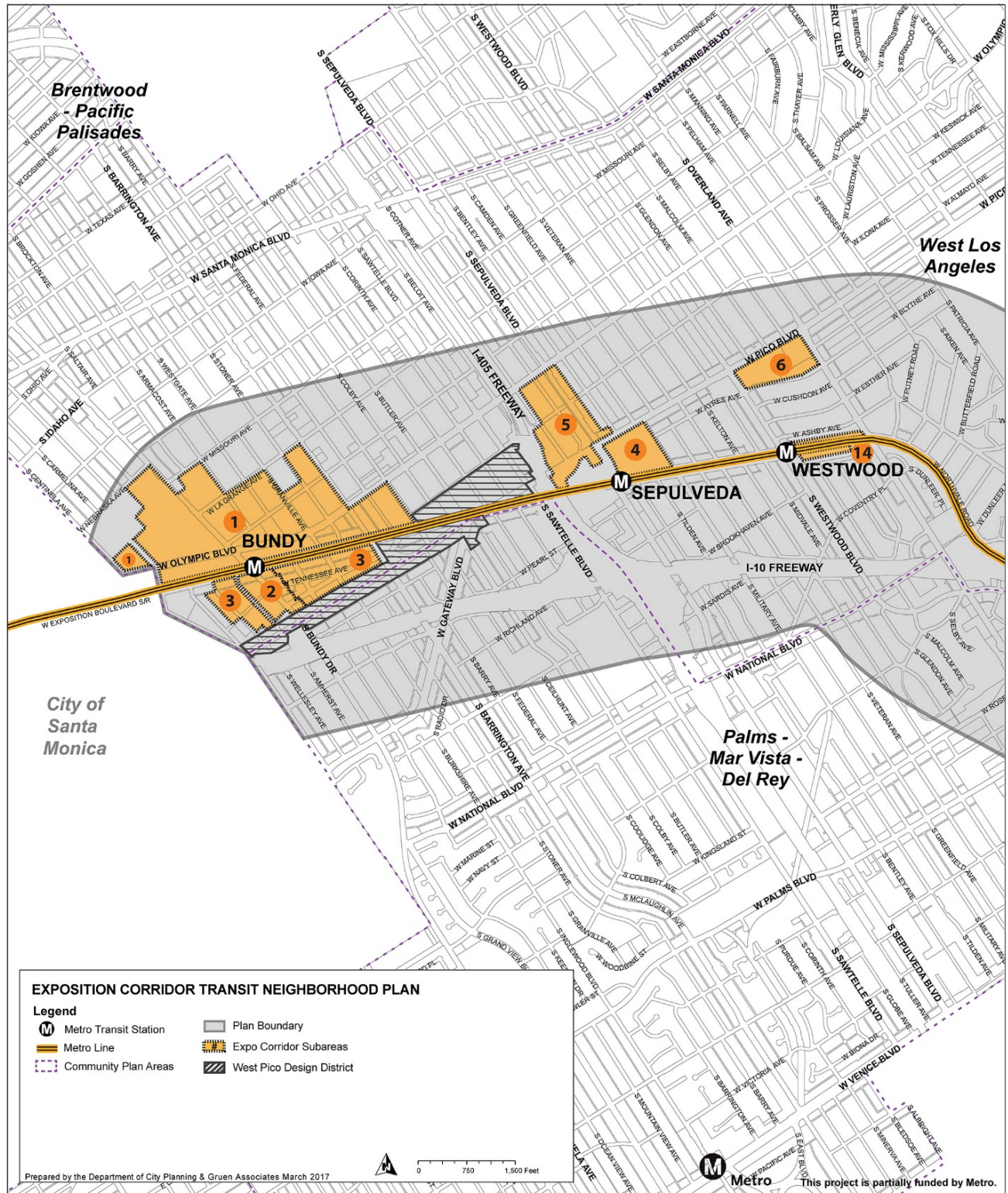
TABLE A: APPLICABILITY OF SPECIFIC PLAN REGULATIONS

Plan Section	Plan Section Title	Projects Within Subareas	Projects Outside Subareas
Sec. 1	Administration	✓	✓
Sec. 2	Zoning and Development Standards	✓	--
Sec. 3	Public Benefits	✓	--
Sec. 4	Urban Design Standards	✓	✓
Sec. 5	Streets	✓	✓
Sec. 6	Process	✓	✓
Sec. 7	Definitions	✓	✓

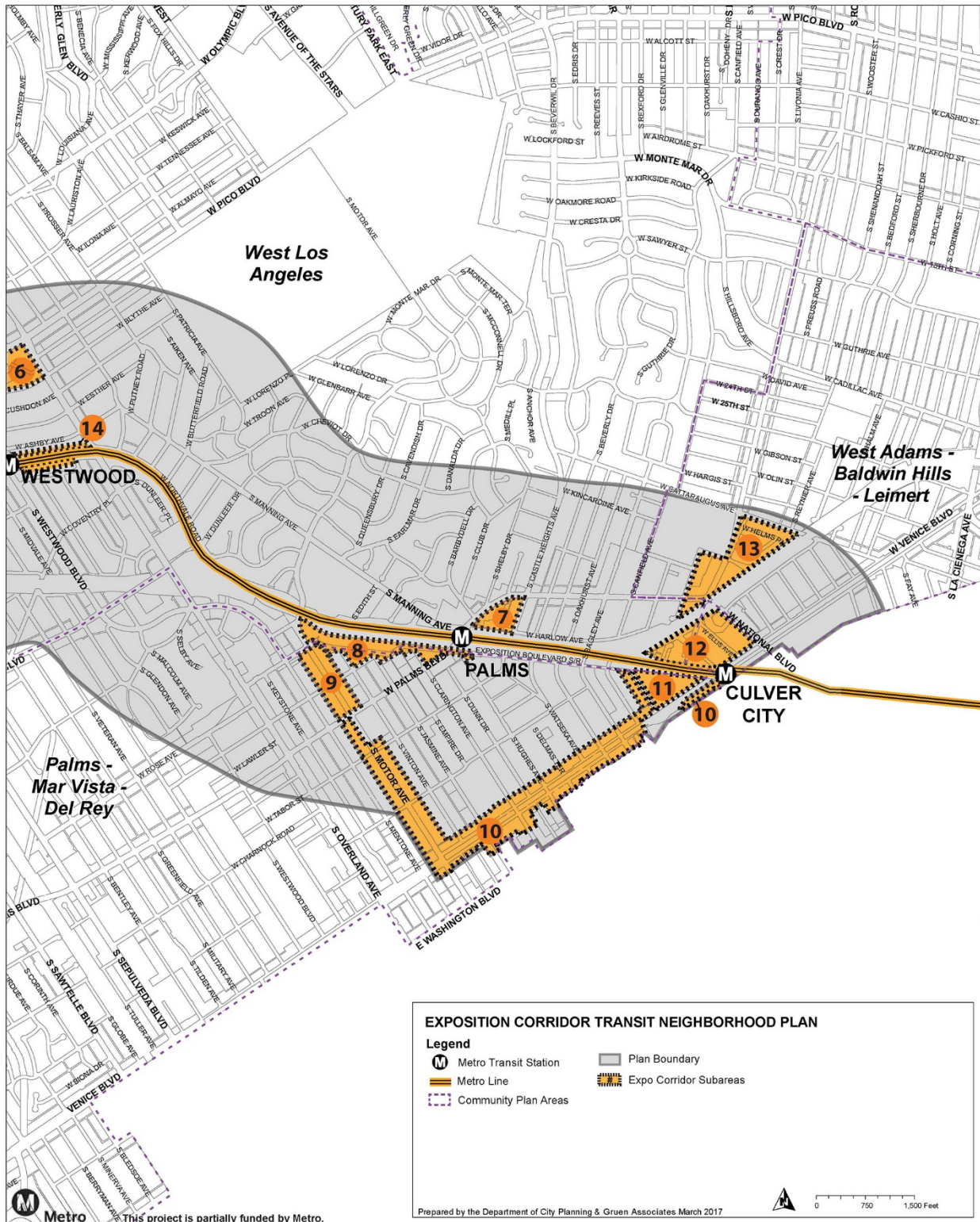
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1. ADMINISTRATION

MAP B: PLAN SUBAREAS



MAP B: PLAN SUBAREAS



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SECTION 2

**ZONING & DEVELOPMENT
STANDARDS**

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2.1. LAND USE AND ZONING

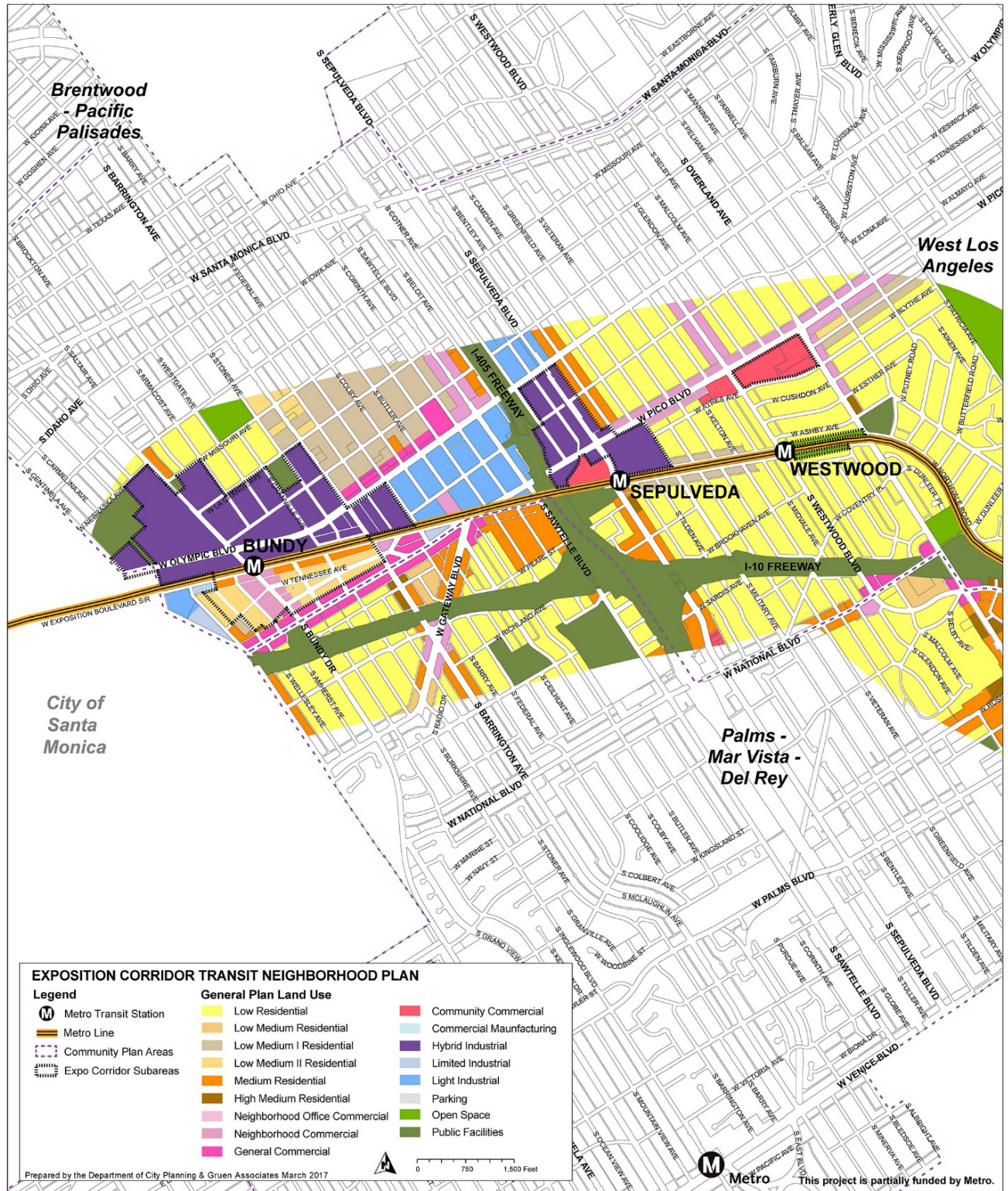
2.1.1. Land Use Designations

A. The Plan area includes the following General Plan land use designations (see **Map C**):

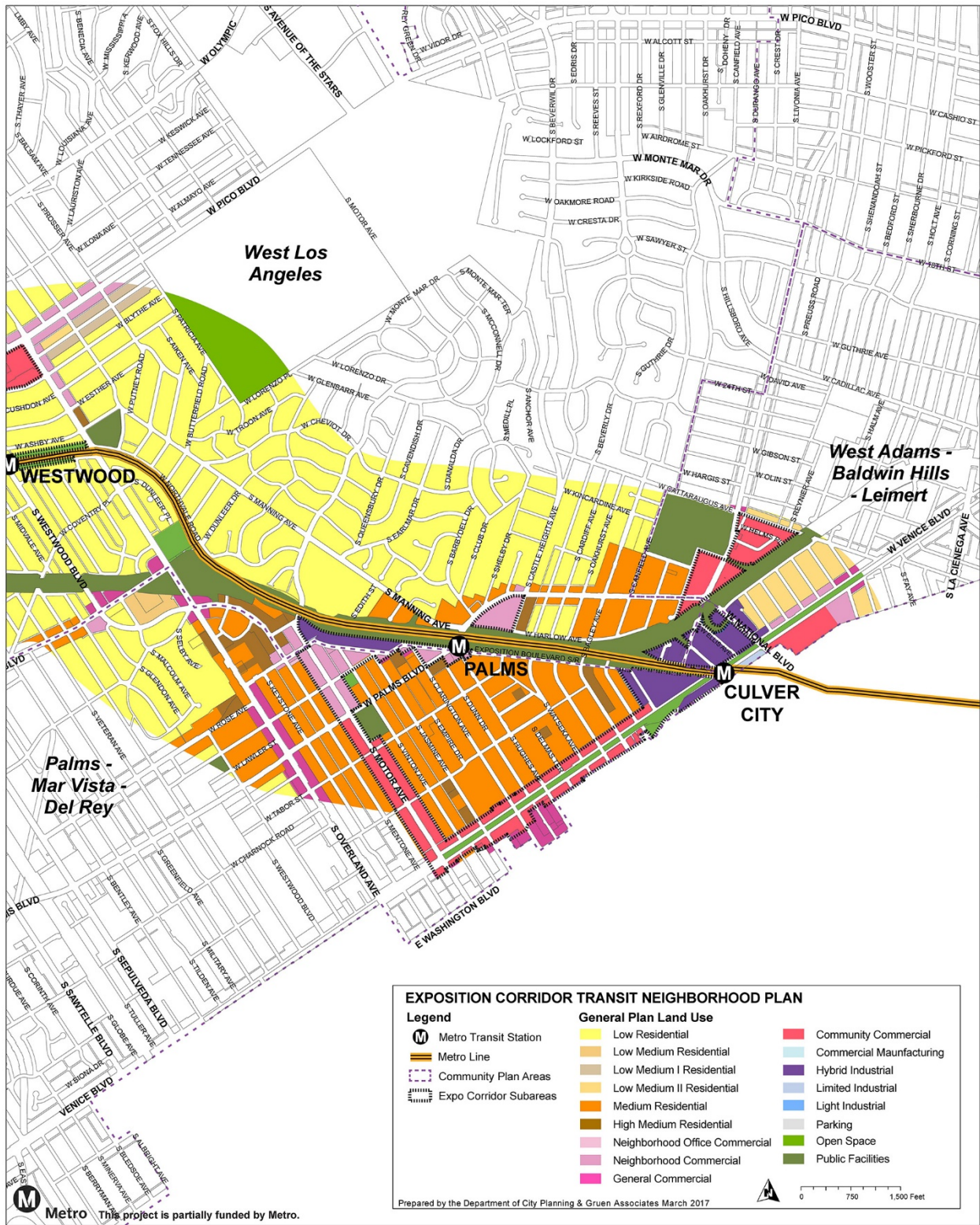
- Low Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- Neighborhood Office Commercial
- Neighborhood Commercial
- General Commercial
- Community Commercial
- Commercial Manufacturing
- Hybrid Industrial
- Limited Industrial
- Light Industrial
- Parking
- Open Space
- Public Facilities
- Public Facilities - Freeway

2. ZONING AND DEVELOPMENT STANDARDS

MAP C: GENERAL PLAN LAND USE



MAP C: GENERAL PLAN LAND USE



2.1.2. Zoning Designations

A. The Plan area includes the following zoning designations (see **Map D**):

Single Family Residential

- R1

Multiple Family Residential

- R2, RD1.5, RD2, RD3, RD4, R3, R4, RAS4

Commercial

- CR, C1, C2, C4
- MU(EC) -- Mixed Use: Commercial/Residential

Hybrid Industrial

- NI(EC) -- New Industry
- HJ(EC) -- Hybrid Industrial: Jobs Emphasis
- HR(EC) -- Hybrid Industrial: Residential Emphasis

Industrial

- CM, MR1, M1, M2

Parking

- P

Open Space

- OS

Public Facilities

- PF

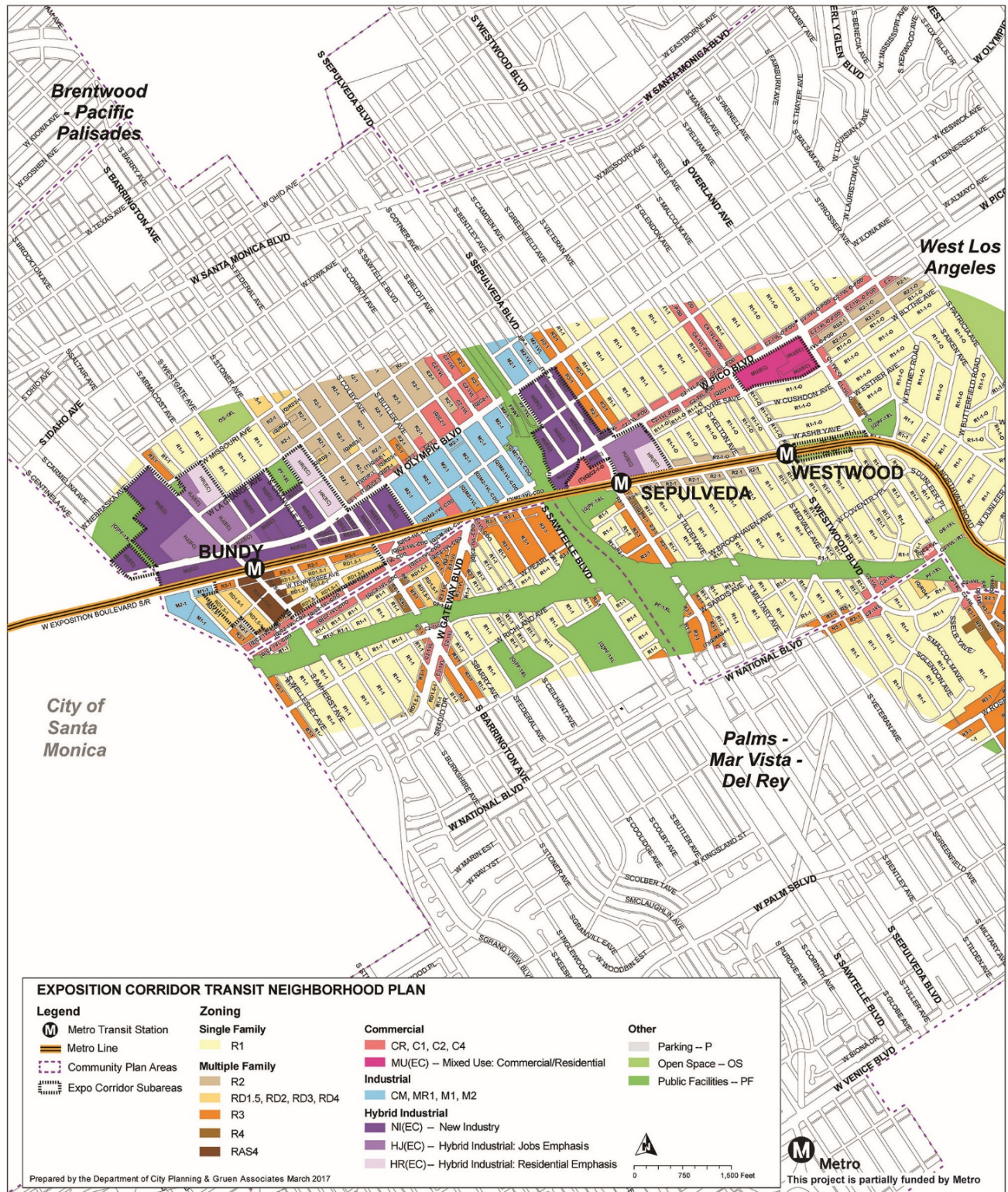
B. The following zones are established as part of this Specific Plan:

1. **New Industry – NI(EC).** The New Industry zone is an employment zone with uses tailored to 21st century and creative industries such as digital technology, research and development, media, design, publishing, motion pictures, and broadcasting. Supporting uses associated with these industries, such as light manufacturing, assembly, and limited retail or restaurants, are also appropriate. Residential uses are prohibited, with the exception of limited Live/Work Units, in order to preserve employment opportunity.
2. **Hybrid Industrial: Jobs Emphasis – HJ(EC).** The Hybrid Industrial: Jobs Emphasis zone is an employment-focused zone with a limited amount of residential uses. Employment uses permitted in this zone are primarily 21st century and creative industries, but can include an increased presence of retail, restaurant, and entertainment uses.
3. **Hybrid Industrial: Residential Emphasis – HR(EC).** The Hybrid Industrial: Residential Emphasis zone transitions areas between residential-only neighborhoods and jobs centers. Housing and a variety of neighborhood-serving commercial uses are allowed, though a minimum level of other employment uses is required.

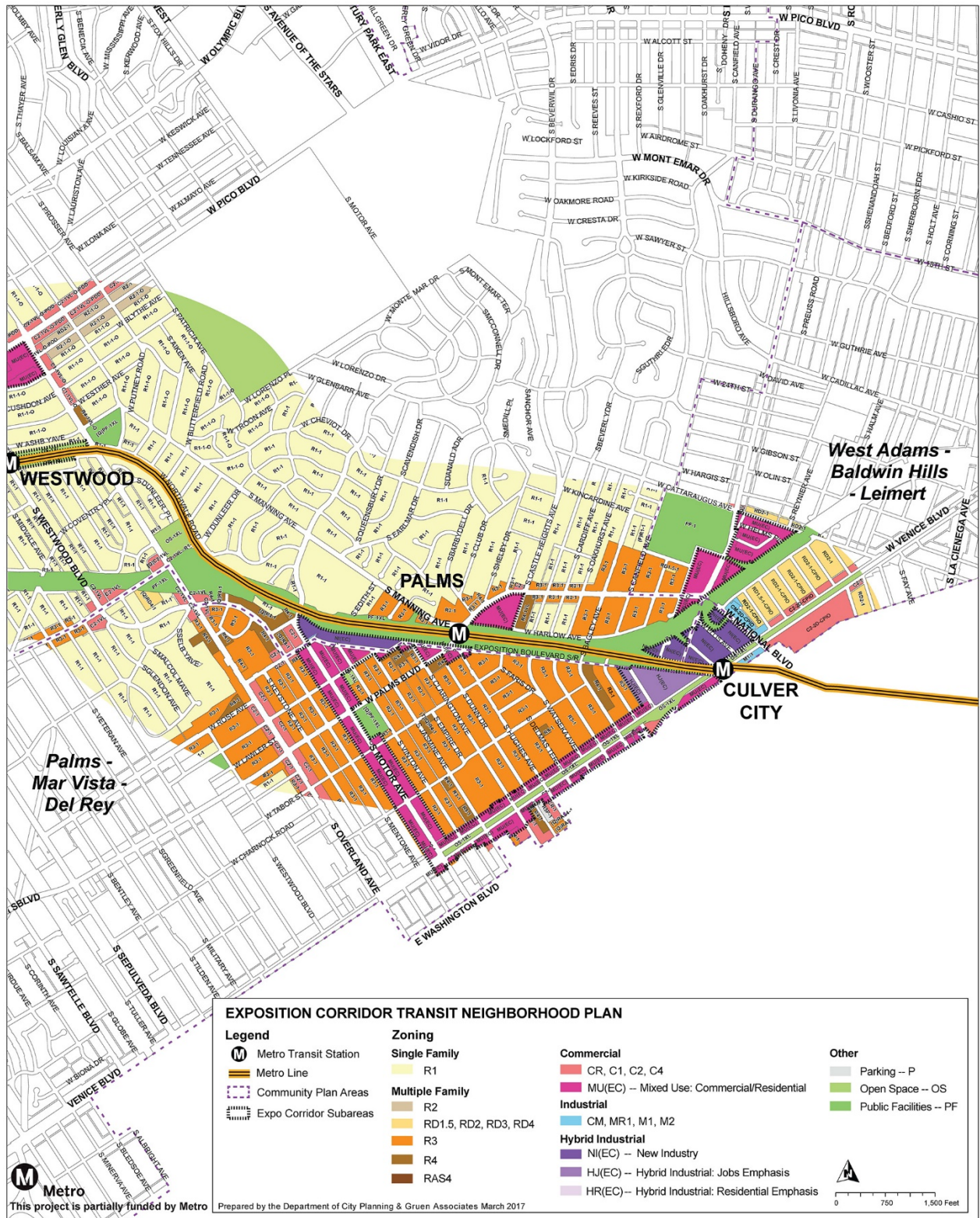
4. **Mixed Use: Commercial/Residential – MU(EC).** The Mixed Use: Commercial/Residential zone is intended to allow neighborhood and community commercial uses and institutional uses, either alone or in combination with multi-family residential. This zone activates commercial corridors with a variety of uses that serve the local community while also providing housing.

2. ZONING AND DEVELOPMENT STANDARDS

MAP D: ZONING



MAP D: ZONING



2.2. ALLOWABLE USES

Permitted uses are set forth in **Table B** for the following zones: New Industry; Hybrid Industrial: Jobs Emphasis; Hybrid Industrial: Residential Emphasis; and Mixed Use: Commercial/Residential. Uses that are substantially similar to those listed here, as determined by the Director of Planning at the time of Administrative Clearance, are also permitted.

Permitted uses for all other zones are as set forth in the LAMC.

2.2.1. Use Limitations

- A. **Limited Uses.** Uses identified as “Limited” within a zone (see **Table B**) shall not exceed the indicated percentage of a Project’s total floor area.
 - 1. For the purposes of calculating total floor area of a Project, any new floor area as well as existing floor area that will remain shall be counted.
 - 2. When multiple non-residential Limited Uses exist within a Project, the cumulative floor area dedicated to such non-residential Limited Uses shall not exceed 40 percent of the total floor area of the Project.

- B. **Multi-Family Residential.**
 - 1. There is no limit on the number of dwelling units based on lot size. However, individual dwelling units within a Project shall have a minimum size of 350 square feet.

- C. **Live/Work Units.**
 - 1. Live/Work Units within a Project shall have an average size of at least 750 square feet.
 - 2. Each Live/Work Unit shall be open with no fixed interior separation walls, excluding area used for bathrooms and storage, for a minimum of 70 percent of the floor area.
 - 3. Workspace.
 - a. Each Live/Work Unit shall have at least one continuous workspace that is a minimum of 150 square feet and measures not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The required workspace shall be clearly demarcated on the approved building plans.
 - b. Workspaces shall be assigned to uses first permitted in the CM, MR1, M1, MR2, or M2 zones.

TABLE B: ALLOWABLE USES AND LIMITATIONS

Use Classification	New Industry	Hybrid Industrial: Jobs Emphasis	Hybrid Industrial: Residential Emphasis	Mixed-Use: Commercial/ Residential
Residential Uses				
Live/Work	Limited (30% or 50%) ¹	Limited (30 or 50%) ¹	Limited (70 or 75%) ¹	Limited (80 or 90%) ¹
Residential - Multi-Family	-	Limited (30 or 50%) ¹	Limited (70 or 75%) ¹	Limited (80 or 90%) ¹
Residential - Single-Family	-	-	-	-
Non-Residential Uses				
Animal Services and Care / Veterinary Clinics	-	-	-	Allowed
Animal Hospitals/Kennels	-	-	-	-
Automobile-Related Uses	-	-	-	-
Childcare Facilities ⁴	Allowed	Allowed	Allowed	Allowed
Colleges and Vocational/Technical Schools or Programs	Allowed	Allowed	Allowed	Allowed
Commercial Hotels	Allowed	Allowed	Allowed	Allowed
Commercial Office	Allowed	Allowed	Allowed	Allowed
Drive-Through Establishments	-	-	-	-
Entertainment, Exhibit and Cultural Facilities	Limited (10%)	Limited (20%)	Allowed	Allowed
Free-Standing Fast Food Establishment	-	-	-	-
Heavy Manufacturing	-	-	-	-
Hospitals and Nursing and Residential Care Facilities	-	-	-	Allowed
Light Manufacturing and Assembly	Allowed	Allowed	-	-
Parking ²	Limited	Limited	Limited	Limited
Publishing, Motion Picture, Broadcasting	Allowed	Allowed	Allowed	Allowed
Recreation Facilities and Gyms	Limited (10%)	Limited (10%)	Allowed	Allowed
Religious Assembly	-	-	-	Allowed
Repair and Maintenance Facilities	Allowed	-	-	-
Research and Development	Allowed	Allowed	Allowed	Allowed
Restaurants, Bars, Retail and Personal Services ³	Limited (20%)	Limited (20%)	Allowed	Allowed
Schools, Elementary and High	-	-	-	-
Server Farms	Limited (10%)	Limited (10%)	-	-
Spectator Sports Facilities	-	-	-	Allowed
Trucking and Transportation Facilities	-	-	-	-
Utilities	-	-	-	-
Warehousing, Distributing, and Storage	Limited (20%)	Limited (20%)	-	-
Waste Management and Remediation	-	-	-	-
Wholesale (Including Showrooms)	Limited (20%)	Limited (20%)	-	-

Legend:

- Not Permitted
- Allowed Permitted
- Limited Permitted with Limitations

1. Limitations for residential uses, including Live/Work Units and Multi-Family Residential, are dependent on total Project FAR (see **Table D**).
2. Parking uses are permitted only in combination with other uses within a Project, and such other uses must comprise no less than 0.7:1 FAR on the Project site.
3. Individual retail tenant spaces are limited to the following maximum sizes:
 - 5,000 square feet in the New Industry zone;
 - 20,000 square feet in the Hybrid Industrial: Residential Emphasis, Hybrid Industrial: Jobs Emphasis, and Mixed Use: Commercial/Residential zones, with the exception of grocery stores in Subareas 7 and 11 (see **Map B**).
4. Childcare facilities are permitted only in combination with other uses.

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2.3. FLOOR AREA RATIO

2.3.1. Maximum Floor Area

Projects in the following zones are permitted either a Base Floor Area Ratio (Base FAR) or Bonus Floor Area Ratio (Bonus FAR): New Industry; Hybrid Industrial: Jobs Emphasis; Hybrid Industrial: Residential Emphasis; and Mixed Use: Commercial/Residential (see **Table C**).

Permitted Floor Area Ratios for all other zones are as set forth in the LAMC.

- A. **Base FAR.** Projects that do not provide Public Benefits through this Specific Plan are permitted a maximum base floor area ratio (Base FAR).
- B. **Bonus FAR.** Projects that provide Public Benefits through this Specific Plan are permitted a maximum bonus floor area ratio (Bonus FAR).
- C. **Calculation of Maximum Floor Area.** Land area subject to easements and dedications shall be counted as buildable area for the purposes of determining the maximum allowable floor area.

TABLE C: MAXIMUM FLOOR AREA RATIOS

Zone	Base FAR	Bonus FAR
New Industry	2.5:1	4.0:1
Hybrid Industrial: Jobs Emphasis¹	2.0:1	4.0:1
Hybrid Industrial: Residential Emphasis¹	2.0:1	4.0:1
Mixed Use: Commercial/Residential	2.0:1	3.6:1
1. Projects in the Hybrid Industrial: Jobs Emphasis and Hybrid Industrial: Residential Emphasis zones that are comprised entirely of Non-Residential Uses are subject to the Base FAR and Bonus FAR levels of the New Industry zone.		

2.3.2. Minimum Non-Residential Use

- A. **Applicability.** Projects in the New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial: Residential Emphasis, or Mixed Use zones are required to include a minimum amount of Non-Residential Uses on the Project site. The minimum amount of Non-Residential Uses required is based on the zone and total FAR of the Project, and is represented as either a percentage of the total floor area or as a fixed FAR of the Project site (see **Table D** and **Figure A**).

2. ZONING AND DEVELOPMENT STANDARDS

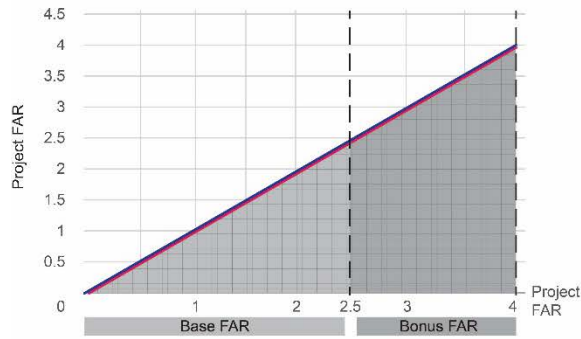
TABLE D: MINIMUM NON-RESIDENTIAL USE

Zone	Total Project FAR	Minimum Required Non-Residential Use
New Industry	≤ 2.5:1	100% ¹
	> 2.5:1 up to 4.0:1	100% ²
Hybrid Industrial: Jobs Emphasis	≤ 2.0:1	70%
	>2.0:1 up to 2.5:1	70%
	> 2.5:1 up to 4.0:1	FAR 2.0:1
Hybrid Industrial: Residential Emphasis	≤ 2.0:1	30%
	>2.0:1 up to 2.3:1	30%
	> 2.3:1 up to 4.0:1	25%
Mixed Use: Commercial/Residential	≤ 2.0:1	10%
	>2.0:1 up to 2.3:1	10%
	> 2.3:1 up to 3.6:1	20%

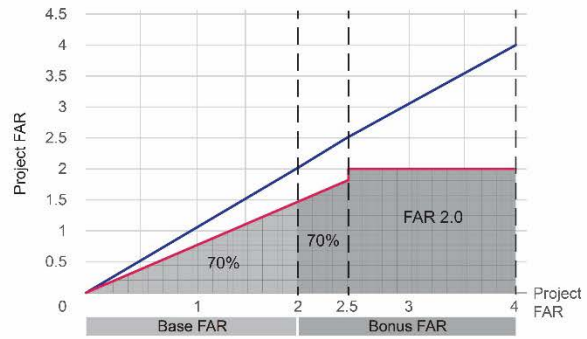
1. Projects in New Industry zone with Total FAR less than or equal to 2.5:1 may dedicate a maximum of 30% of total floor area to Live/Work Units.
 2. Projects in New Industry zone with Total FAR greater than 2.5:1 may dedicate a maximum of 50% of total floor area to Live/Work Units.

FIGURE A: NON-RESIDENTIAL/RESIDENTIAL USE MIX

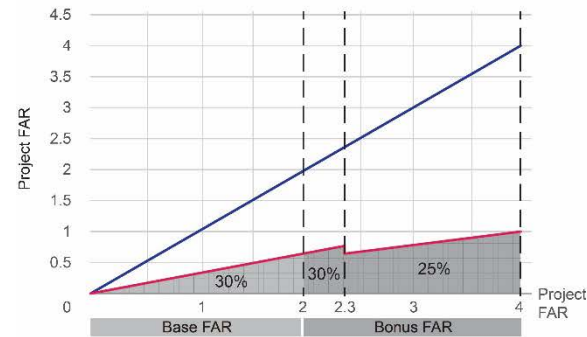
NEW INDUSTRY



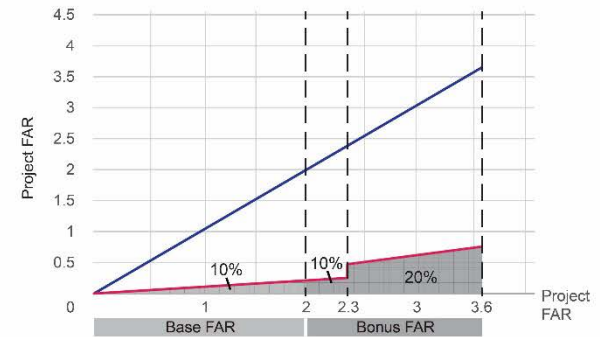
HYBRID INDUSTRIAL: JOBS EMPHASIS



HYBRID INDUSTRIAL: RESIDENTIAL EMPHASIS



MIXED USE: COMMERCIAL/RESIDENTIAL



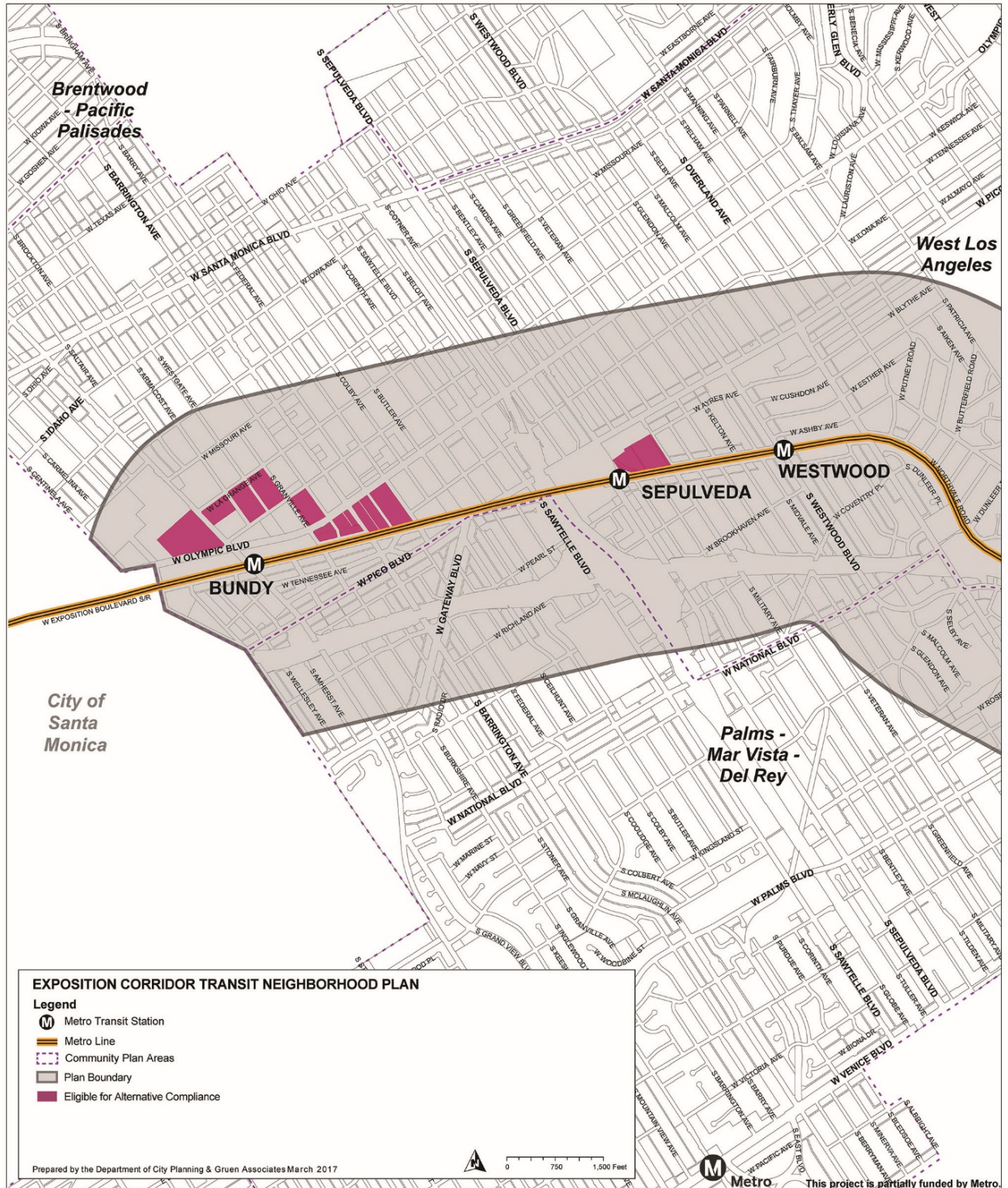
— Total Project FAR
 ■ Minimum Non-Residential Floor Area

B. Alternative Compliance.

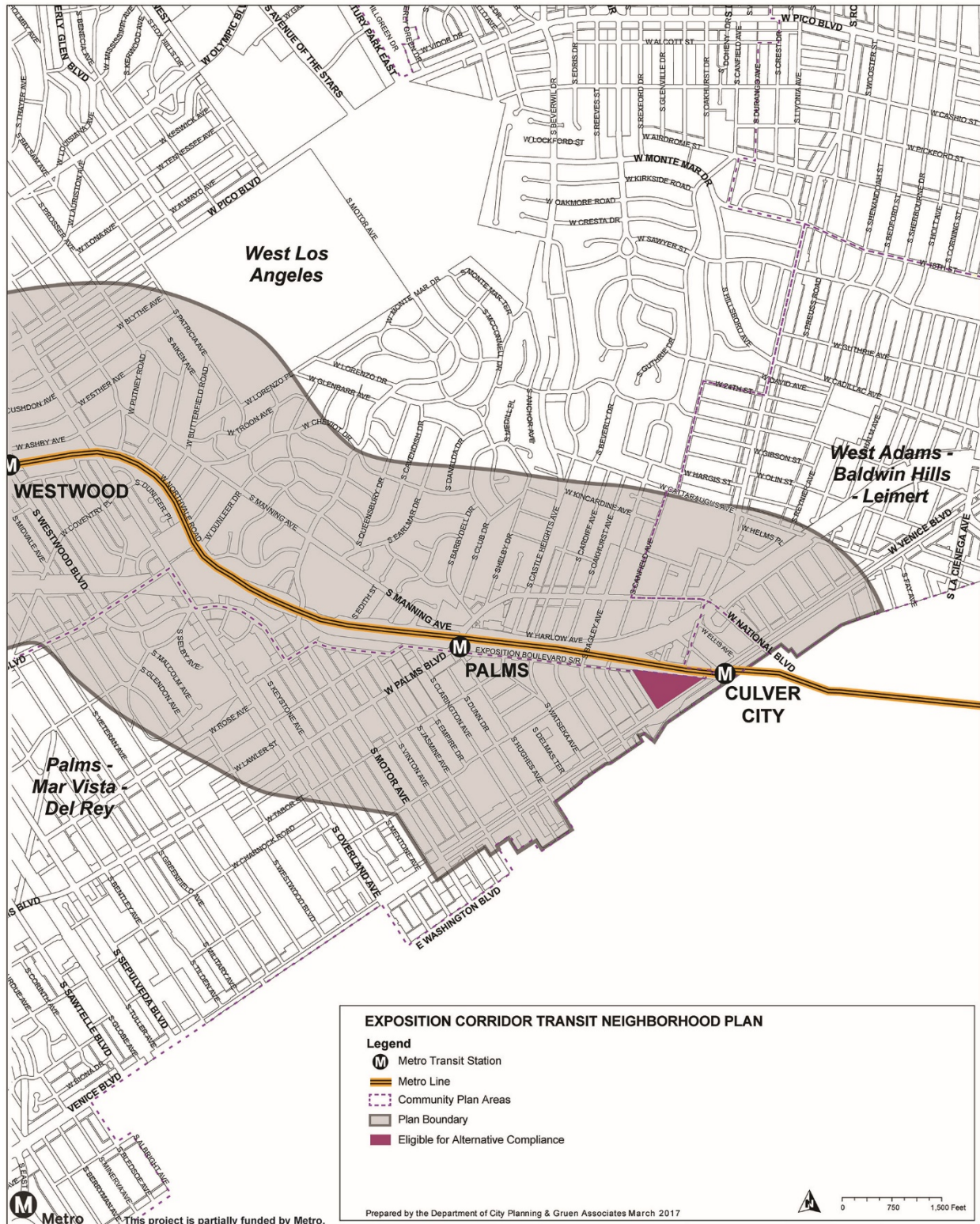
1. Projects located entirely or partially on properties eligible for Alternative Compliance (see **Map E**) which cannot meet the minimum Non-Residential Use requirements (see **Table D**) may comply with this Specific Plan by obtaining a Director's Determination for Alternative Compliance (**Section 6.1.4**).
2. Alternative Compliance Projects are subject to the allowable uses and use limitations of this Specific Plan (see **Table B**), with the exception of the use limitations on multi-family residential.
3. Alternative Compliance Projects are limited to the maximum FAR (Bonus FAR) allowed by the zone of the property.
4. Alternative Compliance Projects, including those that do not exceed the Base FAR, must provide Public Benefits pursuant to **Section 3** of this Specific Plan.
5. Alternative Compliance Projects shall comply with all relevant Urban Design Standards (**Section 4**) as well as the Urban Design Guidelines (**Appendix C**) of this Specific Plan.
6. Projects in the New Industry zone that include up to the allowable amount of Live/Work Units per this Specific Plan are not considered Alternative Compliance Projects and are therefore not subject to the above requirements and process.

2. ZONING AND DEVELOPMENT STANDARDS

MAP E: ALTERNATIVE COMPLIANCE ELIGIBILITY



MAP E: ALTERNATIVE COMPLIANCE ELIGIBILITY



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2.4. HEIGHT

2.4.1. Maximum Building Height

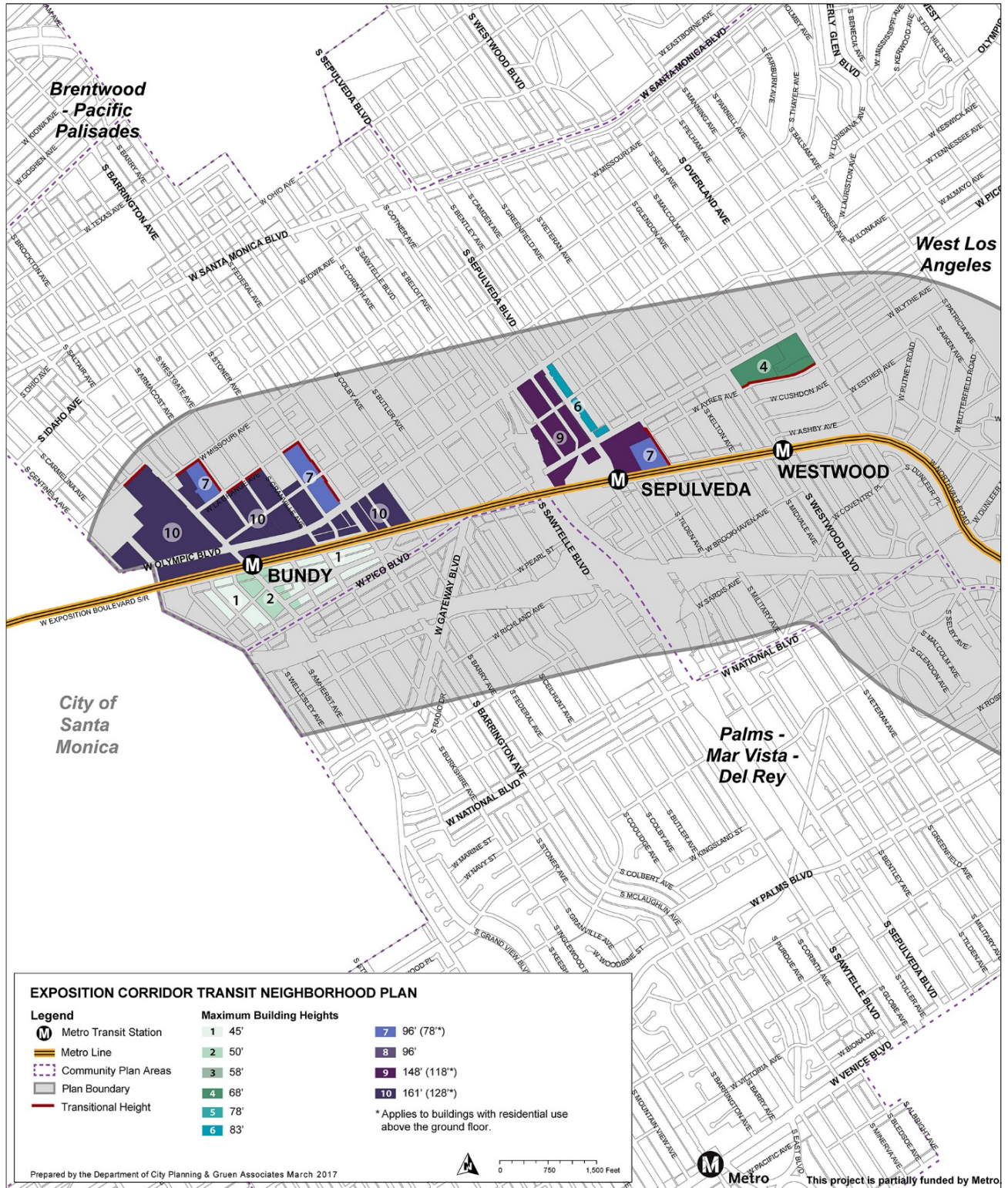
- A. Projects shall not exceed the maximum height set forth in **Table E** and **Map F**. Where the maximum height is not specified, the height requirements in LAMC Section 12.21.1 apply.
- B. **Additional Ground Floor and Top Floor Height.** Additional height up to five feet greater than the limits set forth in **Table E** and **Map F** is permitted for Projects in the New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial: Residential Emphasis, or Mixed Use: Commercial/Residential zones. This additional height is allowed in order to accommodate a taller ground floor and/or top floor, and may only be applied to the ground floor where the resulting height of the ground floor exceeds 15 feet or the top residential floor where the resulting height of that floor exceeds 12 feet.

TABLE E: MAXIMUM BUILDING HEIGHTS

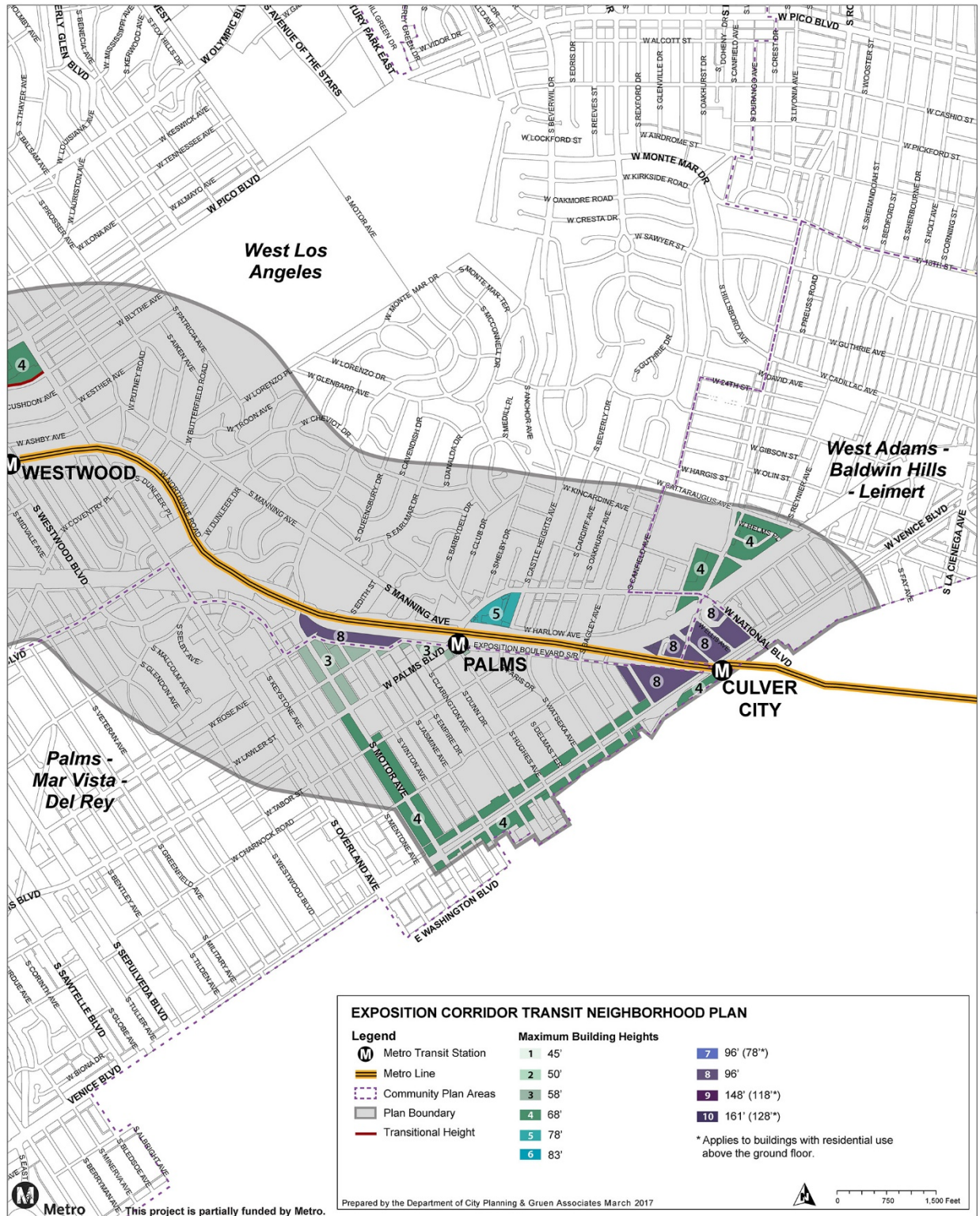
Height Area (See Map F)	Maximum Height	Typical Number of Stories ¹
1	45 feet	2 to 4 stories
2	50 feet	3 to 4 stories
3	58 feet	3 to 5 stories
4	68 feet	3 to 6 stories
5	78 feet	3 to 7 stories
6	83 feet	4 to 6 stories
7	96 feet (78 feet ²)	3 to 7 stories
8	96 feet (78 feet ²)	3 to 7 stories
9	148 feet (118 feet ²)	4 to 11 stories
10	161 feet (128 feet ²)	6 to 12 stories
<p>1. Typical Number of Stories is shown for illustrative purposes only and represents a range of building heights that could occur on a Project site.</p> <p>2. The height noted in parentheses applies to buildings with residential uses above the ground floor, with the exception of Live/Work Units.</p>		

2. ZONING AND DEVELOPMENT STANDARDS

MAP F: MAXIMUM BUILDING HEIGHTS



MAP F: MAXIMUM BUILDING HEIGHTS



2.4.2. Transitional Height

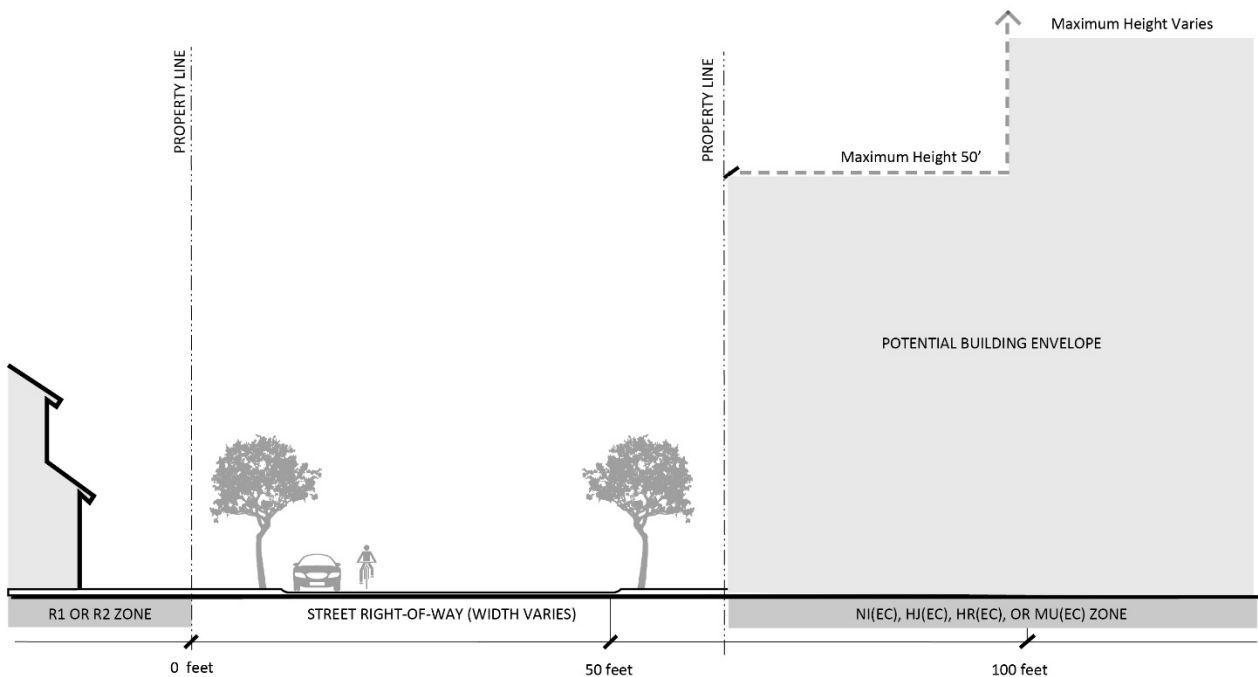
Transitional height requirements address the potential adjacency of new non-residential or mixed-use buildings to single- or two-family residential areas.

A. **Applicability.** Transitional height requirements apply to Projects in the New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial: Residential Emphasis, or Mixed Use: Commercial/Residential zones.

B. **Requirements.**

1. Portions of Projects in applicable zones that are less than 50 feet from R2 or more restrictive residential zones shall not exceed 25 feet in height.
2. Portions of Projects in applicable zones that are equal to or greater than 50 feet and less than 100 feet from R2 or more restrictive residential zones shall not exceed 50 feet in height.

FIGURE B: TRANSITIONAL HEIGHT



2.5. OPEN SPACE

2.5.1. Area Requirements

- A. **Residential Uses.** Projects incorporating six or more residential dwelling units shall provide open space pursuant to LAMC Section 12.21 G for multifamily residential units.
1. Live/Work Units shall provide on-site open space, in any combination of common and private open space, at a minimum of 100 square feet per Live/Work Unit.
- B. **Non-Residential Uses.** Projects in the following zones shall provide a minimum of one square foot of common open space for every 25 square feet of Non-Residential Uses: New Industry; Hybrid Industrial: Jobs Emphasis; Hybrid Industrial: Residential Emphasis; Mixed Use: Commercial/Residential. This open space shall meet the following requirements:
1. Be open to the sky and have no structures that project into the common open space area, as provided in LAMC Section 12.22 C.20(b).
 2. Be readily accessible to all employees and visitors to the site during business hours.
 3. Have a minimum of 400 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area.
 4. Have a minimum of 25 percent of the area planted with ground cover, shrubs, or trees.
- C. **Mixed-Use Projects.** Projects with a combination of Residential Uses and Non-Residential Uses shall apply the relevant open space requirements to each type of use.
- D. **Open Space in Excess of 25,000 Square Feet.** Projects that require open space in excess of 25,000 square feet shall dedicate a portion of the area for active recreational use. Permitted active recreational uses include, but are not limited to, the following: basketball courts, tennis courts, badminton courts, bocce courts, playgrounds, tot lots, exercise/fitness areas, swimming pools, and community gardens.
- E. **Design Standards.** All open space shall comply with all relevant Urban Design Standards in **Section 4.2.4.** of this Specific Plan and the Urban Design Guidelines (**Appendix C**).

2.5.2. Publicly Accessible Open Space

- A. **Reduction of Open Space.** Projects may provide up to 25 percent less open space than the total open space required by LAMC Section 12.21 G and/or this Specific Plan if the open space is provided as Publicly Accessible Open Space.
- B. **PAOS Standards.** Publicly Accessible Open Space must conform to the following criteria:
 - 1. Spaces shall be open to the public seven days a week, at minimum from 6 a.m. to 10 p.m.
 - 2. Spaces must be sufficiently maintained and operated by the property owner, with ongoing public access maintained.
 - 3. Spaces must conform to all relevant Urban Design Standards in **Section 4.2.4** of this Specific Plan.
 - 4. The following uses shall not be counted as a Publicly Accessible Open Space: surface parking areas, open storage areas, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit areas, sidewalks and parkways in the public right-of-way as of the date of adoption of this Specific Plan, and utility areas/pads.
 - 5. The following uses may be counted as a Publicly Accessible Open Space: parklets or other pedestrian spaces in the public right-of-way; new public streets and alleyways.
- C. **PAOS as Public Benefit Requirement.** Publicly Accessible Open Space provided in order to satisfy a public benefit requirement per **Section 3** of this Specific Plan cannot be counted toward the open space area required in **Section 2.5.1**.

2.6. PARKING

2.6.1. General Requirements

- A. **Required Automobile and Bicycle Parking.** Projects shall comply with LAMC Section 12.21 A.4 Off-Street Automobile Requirements for number of required parking spaces and shall comply with LAMC Section 12.21 A.16 Bicycle Parking and Shower Facilities requirements. Where this Specific Plan contains language or standards that require more parking or permit less parking than LAMC Section 12.21 A, this Specific Plan shall supersede the LAMC.
- B. **Live/Work Units.** A minimum of 1 automobile parking space per Live/Work Unit is required.

- C. **Electric Vehicle Charging Stations.** A minimum of 10 percent of automobile parking spaces provided in a Project shall include electric vehicle (EV) charging stations.

- D. **Unbundled Parking.** Projects within the Subareas in the Plan area, excluding Projects in R3 or more restrictive zones, shall unbundle automobile parking charges from the rents, sale price, or other fees charged for occupying living space, commercial space, or industrial space. Automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that potential renters or buyers have the option of renting or buying a residential unit or commercial space at a price lower than if the automobile parking was included.
 - 1. The owner or owners of a property on which the parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to segregate parking fees from rents, sales or other fees charged for occupying Project space so long as the building or use that the parking is intended to serve is maintained.
 - 2. The owner(s) of the property shall have the option to offer any unused parking spaces to other residential or non-residential tenants or the general public.
 - 3. This Specific Plan does not prohibit landlords from leasing or licensing parking spaces to third parties who do not lease living, employment, commercial, or industrial spaces within the Project.

- E. **Design Standards.** All parking provided as part of a Project shall comply with the parking design standards in **Sections 4.2.5.** or **4.3.5.** of this Specific Plan as well substantially conform to the relevant Urban Design Guidelines (**Appendix C**).

2.6.2. Exemptions

- A. **Change of Use.** If an application for a change of use in a building permitted after the adoption date of this Specific Plan results in an increased number of parking spaces required, then the Project is not required to provide the additional parking.

- B. **Neighborhood Serving Uses.** Neighborhood-Serving Uses, as defined in this Specific Plan, are exempt from minimum automobile parking requirements in LAMC Section 12.21 A.4 if they conform to the following criteria:
 - 1. Are located within a mixed-use Project within Subareas 2 or 9; and
 - 2. Occupy less than 1,500 square feet each.

3. The parking exemption for Neighborhood-Serving Uses may be applied to restaurants and cafes only up to a maximum of 50 percent of the total square footage of Neighborhood-Serving Uses in the Project. Any additional square footage of restaurant or café use beyond this maximum is subject to the minimum automobile parking requirements in LAMC Section 12.21 A.4.

2.6.3. Reductions

- A. **Car Share Vehicle Spaces.** For each automobile parking space reserved for a car share vehicle, the minimum number of required automobile parking spaces may be reduced by 5 spaces.
 1. Projects seeking a reduction in required parking as a result of car share vehicle spaces must submit a copy of the car-sharing agreement prior to Project approval.
- B. **Shared Parking.** Parking may be shared among different uses within a Project to take advantage of different peak periods, account for users accessing multiple destinations within a single Project, and ensure the most efficient use of parking spaces.
 1. Projects seeking a reduction in required parking as a result of shared parking shall submit a parking demand analysis at the time of application showing peak utilization based on a Project's proposed uses. If it is determined by the Director, in consultation with the Los Angeles Department of Transportation (LADOT), that a lower total number of parking spaces than would otherwise be required by LAMC Section 12.21 A.4 will provide adequate parking for the Project's uses, then that lower number of parking spaces shall be permitted.
 2. Shared parking spaces shall not be reserved or otherwise restricted to particular users, whether through physical design or through signage.
 3. Projects may not use the reduction in minimum parking available through this shared parking provision in combination with the reduction associated with Neighborhood-Serving Uses in **Section 2.6.2**.
- C. **Projects that Include Affordable Housing.** Projects that include restricted affordable units as part of the Density Bonus Ordinance (LAMC Section 12.22 A.25) may choose to use either Parking Option 1 or Parking Option 2 found in that ordinance.
 1. Projects that include restricted affordable units as part of the Density Bonus Ordinance and that are located within ½ mile of a major transit stop (as defined by Section 21155 of the Public Resources Code) may use the following reduced parking ratios:
 - a. For 100% affordable rental projects, exclusive of a manager's unit or units, the ratio shall be 0.5 spaces per unit.

- b. For mixed-income projects consisting of the maximum number of very low- or low-income units provided for in the Density Bonus Ordinance, the ratio shall be 0.5 spaces per bedroom.
2. Projects that include restricted affordable units as part of the Public Benefits requirement for Bonus FAR in this Specific Plan may use any of the parking options found in the Density Bonus Ordinance, or the reduced ratios noted in this section.

2.6.4. Transit Benefits

Projects within the Subareas in the Plan area, excluding Projects in R3 or more restrictive zones, are required to provide transit benefits to residents and/or employees. This is intended to complement the parking requirements, which discourage automobile ownership and/or encourage residents and employees not to drive to the site.

A. **Residential Uses.** In Projects that incorporate residential uses, owners shall:

1. Offer a Metro Business Transit Access Pass (B-TAP) or approved equivalent to residents who choose not to rent or buy a parking space(s) with their residential or Live/Work Unit. Transit passes shall be offered at no additional cost to the resident as long as the resident resides within the development and continues to not rent parking spaces with their residential unit and have documented their non-ownership of a car.
2. The minimum number of passes per residential or Live/Work Unit that is required to be offered is equal to the minimum number of parking spaces required for that residential or Live/Work Unit per LAMC Section 12.21 A.4 or this Specific Plan.

B. **Non-Residential Uses.** In Projects that incorporate Non-Residential Uses, employers with at least 50 employees shall either:

1. Offer an employer-paid Metro Business Transit Access Pass (B-TAP) to employees who choose to use parking cash-out, or
2. Operate a reimbursement program allowing employees to pay for other transit passes or employer reimbursement for equivalent vanpool charges.

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SECTION 3

PUBLIC BENEFITS

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3.1. PUBLIC BENEFITS REQUIREMENTS

3.1.1. Purpose

- A. Projects in the Plan area are allowed additional floor area in exchange for providing Public Benefits in the form of on-site project features or off-site improvements. These Public Benefits are intended to be proportional to the Project size.
- B. The Public Benefits in this Specific Plan aim to address core community needs in the Exposition Corridor, especially as they relate to creating transit neighborhoods. A primary focus of the Public Benefits is to expand housing options through the provision of affordable housing. In addition, Public Benefits aim to enhance accessibility to the Expo Line transit stations, including connections between stations and surrounding neighborhoods for pedestrians, cyclists, and transit riders. Open space, shared community facilities, and other public benefits and amenities that serve the neighborhood and help elevate the quality of life in the area are also a priority.

3.1.2. Applicability

- A. Projects are required to provide Public Benefits as shown in **Table F**.

TABLE F: PUBLIC BENEFITS APPLICABILITY

Project FAR	Project Use Mix	Public Benefits Required
Base FAR	Any	None
Bonus FAR	Less than 70% Non-Residential	Affordable Housing (Section 3.2) and Community Amenities (Section 3.3)
	70% or more Non-Residential	Vehicle Trip Reduction (Section 3.4)

B. Exceptions.

1. **100% Affordable Housing Projects.** Projects where the entirety of the residential component consists of restricted affordable units, exclusive of a manager’s unit or units, are not required to provide additional Public Benefits, regardless of total Project FAR.
2. **Alternative Compliance Projects.** All Alternative Compliance Projects (**Section 2.3.2.B**) are required to provide both Affordable Housing and Community Amenities, regardless of whether Projects exceed the Base FAR.

3.2. AFFORDABLE HOUSING

3.2.1. Relationship to Citywide Density Bonus

- A. Projects may utilize the Citywide Density Bonus Ordinance (“Density Bonus”) pursuant to LAMC Section 12.22 A.25.
- B. Projects shall apply the Density Bonus to the Base FAR for that zone. The Density Bonus cannot be applied in conjunction with the Bonus FAR.
- C. **Base Residential Densities.** Base residential densities (see **Table G**) are used to calculate the number of restricted affordable units required for Projects in the Hybrid Industrial: Jobs Emphasis, Hybrid Industrial: Residential Emphasis, or Mixed Use: Commercial/Residential zones. Note that the base residential density does not limit the overall number of units allowed in these zones; these zones are not subject to residential density limits.
- D. **Minimum Non-Residential Use Requirements.** Projects utilizing Density Bonus must continue to comply with the minimum Non-Residential Use requirements in **Section 2.3.2** according to the total Project FAR.

TABLE G: BASE RESIDENTIAL DENSITIES

Zone	Base Residential Density
Hybrid Industrial: Jobs Emphasis	1 DU for every 1,500 SF of lot area
Hybrid Industrial: Residential Emphasis	1 DU for every 800 SF of lot area
Mixed Use: Commercial/Residential	1 DU for every 400 SF of lot area

3.2.2. Affordable Housing Requirements for Bonus FAR Projects

Projects using the Bonus FAR available through this Specific Plan (**Section 2.3**) are subject to the following requirements:

- A. **Minimum Number of Affordable Units.** Projects must provide a minimum percentage of the total units as on-site restricted affordable units at one of the following rates depending on income category. Any number resulting in a fraction shall be rounded up to next whole number.
 1. 7 percent for Extremely Low Income Households
 2. 11 percent for Very Low Income Households
 3. 20 percent for Low Income Households

- B. **Affordable Rent Requirements.** Affordable rents for restricted affordable units designated for Low-Income Households shall not exceed 30 percent of 60 percent of the Area Median Income established by the California Department of Housing and Community Development (HCD). However, for Low-Income Households with gross incomes exceeding 60 percent of the Area Median Income, affordable rents shall not exceed 30 percent of the gross income of the household.
- C. **Certificate of Occupancy.** No certificate of occupancy may be issued for a Project required to provide affordable housing per this Specific Plan unless a certificate of occupancy is concurrently, or has already been, issued for all restricted affordable units.
- D. **Covenant on Affordability.** A covenant acceptable to the Los Angeles Housing and Community Investment Department (HCID) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.
 - 1. If the duration of affordability covenants provided for in this subdivision conflicts with the duration for any other government requirement, the longest duration shall control.
 - 2. Any covenant described in this subdivision must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

3.2.3. Design Standards for Affordable Units Within Mixed-Income Projects

- A. Restricted affordable units shall be generally comparable to market rate dwelling units, including total square footage, bedroom size, closet space amenities, number of bathrooms, etc. (but not including interior finish materials).
- B. **Unit Size.** Restricted affordable units shall be no less than 90 percent of the average square footage of the market rate units with the same number of bedrooms.
- C. **Unit Mix.** The design of the restricted affordable units shall generally reflect the average number of bedrooms per dwelling unit in the overall Project.
- D. **Location of Units.** Restricted affordable units must be reasonably interspersed among market-rate dwelling units within the same building.
- E. **Equal Distribution of Amenities.** Residents of Restricted affordable units shall not be charged for amenities that are provided at no cost to other residents, including, but not limited to, access to recreational facilities, parking, cable TV, and interior amenities. Optional services provided must be optional for all residents, and available under the same terms and conditions. Tenants of Restricted affordable units cannot be required to purchase additional services.

3. PUBLIC BENEFITS

3.2.4. Parking for Affordable Housing

- A. Projects utilizing the Density Bonus per LAMC Section 12.22 A.25 or the Bonus FAR per this Specific Plan are subject to the parking regulations in **Section 2.6.3** of this Specific Plan.

3.3. COMMUNITY AMENITIES

3.3.1. Procedure

Community Amenities are assigned in accordance with the following procedure:

- A. **Point Values.** Projects are given a point value according to the square footage of Residential Use and Non-Residential Use using the schedule in **Table H. Figure C** shows two examples of point value calculations. Total point values shall be rounded to the nearest whole number.

TABLE H: COMMUNITY AMENITIES POINTS SCHEDULE

	Bundy and Sepulveda Station Areas ³	Palms and Culver City Station Areas ⁴
Non-Residential Use, per 1,000 GSF¹		
All Projects	0.050 pts.	0.010 pts.
Residential Use, per 1,000 NSF²		
Restricted Affordable Units, including Affordable Live/Work Units	--	--
Market-rate units and Live/Work Units	0.105 pts.	0.011 pts.
Market-rate units and Live/Work Units in Alternative Compliance Projects	0.315 pts.	0.035 pts.
Live/Work Units in the New Industry zone with more than 30% Live/Work Units	0.315 pts.	0.035 pts.
1. GSF (gross square footage) includes all building floor area, including common areas. 2. NSF (net square footage) excludes square footage of common areas within residential buildings, and includes only square footage of individual dwelling units. 3. The Bundy and Sepulveda Station areas include properties within Subareas 1, 4, 5, and 6. 4. The Palms and Culver City Station areas include properties within Subareas 7 through 13.		

FIGURE C: SAMPLE PUBLIC BENEFITS POINTS CALCULATION

<Revised figure to come>

- B. The total number of points calculated for a Project shall be submitted at the time of application. Based on the Project's total point value, the Director of Planning will assign specific Community Amenities from those listed in the Public Benefits Menu (**Appendix A**) equivalent to the point value of the Project.
 - 1. Note that consideration is given as to the project location and scale as well as Community Amenities that have already been assigned to projects in the area.

- C. **Alternative Community Amenities.** An applicant may propose Community Amenities that are not listed in the Public Benefits Menu (**Appendix A**) for consideration by the Director. Such amenities must satisfy the intent of the Public Benefits program (**Section 3.1.1**) and contribute to the objectives of this Specific Plan (**Section 1.1.2**). These may include streetscape improvements on streets in this Specific Plan area beyond those listed in **Appendix A**, mobility amenities, or community facilities.
 - 1. Community Amenities submitted to the Director for consideration must be accompanied by a tabulation of the estimated cost of providing the benefit, prepared or validated by a third party that is an expert in their field.

- D. **Covenant Agreement.** Prior to issuance of a building permit, the property owner of the lot or lots where the Community Amenity is located shall record a Covenant and Agreement, which shall be required to run with the land, agreeing that the Community Amenities assigned to the Project will be maintained by the property owner for the life of the Project.

- E. **West Los Angeles TIMP Fees.** Projects located within the boundaries of the West Los Angeles TIMP (WLA TIMP) Specific Plan Area are subject to the applicable Transportation Impact Assessment (TIA) fees in that plan. In lieu credits toward the TIA fee may be available for Projects that provide Community Amenities per this Specific Plan that are also found on the WLA TIMP list of transportation improvement projects. See the WLA TIMP for details.

3.3.2. Updates

- A. To reflect changing economic conditions and ensure that Public Benefits objectives are still relevant, the point schedule and Public Benefits Menu (**Appendix A**) shall be regularly reviewed and updated as necessary.
 - 1. Updates to the point schedule shall be reviewed and approved by the Director of Planning.
 - 2. Updates to the Public Benefits Menu shall be recommended by the Director of Planning and approved by the City Planning Commission.

3.3.3. Compliance Review

- A. **Annual Inspections.** Projects which provide Community Amenities per **Section 3.3** of this Specific Plan are subject to annual inspections to ensure that benefits assigned to the Project have been implemented and are maintained in good condition.
- B. **Fees.** In addition to the Department of City Planning's fees for review and approval of Projects found in LAMC Section 19.01, Projects under this Specific Plan are subject to an additional fee directed towards field inspections and monitoring of Community Amenity requirements, in accordance with LAMC Section 12.24 F.

3.3.4. Streetscape Improvements

Streetscape improvements are intended to implement the Exposition Corridor Streetscape Plan and other streetscape plans and to enhance the pedestrian environment throughout the Plan Area. These improvements may include elements such as sidewalk paving, landscaping, street trees, curb extensions, crosswalks, medians, lighting, and street furniture.

- A. **Location.** Streetscape improvements must be located beyond the property frontage of a Project in order to satisfy the Community Amenities requirement.
- B. Streetscape improvements shall adhere to the relevant standards established by LADOT and the Department of Public Works.
- C. **Projects Along Streetscape Plan Segments.** Streetscape improvements for the street segments that are part of the Exposition Corridor Streetscape Plan or Livable Boulevard Streetscape Plan (see **Map H**), or any other adopted streetscape plan, must be consistent with the provisions of the corresponding streetscape plan.
- D. **Projects Not Along Streetscape Plan Segments.** Streetscape improvements for streets that do not have an adopted streetscape plan may also be proposed as Community Amenities, particularly when the segments identified on **Map H** have already been improved.

1. Improvements shall be consistent with the Mobility Plan 2035 and the corresponding street classification, with a focus on providing sufficient sidewalk widths, landscaping and shade trees, street furniture, bicycle facilities, and transit facilities.

E. **Point Value.** The amount and location of streetscape improvements required is based on a Project's point value and the corresponding point value of a streetscape project or individual streetscape elements listed in the Public Benefits Menu (**Appendix A**).

3.3.5. Publicly Accessible Open Space

Publicly Accessible Open Space (PAOS) is privately owned and maintained open space that is made open and accessible to the general public. Types of PAOS may include, but are not limited to, the following:

- PAOS on private property (such as plazas, courtyards, parks, paseos and walkways, outdoor sports areas, and playgrounds)
- PAOS within the public right-of-way (such as parklets or traffic islands).

A. **Area Requirements.** The amount (square footage) of PAOS required for a project is based on a Project's point value and the corresponding point value of PAOS shown in the Public Benefits Menu (**Appendix A**).

B. **General Standards.** All PAOS provided as a Public Benefit must conform to the standards outlined in **Section 2.5.2** of this Specific Plan.

C. **Design Standards and Guidelines.** PAOS shall also be designed in compliance with the relevant Urban Design Standards (**Section 4.2.4**) and substantially conform to the Urban Design Guidelines (**Appendix C**) of this Specific Plan.

3.3.6. Mobility Amenities

Mobility amenities provide and enhance public access between transit stations and the surrounding neighborhood via a variety of transportation modes. They enable safe, comfortable, and efficient travel to/from transit stations and local destinations. Mobility amenities may include, but are not limited to, the following:

- Mobility Hubs
- Bicycle Hubs
- Bicycle Storage Stations
- Enhanced Bus Shelters
- Bicycle Corrals

A. **Point Value.** The type and amount of mobility amenities required to satisfy Public Benefit requirements is based on the Project's point value and the corresponding point value of the amenities in the Public Benefits Menu (**Appendix A**).

3. PUBLIC BENEFITS

- B. **Requirements.** Mobility Amenities provided as Community Amenities shall conform to the following:
1. Mobility Hubs and Bicycle Hubs may be constructed on-site as part of a Project, or off-site.
 2. Mobility Hubs and Bicycle Hubs must be located within 500 feet of a transit station.
 3. Mobility amenities shall provide, at minimum, space for the following:
 - a. Mobility Hub: 30 bicycle share docks; 30 secured bicycle parking spaces; 5 car share spaces
 - b. Bicycle Hub: 100 secured bicycle parking spaces
 - c. Bicycle Storage Station: 30 secured bicycle parking spaces
 4. Mobility amenities must be sufficiently identified with signage and fully accessible to the general public at all hours.
 5. For improvements to be made within the public right-of-way, such as bus shelters, applicants must coordinate with the Department of Public Works for applicable standards and requirements.
 6. Maintenance of mobility amenities is the responsibility of the property owner.

3.3.7. Community Facilities

Community Facilities are uses whose primary purpose is to provide services and amenities to the general public, and can include any of the following, or similar:

- Childcare centers
- Adult day cares
- Youth centers
- Health clinics
- Museums
- Cultural centers
- Recreation centers

- A. **Point Value.** The type and amount of community facilities required to satisfy the Community Amenities requirement is based on the Project's point value and the corresponding point value of the facility in the Public Benefits Menu (**Appendix A**).

- B. **Requirements.** Community Facilities provided as Community Amenities shall conform to the following:
1. Community Facilities must contain a minimum building area of 5,000 square feet.
 2. Community Facilities may be provided on same lot as the Project or off-site but within the Plan area.
 3. If the use of a Community Facility is discontinued, it must be replaced with another Community Facility of similar scale and scope by the property owner or subsequent owner for the life of the Project.

3.4. VEHICLE TRIP REDUCTION

3.4.1. Purpose

The purpose of the Vehicle Trip Reduction requirement is to help reduce the impact of new vehicular trips generated by new non-residential development in the Plan area on the transportation infrastructure during the most congested times of the day through the use of transportation demand management (TDM) strategies. Employer-based TDM strategies have been shown to be effective in achieving reductions in single-occupancy vehicle travel during peak hours, especially when high-quality transit options are available.

3.4.2. Applicability

- A. Projects which meet all of the following criteria are subject to the Vehicle Trip Reduction requirement:
1. Located in the New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial: Residential Emphasis, or Mixed Use: Commercial/Residential zones;
 2. Exceed the Base FAR; and,
 3. Comprised of 70 percent or more Non-Residential Use, determined by Project square footage.

3.4.3. Vehicle Trip Reduction

- A. Projects must demonstrate either a 10 percent reduction in AM or PM peak-hour weekday vehicle trips from baseline vehicle trip levels, or an Average Vehicle Ridership (AVR) of 1.75 for AM peak-hour weekday vehicle trips.
1. Baseline vehicle trip levels are based on a Vehicle Trip Generation Study, which is required of all Projects at the time of application. See **Section 6.2.1.** of this Specific Plan.

3. PUBLIC BENEFITS

2. Peak-hour weekday vehicle trips are determined by an average count of vehicle trips that enter or exit the project site during the peak-hour period. The average count should be based on counts taken for four days, across two weeks, on Tuesdays through Thursdays.
 - a. Peak-hour period is defined as the 60-minute weekday period with the highest traffic volume between 6 a.m. and 10 a.m. or between 4 p.m. and 7 p.m.
 3. AVR is calculated as the total number of employees at a work site during the peak hour period (between 6 a.m. and 10 a.m.) divided by the total vehicle trips made to or from the site during that same period.
- B. Applicants that wish to propose an alternative method of demonstrating compliance with this requirement must receive approval from the Department of City Planning, in consultation with LADOT.

3.4.4. Application Submittal

Projects subject to the Vehicle Trip Reduction requirement shall submit the following items with the project application:

- A. **Vehicle Trip Generation Study.** A Vehicle Trip Generation Study, which estimates baseline peak-hour weekday vehicle trips that will be generated by the Project. If AVR is being used to demonstrate the trip reduction, then a Vehicle Trip Generation Study is not required.
- B. **Transportation Demand Management Plan.** A Transportation Demand Management (TDM) Plan, including the following elements:
 1. A list of TDM strategies that will be used in an effort to meet the Vehicle Trip Reduction requirement. These strategies may include, but are not limited to, those found in **Section 3.4.7** of this Specific Plan.
 2. A schedule and enumeration of responsibilities for implementation.
- C. **Fees.** Applicants are subject to any applicable fees per LAMC Section 19.15, including LADOT Development Review fees.

3.4.5. Reporting Procedure

- A. Beginning one year after a Certificate of Occupancy is obtained, the property owner must submit annual reports to the Department of City Planning, documenting counts of peak-hour weekday vehicle trips beginning and ending at the property. The property owner may deduct additional vehicle trips that result from shared parking arrangements with other users from the total vehicle trips for the purposes of the Vehicle Trip Reduction requirement.

- B. The annual Vehicle Trip Reduction reports will be reviewed by the Department of City Planning, in consultation with LADOT as needed.
- C. Reporting must continue annually until the project establishes compliance with the Vehicle Trip Reduction requirement for five consecutive years.

3.4.6. Non-Compliance Assessment Fee

- A. Projects that do not comply with the Vehicle Trip Reduction requirement, either by failing to submit the required TDM Plan or annual reports, or by failing to meet the target Vehicle Trip Reduction amounts for two consecutive years, are subject to a fee for non-compliance. Penalties will continue for each subsequent year of non-compliance until compliance is achieved.
 - 1. The fee is calculated using the Transportation Impact Assessment (TIA) fee in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP), assessed for each trip the Project is over the total number of trips needed to meet the Vehicle Trip Reduction target of 10 percent.
 - 2. The fee shall be paid into the WLA TIMP Fund, which funds transportation improvements in the West LA area.

3.4.7. Transportation Demand Management (TDM) Strategies

- A. TDM strategies that may be used to achieve the Vehicle Trip Reduction include, but are not limited to, the following:
 - 1. A TDM coordinator;
 - 2. Area-wide Transportation Management Association (TMA);
 - 3. Commute Trip Reduction (CTR) Marketing, including a Transportation Information Center (TIC) and promotional activities, such as posters, prizes, and events promoting ridesharing;
 - 4. Transit fare subsidy;
 - 5. On-site sale of monthly transit passes;
 - 6. Pre-tax transit commute expense accounts (pursuant to Internal Revenue Code Section 132(f));
 - 7. Bicycle facilities (e.g. bicycle storage, showers and lockers, on-site self-service bicycle repair areas) beyond the requirements of the Bicycle Parking Ordinance (LAMC Section 12.21 A.16)
 - 8. Integrated mobility hubs (as part of Citywide program)
 - 9. On-site car share and/or bicycle share programs.

3. PUBLIC BENEFITS

10. Pedestrian network improvements
11. Wayfinding and multi-modal navigation tools.
12. Flexible work hours
13. Telecommuting
14. Employer-sponsored vanpools
15. Employer-sponsored shuttles
16. Use of company vehicles for daytime business trips.
17. Ridesharing services
18. Guaranteed ride home programs.
19. Campus shuttle program
20. Parking cash out
21. Unbundled parking
22. Workplace parking pricing
23. Limit parking supply

B. **Citywide TDM Requirements.** The TDM requirements in this Specific Plan are in addition to the requirements of the Citywide Ordinance on TDM and Trip Reduction Measures (LAMC Section 12.26 J).

C. **Other Plan Requirements.** TDM strategies provided to satisfy other requirements of this Specific Plan (such as unbundled parking or transit benefit programs) or provided as Community Amenities (such as streetscape improvements or mobility amenities) may be incorporated into a Project's TDM strategy to reduce trips.

SECTION 4

URBAN DESIGN STANDARDS

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4.1. APPLICABILITY

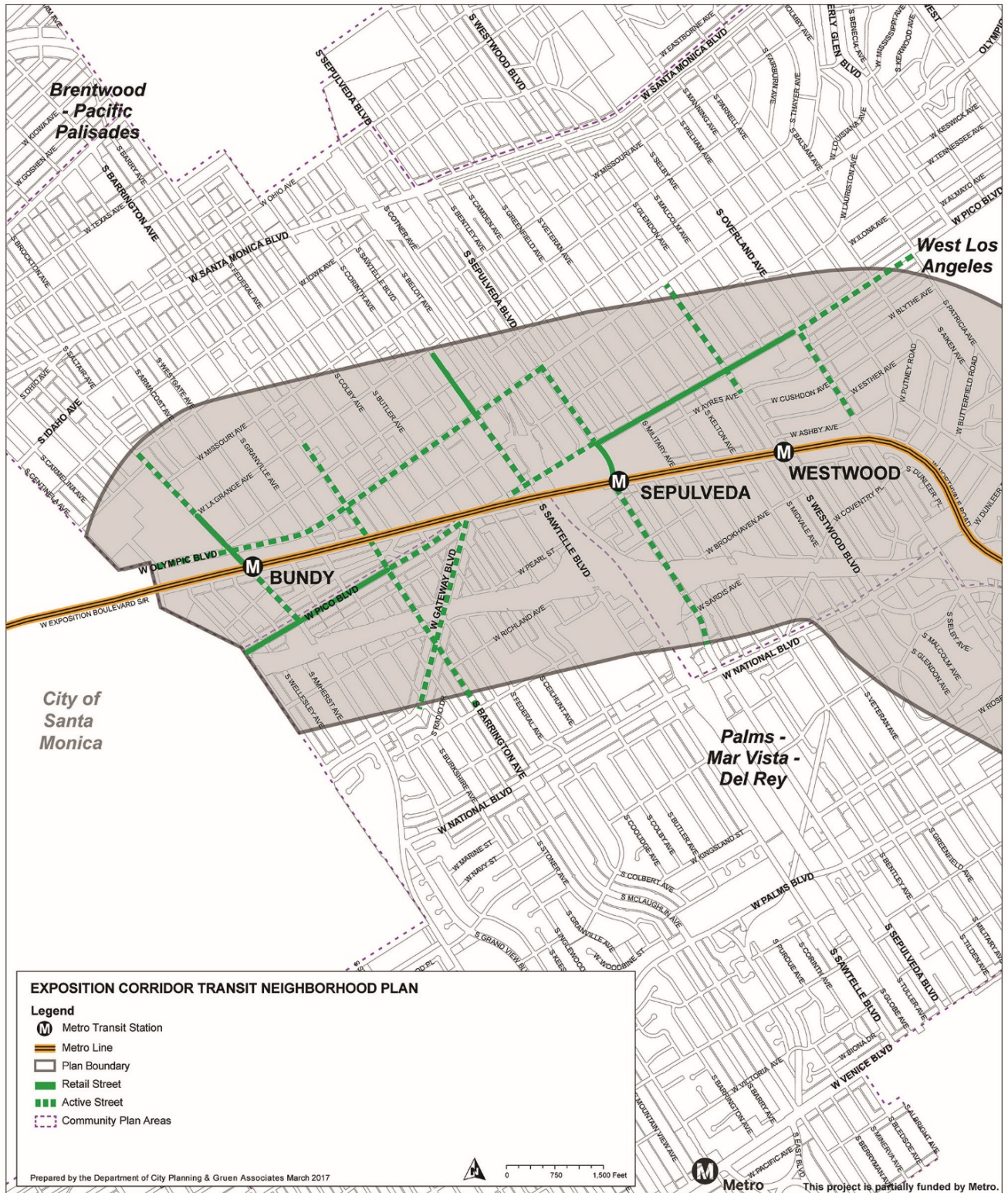
4.2.1. Urban Design Standards

- A. **Applicability of Multi-Family Residential Design Standards.** Projects located in a Residential (R) zone, except for the Residential/Accessory Services (RAS) zone, shall comply with the Multi-Family Residential Design Standards in **Section 4.3**.
- B. **Applicability of Mixed Use/Commercial/Industrial Design Standards.** Projects located in all other zones, including the RAS zone, shall comply with the Mixed Use/Commercial/Industrial Design Standards in **Section 4.2**.
- C. **Signs.**
 - 1. Projects located in the West Pico Design District (see **Map B**) shall comply with the design standards for signs in **Section 4.2.6**.
 - a. For industrial Projects, the standards for wall signs, monument signs, projecting signs, awning signs, and information signs in **Section 4.2.6** are applicable only to signs placed on their Pico Boulevard/Southern Pacific Railroad Right-of-Way frontage.
 - 2. Projects in all other areas shall comply with the City's Sign Regulations as defined in LAMC Section 14.4.

4.2.2. Urban Design Guidelines

- A. **Applicability.** All Projects requiring discretionary approval by the Department of City Planning shall substantially comply with the Exposition Corridor Urban Design Guidelines (**Appendix C**).
- B. **Findings.** For an application involving a Director's Determination for Alternative Compliance, decision makers shall make a written finding of substantial compliance with the Urban Design Guidelines.

MAP G: RETAIL AND ACTIVE STREETS



MAP G: RETAIL AND ACTIVE STREETS



4.2. MIXED USE, COMMERCIAL, AND INDUSTRIAL DESIGN STANDARDS

4.2.1. Building Form

A. Setbacks and Yards.

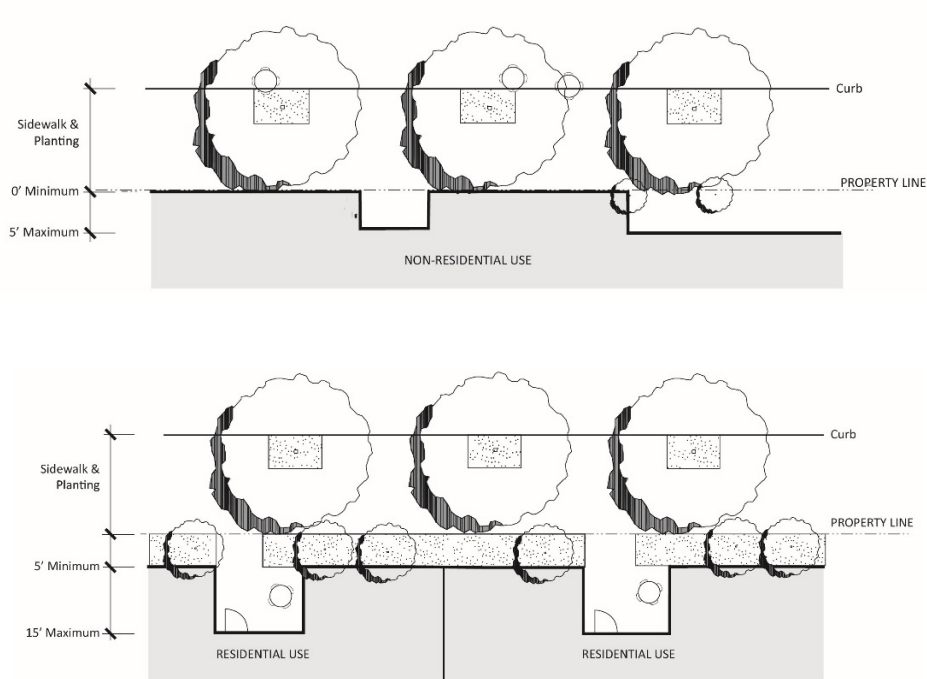
1. Projects must comply with the standards for front yard setbacks as set forth in **Table I**, determined by the proposed ground floor use abutting the sidewalk and street type (see **Map G**), as applicable.

TABLE I: FRONT YARD SETBACKS

Ground Floor Use	Retail Street or Active Street	All Other Streets
Retail or Restaurant	0 feet minimum 5 feet maximum	0 feet minimum 10 feet maximum
Office, Industrial, or Live/Work	0 feet minimum 5 feet maximum	5 feet minimum 10 feet maximum
Residential¹	5 feet minimum 10 feet maximum	10 feet minimum 15 feet maximum
1. On Retail or Active Streets, residential lobbies, community rooms, and other common areas in residential buildings shall follow the range of permitted setbacks for Office, Industrial, or Live/Work use.		

- a. Distances shall be calculated from the front property line, after any required dedications and/or easements are provided.
- b. If a ground floor use is changed in the future, the new use may continue to be subject to the setback required at the time of initial construction.

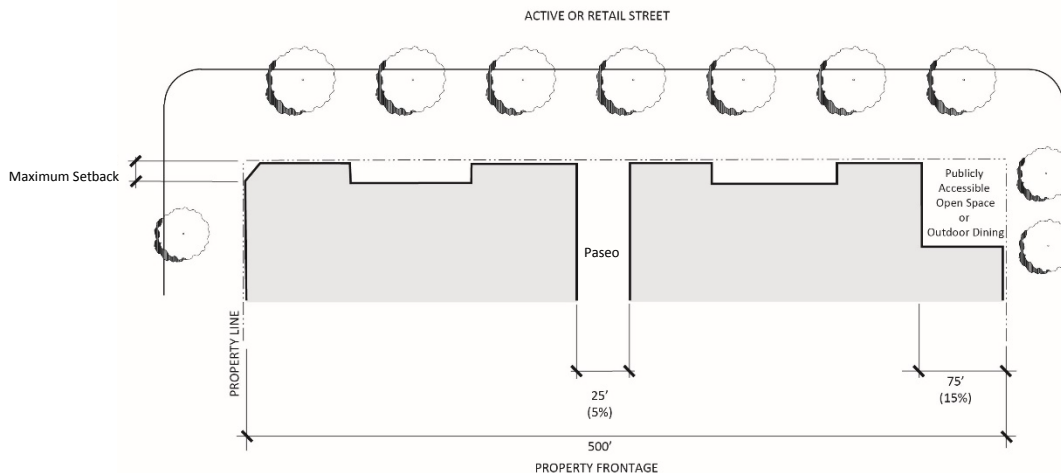
FIGURE D: SETBACKS ON ACTIVE OR RETAIL STREETS



2. Projects may exceed the maximum setback requirements in **Table I** in order to accommodate outdoor dining areas, Publicly Accessible Open Space, and/or Paseos, up to the following percentages of the property frontage:

- Along Retail or Active Streets: 20%
- Along Other Streets: 30%

FIGURE E: FRONT YARD SETBACK EXCEPTIONS



4. URBAN DESIGN STANDARDS

3. Fences and walls in the front yard are prohibited, except for those enclosing outdoor dining areas or in front of residential uses.
 - a. Outdoor dining enclosures are permitted up to 42 inches in height.
 - b. Fences and walls in front of residential uses are permitted up to 42 inches in height. Where solid walls are used, there shall be a landscape buffer at least 18 inches wide between the wall and the front property line.
4. Side yards are not required for the ground floor portion of a building where the ground floor is used exclusively for commercial purposes.
5. For portions of buildings used for residential purposes, side yards up to 5 feet in depth may be maintained at the first story used in whole or part for residential purposes.
 - a. If the ground floor of a building is used for residential purposes, the maximum 5 foot side yard may be exceeded to accommodate a vehicular driveway or Publicly Accessible Open Space, but only to the depth of the driveway or open space.
6. Rear yards of a minimum of 5 feet in depth shall be maintained on properties that directly abut a residential (R) zone.

B. Streetwall.

1. Along Retail and Active Streets, at least 80 percent of the length of a building's Streetwall shall adhere to the minimum height set forth in **Table J**.
2. Where utility poles over 30 feet in height exist along a street, no portion of a building above 30 feet in height may be constructed within 5 feet from the front property line along that street.

FIGURE F: MINIMUM STREETWALL

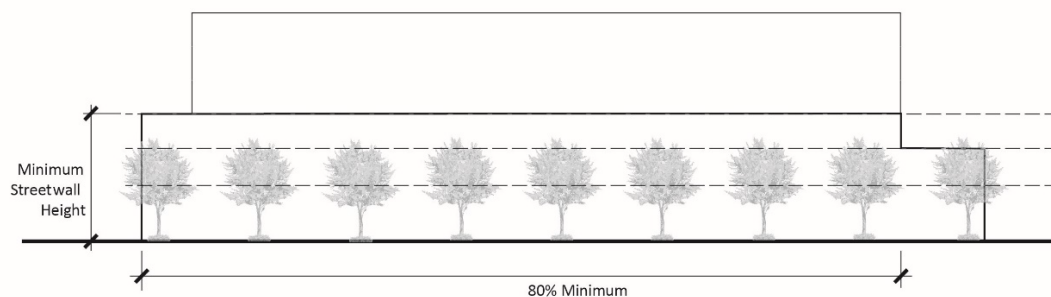


TABLE J: MINIMUM STREETWALL HEIGHTS

Street	Minimum Height
Barrington Ave	2 stories
Bundy Drive	3 stories
Motor Ave	2 stories
National Blvd	2 stories
Olympic Blvd	4 stories
Overland Ave	2 stories
Palms Blvd	2 stories
Pico Blvd	3 stories
Robertson Blvd	2 stories
Sawtelle Blvd	3 stories
Sepulveda Blvd (north of Exposition Blvd)	4 stories
Sepulveda Blvd (south of Exposition Blvd)	3 stories
Venice Blvd	4 stories
Westwood Blvd	2 stories

C. Massing and Lot Coverage.

1. No individual building shall have more than 250 feet of linear street frontage.
2. A midblock passageway through a Project site shall be provided in the following situations:
 - a. The Project is located on a block longer than 500 feet, and includes more than 300 feet of street frontage, or
 - b. The Project is located in the middle of a block longer than 500 feet, and includes at least 200 feet of street frontage.
3. A mid-block passageway shall be either a paseo or a new shared street, and shall link a street to another street, alley, or paseo, or enable linkage to a future street, alley, or paseo where one currently does not exist.
4. A Project's building footprint shall be a maximum of 85 percent of the buildable lot area.
5. A Project's building footprint shall be a minimum of 50 percent of the buildable lot area.
6. Projects involving the alteration, rehabilitation, or reuse of existing building(s), not including any additions or new construction, are exempt from lot coverage standards.

7. Pedestrian bridges across public rights-of-way, with the exception of alleys, are prohibited.
8. Buildings within a 100-year flood plain shall be constructed a minimum of one foot above the 100-year flood water surface elevation.

4.2.2. Building Orientation

A. Entrances.

1. A minimum of one building entrance shall be provided along each public street frontage.
2. The primary entrance for all commercial tenants and residential components fronting an Active or Retail Street shall be accessed from that street. The primary entrance shall not be accessed from a parking area.
3. Building entrances shall be at grade level or a maximum of three feet above grade level and shall be visible from the public right-of-way. Entrances below grade level are prohibited.

B. Ground Floor Frontage.

1. At least 75 percent of the ground floor frontage of a building on a Retail Street shall be designed to accommodate one or more Active Uses.
2. At least 50 percent of the ground floor frontage of a building on an Active Street shall be designed to accommodate one or more Active Uses and/or residential units with individual entries.
3. Active Uses located on the ground floor of buildings on Retail and Active Streets (with the exception of residential units) shall comprise a minimum depth of 25 feet from the front façade and shall have a minimum floor-to-ceiling height of 15 feet.

C. Transparency.

1. Transparent wall openings, such as storefront windows and doors with clear glass, along Retail Streets shall comprise at least 75 percent of a building's ground floor street-facing façade between two feet and eight feet from the finished floor level of the ground floor.
 - a. On corner lots where one side fronts a Retail Street, the ground floor transparency requirements for Retail Streets shall also apply to the first 20 linear feet of ground floor frontage along the intersecting street.

2. Transparent wall openings, such as storefront windows and doors with clear glass, along Active Streets shall comprise at least 50 percent of a building's ground floor street-facing façade(s) between two feet and eight feet from the finished floor level of the ground floor.
3. A minimum of 30 percent of the exterior wall of all upper floors facing a public street shall consist of transparent windows and openings.
4. Structures being renovated as part of a Project that have been identified as a historic resource are exempt from transparency requirements if they would render the building structurally infeasible or would compromise the historical integrity or original character of the building, as determined by the Office of Historic Resources.

4.2.3. Architectural Treatment

A. Windows and Doors.

1. Clear glass shall be used for wall openings (i.e. doors and windows) along all street-level façades containing Non-Residential Uses. Dark tinted, reflective or opaque glazing is prohibited.
2. Solid exterior security grilles and permanently affixed security bars are prohibited. Exterior and interior security grilles are permitted provided they are at least 75 percent transparent and are retractable and designed to be fully screened from view during business.
3. Where a property containing a sensitive land use abuts a freeway right-of-way, no operable windows, balconies, or patios are allowed on the side of the building that faces the freeway. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.

B. Materials.

1. The use of heavily textured (16/20) stucco finishes, i.e. heavy dash, heavy lace, or heavy sand float, as a facade material is prohibited.
2. When stucco is used, it shall be limited to 75 percent of a building façade and applied in combination with at least one other material on the façade, not including materials used in windows, doors, balconies, or railings.
3. Fences made of chain link or barbed wire are prohibited.
4. Building materials shall be comprised of non-reflective materials, such as concrete, wood, composite materials, coated metal, non-reflective glass, and stone.
5. The exterior finish on balconies shall be a material that is different from the primary finish material on the body of the building.

C. Lighting.

1. Exterior lighting shall be provided along all vehicular access ways, pedestrian walkways, parking areas, open spaces, and building entrances.
2. Exterior building and landscape lighting shall be directed away from adjacent properties. In addition no light shall be directed at the windows of a residential unit located either within or adjacent to a project.
3. Exterior lighting shall be shielded to reduce glare and nighttime spillover light.
4. Lighting that uses flashing, strobe, motion, or multi-color elements is prohibited.

D. Mechanical Equipment and Utilities.

1. All exterior mechanical equipment, including HVAC equipment, electrical transformers, and exhaust fans, shall be screened from public view or integrated into the architectural design of the building.
2. Mechanical equipment in window or door openings is prohibited.
3. Service areas and loading docks shall not be visible on the ground floor of any building façade that faces the street. Such areas shall be located along an alley and/or at the rear of a building or otherwise screened from public view.
4. Recycling and trash facilities shall be located at the rear of the building or otherwise screened from public view through gated, covered enclosures.
5. For Projects located within 500 feet of a freeway and containing sensitive land uses, locate air intakes for ventilation equipment as far from freeway sources as possible. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.

4.2.4. Open Space Design

A. Paseos.

1. Paseos shall be a minimum of 15 feet wide, and an average of at least 20 feet wide.
2. Paseos shall be at least 50 percent open to the sky or covered with translucent material. Alternatively, paseos may be covered with habitable floor area if the interior height of the paseo is at least 30 feet.
3. Paseos shall be accessible to the public at minimum from 6 a.m. to 10 p.m. seven days per week.

B. Publicly Accessible Open Space.

1. Publicly Accessible Open Space shall have a minimum area of 650 square feet with no horizontal dimension less than 15 feet when measured perpendicularly from any point on each of the boundaries.
2. Publicly Accessible Open Space shall not be more than three feet above or below street curb level.
3. Publicly Accessible Open Space shall be accessible to the public at minimum from 6 a.m. to 10 p.m. seven days per week.
4. Fences or walls enclosing Publicly Accessible Open Space shall be a maximum height of 6 feet and designed so that the fence is at least 75 percent transparent.
5. New shared streets that accommodate both pedestrians and slow-moving vehicles must include street trees and landscaping for a minimum of 15 percent of the street area in order to qualify as Publicly Accessible Open Space.

C. Landscape and Hardscape.

1. Where Projects include new landscaping, a minimum of 80 percent of the landscaped area shall be planted with drought tolerant shrubs and groundcover identified as “California Friendly” by the Metropolitan Water District’s Be Water Wise program (www.bewaterwise.com). If turf is installed, a water-conserving species appropriate for the climate in Los Angeles shall be selected.
2. Hardscape areas shall include permeable paving for at least 50 percent of the area, except where not feasible due to water table levels, contamination, or permeability of the soil.

D. Open Space Location.

1. Projects that are 500 feet or less from a freeway and containing sensitive land uses shall locate on-site open spaces and recreation areas as far from freeways as possible. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.
2. Projects containing a sensitive land use abutting a freeway right-of-way shall provide a 10-foot-wide densely landscaped buffer between the project and the freeway. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.

4.2.5. Vehicle Access and Parking

A. Driveways.

1. Vehicular access to parking shall be from an alley or a local street where feasible. Vehicular access from Retail or Active Streets is prohibited unless access from an alley or local street is not feasible.
2. When access from an alley or local street is not feasible, vehicular access to parking shall be placed towards one side of the building or along the side lot line, not in the center of a property frontage.
3. On corner lots, vehicular access shall be located on the side of the property farthest from the corner.
4. Projects shall limit the number and width of driveways as set forth in **Table K**, unless otherwise required by LADOT.

TABLE K: MIXED USE, COMMERCIAL, AND INDUSTRIAL DRIVEWAY LIMITATIONS

Length of Building Frontage Along Public Street	Maximum Number and Width of Driveways	Maximum Driveway Width
Less Than or Equal to 200 Feet	1	20 feet
	2	10 feet
Greater Than 200 Feet	2	20 feet

5. Driveways shall be located at least 50 feet apart.
6. A vehicular exit from a parking structure located five feet or less from a sidewalk or paseo shall feature a visual/audible alarm to warn pedestrians and cyclists of exiting vehicles.
7. Porte-cocheres and vehicular drop-off areas between the front of a building and the street are prohibited. Drop-off areas shall be located along the curb where there is a full-time curbside parking lane or within parking facilities.

B. Surface Parking.

1. Surface parking lots shall not be located between the front property line and the building frontage but rather at the rear of a building.
2. Where a surface parking lot abuts a public street, the lot shall be screened using a minimum 2-foot-wide landscaped strip between the property line and the parking lot.

- a. The landscaped strip shall contain densely planted hedges or shrubs, installed in the ground or in containers, at least 2 feet high at the time of planting. The planting shall be of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year round visual screen. Such planting, including any planting containers, shall not exceed 42 inches in height.
 - b. If the landscaped strip contains in-ground planting, it shall be surrounded by a 6-inch-high concrete curb.
 - c. A wall, barrier, or fence up to 42 inches high and of uniform appearance may be placed between the required landscaped strip and the parking lot. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50 percent of the face is open.
3. Parking lots shall contain a minimum of one 24-inch box tree for every four new surface parking spaces, in accordance with the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K – Vehicular Use Areas.
 4. At least 50 percent of parking lot and driveway surfaces shall utilize light-colored materials, such as concrete, white asphalt or light-colored pavers with a Solar Reflectance Index (SRI) of at least 29 to reduce surface temperatures.

C. Parking Structures.

1. No parking or loading areas shall be visible on the ground floor of any building façade that faces a public street, except for the minimum ground-level frontage required for pedestrian and vehicular access to parking and loading.
2. Parking, loading or circulation located above the ground floor shall be lined by habitable floor area along all street frontages.
3. If a Project demonstrates that it is not feasible to line above-ground parking with habitable space along all street frontages, then the following must be observed:
 - a. A maximum of three parking levels fronting on a public street are allowed.
 - b. At least one habitable floor must be provided directly above the un-lined parking levels.
 - c. The parking shall be screened and integrated into the architectural design of the building façade.

4. Parking structures that are within 200 feet of any residential use shall:
 - a. Contain solid decorative walls to block vehicular lights and deflect noise along the sides closest to the residential use;
 - b. Contain solid spandrel panels at a minimum of 3 feet 6 inches in height, installed at the ramps of the structure, to minimize glare;
 - c. Construct garage floors and ramps using textured surfaces to minimize tire squeal;
 - d. Locate exhaust vents away from residential uses; and
 - e. Eliminate light source glare falling on the adjacent residential units.
5. Parking stalls and driveways of a parking structure that are exposed to the sky shall be finished with a light-colored surface material such as concrete with a Solar Reflectance Index (SRI) of at least 29. Alternatively, a minimum of 50 percent of the total area of the exposed stalls and driveways shall be covered by vine-covered pergola, canopy, trellis, or solar panels and their related support structures.

4.2.6. Signs

A. Wall Signs.

1. Each building or premise is allowed one wall sign containing the name, and/or address, or logo of the building on the site, or any other message allowed on an on-site sign. The sign area of this wall sign shall not be more than four square feet.
2. Any business is permitted one wall sign containing the name of the business, logo, and/or any other message allowed on an on-site sign for each face of each building that has frontage on a public street and has a public entrance from the street frontage.
3. The total sign area of a wall sign, with the exception of business identification signs, shall not exceed 1.5 square feet for each linear foot of store or building frontage, or 75 square feet in area, whichever is less.
4. The overall height of wall signs made of channel or individual letters/logo shall not exceed two feet, and the height of the letters shall not exceed 18 inches.
5. Wall signs shall not project more than 12 inches from a wall.
6. No portion of a wall sign shall extend above a building wall or above a roofline.

7. Wall signs in a multi-tenant building shall be placed at the same uniform elevation to create visual continuity (applicable to each level of a multi-tenant retail/office building).
8. Wall signs shall be constructed of channel or individual letters/logos or metal, stone, wood or other non-illuminated, non-plastic material.
9. Canister wall signs are permitted only if they have opaque, or translucent, non-illuminated face panels with only individual letters and/or logos back-lit, and not the entire surface of the sign. Internally illuminated letters maybe plastic, but the face panels should not have glossy, reflective surfaces.

B. Monument Signs.

1. There shall be only one monument sign per multi-tenant business or building.
2. The maximum size of a monument sign shall be 24 square feet per side.
3. Monument signs shall be constructed of metal, stone, wood or other non-illuminated, non-plastic material.
4. Plastic canister signs are permitted only if the sign has opaque, or translucent, non-illuminated face panels with only individual letters and/or logos back-lit, and not the entire surface of the sign. Internally illuminated letters maybe plastic, but the face panels should not have glossy, reflective surfaces.

C. Projecting Signs.

1. The number of projecting signs shall not exceed one per business.
2. The area of a projecting sign shall be limited to four square feet per sign face.
3. Projecting signs shall be constructed of metal, stone, wood or other non-illuminated, non-plastic material.
4. Plastic canister signs are permitted only if the sign has opaque, or translucent, non-illuminated face panels with only individual letters and/or logos back-lit, and not the entire surface of the sign. Internally illuminated letters maybe plastic, but the face panels should not have glossy, reflective surfaces.
5. No projecting sign shall project more than 30 inches from the building wall to where it is attached or extend above parapet line of the roof.

D. Awning Signs.

1. Each building / business is allowed one awning sign to be located on the awning over the building / business entrance.
2. Letters, numbers, or symbols on an awning sign shall not exceed 10 inches in height and cover no more than 70 percent of the valence area.
3. The name, occupation, and/or address of the business is permitted on the awning signs, or any other message allowed on an on-site sign.

E. Window Signs.

1. Only one window sign per business is allowed.
2. Window signs, consisting of text, graphics or images, either permanent or temporary, shall not exceed four square feet or 10 percent of the total window area, whichever is less.

F. Information Signs.

1. Signs which direct vehicular and pedestrian traffic to parking areas or other onsite destinations or explain parking fees should not exceed nine square feet or a vertical or horizontal dimension of 36 inches.
2. Information signs shall be consistent in design with the signage for the rest of the project.
3. Information signs are to be used for on-site directional information only and not for advertising.
4. Information signs shall be constructed of metal, stone, wood or other non-illuminated, non-plastic material.
5. Plastic canister signs are permitted only if the sign has opaque, or translucent, non-illuminated face panels with only individual letters and/or logos back-lit, and not the entire surface of the sign. Internally illuminated letters maybe plastic, but the face panels should not have glossy, reflective surfaces.

G. Prohibited Signs.

1. Pole signs and illuminated architectural canopy signs are prohibited.

4.3. MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS

4.3.1. Building Form

A. Setbacks and Yards.

1. For Projects fronting an Active Street, the front yard setback for shall be a minimum of 5 feet and a maximum of 10 feet, measured from the front property line, after accounting for dedications and easements.
2. Projects fronting all other streets shall be set back within 5 feet of the prevailing front yard setback of the block face on which the property is located as defined in the Definitions section (**Section 7**) of this Plan. This setback requirement supersedes the front yard provisions in LAMC Section 12.22 C.27(e) for small lot subdivisions.
3. Fences and walls in the front yard are permitted up to 42 inches in height along Active Streets. When solid walls are used, they must incorporate a minimum 18 inch-wide landscaped buffer area between the wall and the front property line.
4. Fences are permitted up to 42 inches in height along all other streets. However, walls are prohibited.

B. Massing.

1. No individual building shall have more than 200 feet of linear street frontage.
2. Pedestrian bridges across public rights-of-way, with the exception of alleys, are prohibited.
3. Buildings within a 100-year flood plain shall be constructed a minimum of one foot above the 100-year flood water surface elevation.

4.3.2. Building Orientation

A. Entrances.

1. Street-fronting residential units shall have their primary entrance facing the street. Buildings without ground floor entrances for individual units shall have the primary building entrance, such as a lobby or atrium, oriented towards the street.
2. Primary building entrances shall be emphasized through architectural features such as front porches, awnings, canopies, columns and/or prominent walkways.

4. URBAN DESIGN STANDARDS

3. Building entrances shall be placed at grade level or a maximum of three feet above grade level and unobstructed from view from the public right-of-way. Entrances below grade level are prohibited.
4. Access for pedestrians from the sidewalk to residential entrances shall be provided via a separated walkway, and not exclusively through parking areas or driveways.

B. Ground Floor Frontage.

1. Where a building fronts an Active Street, at least 50 percent of the ground floor frontage of a Project shall be designed to accommodate one or more Active Uses.
 - a. Active Uses (with the exception of residential units) shall be constructed to a minimum depth of 25 feet from the front façade and shall be constructed to a minimum floor-to-ceiling height of 15 feet.

C. Transparency.

1. Where a building fronts an Active Street, transparent wall openings, such as storefront windows and doors with clear glass shall comprise at least 50 percent of a building's ground floor street-facing façade(s) between two feet and eight feet from the finished floor level of the ground floor.
2. A minimum of 30 percent of the exterior wall of all upper floors facing the street shall consist of transparent windows and openings.
3. Structures being renovated as part of a Project that have been identified as a historic resource are exempt from transparency requirements if they would render the building structurally infeasible or would compromise the historical integrity or original character of the building, as determined by the Office of Historic Resources.

4.3.3. Architectural Treatment

A. Windows and Doors.

1. Flush finish installations are prohibited. Windows and doors visible from the street shall be recessed at least two inches from the building façade. The recess shall not be accomplished by the use of plant-on moldings around the window.
2. Exterior security bars or grills on windows and doors are prohibited.
3. Where a property containing a sensitive land use abuts freeway right-of-way, no operable windows or balconies are allowed on the side of the building that faces the freeway. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.

B. Materials.

1. The use of heavily textured (16/20) stucco finishes, i.e. heavy dash, heavy lace, or heavy sand float, as a façade material is prohibited.
2. When stucco is used, it shall be limited to 75 percent of a building façade and applied in combination with at least one additional building material on the façade, not including materials used in windows, doors, balconies, and railings. More than one color of stucco shall be used.
3. The exterior finish on balconies shall be a material that is different from the primary finish material on the body of the building.
4. Fences made of chain link or barbed wire are prohibited.
5. Building materials shall be comprised of non-reflective materials, such as concrete, wood, composite materials, coated metal, non-reflective glass, and stone.
6. A maximum of three complementary building materials shall be incorporated into the exterior façade of buildings, including but not limited to tile, terracotta, brick, stucco, or stone.

C. Lighting.

1. Exterior building and landscape lighting shall be directed away from adjacent properties. In addition no light shall be directed at the windows of a residential unit located either within or adjacent to a project.
2. Exterior lighting shall be provided along all vehicular access ways, pedestrian walkways, parking areas, open spaces, and building entrances.
3. Exterior lighting shall be shielded to reduce glare and nighttime spillover light.
4. Lighting that uses flashing, motion, or multi-colored elements is prohibited.

D. Mechanical Equipment and Utilities.

1. All exterior mechanical equipment, including HVAC equipment, electrical transformers, and exhaust fans, shall be screened from public view or integrated into the architectural design of the building.
2. Mechanical equipment in window or door openings is prohibited.
3. Recycling, trash facilities, and other service areas shall be located at the rear of the building, within parking areas, or otherwise screened from public view through gated, covered enclosures.

4. For Projects located within 500 feet of a freeway and containing sensitive land uses, locate air intakes for ventilation equipment as far from freeway sources as possible. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.

4.3.4. Open Space Design

A. Landscape, Hardscape, and Irrigation.

1. A minimum of 80 percent of a Project's newly landscaped area shall be planted with drought tolerant shrubs and groundcover identified as "California Friendly" by the Metropolitan Water District's Be Water Wise program (www.bewaterwise.com). If turf is installed, a water-conserving species appropriate for the climate in Los Angeles shall be selected.
2. Hardscape areas shall include permeable paving for at least 50 percent of the area, except where not feasible due to water table levels, contamination, or permeability of the soil.
3. Hardscape materials shall have a Solar Reflectance Index (SRI) of at least 29.

B. Open Space Location.

1. Projects that are 500 feet or less from a freeway and containing sensitive land uses shall locate on-site open spaces and recreation areas as far from freeways as possible. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.
2. Projects containing a sensitive land use abutting a freeway right-of-way shall provide a 10-foot-wide densely landscaped buffer between the project and the freeway. Sensitive land uses include residences, schools, playgrounds, athletic facilities, and long-term health facilities.

4.3.5. Vehicle Access and Parking Area Design

A. Vehicle Access.

1. Vehicular access to parking shall be from an alley where feasible. When no alley is available, vehicular access to parking shall be from a local street. When neither alley nor local street is available, the driveway shall be placed along the side lot line of the property, not in the center of the property frontage. Vehicular access from Retail or Active Streets is prohibited unless access from an alley or local street is not possible.
2. On corner lots, vehicular access shall be located as far from the corner as possible and on a non-arterial street whenever feasible.

3. Projects shall limit the number and width of driveways as set forth in **Table L**, unless otherwise required by LADOT.

TABLE L: MULTI-FAMILY RESIDENTIAL DRIVEWAY LIMITATIONS

Length of Building Frontage Along Public Street	Maximum Number and Width of Driveways	Maximum Driveway Width
Less Than or Equal to 150 Feet	1	10 feet
Between 150 and 200 Feet	1	20 feet
	2	10 feet
Greater Than 200 Feet	2	20 feet

4. Driveways shall be located a minimum of 50 feet apart.
5. Porte-cocheres and other vehicular drop-off areas between the front of a building and the street are prohibited. Drop-off areas shall be located along the curb where there is a full-time curbside parking lane or within parking facilities.

B. Parking Areas.

1. Parking areas shall be located underground or at the rear of the property, as feasible.
2. Parking located at grade or partially below grade shall be screened from the public right-of-way by architectural elements and/or densely planted trees or shrubs that are minimum of 2 feet in height.
3. Multiple garage bays or carports along the front of a building or surface parking areas and driveway “back-up” space between a structure and the public right-of-way (regardless of setback requirements) are prohibited.
4. At least 50 percent of surface parking lot and driveway surfaces shall utilize light-colored materials (such as concrete, white asphalt, or light-colored pavers) with a Solar Reflective Index (SRI) of at least 29 to reduce surface temperatures.

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SECTION 5

STREETS

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5.1. STREET STANDARDS

5.1.1. General Requirements

- A. Projects fronting street segments that are included as part of the Exposition Corridor Streetscape Plan or Livable Boulevards Streetscape Plan (see **Map H**) shall refer to the Street Standards table (**Appendix B**) for the relevant street designations, dimensions, dedications, and easements.

5.2. STREETScape IMPROVEMENTS

5.2.1. General Requirements

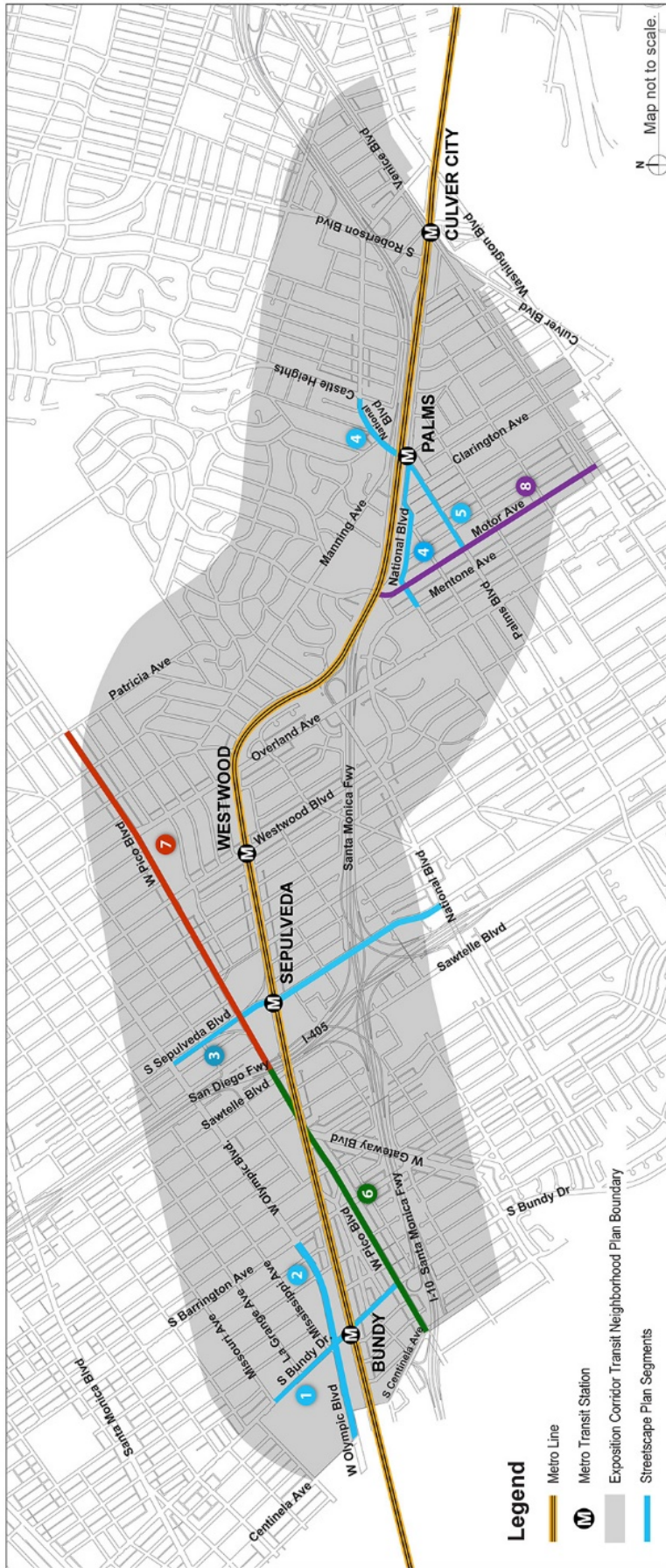
- A. All Projects must comply with the requirements per LAMC Section 12.37 for street improvements on the street(s) adjacent to the Project site, including but not limited to the provision of applicable dedications, curbs and gutters, sidewalks, and street trees.

5.2.2. Streetscape Plan Segments

- A. When right-of-way improvements are required of any Project in the Specific Plan area, pursuant to LAMC Section 12.37, LAMC Chapter 1, Articles 2 or 7, or other City ordinance, for a right-of-way included as part of the Exposition Corridor Streetscape Plan or Livable Boulevards Streetscape Plan (see **Map H**), the improvements shall be consistent with the streetscape plan unless the LADOT General Manager or the City Engineer finds either of the following:
 - 1. Consistency with the streetscape plan is not feasible or practical;
 - 2. The cost of making the improvement consistent with the streetscape plan is greatly in excess of the cost to other property owners who are required to make improvements consistent with the streetscape plan in the streetscape plan area.
- B. **Non-Conforming Improvements.** Notwithstanding anything to the contrary in LAMC Section 12.37.A.3 or other adopted City ordinance, improvement requirements shall not be waived or excused for a Project on the basis that the existing improvements currently meet existing City standards and requirements, unless the improvement also conforms to any streetscape plan for the right-of-way. If existing improvements do not conform to the streetscape plan, they will need to be improved to meet the streetscape plan standards unless the City Engineer or General Manager make the findings in Subsection A, above, or the improvement requirement is otherwise successfully appealed under Section D, below.
- C. **Consistency Determination.** Consistency with the streetscape plan shall be determined by the LADOT General Manager, after consultation with the Director of Planning and the City Engineer.

- D. **Appeal.** An applicant may appeal any streetscape improvement requirement in Sections A and B, including the findings under Subsections A.1. or A.2., through any appeal process that would be available for the imposition of the underlying right-of-way improvement requirement. For example, if the underlying improvement is being imposed under LAMC Section 12.37, the requirement to improve the right-of-way consistent with the streetscape plan, may be appealed under LAMC Section 12.37.I. If the underlying improvement is being imposed under LAMC Section 17.08 on a parcel map, the requirement to improve the right-of-way consistent with the streetscape plan, may be appealed under LAMC 17.54.
- E. **Subsequent Ordinance.** If after the latest update to this Specific Plan the City Council adopts an ordinance to regulate streetscape plan improvements and the ordinance is applicable to the Specific Plan Area, this Section shall be of no further force and effect.

MAP H: STREETSCAPE PLAN SEGMENTS



LIVABLE BOULEVARDS STREETSCAPE PLAN (COTERMINOUS SEGMENTS)

- 6 PICO GREEN
Pico Boulevard between Centinela Avenue and I-405
- 7 PICO PATRICIA
Pico Boulevard between I-405 and Patricia Avenue
- 8 MOTOR AVENUE
Motor Avenue between I-10 and Venice Boulevard

EXPOSITION CORRIDOR STREETSCAPE PLAN

- 1 BUNDT Drive between Missouri Avenue and Pico Boulevard
- 2 OLYMPIC Boulevard between Centinela and Barrington Avenues
- 3 SEPULVEDA Boulevard between Olympic and National Boulevards
- 4 NATIONAL Boulevard between Mentone and Castle Heights Avenues
- 5 PALMS Boulevard between Motor Avenue and National Boulevard

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SECTION 6

PROCESS

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6.1 DEVELOPMENT REVIEW PROCEDURES

6.1.1. General Requirements

- A. **Authority.** No permit shall be issued by the Department of Building and Safety for any Project unless the Project has been reviewed and approved in accordance with this Specific Plan.
- B. **Prohibition on Demolition.** No permit for demolition in the Plan area shall be issued unless an approval has been obtained for new construction on the site per this Specific Plan.
- C. **Application Requirements and Procedures.** The application requirements and procedures of LAMC Section 11.5.7 shall apply to all Projects (as defined in **Section 1.2.1**) applications in the Plan area unless otherwise stated in this Specific Plan.
- D. **Environmental.** Prior to issuance of an approval per this Specific Plan, Projects must comply with all applicable Environmental Standards as set forth in **Appendix E**, subject to the following rules.
 - 1. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor façade alterations and no grading, shall not be subject to Environmental Standards that apply to grading activities (such as noise and vibration standards). The Director, in his or her reasonable discretion, shall determine the applicability of Environmental Standards to a Project.
 - 2. Compliance with all applicable Environmental Standards listed in **Appendix E** shall be demonstrated on the plans as Project features (that is, features that are physically built into the Project) or as operational features listed on a sheet within the plans (that is, features that are carried out either during construction of the Project, or over the life of the Project).
 - 3. The Director (or appeal body on appeal) may modify or not require an Environmental Standard listed in **Appendix E** for any Project when: (1) the Director finds in writing, based on substantial evidence, that the Environmental Standard is infeasible and the Director has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to mitigate an impact, including because of the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the ECTNP EIR to analyze the impacts from the modifications to the Environmental Standards; or (4) the City prepares a new CEQA clearance for the Project.

- E. **Mitigation Measures.** Prior to issuance of an approval per this Specific Plan, the Project shall also demonstrate compliance with all applicable mitigation measures listed in the Mitigation Monitoring Plan (**Appendix F**).

6.1.2. Application Process

- A. All Projects proposed within the Plan area shall file an application with the Department of City Planning, on a form provided by the Department, and shall include all information required by the instructions on the application and the guidelines adopted by the Director of Planning.
- B. **Content of Application.** In order to be deemed complete, applications must include the following, as applicable:
 - 1. Vehicle Trip Generation Study pursuant to **Section 6.2.1**.
 - 2. For Projects that require Community Amenities pursuant to **Section 3.3.1**:
 - a. The Project's total point calculation and a description of the Community Amenities provided with their associated point values.
 - b. Where a Community Amenity is a physical improvement, the improvement shall be shown on the Project site plan (or a separate site plan, if the improvement is located off-site) or other relevant drawing(s).
 - c. Where a Community Amenity is a streetscape improvement, construction drawings of those improvements, to the satisfaction of the Department of Public Works.
 - d. If a Project is proposing a Community Amenity that is not listed in the Public Benefits Menu (**Appendix A**), the Project application shall include a validated cost estimate (**Section 3.3.1. C.1**).
 - 3. **Additional Materials.** Projects shall submit any additional materials required by this Specific Plan, as relevant to the Project. This may include, but is not limited to, a parking demand analysis, Transportation Demand Management plan, or applicable environmental technical studies (see **Section 6.2**).

6.1.3. Administrative Clearance

- A. A permit for a Project may be issued with an Administrative Clearance, which is approved with a sign-off by the Director, if the Project complies with all applicable regulations of the Specific Plan. However, if a Project is utilizing the Alternative Compliance procedure, a Director's Determination for Alternative Compliance is required in accordance with **Section 6.1.4**.

6.1.4. Director's Determination for Alternative Compliance

- A. **Applicability.** Projects located on properties eligible for Alternative Compliance (see **Map E**) that do not comply with the minimum Non-Residential Use requirements for the zone of the property, per **Section 2.3.2** of this Specific Plan, must obtain a Director's Determination for Alternative Compliance. Such Projects must comply with all other requirements of this Specific Plan.
- B. **Procedure.** The Director of Planning will review and approve, conditionally approve, or disapprove an application for a Director's Determination for Alternative Compliance, following the discretionary review procedure in LAMC Section 11.5.7 C (Project Permit Compliance Review).
- C. **Findings.** In order for a Director's Determination for Alternative Compliance to be granted, the following findings must be made, in addition to the findings in LAMC Section 11.5.7 C.2:
1. That there are special circumstances applicable to the Project or Project site which make the strict application of the minimum Non-Residential Use requirements in the Specific Plan impractical;
 2. That the Project nonetheless conforms to the purpose and intent of the Specific Plan and the intent and provisions of the General Plan and applicable Community Plan; and
 3. That the Director has considered and found no detrimental effects of the Project on surrounding properties and public rights-of-way.
- D. **Appeals.** The written determination on Alternative Compliance is subject to appeal following the procedures in LAMC Section 11.5.7 C.6.
- E. **Residential Dwelling Unit Limit.** Under the Alternative Compliance procedure, a cumulative maximum of 1,200 dwelling units may be approved within the Plan area in excess of what is allowed by the zoning.
1. The number of dwelling units in a Project that are counted towards this cap is calculated from the square footage of residential use in the Project above what is allowed according to the zoning, divided by the Project's average square footage per dwelling unit.

2. No Project that results in dwelling units that exceed the 1,200 Alternative Compliance dwelling units cap may be approved unless a Specific Plan Amendment has been obtained pursuant to LAMC Section 11.5.7 G. Such Projects are also required to conduct Project-specific environmental review.

6.1.5. Specific Plan Adjustments

- A. **Director's Authority.** The Director shall have authority to grant a Specific Plan Adjustment for minor deviations from the following Specific Plan regulations, up to the percentage indicated:
 1. Adjustments to required minimum or maximum lot coverage (up to 10 percent);
 2. Adjustments to ground floor frontage and/or ground floor transparency requirements (up to 20 percent);
 3. Adjustments to open space area requirements (up to 20 percent);
 4. Adjustments to required amount of landscaped area or landscaping type within open space (up to 20 percent);
 5. Adjustments to minimum parking spaces (up to 10 percent);
 6. Adjustments to permit Alternative Compliance on sites not identified on **Map E**;
 7. Minor adjustments from other Specific Plan development regulations, which do not substantially alter the execution or intent of those regulations to the proposed Project, and which do not change the permitted floor area ratio, density or intensity, height or bulk, or setbacks or yards regulated by the Specific Plan.
- B. **Findings.** The Director shall make the findings in LAMC Section 11.5.7 E.3 for a Specific Plan Adjustment.

6.1.6. Other Specific Plan Procedures

- A. **Modifications to a Project.** Modifications to a Project after a Director's Determination for Alternative Compliance becomes effective shall be reviewed by the Director according to the procedure in LAMC Section 11.5.7 D.
- B. **Exceptions to the Specific Plan.** Exceptions to the Specific Plan shall be reviewed by the Director according to the procedure in LAMC Section 11.5.7 F.
- C. **Specific Plan Amendments.** Amendments to this Specific Plan may be recommended by the City Planning Commission to the City Council. Amendments shall be considered according to the procedure in LAMC Section 11.5.7 G.

6.2. ENVIRONMENTAL REVIEW PROCEDURES

Projects may be required to complete additional studies to determine whether they exceed certain environmental thresholds, which may lead to the need for further Project-specific environmental review.

6.2.1. Transportation

- A. **Applicability.** Projects that result in net new square footage must submit a Vehicle Trip Generation Study.
1. The Vehicle Trip Generation Study must be prepared in partnership with LADOT using the City's traffic model, which was used in preparation of the EIR for this Specific Plan. Project applicants shall pay a cost-recovery fee to the City to run this model.
- B. **Environmental Threshold.** The number of trips generated by a Project shall not cause the cumulative total number of AM or PM peak hour trips in the corresponding station segment (see **Map I**) to exceed the number analyzed in the EIR (see **Table M**).

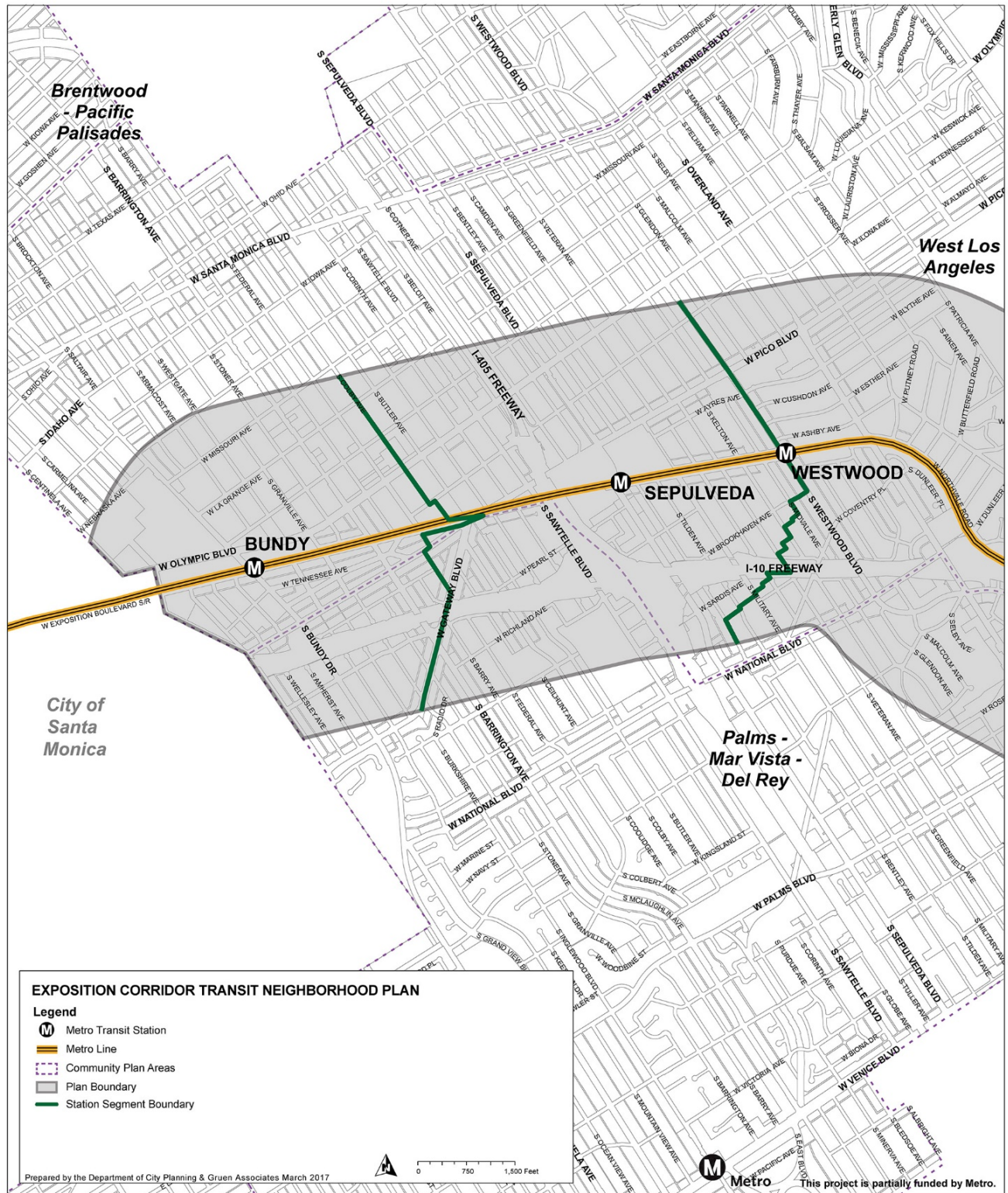
TABLE M: TRIPS BY STATION SEGMENT

Station Segment	AM Peak Hour Trips	PM Peak Hour Trips
Bundy	7,524	8,213
Sepulveda	6,501	8,003
Westwood	1,880	3,298
Palms	5,168	7,263
Culver City	3,434	4,366

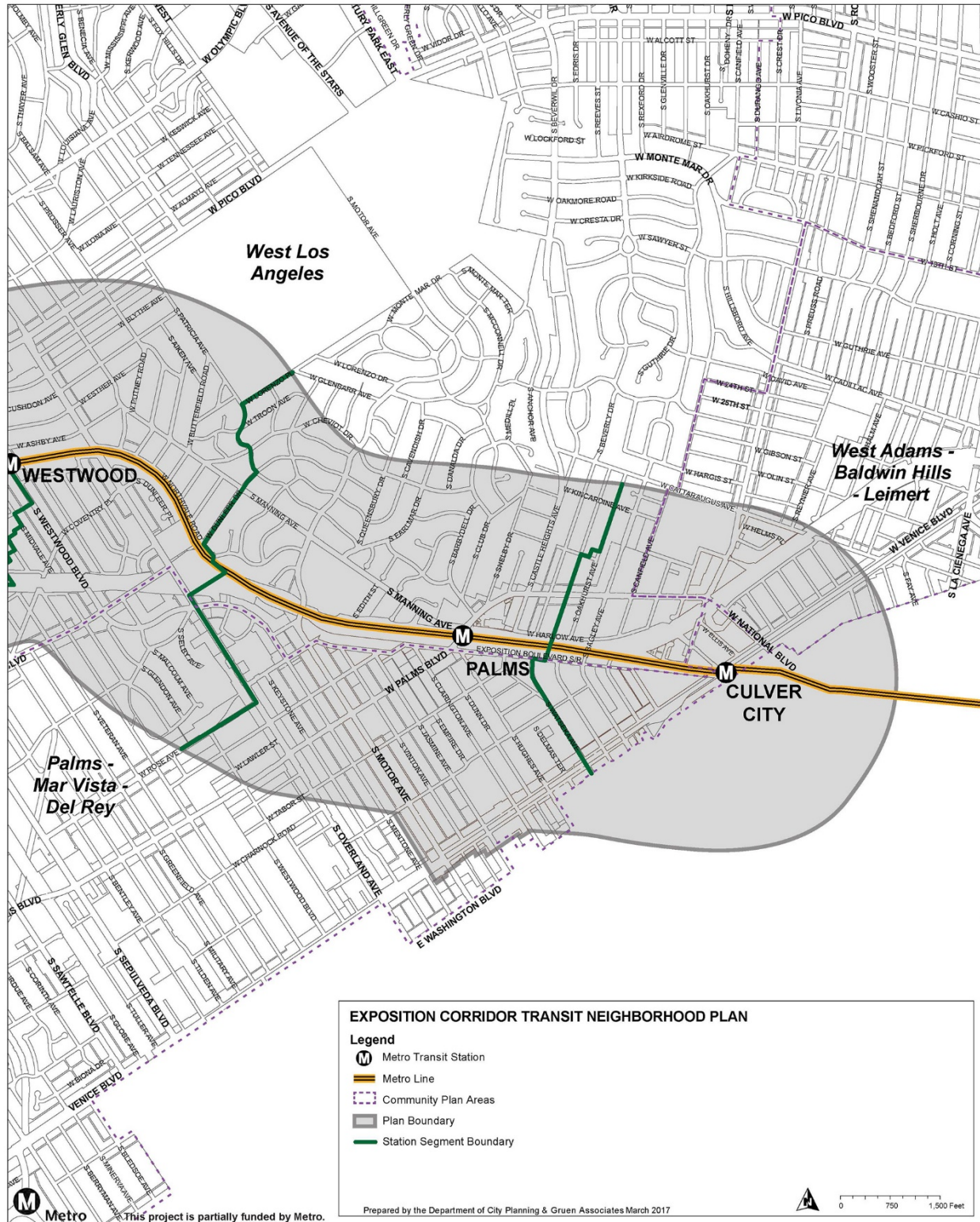
1. The Director of Planning will review each Project's trip generation in comparison to the cumulative number of trips resulting from Projects within the Specific Plan area that have been approved since adoption of this Specific Plan to determine if the Project's trip generation is within the number of trips analyzed in **Table M**.
2. Projects that do not exceed the number of trips analyzed may obtain Administrative Clearance or a Director's Determination for Alternative Compliance without any additional transportation-related environmental review.
 - a. For such Projects, a full traffic study by LADOT is not required, though all Projects are still subject to access and circulation review.
3. Projects that exceed the number of trips analyzed are required to conduct a Project-specific traffic study per LADOT guidelines, as amended.

- C. **Expiration of Permits.** If a building permit for a Project expires without having been used, and no extension of such permit is granted within that time frame, then the Department shall delete the Project's trips from the official accounting of the cumulative number of trips.

MAP I: STATION SEGMENT BOUNDARIES



MAP I: STATION SEGMENT BOUNDARIES



6.2.2. Aesthetics

- A. **Applicability.** Projects that meet all of the following criteria must prepare a shade and shadow study:
1. Project is not located within a Transit Priority Area as defined by the California Public Resources Code Section 21099 (a);
 2. Project includes light-blocking structures in excess of 60 feet in height above the ground elevation; and
 3. Project is located within a distance less than or equal to three times the height of the Proposed Project to a shadow-sensitive use on the north, northwest, or northeast.
 - a. Shadow-sensitive uses are land uses where sunlight is important to function, physical comfort, or commerce; this includes, but is not limited to, routinely usable outdoor spaces associated with residential, recreational, or institutional (e.g., schools, convalescent homes) land uses; commercial uses such as pedestrian-oriented outdoor spaces or outdoor eating areas; nurseries; and existing solar collectors.
- B. **Environmental Threshold.** Projects shall not create a shadow on nearby shadow-sensitive uses for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).
1. For purposes of determining maximum shadow length, the shade and shadow study shall calculate and diagram hourly shadows during extreme conditions, as represented by the Winter Solstice (December 22) and Summer Solstice (June 21); this diagram shall show adjacent lot lines and approximate location of shadow-sensitive uses.
 2. Projects that exceed this environmental standard may have a significant impact and may require additional Project-specific environmental review.

6.2.3. Cultural Resources

- A. Projects that are located on properties designated as Historic-Cultural Monuments or resources designated by the State or Federal governments shall be reviewed by the Cultural Heritage Commission, per the Cultural Heritage Ordinance.
1. Projects shall include any modifications identified by the Cultural Heritage Commission, or a historic assessment prepared by a qualified architectural historian as deemed necessary, that will retain eligibility of the historic resource, and may still be considered for Administrative Clearance.

-
- B. Projects that are located on properties that have been identified by SurveyLA as potentially historic resources shall be reviewed by the Office of Historic Resources (OHR).
 - 1. If OHR finds the structure(s) to be potentially historically or culturally significant, a historic assessment shall be prepared by a qualified architectural historian to determine if it is a historical resource.
 - 2. Projects shall include any modifications identified by OHR, or a qualified architectural historian as deemed necessary, that will retain eligibility of the historic resource, and may still be considered for Administrative Clearance.
 - 3. If the identified Project modification are not included as Project features, then the Project shall be evaluated to determine the applicable environmental review process.

6.2.4. Hazards and Hazardous Materials

- A. **Applicability.** Projects that involve new construction and soil disturbance must submit a historical environmental report to determine whether the Project is located on a site identified on any government list of sites containing hazardous waste of hazardous materials.
- B. **Environmental Threshold.** Projects located within $\frac{1}{4}$ mile of a site identified on any government list as having the potential to be contaminated with hazardous waste or hazardous materials for any reason must prepare a Phase I Environmental Site Assessment (ESA).
 - 1. Any potential hazards identified by the Phase I Environmental Site Assessment shall be evaluated and mitigated as recommended by an appropriately qualified individual (with experience in the identification and mitigation of hazardous materials and wastes).
 - 2. Prior to the Department of Building and Safety's issuance of any permits that allow for grading or construction on the project sites that were on a government list or within one-quarter mile of a site on a government list, the appropriately qualified individual or relevant agency shall provide written confirmation to the City that any necessary remediation has been completed to the satisfaction of the lead agency responsible for cleanup including confirmation that required site remediation was completed consistent with the relevant federal, state, or local requirements.

6.2.5. Water Supply

- A. **Applicability.** Projects located within the Subareas of the Specific Plan Area that meet the SB 610 criteria (California Water Code sections 10910 to 10915) must submit coordinate with LADWP to determine the Project's net increase water demand.

- B. **Environmental Threshold.** The net increase in water demand generated the Project shall not cause the cumulative total water demand in the Subareas to exceed 2,493,102 gallons per day (equivalent to 2,793 acre-feet per year), which represents the total demand analyzed by the Water Supply Assessment (WSA) in the Environmental Impact Report (EIR) associated with this Specific Plan.
 - 1. In calculating the net increase in water demand from a Project, water demand from existing uses on a site that will be removed as part of the Project shall be subtracted from the water demand from the new uses proposed for the site.
 - 2. For purposes of calculating water demand, demand for recycled water shall not be included.
 - 3. Projects found to exceed the cumulative total water demand in the Subareas shall prepare a Project-specific Water Supply Assessment per the requirements in SB 610.
 - 4. In coordination with LADWP, the Project must identify and implement specific on- and off-site improvements needed to ensure that impacts related to water conveyance and demand/pressure requirements are addressed prior to issuance of a certificate of occupancy.

SECTION 7

DEFINITIONS

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DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in the Los Angeles Municipal Code.

Active Street. A street where the ground floor street frontage is required to contain a minimum amount of Active Uses or residential units with individual entries, as identified on **Map G**.

Active Uses. Uses such as retail, personal services, community or cultural facilities, restaurants or bars, sales areas, professional offices, creative offices, Live/Work Units, residential lobbies, recreation and meeting rooms.

Administrative Clearance. A ministerial approval issued by the Director of Planning for Projects that comply with all applicable Specific Plan regulations.

Affordable Housing. Rental housing units restricted to households earning Very Low, Low, or Moderate Incomes as defined by the California Department of Housing and Community Development (HCD) or successor agency.

Alternative Compliance. A process by which a Project that does not meet the Specific Plan requirements for minimum Non-Residential Use per the zoning complies with this Specific Plan through a Director's Determination for Alternative Compliance (see **Sections 6.1.4.** and **2.3.2.B**).

Animal Services and Care / Veterinary Clinics. A facility designed or arranged to provide services or retail products for the care of animals.

Animal Hospitals / Kennels. Uses where animals and pets are cared for and boarded overnight.

Area Median Income (AMI). The median income in Los Angeles County, as determined annually by the California Department of Housing and Community Development (HCD) or successor agency adjusted by household size.

Automobile-Related Uses. Fueling and service stations, including those that supply incidental services such as tube and tire repair, battery servicing, automotive lubrication, mechanical adjustments, changing of spark plugs and other similar maintenance activities; businesses that involve the purchasing and selling of new or used automobiles; automobile repair; and automobile wrecking, salvage, and tow yards.

Average Vehicle Ridership (AVR). The total number of employees at a work site during a peak period divided by the total number of vehicle trips made to and from that site during the same period.

Base Floor Area Ratio (Base FAR). The maximum floor area ratio permitted to be built on a site without any available FAR bonuses.

7. DEFINITIONS

Bicycle Hub. Facilities which provide secure indoor and/or outdoor bicycle parking, repair stands, lockers and showers, and other tools and resources.

Bicycle Corral. Any on-street public parking space in which multiple short-term bicycle parking racks have been installed.

Bicycle Storage Station. Facilities which provide secure indoor and/or outdoor bicycle parking, and may include other tools and resources.

Bonus Floor Area Ratio (Bonus FAR). The maximum floor area ratio permitted to be built on a site if additional FAR is earned through the provision of Public Benefits (**Section 3**).

Building Frontage. The full length of a building measured alongside the street, open space, or other feature on which the property fronts.

Colleges and Vocational / Technical Schools or Programs. Uses that include public and private schools as well as institutions offering courses of general or specialized study leading to a degree or certificate.

Commercial Hotels. Buildings that accommodate the general and traveling public for a typical fee, generally limited to stays of less than 31 days.

Commercial Offices. Uses that provide space for professional and creative services, including offices for the digital technology, media, post-production, advertising, public relations, architecture, and entertainment industries.

Community Facilities. Uses whose primary purpose is to provide services and amenities to the general public in the Plan area. Examples include child care centers, libraries, schools, adult day care, and related administrative office uses; health clinics; museums; cultural centers; telecommuting centers; gyms or recreation centers; public restrooms; and rooms available to the general public for community meetings.

Drive-Through Establishments. Uses that permit a customer to order and/or obtain a purchase without leaving the confines of his or her car.

Entertainment, Exhibits and Cultural Facilities. Uses designed to host public or private gatherings for an audience.

Enhanced Bus Shelter. A bus shelter designed as a unique structure with amenities that help reinforce community identity and serve as a source for local information and the creative application of newer technologies meant to serve the transit rider and to improve their experience. Amenities may include real-time arrival information, additional lighting, charging outlets, etc.

Free-Standing Fast Food Establishment. A type of fast-food establishment, as defined in LAMC Section 16.05.B.3, that is comprised of a building designed for a restaurant use by a single tenant, or multiple tenants that share the same kitchen, and which stands alone on its own lot or is free-standing within a shopping center.

Heavy Manufacturing. The manufacture or compounding process of raw materials. These activities or processes necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Hospitals, Nursing and Residential Care Facilities. Uses involved in providing medical, surgical, or assisted living care to patients and offering short- and long-term overnight care.

Live/Work Unit. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for and regularly used by one or more persons residing there and nonresidential employees. A Live/Work Unit combines both residential and nonresidential uses within a single unit. For purposes of this Plan, Live/Work Units shall be considered a residential use, except where expressly stated otherwise.

Light Manufacturing and Assembly. Uses that process, fabricate, assemble, treat, or package finished parts or products and/or whose noise, odor, dust, hazardous materials or other pollutants/nuisances can be contained on site.

Lot Coverage. The portion of a lot occupied by the footprint of one or more building(s).

Low Income. Annual income of a household that does not exceed the amounts designated for this income category as determined by HCD or any successor agency. The income amount for this category as of the adoption of this Plan is 80 percent of Area Median Income.

Maximum Floor Area Ratio (Maximum FAR). The maximum floor area permitted on a site including any available FAR bonuses.

Mobility Hub. Mobility hubs support first–last mile solutions by providing multimodal transportation services and activities around transit stations to maximize connectivity and access for transit riders. Hubs include bicycle share facilities, secure bicycle parking, and car share spaces, and may also include amenities such as bus stop and layover zones, transit shelters with real-time arrival information, taxi or rideshare waiting/ call areas, WI-FI service, repair facilities, retail, and open space.

Neighborhood-Serving Uses. The retail sale of goods or services needed by local residents on a regular basis, including: Apparel; Art gallery; Art supplies; Athletic/sporting goods; Bakery; Barber shop or beauty parlor; Bars; Books or cards; Bicycle sales and repairs; Cafes; Clock or watch sales and/or repair; Computer sales and repair; Copying services; Drug store; Dry cleaner; Fabrics or dry goods; Financial services; Fitness studio; Florist; Food/grocery store, including supermarket, produce, cheese and meat market and delicatessen; Hardware; Household goods and small appliances; Laundry or self-service laundromat; Learning center; Locksmith; Newsstand; Optician; Photographer; Photographic equipment and repair; Restaurants; Shoe repair; Stationery; Tailor; Toys; and other similar retail and services as determined by the Director of Planning.

Non-Residential Uses. Uses that do not contain dwelling units, including Commercial Hotels or similar uses (motel, lodge, motor inn, etc.).

Parking Demand Analysis. An estimate of the peak number of parking spaces demanded by each of the land uses in a Project during different times of day and days of the week.

7. DEFINITIONS

Paseo. A pedestrian walkway that is generally open to the sky and provides pedestrian passage between structures or through landscaping or parking lots, and that is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

Peak Utilization. The greatest cumulative parking demand that occurs between two or more uses within a Project.

Personal Services. Uses involved in personal service-oriented sales to the general public, such as hair salons, dry cleaners, financial services, and repair and service of consumer goods.

Plan. The Exposition Corridor Transit Neighborhood Plan (Specific Plan).

Property Frontage. The length of the property along the street.

Prevailing Front Yard Setback. The average depth of the front yards of lots on a block face where such lots have front yards that vary in depth by not more than 10 feet and comprise 40 percent or more of the frontage on the block face (See LAMC Section 12.08. C.1).

Publishing, Motion Picture, and Broadcasting. Uses engaged in the production of film, video, audio, print, and other media, but excluding movie houses and theatres.

Public Benefit. A Project feature that serves a public purpose benefitting the Plan area, particularly to improve mobility, accessibility, affordability, and quality of life in a neighborhood.

Publicly Accessible Open Space (PAOS). Privately owned and maintained open space that is accessible to the public at a minimum from 6 a.m. to 10 p.m. daily.

Recreation Facilities and Gyms. Facilities used for indoor and/or outdoor recreational activities.

Religious Assembly. Uses located in a permanent building and providing regular organized religious worship and related incidental activities, excluding primary or secondary schools and day care facilities.

Repair and Maintenance Facilities. Facilities used for the repair or servicing of industrial, business, or consumer machinery, equipment, products or by-products. The repair and service of consumer goods falls into the Retail and Personal Services category.

Research and Development. Uses related to scientific and technical research, including development/testing activities and prototype fabrication.

Residential Use. Uses that contain dwelling units, including Live/Work Units except where expressed stated otherwise.

Restaurants and Bars. Uses involving food and beverage sales to the general public, excluding adult entertainment.

Restricted Affordable Unit. A residential unit for which rental prices are restricted so as to be affordable to, and occupied by, Very Low, Low, or Moderate Income households as defined by the California Department of Housing and Community Development (HCD) or successor agency

Retail and Personal Services. Uses involving the sale and/or lease of new or used products or services to the general public.

Retail Street. A street where the ground floor street frontage is required to contain a minimum amount of Active Uses, as identified on **Map G**.

Schools, Elementary and High. An institution of learning which offers instruction in several branches of learning and study required to be taught in the public schools by the Education Code of the State of California. High schools include Junior and Senior.

Server Farms. Uses established for the exclusive purpose of providing operational facilities for, but not limited to, the storage of phone equipment, computers, and internet data.

Setback. The distance of a structure or other feature measured from the back of sidewalk after any required dedications and/or easements are provided.

Shared Street. Street that provides a slow-speed environment where cars, scooters, motorcycles, bicycles, and pedestrians are able to all comfortably utilize the same space.

Spectator Sports Facilities. Facilities such as a stadium used for a sport that is characterized by the presence of an audience at its games or events.

Streetscape. Elements in the public right-of-way that form a street's character, including the roadway paving and striping, curbs, sidewalks, street trees and other landscaping, medians, lighting, benches, trash cans, etc.

Streetwall. The vertical face of one or more buildings parallel to the public right-of-way, including upper floors, that are recessed a maximum of five feet from the ground floor facade.

Subarea. Designated areas within the Plan area that are subject to particular regulations found in this Specific Plan (see **Map B**).

Transportation Demand Management (TDM). The alteration of travel behavior through physical improvements or programs of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work schedule that move trips out of the peak period or eliminate them altogether (as in the case in telecommuting or compressed work weeks).

Trucking and Transportation Terminals. Uses related to the dispatching, maintenance and long-term or short-term storage of large vehicles such as tractor-trailers, catering trucks, shipping vessels, helicopters, locomotives, and airplanes.

Utilities. Uses that provide the transfer or delivery of power, water, natural gas, sewage, stormwater runoff, or telephone and related communication services.

Vehicle Trip Reduction. A requirement in this Specific Plan for particular Projects to reduce their vehicle trip generation during the peak period beyond standard expected trip generation levels.

Vocation / Technical Schools or Programs. Uses related to the provision of vocational and/or technical training to students entering into a vocation or technical field.

7. DEFINITIONS

Warehousing, Distribution and Storage. Uses that package, provide, hold, and/or distribute goods in large quantities, especially to retail sales establishments. Long-term and short-term storage of commercial goods and personal items are included.

Waste Management and Remediation Services. Uses that receive solid or liquid wastes (including hazardous wastes) for on-site disposal, recycling, or transfer to another location, including uses that manufacture or produce goods or energy from the biological decomposition of organic material.

Wholesale. Uses engaged in the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. The uses may include on-site sales or order taking and may include display areas.

DRAFT EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

APPENDIX A

PUBLIC BENEFITS MENU

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STREETSCAPE PROJECTS

The following streetscape improvement projects implement the Exposition Corridor Streetscape Plan and the Livable Boulevards Streetscape Plan (see **Map H**). The table below shows the point values for providing the improvements along each street segment indicated. Improvements are to be installed on both sides of the street, and may include curbs, sidewalk paving, street trees and landscaping, medians, street furniture, and restriping of roadways, as specified in the corresponding streetscape plan.

	Points
BUNDY DRIVE	
Missouri Ave to Exposition Blvd^d	30
- Relocate and reconstruct curbs ^a , relocate utility poles ^b , and restripe roadway	
- Install street trees and street furniture	
Exposition Blvd to Pico Blvd	3
- Repave sidewalks ^c	
- Install street trees and street furniture	
Total Bundy Drive Points	
33	
OLYMPIC BOULEVARD	
Centinela Ave to Bundy Dr	3
- Repave sidewalks ^c	
- Install street trees and street furniture	
Bundy Dr to Barrington Ave	5
- Repave sidewalks ^c	
- Install street trees and street furniture	
Centinela Ave to Barrington Ave	20
- Construct new landscaped median ^a	
Total Olympic Boulevard Points	
28	
SEPULVEDA BOULEVARD^e	
Olympic Blvd to Exposition Blvd	35
- Relocate and reconstruct curbs ^a , relocate utility poles ^b , and restripe roadway	
- Install street trees and street furniture	
Exposition Blvd to National Blvd	55
- Relocate and reconstruct curbs ^a , relocate utility poles ^b , and restripe roadway	
- Install street trees and street furniture	
Total Sepulveda Boulevard Points	
90	
NATIONAL BOULEVARD	
Castle Heights Ave to Manning Ave	3
- Repave sidewalks ^c	
- Install street trees and street furniture	
Palms Blvd to Mentone Ave	7
- Repave sidewalks ^c	
- Install street trees and street furniture	
Total National Boulevard Points	
10	

STREETSCAPE PROJECTS, continued

PALMS BOULEVARD	
Motor Ave to National Blvd	8
- Install curb extensions and parking lane planters ^a	
Total Palms Boulevard Points 8	
PICO BOULEVARD	
I-405 to Patricia Ave	19
- Repave sidewalks ^c	
- Install street trees and street furniture	
Centinela Ave to I-405	14
- Repave sidewalks ^c	
- Install street trees and street furniture	
Total Pico Boulevard Points 33	
MOTOR AVENUE	
I-10 to Venice Blvd	12
- Repave sidewalks ^c	
- Install street trees and street furniture	
Total Motor Avenue Points 12	
<p>a. Where new curbs or medians are to be constructed, streetscape project includes the preparation of necessary engineering plans.</p> <p>b. Utility poles assumed to be relocated above ground, but may be relocated underground if feasible.</p> <p>c. Sidewalks to be repaved where needed depending on the current condition.</p> <p>d. These improvements cannot be made until dedications from individual properties fronting Bundy Dr between Missouri Ave. and Exposition Blvd. are provided.</p> <p>e. These improvements cannot be made until dedications from individual properties fronting Sepulveda Blvd are provided. If a new center-running transit line along Sepulveda Blvd. is approved, Metro will be responsible for making these improvements.</p>	

STREETSCAPE ELEMENTS

The following streetscape elements may be provided alone or to supplement the streetscape projects above, and may be proposed for any location within the Plan Area. The quantities shown represent the minimum amount of each improvement that must be provided; points are scalable as quantities are increased. Refer to the corresponding streetscape plan (see **Map H**) for details, standards, and maintenance requirements for these streetscape elements. Streetscape elements that are not part of an adopted streetscape plan will require additional review and approval from the Department of Public Works, Department of Transportation, and/or other relevant public agency.

Streetscape Elements	Quantity	Points
Freeway underpass improvements	1	1
Enhanced bus shelter	1	15
Pedestrian lights ^a	20	1
Crosswalks (4-way intersection)	1	1
Special sidewalk paving	7,500 SF	1
Street trees	20	1
Repair/repave sidewalks (one side of street)	1,500 LF	1
Landscaped curb extensions on corners	2	2
<p>a. In order to install new street lighting, a street lighting maintenance assessment district must be established. This requires a majority of property owners to agree to be assessed for electricity costs. Public Benefit points may not be awarded until the district is established.</p>		

COMMUNITY AMENITIES

The following Community Amenities and their corresponding point values include open space, mobility amenities, and community facilities. The quantities shown represent the minimum amount of each improvement that must be provided; points are scalable as quantities are increased.

	Quantity	Points
Publicly Accessible Open Space		
Publicly Accessible Open Space on Private Property	1,500 SF	1
Parklet	2 parking stalls	1
Mobility Amenities		
Mobility Hub	1 hub	13
Bicycle Hub	1 hub	20
Bicycle Storage Station	1 station	1
Bicycle Corral	1 corral	1
Community Facilities		
Childcare Center (off-site)	60 children	28
Childcare Center (on-site)	60 children	9
All other (i.e. Youth/Senior Center; Museum; Recreation Center)	5,000 SF	30

DRAFT EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

APPENDIX B

STREET STANDARDS

Los Angeles Department of City Planning
March 2017

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APPENDIX B: STREET STANDARDS

Street	Boundaries	Street Classification	Required Dimensions			Dedication Required ^{1,4}	Easement Required ¹
			Sidewalk ¹	Roadway	ROW		
Bundy Dr	Missouri Ave to La Grange Blvd	Avenue I	15'	70'	100'	13'-6"	None
Bundy Dr	La Grange Blvd to Olympic Blvd	Avenue I	15'	70'	100'	7'	None
Bundy Dr	Olympic Blvd to Pico Blvd	Avenue I	15'	70'	100'	8'	None
Olympic Blvd	Centinela Ave to Barrington Ave	Boulevard II	15'	86' ³	110'	None	3'
Sepulveda Blvd	Olympic Blvd to Pico Blvd	Boulevard II	15'	80'	110'	5'	None
Sepulveda Blvd	Pico Blvd to National Blvd	Boulevard II	15'	80'	110'	5'	None
National Blvd	Castle Heights Ave To Palms Blvd	Avenue II	12' to 15' ²	63' ³	86'	3' to 5' ²	0'-6" to 8'-6" ²
National Blvd	Palms Blvd to Mentone Ave	Avenue II	14' (south side) 15' (north side)	57' ³	86'	2'	None
Palms Blvd	National Blvd to Motor Ave	Avenue II	12'	62' ³	86'	5'	None
Pico Blvd	I-405 to Patricia Ave	Avenue I	15'	70'	100'	None	None
Pico Blvd	Centinela Ave to I-405	Avenue I	15'	70'	100'	None	None
Motor Ave	I-10 to Venice Blvd	Avenue II (modified)	12'	62' ³	86'	3'	None

1. Unless otherwise noted, the sidewalk dimensions, dedications, and easements listed here apply to both sides of the street.
2. See the Exposition Corridor Streetscape Plan (**Appendix D**) for details on where specific sidewalk widths, dedications, and easements apply.
3. The proposed right-of-way for this street segment is consistent with the Mobility Plan street designation. The roadway width does not need to comply with the Mobility Plan street designation and shall be constructed to the dimensions shown here.
4. The dedications required reflect typical conditions along a street segment and are not from an official survey. In the event that a portion of a street has atypical existing conditions, more or less dedication than shown here may be required in order to meet the required ROW dimension.

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DRAFT EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

APPENDIX C

**EXPOSITION CORRIDOR
URBAN DESIGN GUIDELINES**

Los Angeles Department of City Planning
March 2017

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1. BUILDING FORM

GOALS

1. Avoid bulk and visual monotony through appropriate building massing and arrangement.
2. Define a continuous streetwall while ensuring new buildings respect the character of surrounding neighborhoods.
3. Create a built environment that engages with the pedestrian realm, while providing a buffer between the sidewalk and adjacent uses where needed.

GUIDELINES

All Projects

1. Break up large projects into multiple buildings of various sizes and heights.

Mixed Use/Commercial/Industrial Projects

2. Create a strong streetwall by locating buildings at or close to the front property line where possible.
3. Where buildings are set back from the front property line, provide the following landscaping and other features within the setback area, depending on the adjacent ground floor use:
 - a. When adjacent to retail, setback areas should contain primarily hardscape and may be used for outdoor dining and other commercial activity.
 - b. When adjacent to office or industrial space, setback areas should contain landscaping (e.g. pots and/or planters).
 - c. When adjacent to ground-floor residential units with individual entries on the street, setback areas should contain landscaping and may also include walkways, ramps, porches, steps, or similar uses.
4. Where there are multiple ground floor uses within a Project, vary front yard setbacks to create visual interest.
5. Limit publicly accessible open spaces and outdoor dining along the street to key locations so as not to significantly interrupt the pedestrian experience created by ground floors built close to or at the back of the sidewalk.

Multifamily Residential Projects

6. The height and scale of new buildings should be compatible with adjacent buildings. If new buildings are taller, step down the massing to transition to lower heights.
7. Maintain continuity of the setback with adjacent buildings.
8. Integrate usable open spaces within a project, avoiding excess lot coverage.
9. Avoid negative shade/shadow and privacy impacts to single-family zones through such methods as stepping back upper floors and avoiding direct views into neighboring yards, as appropriate.



Breaking up a large project into buildings with different heights, forms, and setbacks creates visual interest.



A continuous streetwall frames and defines the street.



Setbacks on the ground floor allow for some outdoor dining space while maintaining continuity on the street.



New residential buildings that respect the scale and massing of neighboring buildings unifies old and new development along a block.

2. BUILDING ORIENTATION

GOALS

1. Provide convenient access to commercial and residential buildings for pedestrians and transit riders.
2. Enhance public safety by promoting pedestrian traffic and placing “eyes on the street.”

GUIDELINES

All Projects

1. The major architectural features of a building should face a public street, or a publicly accessible paseo, courtyard, or plaza that opens onto the public street.
2. Orient windows toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
3. Create well-articulated, inviting building entrances that emphasize pedestrian orientation.
4. Design entrances in proportion to the size and scale of the building.
5. Use canopies, awnings, or recesses at entrances to provide cover for tenants and guests.
6. Ensure that the main entrance and entry approach for a building can accommodate persons of all mobility levels by adhering to ADA requirements.
7. Provide direct paths of travel for pedestrians within large sites.
8. Automobile entrances to buildings should be less prominent than pedestrian entrances.



Windows in residential units that face the street contribute to public safety.



A simple canopy, lighting, and recessed door lead pedestrians to the primary entrance of a building.

Mixed Use/Commercial/Industrial Projects

- 9. Line the ground floor of buildings with retail, restaurants, office, and/or individual residential units to create a lively street frontage.
- 10. Provide entries to ground-floor individual units or tenants directly from the street.



Ground floor retail with abundant windows contributes to a vibrant street experience and promote public safety.



Retail spaces that directly open to the sidewalk create convenient access to a nearby Metro station.

Multifamily Residential Projects

- 11. Incorporate transitions such as landscaping, walkways, porches, stoops, steps, and/or canopies at the entrance to individual residences, connecting primary entrances and the public right of way.
- 12. Where there are residential units on the ground floor, provide entries directly from the street. If residential entries cannot be placed on the ground floor facing the street, create a prominent ground floor or first floor common entry, such as an atrium or lobby.
- 13. Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.
- 14. Stairs leading up to common entry ways or individual units should be highly visible and integrated into the architectural design of the building.



Stairs from the sidewalk leading up to the common entry of a residential building invite pedestrian access.



Residences with entrances directly on the street use landscaping and distinct paving to separate private space from the public realm.

3. ARCHITECTURAL TREATMENT

GOALS

1. Break down building massing using varied and meaningful articulation in façades and rooflines.
2. Add depth and scale to a building's façade using well-detailed windows and doors.
3. Create visual interest while contributing to the definition of the street through the use of durable materials and high-quality design details.
4. Provide sufficient illumination for safety and visibility without negatively impacting surrounding areas.
5. Minimize visual clutter by screening mechanical equipment and utilities from public view.

GUIDELINES

A. Articulation

All Projects

1. Break down large building façades using vertical articulation achieved through recessed walls, change in materials, windows, balconies, columns, or other architectural details.
2. Use horizontal architectural treatments such as entry porticos, cornices, friezes, awnings, canopies, or other features to add visual interest at the pedestrian level.
3. Vary rooflines through the use of sloping roofs, modulated building heights, setbacks, or innovative architectural solutions.
4. Layer building architectural elements to emphasize certain features of the building such as entries, corners, and organization of units.
5. Emphasize the corner of buildings located at the intersection of two arterial streets by using one of the following techniques or similar: vertical massing or tower at the corner, diagonal setback and/or corner plaza at the intersection, or a recessed building entrance at the corner.

Mixed Use/Commercial/Industrial Projects

6. Provide an identifiable visual break between a building's retail floors (ground level and in some cases, second and third floors) and upper floors. This break may be achieved through a change in material, change in fenestration pattern, or similar means.
7. Set apart the primary building entrances from the main façade and distinguish from retail storefronts and other entrances through architectural treatments such as recesses,

canopies or awnings, material, or color. The size and scale of these features should be proportional to the overall height and width of the building.

8. Design storefronts to convey an individual expression of each tenant's identity while adhering to a common architectural theme and rhythm.

Multifamily Residential Projects

9. Articulate facades and group windows to reflect individual residential units. Modulated façades can prevent the appearance of monolithic buildings.
10. Design balconies such that their size and location maximize their intended use for open space. Avoid “tacked on” balconies with limited purpose or function.
11. Use architectural features, such as decorative gates and pergolas, in combination with landscaping to provide a continuous visual presence at the street level where openings occur due to driveways or other breaks in the building wall.



Variations in color, material, wall plane, and window patterns on the façade provide visual relief and help an infill project blend into an established context.



An identifiable change in materials and articulation defines the base of multi-story buildings.



A modulated façade and varied rooflines prevent a large residential project from appearing overwhelming and out of scale.

B. Windows and Doors

All Projects

1. Buildings should have meaningful fenestration that establishes a clear pattern on the façade and provides depth and articulation.
2. The shape, style, and arrangement of windows and doors should not conflict with the architectural style of the building.
3. Door and window frames should be detailed to achieve a depth and shadow reading.

Mixed Use/Commercial/Industrial Projects

4. Flush finish window installations may be permitted on non-residential buildings when a glass curtain wall, spandrel glass, or other similar design approaches are used.

C. Materials

All Projects

1. Building materials should be varied to add texture, depth, and visual interest to a façade.
2. Durable, high quality and authentic materials that have a long life, age well, and reflect a high level of craftsmanship are encouraged.
3. Incorporate no more than three complementary building materials into the exterior façade of buildings, including but not limited to glass, tile, terracotta, brick, stucco or stone.
4. Infill projects should utilize materials that are consistent with or complement the neighboring buildings.
5. Apply changes in material purposefully and in a manner corresponding to variations in building mass.
6. Materials and details, including windows, doors, and roof details, should be reflective of the architectural style utilized.
7. All building fixtures, awnings, security gates, parking garage doors, etc., shall complement and be architecturally integrated to the design of the building.

Mixed Use/Commercial/Industrial Projects

8. Use high quality, durable materials on ground floor facades that add scale, color, and texture, to create variety at the pedestrian level. Avoid using stucco, glass fiber reinforced concrete (GFRC), or similar materials on the ground floor.

D. Shade Treatments

All Projects

1. Incorporate awnings, overhangs, canopies, or exterior window shelves along the southeast, south, and southwest building faces to provide shade.
2. The size and scale of awnings, overhangs, canopies, and exterior window shelves should be compatible with rest of the building and should be designed as an integral part of the building architecture.
3. Awnings should be of woven fabric (and not vinyl), fade resistant, and be maintained in good condition and replaced periodically.
4. Canopies constructed of metal, glass, or other materials should be compatible in scale and design of the building.

E. Fencing

All Projects

1. Minimize visual barriers and the enclosure of outside space to maintain an open and accessible physical environment.
2. Locate and design any necessary fencing in a manner so as not to detract from the quality of the pedestrian experience.
3. Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping.



Awnings made of high-quality fabric are integrated into the architecture and shade the building façade.



The use of high-quality, durable materials at the base of a building help protect the building while providing visual interest at the pedestrian level.

F. Lighting

All Projects

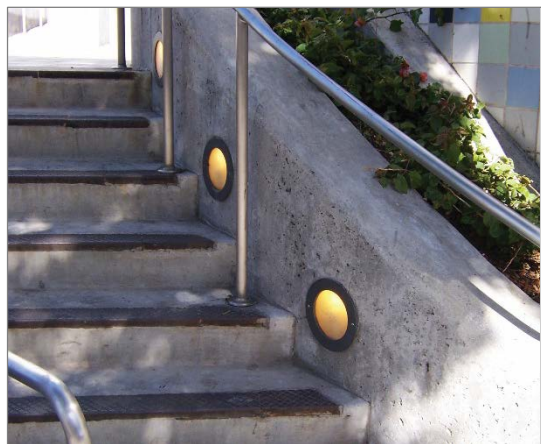
1. Provide lights on sidewalks, pedestrian walkways, and open spaces to encourage and extend safe pedestrian activities into the evening.
2. Use ornamental low-level lighting to highlight and provide security for pedestrian paths, parking areas, and entrances.
3. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
4. Install light fixtures that accent and animate a building's architectural features at night.
5. Use adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
6. Integrate solar-powered lighting to increase energy efficiency.

Mixed Use/Commercial/Industrial Projects

7. Illuminate ground floor retail uses along arterial streets from within, both during and after business hours.
8. Orient commercial and industrial buildings on the site to maximize natural light within interior work spaces.
9. Provide operable clerestory windows where feasible to allow for ventilation and indirect lighting.



Exterior building lighting is directed away from adjacent properties and roadways while highlighting the architecture of the building at night.



Integrating security lighting into a project's architecture and landscape design subtly promotes safety.

G. Mechanical Equipment and Utilities

All Projects

1. Place utilities such as gas, electric, and water meters in side yards or in landscaped areas out of view from the public right-of-way.
2. Mechanical and electrical equipment such as transformers, wireless facilities, air conditioning units, vents, and antenna should be placed underground, on a rooftop, or otherwise screened from public view.
3. Screen rooftop mechanical equipment from the public right-of-way using parapets and other architectural features.
4. Equipment at the ground level should be concealed by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
5. Where possible, hide trash enclosures within parking garages so that they are not visible from the street.
6. Screen outdoor stand-alone trash enclosures using walls consistent with the architectural character of the main building and locate them so that they are not visible from the public right-of-way.
7. Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.
8. Relocate utility poles underground wherever possible.



Enclosing trash facilities in structures that blend in with the architecture of the building helps minimize the appearance of these uses.



Rooftop mechanical equipment should be placed behind a parapet to screen it from public view.

4. OPEN SPACE

GOALS

1. Design outdoor open spaces as communal rooms for gathering, social interaction, and recreation.
2. Provide a variety of open spaces that are accessible to and may be shared among users within the neighborhood.
3. Create safe, inviting passageways between buildings that contribute to an interconnected pedestrian network.
4. Promote environmental sustainability by conserving water and reducing the heat island effect.

GUIDELINES

A. Common Open Space

All Projects

1. Design buildings to focus on public spaces such as courtyards, plazas, entry forecourts, paseos, parks, squares and roof terraces, with a balance of landscaped and paved areas.
2. Provide amenities in common open space such as seating, trees for shade, active and passive recreational uses, tot lots, community gardens, shading devices, and bicycle facilities.
3. Define courtyards as outdoor rooms, using buildings and/or landscape elements to create a sense of enclosure and provide quiet areas while maintaining safety.
4. Design open spaces to be easily accessible and comfortable for a substantial part of the year.
5. Provide a clear hierarchy and network of common open spaces within a large site, distinguishing each space by design and function to create a connected public realm conducive to both active and passive uses.
6. For small projects, cluster code-required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.

B. Publicly Accessible Open Space

Mixed Use/Commercial/Industrial Projects

1. Locate publicly accessible open space where it will be visible and can easily be accessed from a public street.
2. Design publicly accessible open space so that it can be occupied and is functional for all users, with sufficient size, accessible grading, and a mix of hardscape and landscape materials.
3. Incorporate a mix of passive and active recreational facilities within an open space to serve residents, employees and visitors, such as basketball courts, community garden space, a Farmer's market, off-leash dog park, open air café, picnic area or other seating, tennis courts, and exercise areas.
4. Publicly accessible open space should include approximately one seat for every 500 square feet of open space provided, with a minimum of four seats. Seating may be in a variety of forms such as benches, chairs, and planter walls, and may be permanent or movable.



A mix of active and passive uses draw neighbors and visitors to publicly accessible open space.



Adequate shade and seating in an open space creates a unique identity, and encourages users to rest and socialize.

C. Paseos

All Projects

1. Use paseos to break up large blocks and connect the streets and alley network.
2. Paseos should have a clear line of sight to the back of the paseo or a gathering place or focal element.
3. Activate paseos using water features, pedestrian lighting, artwork, benches, landscaping, or special paving so that they are safe and visually interesting spaces

Mixed Use/Commercial/Industrial Projects

4. Line the ground floor facing paseos with spaces designed for active uses such as retail, personal services, community or cultural facilities, restaurants or bars, offices, lobbies, or residential units with individual entries.



A well-landscaped paseo offers an attractive route for pedestrian circulation through a large site.



Retail entries and display windows along a paseo activate the space.

D. Landscape, Hardscape, and Irrigation

All Projects

1. Attractively landscape and maintain all open areas not used for buildings, driveways, parking areas, recreational facilities or pedestrian walkways in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect.
2. Design landscaping to be architecturally integrated with the building and suitable to the functions of the space, selecting plant materials that complement the architectural style and form of the building.
3. Use trees and other landscaping to create a buffer between new development and adjacent lower-intensity uses, and to soften the appearance of larger massing along a street.
4. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest-facing facades.
5. Harvest rainwater and reuse on site where possible.
6. Use landscape contouring to minimize precipitation runoff.
7. Irrigation systems should be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available.
8. Select drought-tolerant and/or native landscaping to limit irrigation needs and conserve water.
9. Group plants with similar water requirements together into hydro-zones, which allow for a zoned irrigation system to meet the unique water needs of different areas of the landscape.



Drought tolerant trees, shrubs, and groundcover provide attractive landscaping while conserving water.



Landscape contouring minimizes precipitation runoff.

5. PARKING

GOALS

1. Promote streetwall continuity, avoid interruptions to the pedestrian realm, and enhance pedestrian safety by strategically locating parking, loading, and vehicular circulation.
2. Conceal surface parking lots from view and minimize their contributions to the urban heat island effect.
3. Minimize the appearance of parking structures within a project while promoting accessibility and ease of use.

GUIDELINES

A. Vehicular Access and Circulation

All Projects

1. Prioritize pedestrian access first and automobile access second.
2. Orient parking toward the rear or side of buildings and away from the public right-of-way.
3. Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways, instead utilizing alleys for access where possible.
4. When a driveway in the front of a property cannot be avoided, locate the driveway at the side of the property to allow ample room for landscaping and entrances in the front.
5. Locate curb cuts in a manner that maximizes on-street parking and replace any unused curb cuts and driveways with standard sidewalks.
6. Maintain existing alleys for access and circulation. Avoid vacating alleys or streets in order to address project-specific design challenges.

B. Surface Parking

All Projects

1. Locate parking lots in the interior of the block, not at the corner or front of the site.
2. Where a parking lot abuts a public street, provide a visual screen or landscaped buffer between the sidewalk and the parking lot.
3. Install canopy trees or shade structures, such as canopies, trellises, or solar panels, throughout surface parking lots to provide sufficient shade.

Mixed Use/ Commercial/Industrial Projects

4. Where possible, link new surface parking areas with parking in adjacent development to facilitate vehicular and pedestrian movements.

C. Parking Structures

Mixed Use/Commercial/Industrial Projects

1. Minimize the appearance of parking structures along a street by lining them with habitable space, or using planting and other screens to conceal parking areas and headlights.
2. Where upper levels of parking structures are not lined by habitable space, they should be designed to blend in with the project using architectural treatments such as fenestration patterns and materials.
3. Parking structures should incorporate a façade or external skin to improve the building's appearance over the basic concrete structure of ramps, walls and columns. This can include heavy gauge metal screen, precast concrete panels, laminated glass, or photovoltaic panels.
4. On corner lots, locate parking structures as far from the corner as possible.
5. Parking areas for the uses on a site should be physically connected to and accessible from public parking areas so that spaces may be reallocated and/or shared between private uses and the public in the future as demand for parking changes.
6. Elevator and stairs for parking structures should be located adjacent to public streets or pedestrian passageways and be highlighted architecturally so visitors can easily find and access these entry points.
7. Integrate signage and wayfinding with the architecture of a parking structure.



A parking structure “wrapped” by commercial and residential space conceals the parking and allows for windows and active uses to face the street.



An external skin made of colored glass panels adds visual interest to concrete parking structures.

6. DEFINITIONS

Common Open Space. Open space, as required by LAMC 12.21.G and/or the Exposition Corridor Transit Neighborhood Plan, that is shared among users on a site, including residents, employees, and visitors. Common open space is not necessarily publicly-accessible.

Paseo. A pedestrian walkway that is generally open to the sky and provides pedestrian passage between structures or through landscaping or parking lots, and that is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

Publicly Accessible Open Space (PAOS). Privately owned and maintained open space that is accessible to the public at a minimum from 6 a.m. to 10 p.m., seven days a week.

Setback. The distance of a structure or other feature measured from the back of sidewalk after any required dedications or easements are provided.

Streetwall. The vertical face of one or more buildings parallel to the public right-of-way, including upper floors that are stepped back a maximum of five feet from the ground floor façade.

Stepback. The distance that a portion of a building is stepped back above the ground floor height before the total height of the building is achieved.

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DRAFT EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

APPENDIX D

**EXPOSITION CORRIDOR
STREETSCAPE PLAN**

UNDER SEPARATE COVER

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DRAFT EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

APPENDIX E

ENVIRONMENTAL STANDARDS

Los Angeles Department of City Planning
March 2017

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AIR QUALITY

Include the following best management practices in contract specifications and print on plans:

- Use properly tuned and maintained equipment.
- Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
- Use heavy duty diesel-fueled equipment that uses low NO_x diesel fuel to the extent it is readily available and feasible.
- Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- Maintain construction equipment in good operating condition to minimize air pollutants.
- Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is “not practical” for the following, as well as other, reasons:
 - There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;
 - The construction equipment is intended to be on site for five days or less; or
 - Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.
- The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:
 - The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure;
 - The retrofit control device is causing or is reasonably expected to cause engine damage;
 - The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
 - Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.

- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).
- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.

CULTURAL RESOURCES

Include the following requirements in contract specifications and print on plans:

- A qualified archaeologist is required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological finds during construction. If archaeological resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the project shall not collect or move any archaeological materials or associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a qualified archeologist.
- All cultural resources identified on a site must be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition.
- A qualified paleontologist is required to monitor excavation and grading activities in soils that have not been previously disturbed. If paleontological resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work on the project site shall cease until a qualified paleontologist evaluates the find. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist.
- All paleontological resources identified on a project site must be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and

disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County.

NOISE

Include the following best management practices in contract specifications and print on plans:

- Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
- The construction contractor shall locate construction staging areas away from sensitive uses.
- When construction activities are located within 500 feet of noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
- Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
- Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
- The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

For development within New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial-Residential Emphasis, and Mixed Use: Commercial/Residential zones with direct line-of-site to adjacent residential and other sensitive land uses:

- Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to sensitive receptors.
- Mechanical equipment (e.g., HVAC Systems) shall be enclosed with sound buffering materials.
- Truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use.
- Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.

TRANSPORTATION

Include the following in contract specifications and print on plans:

- Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate.

WATER SUPPLY

Include the following conservation measures in contract specifications and print on plans:

Plumbing

- Residential shower stalls shall have no more than one shower head per stall, with a maximum flow rate per City Ordinance.
- Toilets shall have a flush volume no more than 1.0 gallons of water per flush.
- All urinals shall be waterless.
- With the exception of those governed by City Ordinance No. 181480, all faucets shall be limited to a flow of 1.5 gallons per minute.
- Residential clothes washers shall be high-efficiency and have a water factor of 5.0 or less. Commercial clothes washers shall be high-efficiency and have a water factor of 7.5 or less.
- Domestic water heaters shall be located in close proximity to the point(s) of use, and all water heaters should be tankless and on-demand, where possible.
- Cooling towers shall have conductivity controllers or pH conductivity controllers.
- All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.
- All projects that involve the installation of a new internal rough plumbing system shall install a dual plumbing system such that toilets and industrial uses can be served by recycled water, if authorized by applicable law.

Landscaping and Pools

- The project applicant shall provide a landscape irrigation plan that indicates the location and size of each drip outlet, the specification for the weather-based irrigation controller, and the location and specification of the purple pipe that will service the system.
- All irrigation systems shall be either drip, microspray, or subsurface depending on the type and number of plants the irrigation is servicing.
- Where rotating sprinklers are needed for landscaping irrigation, they shall use a maximum of 0.5 gallons per minute.
- Irrigation systems shall have a weather-based controller such that the system does not turn on during a storm event or when the soil has a moisture level sufficient to support the plant species.
- Irrigation systems shall be designed to meet the water needs of different parts of the landscape (zoned irrigation).
- Plants with similar water requirements shall be grouped together (hydro-zoning).
- Where possible, landscaping contouring shall be used to minimize precipitation runoff.
- All landscaping in the public right-of-way shall be drought tolerant. For landscaping on private property, a minimum of 70% shall be drought-tolerant.
- All pools shall include a water-saving pool filter.
- A leak detection system shall be installed on all swimming pools and jacuzzis.
- Projects shall harvest rainwater and reuse on site where possible.
- All irrigation systems shall be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available.

Note this list does not include items currently required by the City per ordinance.

DRAFT EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

APPENDIX F

MITIGATION MONITORING PLAN

TO BE RELEASED SEPARATELY

Los Angeles Department of City Planning
March 2017