AMENDED REDEVELOPMENT PLAN

BUNKER HILL

URBAN RENEWAL PROJECT

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

Z. Wayne Griffin, Chairman

Norman F. Sprague, Jr., M.D. 
Edward J. Crowley
Charley M. Stillwell
Geoffrey M. Swaebe

First Vice Chairman
Treasurer
Vice Chairman
Vice Chairman

Joseph A. Guarino, Executive Director

Plan approved by Los Angeles City Council - October 30, 1967
THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES, CALIFORNIA

Z. Wayne Griffin, Chairman
Norman F. Sprague, Jr. M. D. First Vice Chairman
Edward J. Crowley Treasurer
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Yukio Kawaradani, Senior Management
City Planner
William W. Millie, Controller William C. Short, Director
Norman J. Priest, Director of of Real Estate
Administration

Eugene B. Jacobs, General Counsel

UNITED STATES GOVERNMENT

The Plan has been prepared with the financial assistance of the United States Government, administered through the Housing and Home Finance Agency and the Urban Renewal Administration. The Amended Plan has been prepared with the financial assistance of the United States Government, administered through the Department of Housing and Urban Development.

ACKNOWLEDGEMENTS

The cooperation of officials of the County of Los Angeles, the Federal Housing Administration, Los Angeles County Flood Control District, the State of California Department of Public Works, Division of Highways, the Southern California Gas Company and the Pacific Telephone and Telegraph Company in the formulation of the amended Redevelopment Plan for this Project deserves particular commendation and appreciation for their contribution.
CITY OF LOS ANGELES, CALIFORNIA

Samuel W. Yorty, Mayor

CITY COUNCIL

L. E. Timberlake, President

Louis R. Nowell 1st District  Billy G. Mills  8th District
James B. Potter  2nd District  Gilbert W. Lindsay  9th District
Thomas D. Shepard  3rd District  Thomas Bradley  10th District
John Ferraro  4th District  Marvin Braude  11th District
Edmund D. Edelman  5th District  Robert M. Wilkinson  12th District
L. E. Timberlake  6th District  Paul H. Lamport  13th District
Ernani Bernardi  7th District  Arthur K. Snyder  14th District

John S. Gibson, Jr., Fifteenth District

C. Erwin Piper, City Administrative Officer
Robert L. Goe, Community Development Director

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Ellis A. Jarvis, President

John J. Pollon, Vice-President  Dr. Melville C. Branch, Commissioner
Allen T. Murphy, Commissioner  David S. Moir, Commissioner
Calvin S. Hamilton, Director
Huber E. Smutz, Zoning Administrator

The Agency gratefully acknowledges the cooperation and assistance of all City Officials, Commissioners, Departments, and Citizens Advisory Committees in the preparation of the amended Redevelopment Plan for the Bunker Hill Urban Renewal Project.
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AMENDED REDEVELOPMENT PLAN
for the
BUNKER HILL URBAN RENEWAL PROJECT 1B

I. INTRODUCTION

The Redevelopment Plan for the Bunker Hill Urban Renewal Project 1B (as adopted by the City Council of the City of Los Angeles, California, on March 31, 1959, by Ordinance 113,231), was prepared in accordance with the State of California Community Redevelopment Law (exclusive of Chapter VI) as it existed at that time, and all applicable Federal and local laws and ordinances. The Redevelopment Plan also functioned as an Urban Renewal Plan under the Federal Housing Act of 1949, as amended, so as to qualify this Project for Federal financial assistance. The Redevelopment Plan was based on the approved "Tentative Plan" for the Bunker Hill Urban Renewal Project 1B as adopted by the City Council of the City of Los Angeles, California on November 7, 1956 by Ordinance 108,424. The Bunker Hill Urban Renewal Project 1B is located in Central Redevelopment Area 1 officially designated by The Community Redevelopment Agency of the City of Los Angeles, California on October 31, 1951, and by the City Planning Commission of the City of Los Angeles on November 1, 1951.

There is no Rehabilitation Section in the Redevelopment Plan as defined by the Federal Housing Act of 1954, as amended, and therefore the entire Project is to be considered a Redevelopment Section as defined by said Housing Act.

The Community Redevelopment Agency of the City of Los Angeles, California is hereinafter referred to as the "Agency", the Community Redevelopment Law of the State of California as the "Law", the Bunker Hill Urban Renewal Project 1B as the "Project" and the Redevelopment Plan as the "Plan."

This Amended Redevelopment Plan for the Bunker Hill Urban Renewal Project 1B was prepared in accordance with the State of California Community Redevelopment Law and all applicable Federal and local laws and ordinances. This amended Redevelopment Plan is hereinafter referred to as the "Amended Plan."
A. (Section 100) DESCRIPTION OF THE PARTS

This Amended Plan consists of, and only of, the narrative set forth in Pages 1 through 33 inclusive, of this text, the Property Acquisition Map, and the Proposed Land Use Map.

Property shown on the Property Acquisition Map as "to be acquired" will not be acquired if the owner enters into or has entered into a participation agreement. Property shown as "not to be acquired" may be acquired if necessary to assure compliance with this Amended Plan.
B. (Sec. 200) DESCRIPTION OF THE PROJECT AREA

1. (Sec. 201) Project Location

The proposed Land Use map shows the boundaries of the Project Area. The Project is bounded generally on the north by the Civic Center, the east and south by the Central Business District and the west by the Harbor Freeway.

2. (Sec. 202) Boundary Description

The boundaries of the Project going in a clockwise direction are as follows:

(1) Beginning at the intersection of the southeasterly right-of-way line of the Harbor Freeway and the northeasterly line of First Street as it existed on August 11, 1955, this point being the most northerly corner of Fremont Avenue and First Street, thence southeasterly along said northeasterly line of First Street to the southeasterly line of Hill Street;

(2) thence southwesterly along said southeasterly line of Hill Street to the southwesterly line of Fourth Street;

(3) thence northwesterly along said southwesterly line of Fourth Street to the southeasterly line of Olive Street;

(4) thence southwesterly along said southeasterly line of Olive Street to its intersection with the southeasterly prolongation of the southwesterly line of Lot 6, Block 107, of Bellevue Terrace Tract as per map recorded in book 2, page 585 of miscellaneous records in the office of the County Recorder of Los Angeles County.

(5) thence northwesterly along said southeasterly prolongation and the southwesterly line of said Lot 6 to the most westerly corner of said Lot 6;

(6) thence northeasterly along the northwesterly line of said Lot 6 to the most southerly corner of the northeasterly 34 feet of Lot 4 of the H. W. Mills Subdivision as per map recorded in book 37, page 62 of the miscellaneous records in the office of said County Recorder;
(7) thence northwesterly along the southwesterly line of said northeasterly 34 feet of Lot 4 to the southeasterly line of Grand Avenue;

(8) thence southwesterly along said southeasterly line of Grand Avenue to its intersection with the southeasterly prolongation of the southwesterly line of Lot 1 of the Rohde Tract as per map recorded in book 12, page 21 of maps in the office of said County Recorder;

(9) thence northwesterly along said prolonged line and said southwesterly line of Lot 1 to the southeasterly line of the alley adjoining said Lot 1 to the northwest;

(10) thence northeasterly along the southeasterly line of said alley to the most southerly corner of Lot 2, Tract No. 20898 as per maps recorded in book 564, pages 14 and 15 of maps in the office of said County Recorder;

(11) thence northwesterly along the southwesterly line of said Lot 2 to the southeasterly line of Hope Street;

(12) thence southwesterly along said southeasterly line of Hope Street to its intersection with the southeasterly prolongation of the northeasterly line of Tract No. 7675 as per map recorded in book 187, page 4 of maps in the office of said County Recorder;

(13) thence northwesterly along said prolonged line and the northeasterly line of said Tract No. 7675 to the most northerly corner of said Tract;

(14) thence southwesterly along the northwesterly line of said Tract No. 7675 and the southwesterly prolongation of said northwesterly line of Tract No. 7675 to the southwesterly line of Fifth Street;

(15) thence northwesterly along said southwesterly line of Fifth Street to its intersection with the southwesterly prolongation of a line parallel to, and distant 25 feet southeasterly from, the northwesterly line of Lot 1, Block 13 of the Woolen Mills Tract as per map recorded in book 42, pages 409 and 410 of Deeds in the office of said County Recorder;

(16) thence northeasterly along said prolonged line to the southwesterly line of said Lot 1, said point being on the southeasterly right-of-way line of the Harbor Freeway;
(17) thence along said southeasterly right-of-way line of the Harbor Freeway (said line follows existing 6-foot chain link fence) in all its various courses to a point at the most westerly corner of Fourth Street and Figueroa Street;

(18) thence northeasterly to the most northerly corner of Fourth Street and Figueroa Street;

(19) thence along the southeasterly right-of-way line of the Harbor Freeway (said line follows existing 6-foot chain link fence) in all its various courses to its first intersection with the southwesterly line of Third Street;

(20) thence southeasterly along the southwesterly line of Third Street being also on the south-easterly right-of-way line of the Harbor Freeway, a distance of 124.86 feet;

(21) thence easterly in a direct line to the intersection of the northeasterly line of Third Street and the southeasterly right-of-way line of the Harbor Freeway;

(22) thence along the southeasterly right-of-way line of the Harbor Freeway (said line follows existing 6-foot chain link fence and/or retaining wall) in all its various courses, continuing across Second Street and First Street to the northeasterly line of First Street, this being the most northerly corner of First Street and Fremont Avenue and the point of beginning.
C. (Sec. 300) URBAN RENEWAL PROJECT ACTIVITIES PROPOSED

1. (Sec. 301) Acquisition
The Agency plans to acquire real property in the Project under conditions set forth in Sections D and G herein.

2. (Sec. 302) Relocation
The Agency plans to relocate site occupants who need assistance in finding another place in which to live in accordance with State and Federal Law as follows:

a. Relocate displaced occupants into adequate permanent housing facilities at rents comparable to those in the community at the time of their displacement in accord with the Law.

b. Relocate displaced families into decent, safe and sanitary housing at rents they can afford to pay, in accord with the United States Housing Act of 1949, as amended.

The Agency further proposes to extend relocation assistance to businesses and institutions to be displaced by the Project.

3. (Sec. 303) Property Management
The Agency plans to manage property it acquires from the time the Agency takes title to the property until disposition of same in accord with this Amended Plan.

4. (Sec. 304) Demolition
The Agency plans to demolish or cause to be demolished, all improvements acquired except those improvements worth salvaging or which can be feasibly moved off site or remain on the site.

5. (Sec. 305) Site Preparation
The Agency plans to prepare, or to cause to be prepared, the Project area for its intended uses in accord with Section E herein.

6. (Sec. 306) Land Disposition
The Agency plans to sell or lease the cleared land to private enterprises for at least the fair value for uses in accord with this Amended Plan and also to convey land to the City or other public agencies for public purposes. If land is conveyed to the City or other public agency for less than the fair value for uses in accord with this Amended Plan, the amount of difference between such fair value and the actual proceeds will be paid from local funds in addition to the local one-third share of the Federal Net Project Cost which will be required under the Amended Federal Loan and Grant Contract to be entered into by the Agency with the United States government. Such sales and leases shall be subject to such conditions and covenants running with the land as are necessary to insure redevelopment in accord with
this Amended Plan and the prevention of the recurrence of blight.

7. **(Sec. 307) Owner-Participation**

Pursuant to and subject to the law, and also subject to provisions of Section D herein, owners of real property within the Project retained ownership thereof upon execution of agreements with the Agency to participate in the redevelopment in conformity with the Plan. Such agreements may be amended in light of this Amended Plan.
8. (Sec. 308) Method of Financing the Project

a. (Sec. 309) Estimated Total Project Cost

The estimates of the various costs of the Project are as follows:

<table>
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<td>Planning Stage Costs</td>
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<td>Acquisition of Real Property</td>
<td>48,238,223</td>
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<td>Demolition and Site Clearance</td>
<td>2,760,930</td>
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<td>Public Improvements</td>
<td>22,814,169</td>
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<td>Property Management Costs</td>
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<td>Relocation of Displaced Persons</td>
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<tr>
<td>Real Property Disposition Expenses</td>
<td>1,621,531</td>
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<td>Interest on Federal Loans</td>
<td>13,900,750</td>
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<td>Federal Project Inspection Fees</td>
<td>455,332</td>
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<td>General Administrative Expenses</td>
<td>3,153,681</td>
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<td>Local Bond Interest and Bond Costs</td>
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<td>Contingencies</td>
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<td><strong>Total</strong></td>
<td><strong>$98,826,539</strong></td>
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b. (Sec. 310) Estimated Total Project Revenue

The estimates of the various sources of funds and credits to finance the Project and the estimated total project revenue are as follows:

<table>
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<td>Disposition of Real Property</td>
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<td>Investment Income</td>
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<td>Federal Capital Grant</td>
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<td>Federal Relocation Grant</td>
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<td>Real Estate Tax Credits</td>
<td>850,000</td>
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<td>Credits for Expenditures by Others</td>
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<td>Tax Increment Revenue</td>
<td>15,942,712</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$98,826,539</strong></td>
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</table>

c. (Sec. 311) Federal Financing

For the purpose of carrying out the Project, the Agency has previously entered into a Loan and Grant Contract with the United States of America, herein called the Federal Government under Title I of the Housing Act of 1949, as amended, which contract is hereinafter called the Federal Contract. This contract provides for a Project Temporary Loan, a Project Definitive Loan, a Federal Capital Grant and a Federal Relocation Grant. The Federal Contract also requires that a portion of the funds necessary for the Project shall be provided from local sources. The Federal Contract will be amended in conformity with this Amended Plan.

Under the Federal Contract, certain costs of carrying out the Project are eligible for Federal assistance while others are not. The estimated total of the eligible federal costs is termed the
Federal Gross Project Cost, and amounts to $88,381,685. This Federal Gross Project Cost, less the $49,963,350 the Agency expects to receive from the disposition of real property equals $38,418,335, which is termed the Federal Net Project Cost. The government ordinarily would provide a Federal Capital Grant which is two-thirds of the Federal Net Project Cost, or $25,612,223. Due to the limitation of available funds, however, the government has indicated that the maximum Federal Capital Grant which can be approved for this Project at this time is $23,500,072. The Federal Contract will require that the remaining amount of the Federal Net Project Cost, $14,918,263, be provided from local sources. This amount, which is $2,112,151 over the normally required one-third share, will create a $2,112,151 pooling credit, under Federal regulations, which will be applied to reduction of the local share requirement for other future projects.

Under the Federal Contract, the Federal government, in addition to the Federal Capital Grant, will also provide a Federal Relocation Grant of $880,000 for use in making relocation payments to reimburse persons and businesses qualifying for such assistance.

Under the Federal Contract the Agency will be entitled to borrow, for interim financing, up to $74,343,422 (less the sum of any land sale proceeds and Federal Grant payments previously received), either directly from the Federal government or from private sources on the security of the government. The obligation of the Agency to repay such direct or secured loans will not be a debt of the City, the State, nor any of its political subdivisions and neither the City, the State, nor any of its political subdivisions will be liable for these obligations, nor in any event will these obligations be payable out of any funds or properties other than those of the Agency and such obligations will so state on their face. The Agency will repay such direct or secured loans from project revenues.

d. (Sec. 312) Local Financing

Under the Federal Contract at least $14,918,263 (Federal Net Project Cost less the present maximum allowable Federal Capital Grant) must be provided from local sources in the form of cash or in the form of credits for expenditures by other governmental entities which are of benefit to the Project. These credits include the cost of certain improvements which have previously been completed in the Project area by the City of Los Angeles and the State of California, and the cost of certain public improvements in the Project area which will be completed by the Agency or the City, or other entities, using non-federal funds. The estimated total of such credits is $7,278,312.

Real estate tax credits, estimated to be $850,000 will also assist in meeting the local share. That amount represents the estimate of the federally eligible amount of taxes cancelled or expected to be cancelled by local taxing agencies while improved property is in Agency ownership.
The remaining amount of the estimated local share, or $6,789,951 must be provided by the Agency in cash. In order to finance this local cash requirement and to provide for other costs not eligible under the Federal Contract, the Agency currently proposes to use existing and future tax increments, or the proceeds from a bond issue to be repaid from future tax increments. The amount of a proposed bond issue cannot be known precisely until just prior to the issuance of the bonds, when Agency bond consultants have completed all necessary studies and the official statement of the Agency is completed. However, it is estimated that $3,000,000 in tax increments will have accrued prior to the estimated date of the issuance of such bonds. Thus, it is estimated that a bond issue of $5,600,000 will be sufficient to cover the total local share, and certain other federally ineligible costs.

The Agency, pursuant to Ordinance No. 113,231, is authorized, and retains such authorization under this Amended Plan, to issue tax allocation bonds up to a total sum of $20,000,000. This authorization, up to the amount of the authorized bond issue ($20,000,000) would enable the Agency to pay more than the required local share of the Federal Net Project Cost. Any excess over the required local share will be paid into this Project only if it will reduce the local share requirement in other projects administered by this Agency.

Prior to the adoption of the Plan by the City Council in 1959, the assessed value of the property in the Project area was $6,132,000, which at current rates would produce an annual tax return of approximately $570,000 for all taxing agencies. By 1966-67 the assessed value had risen to $12,760,600 and the total tax levy to $1,193,600. The assessed value of property in the project area will continue to rise rapidly as Project activities are accelerated; it is estimated that upon completion of all construction in the Project such value will be over $105,000,000 producing (based on current tax rates) over $9,500,000 annually for all taxing agencies.

The Agency shall repay the City of Los Angeles from any source, including tax increments available after the bonds are retired, the cost of improvements in the Project area which have been, or will be provided by the City. The estimated cost of such improvements, based on their relative benefit to the Project is $3,157,712. The Agency also shall repay from tax increment revenues the cost, based on relative benefit to the Project, of the installation of improvements in the Project area installed or to be installed by the Department of Water and Power of the City of Los Angeles. Such costs are currently estimated at $2,990,000.

The sale of bonds to be issued by the Agency makes use of the provisions of Article 5, Chapter 6 of the Law. Said bonds shall be secured from taxes allocated to and paid into a special fund of the Agency pursuant to Article 6, Chapter 6 of the Law. This article provides that that portion of taxes levied upon the taxable property in the Project which is in excess of the amount which would be
produced by the rate upon which the tax is levied each year by or for every city, county, district or other public corporation (hereafter called "taxing agencies") upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agencies, last equalized prior to the effective date of the ordinance approving this Plan shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such Agency to finance or refinance, in whole or in part, the Redevelopment Project, until said loans, advances, and indebtedness, and interest thereon, have been paid.

In accordance with the provisions of Articles 5 and 6, Chapter 6 of the California Community Redevelopment Law, it is hereby provided that taxes, if any, levied upon taxable property in the Project each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the Plan, shall be divided as follows:

(1) That portion of the taxes which should be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid; and

(2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such Agency to finance or refinance, in whole or in part, such Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in such Project as shown by the last equalized assessment roll referred to in paragraph numbered (1) hereof, all of the taxes levied and collected upon the taxable property in such Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The Agency has no taxing power, and its bonds are not a debt of the City of Los Angeles, the County of Los Angeles, the State of California or any political subdivision of the State other
than the Agency, and neither the City, the County, the State, or any such political organization is liable for them, nor in any event shall the bonds be payable out of any funds or properties other than those of the Agency, and the bonds shall so state on their face.

e. (Sec. 313) Other Loans and Grants

Any other loans, grants, or financial assistance from the United States, or any other public or private source will be utilized if available.
D. (Sec. 400) EXECUTION OF THE PLAN AND THIS AMENDED PLAN

The entities responsible for carrying out this Amended Plan are the Agency, the City of Los Angeles, the Developers, and the Owner-Participants. The responsibilities of each are generally described below.

1. (Sec. 401) The Agency

The work of the Agency includes the over-all administration of the Project and the following duties, details of which are included in Sections C, E, F, and G herein.

a. (Sec. 402) Acquire real property in the Project at its fair market value by negotiation and, if necessary, file a suit in eminent domain in the case of property where negotiations fail and acquire same through condemnation.

b. (Sec. 403) Assist in relocation of households and businesses.

c. (Sec. 404) Prepare the Project site for the new uses by clearing, grading, street and utilities changes.

d. (Sec. 405) Dispose of all acquired land in the Project by sale, lease, or exchange at its fair market value, except property conveyed to the City or other public agency for public purposes, may be conveyed at less than fair market value as provided in Section 306 of this Amended Plan.

e. (Sec. 406) Prevent speculation in the holding of land in the Project area, including but not limited to the requirement that participating owners and purchasers of land build in accordance with this Amended Plan within a reasonable time to be determined by the Agency.

All contracts committing the Agency to convey title to Project land to a developer shall provide:

(1) That the purchase is for the purpose of redevelopment and not for speculation.

(2) That any transfer of interest prior to completion of improvements shall require the prior written consent of the Agency.

(3) That resubdivisions shall require the prior written consent of the Agency.

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f. (Sec. 407) Adopt a Design for Development as the Agency's Official statement of objectives and policy for development, amend the Design for Development when and as appropriate, and administer review of redevelopers' proposals to assure conformity with this Amended Plan and the Design for Development, including architectural review.

g. (Sec. 408) Prepare and administer the necessary restrictive covenants and restrictions governing the use of the land to assure continuance of the intent and purpose of this Amended Plan. As appropriate, record this Amended Plan or restrictions of this Amended Plan.

2. (Sec. 409) The City of Los Angeles

Subject to the policies and procedures established under Charters, Codes and Regulations, the City of Los Angeles shall aid and cooperate in the undertaking of the Project by:

a. (Sec. 410) Approving and accepting the necessary maps and documents submitted by the Agency.

b. (Sec. 411) Closing and vacating those rights-of-way necessary to carry out the intent of this Amended Plan, and conveying any of its property in such vacated street areas to the Agency.

c. (Sec. 412) Accepting dedications or fee title for new rights-of-way as public streets and establishing certain public easements necessary to carry out the intent of this Amended Plan.

d. (Sec. 413) Approving the necessary sale or transfer of lands by and between local public bodies and city departments concerned.

e. (Sec. 414) Making the necessary zoning changes within the Project area as required to carry out the intent of this Amended Plan.

f. (Sec. 415) Assisting the Agency in preparing, or causing to be prepared, the land in the Project area as building sites and for use in accordance with this Amended Plan by installing or approving the installation of the following:
(1) Sewer mains and appurtenances,
(2) Storm drains and appurtenances,
(3) Water mains and appurtenances,
(4) Electrical distribution system,
(5) Street lighting,
(6) Street paving, curbs, gutters and sidewalks,
(7) Bridges and related structures,
(8) Traffic Control Devices,
(9) Fire and Police Communications System,
(10) Civil Defense Warning Sirens,
(11) Site Grading,
(12) Landscaping and Street Trees in public areas,
(13) Fine Art Works in public areas.

g. (Sec. 416) Accepting responsibility for maintenance of public areas conveyed to the City.

h. (Sec. 417) Making the necessary inspections, determinations and enforcements to insure compliance of all structures, new and old, in the Project area with all laws, codes, and regulations governing health, safety and welfare.

3. (Sec. 418) Obligations of the Developer

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to this Amended Plan, the disposition of the land by the Agency shall be subject to an Agreement, the provisions of which are included in Section H herein.

4. (Sec. 419) Obligations of Owner-Participants

Owners of real property in the Project area who choose to participate in the redevelopment in accordance with the Plan and pursuant to the applicable provisions of the Law have been permitted to do so subject to the rules and regulations adopted by the Agency and on file in the Agency's office.

It is hereby established that, due to the complexity of the sizes and shapes of parcels individually owned prior to acquisition by the Agency and in order to assure logical development, participation by owners of real property in the Project area was limited to not less than a planned unit of development as determined by the Agency and subject to the controls set forth in Section H hereof for any single owner-participant. For the purpose of clarification, a single owner-participant may be either an individual or a group of individuals bound together by contract so as to be classed as a single entity by law.
a. (Sec. 420) Acceptable Types of Owner-Participants

(1) (Sec. 421) Individuals, groups of individuals, corporations or other lawful entities as herein defined, who, prior to adoption or approval of the Plan by the City Council, were owners of real property in the Project area and who elected to develop or redevelop their properties subject to regulations on file in the Agency's office and who proved financial ability to develop or redevelop their properties in accordance with the Plan, and who assumed financial responsibility for their pro rata share of the costs of the necessary site improvements related thereto, including any required demolition of structures, installation of utilities, grading, street changes and street improvements.

(2) (Sec. 422) Owners, prior to adoption or approval of the Plan by the City Council, of improved real property in the Project area, whose improvements, as determined by the Agency, were permitted to remain and who elected to participate in the redevelopment by the alteration of said improvements, subject to the rules and regulations on file in the Agency's office, and who proved financial ability to complete said alterations within a reasonable time as fixed by the Agency, and who assumed financial responsibility for their pro rata share of the costs of the necessary site improvements, including the installation of required utilities, grading, street changes and street improvements.

b. (Sec. 423) Failure of Owner to Participate as Agreed

In the event of default or breach of an owner-participation agreement or any of the terms and conditions of any such agreement by a participating owner whose eligibility to participate is established as herein set forth, the Agency shall acquire the property of said owner and shall dispose of said property in accordance with this Amended Plan and the Law.

The amount to be paid said owner in the event of purchase after such default or breach shall be the fair value of the property as of the date of execution of the agreement or, in the event of acquisition by condemnation, the amount fixed by Court or Jury.
E. (Sec. 500) PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

1. (Sec. 501) Project Area Plan
   a. (Sec. 502) Proposed Public Rights-of-Way and Easements

   The Proposed Public Rights-of-Way layout is shown on the Proposed Land Use Map. As necessary for the circulation of vehicular, transit and pedestrian traffic in the Project Area there may be multi-level streets, pedestrian ways, and open spaces in those public rights-of-way. In addition, easements for other purposes may be established in public rights-of-way.

   All or a portion of Area J may be used for public rights-of-way if in the opinion of the Agency and the City of Los Angeles all or any portion of Parcel J is required to handle traffic properly.

   The existing Second Street Tunnel and Third Street Tunnel will be retained in their present location and will be used for vehicular and pedestrian traffic circulation. The Agency is authorized to extend those tunnels when and as appropriate for proper development.

   b. (Sec. 503) Proposed Land Uses

   It is the general intent of this Amended Plan that the proposed residential area of the Project be redeveloped to provide housing primarily for adults who seek a living environment near their places of work and the available cultural, educational and entertainment facilities.

   Accordingly, proposed land uses within the Project area consist of public areas, multiple housing residential areas, commercial office and retail shopping, and a central heating and cooling plant, all as indicated on the Proposed Land Use Map, and as more specifically detailed and set forth in Section H of this Amended Plan.

2. (Sec. 504) Street Improvements and Related Structures

   The Agency shall construct, and install or cause to be constructed and installed the street improvements and related structures necessary to serve the developments in the project area.
3. (Sec. 505) Utilities
   a. (Sec. 506) Sanitary Sewers and Storm Drains
      The Agency shall construct and install or cause to be constructed and installed the sanitary sewers and storm drains necessary to serve the developments in the Project area.
   b. (Sec. 507) Water System
      The Agency shall construct and install or cause to be constructed and installed the water system necessary to serve the developments in the Project area.
   c. (Sec. 508) Electric Power and Street Lighting
      The Agency shall construct and install or cause to be constructed and installed the electric power and street lighting necessary to serve the developments in the Project area.
   d. (Sec. 509) Gas and Telephone
      The Agency shall cause the privately owned public utility companies to construct and install the gas lines and telephone lines necessary to serve the developments in the Project area.

4. (Sec. 510) Grading and Drainage
   The Agency shall grade the Project area as necessary to carry out this Amended Plan. The Agency shall ensure that the Project area will be adequately drained with minimum of erosion. All Grading cuts and fills in the Project area shall be conducted according to appropriate City ordinances and engineering standards.

5. (Sec. 511) Other Project Improvements
   a. (Sec. 512) Structures
      This Amended Plan proposes the separation of the vehicular and pedestrian traffic wherever feasible to facilitate the uninterrupted and hazard-free circulation of pedestrian and vehicular traffic within the Project.
b. **(Sec. 513) Landscaping**

All areas of the Project included in public rights-of-way shall be suitably landscaped or otherwise treated to blend attractively with the high order of development it is anticipated the Project will attract.

F. **(Sec. 600) REHABILITATION OF STRUCTURES**

As there is no Rehabilitation Section in the Project, the only proposed rehabilitation shall take the form of alterations of buildings to remain, if any, under provisions set forth in Section D herein.

G. **(Sec. 700) LAND ACQUISITION, DEMOLITION AND CLEARANCE**

Acquisition, demolition, and clearance are proposed for all land, real property, and interests in land within the Project area except as follows: (a) land or parcels of land with respect to which the owners thereof enter into and carry out owner-participation agreements; (b) land and improvements thereon owned by the Los Angeles Fire Department (unless the City Council should approve its acquisition, demolition, or clearance); (c) land and improvements owned by the County of Los Angeles within the area bounded by First Street, Hill Street, Second Street and Hope Street; (d) the Mutual Garage at Fourth and Olive Streets since the owner thereof has executed an owner-participation agreement whereby the owner is to alter the buildings in a manner first approved by the Agency to the end that such alterations are carried out and are in architectural harmony and functional relationship with the other improvements and buildings proposed within the Project area; and (e) the Trenton Hotel parcel and the immediately adjacent parcel of the Pacific Electric Railway, now Southern Pacific Railroad Co., (unless acquisition, demolition, or clearance are necessary to assure compliance with this Plan), provided the owners thereof execute owner-participation agreements whereby the owners will develop or use the parcels in a manner first approved by the Agency, to the end that the parcels will be developed and used in architectural harmony and functional relationship with other improvements and buildings proposed within the project area (in no event, however, will the Agency acquire the parcels without prior approval of the City Council); (f) all oil, gas, and mineral substances together with the right to extract such substances provided that the surface opening of any well, hole, shaft, or other means of reaching or removing such substances shall not be located within the Project area and shall not penetrate any part or portion of the Project area within 500 feet of the surface thereof.
Any property owned by a public entity which property is conveyed to a private entity shall be subject to acquisition by the Agency unless an owner participation agreement is entered into with the Agency by the private owner.

In the Redevelopment Plan as adopted March 31, 1959 the Agency was precluded from acquiring, demolishing, and clearing the "land properties and rights relating to the subway of the Pacific Electric Railway." In this Amended Plan the Agency is authorized to acquire, demolish, and clear the land, properties, and rights to the Pacific Electric Railway subway now owned by the City.

Appropriate restrictive covenants as provided for in Section H of this Amended Plan will implement the protective provisions of subparagraph (f) above.

H. (Sec. 800) REGULATIONS AND CONTROLS TO SUSTAIN THE RENEWAL

The controls proposed in the uses of the land in this Amended Plan consists of two types - those imposed by existing, approved ordinances and regulations, and additional standards adopted herein as applicable to all redevelopment in the Project. In addition to the terms and conditions of the disposition and development agreement, which agreement shall be consistent with and reflect the provisions of this Amended Plan, redevelopment work contemplated herein is subject to the requirements of the Building Code, Health Code, Zoning Ordinance, and Subdivision Ordinance of the City of Los Angeles and the Air Pollution Control Board and Flood Control District of the County of Los Angeles, as well as other applicable laws and regulations. The Agency is authorized to create or cause to be created within the project and to require developers to participate in, such maintenance and improvement district organizations as may be appropriate and necessary.

1. (Sec. 801) Purpose

All of the land lying within and constituting the Project area, including any land therein not acquired by the Agency, shall be subject to the requirements and restrictions specified in this Section H.

2. (Sec. 802) Land and Building Uses Proposed (See the Proposed Land Use Map)

   a. (Sec. 803) Residential Uses

      (1) Multiple housing and necessary parking are intended within Areas "A", "B", "E" and "I". Multiple housing and necessary parking may also be permitted by the Agency as an alternative use within Areas "O", "X", and "Y".

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(2) Residential uses may also be permitted in commercial buildings in commercial areas with the approval of the Agency and the Planning Commission.

b. **(Sec. 804) Commercial Uses**

This use is proposed in the following principal areas:

(1) The Upper Hill Commercial Office Plaza bounded by First, Olive, Second, existing Clay, Fourth, and Hope Streets - Areas "K", "L", "M", "N", "O", "Q", "R", "S", "T", "U", and portions of "X", and "Y". Its predominant intended use is for large office buildings. Facilities for parking, retail shopping, dining, entertainment, cultural, recreational, transient residential, and other similar facilities are also intended for this principal area.

(2) The Lower Hill Commercial Complex is bounded by the Harbor Freeway, Third, Flower, Fourth, Hope and Fifth Streets - Areas "C", "D", "F", "G", and "J".

The intended uses for this area are large office buildings, facilities for parking, retail shopping, dining, entertainment, cultural, recreational, transient residential, or other similar facilities.

(3) The Hill Street Commercial Area is bounded by Second, Hill, Fourth and Clay Streets - portions of Areas "X" and "Y". Its intended use is for retail along Hill Street, office buildings, and parking facilities.

(4) Other commercial sites are areas "P" and "V" in the southerly part of the Project, and Area "W" in the northeasterly corner of the Project. The intended use of these areas is for office buildings and parking facilities.

(5) Commercial uses may also be permitted as alternative uses with Areas "A" and "B" with the approval of the Agency and the Planning Commission.
c. (Sec. 805) Central Heating and Cooling Plant

Parcel H is to be developed as a central heating and cooling plant for the sale of energy for heating and cooling of buildings within the Project area. This site is to be developed with a park-like treatment compatible with surrounding developments. At the discretion of the Agency as to location within the Project, and other development conditions, the Department of Water and Power may be permitted to purchase land for a similar purpose.

d. (Sec. 806) Public or Semi-Public Areas

The Agency may establish public or semi-public areas for a variety of pedestrian purposes including entry points or gateways into Bunker Hill, social meeting places, over-looks, and accessways in the pedestrian circulation system for the project area and the adjacent Civio-Cultural Center and Central Business District. These areas may be provided by public or private means. In any area the Agency is authorized to permit the establishment or enlargement of public or semi-public uses including easements which are consistent with the purposes of this Amended Plan.

e. (Sec. 807) Structures Over and Under Public Rights-of-Way and Public or Semi-Public Areas

To further implement this Amended Plan, the Agency is authorized to convey development rights or permission for the construction of structures above, below and between public rights-of-way and public areas in such locations as may be feasible, and as consented to by the City of Los Angeles.

f. (Sec. 808) Public Buildings

Existing Fire Department properties on Hill Street are to be retained, unless the Agency is authorized by the City Council to acquire such properties. If those properties are no longer to be used for fire department purposes they may be used for the same purposes as are permitted by this Amended Plan for the other portions of area "x".
g. **(Sec. 809) Other Planning Proposals**

(1) Within the limitations set forth in this Amended Plan and without embellishment of this Amended Plan, the Agency shall establish development objectives, design criteria for buildings and open spaces, vehicular and pedestrian movement and access, landscaping, fine art works, street and exterior furnishings, and such other elements necessary for the proper development of the Project area.

(2) Landscaping of all public thoroughfares.

(3) Landscaping, subject to review by the Agency, of all property to be privately developed.

(4) Separation of pedestrian and vehicular traffic.

(5) A system of mechanical pedestrian communication by private developers and the public between the upper and lower levels and within the superblocks.

3. **(Sec. 810) Uses Permitted or Excluded**

Uses permitted or excluded are shown elsewhere in this Amended Plan. However, additional controls over such uses are as follows:

a. Neighborhood type commercial facilities as approved by the Agency are permitted in conjunction with development of the residential property so as to permit easy purchase of everyday needs by the residents thereof.

b. No kitchen facilities are permitted in sleeping rooms.

c. Each guest unit in a hotel or motel shall have its own water closet, lavatory and bath facilities in an adjoining bathroom, with door opening only from the said guest unit.

d. No oil or gas drilling, development or development operations, or quarrying or mining operations of any kind shall be permitted on any land in the Project area, nor shall oil or gas wells, holes, tanks, tunnels, mineral excavations, or shafts be permitted on or in any part of the Project area above a depth of 500 feet beneath the surface of said area.
4. (Sec. 811) Maximum Densities

The maximum density of population in residential areas shall not exceed 250 persons per acre. The number of dwelling units in residential areas is tentatively 3,100 with an additional 800 dwelling units if areas designated for multiple housing under alternate uses are developed for residential purposes.

5. (Sec. 812) Building Requirements

a. (Sec. 813) Land Coverage

It is the purpose of the Plan to permit a maximum density of development commensurate with the highest standards of architecture and landscape design, in order to create a pleasant living and working environment.

The maximum land coverage of residential buildings on a parcel of land in the residential areas shall not exceed 40%. For non-residential areas, land coverage shall not exceed 50% except that:

(1) Land coverage on individual building sites may exceed 50% as long as the sum of the land coverage of the non-residential parcels does not exceed 50%; and

(2) Calculations of the amount of required open space may include those buildings which have their rooftop levels developed with malls, plazas and similar park-like areas, landscaped with suitable plant materials, as part of a pedestrian system.

In order to provide maximum flexibility in design, setback requirements are not established in this plan. However, the Agency may establish setbacks for any specific parcel, the nature of which shall be set forth prior to disposition of the parcel.

b. (Sec. 814) Floor Area Ratio and Building Height

The total building floor area (exclusive of building floor area for parking) in the project area shall not exceed 5 times the total area of all parcels in the project area. However, if as a result of improvements in the traffic system, provision of transit facilities or other developments, access to and from the project will be so improved as to permit a higher building bulk to be served adequately, the total building floor area permitted in the project area may be increased to a 6 to 1 ratio by an appropriate amendment to the Design for Development.

There is no limit on the heights of buildings except as the height is limited by the floor area ratio.
c. (Sec. 815) Fire District.

The Project area is to remain within the Fire District 1.

6. (Sec. 816) Off-Street Parking and Loading

The Agency shall review parking needs for each parcel and shall establish requirements as to the number of off-street parking spaces to be provided for each development consistent with the Los Angeles Municipal Code requirements, including variances which may be granted therefrom, but in no event shall require less than one (1.0) space per apartment dwelling unit, and one (1.0) space for each 800 square feet of gross commercial and office space. Parking requirements for special types of development not included above, shall be subject to the approval of the City of Los Angeles. All automobile parking shall be off-street.

All loading, unloading and building service shall be off-street, with a minimum requirement of one on-site loading space for each parcel with a total gross building floor area of 200,000 square feet or less, and one additional on-site loading space for each additional 400,000 square feet of gross building floor area on any parcel.

Parking requirements for special types of development or development with unusual characteristics shall be determined by the Agency with the approval of the appropriate entities of the City subject to the inclusion of appropriate safeguards in the Disposition and Development Agreement insuring the adequacy of parking space for the specific use or development. All automobile parking and truck loading operations shall be off-street. Plans for parking structures are subject to approval by the Agency, City Planning Commission and Traffic Commission of the City of Los Angeles.

7. (Sec. 817) Disposition and Development Agreements

The disposition of land by the Agency shall be subject to a Disposition and Development Agreement between the Agency and the buyer in which the following provisions shall be included:

a. The purchase of land is for the purpose of redevelopment and not for speculation.

b. The land shall be built upon and improved in conformity with the provisions of this Amended Plan, the development objectives and design criteria of the Agency, the deed, the Declaration of Restrictions and the Disposition and Development Agreement.
c. Preliminary architectural plans, site plans, final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval prior to submission to Department of Building and Safety for plan check and issuance of building permits, so that the Agency may determine compliance of such plans and specifications with this Amended Plan, the development objectives and design criteria of the Agency, the deed, the Declaration of Restrictions, and the terms and conditions of the disposition and development agreement.

d. The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.

e. There shall be compliance with Federal, State, and local laws and ordinances that by and for the grantee himself, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises therein conveyed. The Declaration of Restrictions shall include the appropriate provisions to implement the provisions set forth in this subdivision (e), which provisions shall be perpetual.

The Agency filed a Declaration of Restrictions with the Recorder of the County of Los Angeles on May 27, 1965, Book M-1674, Page 320 of the Official Records. That Declaration was in the form of covenants running with the land and was made effective for a period of thirty (30) years from the date of approval of the plan by the City Council, except for the provisions of subparagraph (e) of this Section, which provisions shall run in perpetuity. The Agency shall amend the Declaration of Restrictions or file a new Declaration of Restrictions with the Recorder of the County of Los Angeles in the form of covenants running with the land which shall be effective for a period of forty-five (45) years from the date of the adoption of this Amended Plan by the City Council, except the provisions subparagraph (e) of this section shall run in perpetuity.
The increase of the effective period of the Declaration of Restrictions shall not apply to any land for which there is a Disposition and Development Agreement or an Owner-Participation Agreement entered into prior to the date of adoption of this Amended Plan, unless the Developers or the Owner Participants agree to be bound by such increase in the effective period. In the event of any breach of any of the covenants contained in the deed or the Declaration of Restrictions, it shall be the duty of the Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof, if in the judgment of the Agency, circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Agency.

3. (Sec. 818) Other Regulations

a. (Sec. 819) Traffic Control

Wherever feasible, pedestrian and vehicular traffic shall be segregated by grade separation.

b. (Sec. 820) Architecture

For harmonious architectural congruity the Agency reserves the right to approve all architectural plans for development of the project site.

All development on property owned by public entities within the project area shall be subject to the architectural review and approval of the Agency and the City of Los Angeles. Any property owned by a public entity which property is developed by a private entity shall be subject to the architectural review and approval of the Agency and the City of Los Angeles.

c. (Sec. 821) Landscaping and Fine Art Works

If required by the Agency Developers of land for sale or lease must present a landscape and fine art works plan for approval by the Agency.

d. (Sec. 822) Owner Participation

Owner participants shall conform to the requirements of the Plan and this Amended Plan.
e. (Sec. 823) Speculation Prevention

All contracts committing the Agency to convey title to Project land to a developer shall provide:

(1) That the purchase is for the purpose of redevelopment and not for speculation.

(2) That transfer of interest prior to completion of improvements shall require the prior written consent of the Agency.

(3) That resubdivisions shall require the prior written consent of the Agency.

f. (Sec. 824) Pre-Existing Disposition and Development Agreements

(1) In addition to the other limitations, restrictions, and controls in this Amended Plan, Areas C, F, and G are subject to the provisions of a document entitled "Agreement Containing Covenants Affecting Real Property," dated May 9, 1965 and recorded on June 10, 1965 in Book M1886, Page 579 of the Official Records of Los Angeles County. That Agreement was entered into and recorded by and between the Agency and the Connecticut General Life Insurance Co., pursuant to the Disposition and Development Agreement dated March 26, 1965 between the Agency and Connecticut General Life Insurance Co.

(a) Under those documents, Area C shall not be improved for purposes other than public improvements, public utilities (provided that any cooling towers, engine exhausts, boiler stacks, or other devices discharging gases, vapor, steam or other exhausts, shall be located only on the area of the northerly 16 per cent of Area C), hotel, motel or office buildings; and, the improvements on Area C shall not extend to a height greater than 485 feet above sea level.

(b) Under those documents, Area F shall not be improved for purposes other than public improvements, public utilities, residential, garage, recreational and retail merchandising uses, and uses of religious, fraternal, or educational institutions; and the improvements on Area F, other than landscaping improvements, shall not extend to a height
greater than 370 feet above sea level, except that buildings may be constructed as high as 475 feet above sea level, provided that such taller buildings do not cover more than 29 per cent of the area of Area F and are located on the area of the easterly two-thirds of Area F.

(c) Under those documents, Area G shall not be improved for purposes other than public improvements, public utilities, hotel, motel or office buildings; the southerly 180 feet of Area G shall not be improved other than with improvements and structures having a top elevation not higher than 328 feet above sea level; and the improvements and structures on the balance of Area G shall not extend to a height of more than 600 feet above sea level.

(2) In addition to the other limitations, restrictions, and controls in this Amended Plan, Areas A, B, C, F, and H are subject to the provisions of a document entitled, "Disposition and Development Agreement", entered into by the Agency, the City Reconstruction Corporation, and the Bunker Hill Redevelopment Company, dated February 23, 1965, if and when the City Reconstruction Corporation and the Bunker Hill Redevelopment Company comply with the terms and conditions of that Agreement.

(a) Under that Agreement, Areas A and B shall not be improved for purposes other than public improvements, public utilities, residential, hotel, motel, or office buildings, and the improvements in those areas shall not extend to a height greater than 490 feet above sea level.

(b) Under that Agreement, Area C shall not be improved for purposes other than public improvements, public utilities (any cooling towers, engine exhausts, boiler stacks or other devices discharging gases, vapor, steam, or other exhausts, shall be confined to the northerly 16 per cent of Area C), hotel, motel, or office buildings, and the improvements in Area C shall not extend to a height greater than 485 feet above sea level.
(c) Under that Agreement, Area F shall not be improved for purposes other than public improvements, public utilities, residential, garage, recreational and retail merchandising uses, and the uses of religious, fraternal or educational institutions, and the improvements, in Area F, other than landscaping improvements, shall not extend to a height greater than 370 feet above sea level, except that buildings may be constructed as high as 475 feet above sea level, if these taller buildings do not cover more than 29 per cent of the block and are located on the easterly two-thirds of Area F.

(d) Under that Agreement, Area H shall not be improved for purposes other than public improvements, public utilities, residential, and a central heating and cooling plant, and the improvements in Area H shall not extend to a height greater than 550 feet above sea level.

(e) Under that Agreement, there shall be no surface parking in Areas A, B, C, F, and H, other than for taxis and other incidental purposes, and other than in the westerly 300 feet of Parcels A and B.

I. **(Sec. 900) CONFORMITY TO MASTER PLAN AND WORKABLE PROGRAM**

1. **(Sec. 901) The Plan and this Amended Plan conform to the Master Plan of the City in all respects by providing needed uses and facilities related to the surrounding area and a street and traffic pattern which is coordinated with freeways, highways, transit systems and land use controls in the Master Plan.**

2. **(Sec. 902) The Plan and this Amended Plan conform with City plans for the district as follows:**

   a. An improved street pattern aids flow of through traffic and provides for circulation within the Project.

   b. Provides potential residential development for governmental and downtown workers.

   c. Commercial facilities along Hill Street are improved.

   d. Major commercial office sites are provided to accommodate large business headquarters offices.

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e. Hotel or Motel establishments fill a need for these facilities.

f. Auto parking facilities are integrated with all of the uses in the Project, with the Civic Center on the north, and the Central Business District on the east and south.

g. A park-like treatment of the whole site is created.

3. (Sec. 903) The Plan and this Amended Plan conform to the Workable Program for Urban Renewal as originally submitted on December 14, 1954, with resubmissions as required to date and as continually under study for improvements.

J. (Sec. 1000) RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The purpose of the Law and the United States Housing Act of 1949, as amended, and the resulting benefits to the people of the City of Los Angeles will be attained by the Project in the following:

1. Elimination of poor, substandard, and extremely substandard dwelling units and rooming units in substandard obsolete and outmoded residential structures.

2. Correction of a living environment where children of all ages are subject to contact with persons having a criminal record.

3. Clearance of blighted conditions conducive to rates of disease, crime and juvenile delinquency, above the community average.

4. Elimination of an incompatible mixture of residential, commercial, industrial, and public land uses.

5. Demolition of frame structures conducive to a potential serious conflagration.

6. Demolition of brick and other structures not adequately built to resist seismic forces.

7. Relocation of site occupants to a safer and more healthful residential environment.

8. Correction of street inadequacies regarding narrowness, steepness, congestion, lack of traffic-carrying capacity, and poor location or routing.

9. Removal of unsightly conditions having a depressing effect on property values in the heart of the City.
10. Clearance of structures and uses in the way of the progress of the City where a pressing need exists for public and private facilities requiring large areas.

11. Creation of a plan of land use of great benefit to the people of the entire Los Angeles metropolitan area.

12. Provision of facilities in large demand for modern, convenient, and efficient living accommodations for downtown employees.

13. Provision of commercial facilities of a high-type of institutional, professional and business use.

14. Provision of thousands of automobile parking spaces for employees, shoppers, and business persons with destinations both within and adjacent to the Project.

15. Elimination of a misuse of land adjacent to the Civic Center and Central Business District of the City of Los Angeles and an economic dislocation indicated by a growing lack of proper utilization of area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the health, safety and welfare.

16. Changing a tax liability to a tax asset for the people of the City by increasing the tax revenue many times.

17. Elimination of a blighted condition where costs of public service exceed tax revenues from the properties therein.

18. Demolition of incompatible types of living accommodations and conversions with substandard room areas and illegal occupancies.

K. (Sec. 1100) OTHER PROVISIONS

All provisions necessary to conform with Federal, State and local law are included in this Amended Plan.

L. (Sec. 1200) OFFICIAL ACTIONS TO CARRY OUT THIS AMENDED PLAN

The proposals contained in this Amended Plan will be carried out by the City Council ordinances and resolutions and by cooperation agreements with all appropriate public and private entities.

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M. (Sec. 1300) CHANGES IN THIS APPROVED AMENDED PLAN

This Amended Plan and its provisions shall be in effect for a period of forty-five (45) years from the date of approval of this Amended Plan by the City Council of the City of Los Angeles. The 45-year period is an increase from the 30-year period from the date of the adoption of the Plan on March 31, 1959. The increase of the effective period contained in this Amended Plan shall not apply to any land for which there is a Disposition and Development Agreement or an Owner-Participation Agreement entered into prior to the date of adoption of this Amended Plan, unless the developers or the owner participants agree to be bound by such increase in the effective period. During such period this Amended Plan may be amended at any time in accordance with applicable provisions of the law; provided no such amendment shall be made which will adversely affect any land in the Project area whose owners and successors in interest are obligated to use or devote such land to the uses specified in the Plan or this Amended Plan, except with the written consent of the then owner of such land.

The Plan was adopted by the Members of the Agency in a regular meeting on May 7, 1958.

The Amended Plan was adopted by the members on July 25, 1967.