

**FIRST AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
CRENSHAW REDEVELOPMENT PROJECT**

**PREPARED BY
THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES, CALIFORNIA**

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TABLE OF CONTENTS

§ 1000. INTRODUCTION 1

§ 1500. PROJECT OBJECTIVES 2

§ 2000. GENERAL DEFINITIONS 3

§ 3000. AMENDED PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION 5

§ 4000. PROPOSED REDEVELOPMENT ACTIVITIES 6

 § 4001. General Redevelopment Actions 6

 § 4002. Owner Participation and Business Re-Entry Preferences 7

 § 4002.1. Owner Participation 7

 § 4002.2. Business Re-Entry Preferences 7

 § 4002.3. Participation Agreements 8

 § 4002.4. Owner Participation and Business Re-Entry Preference Rules 8

 § 4003. Acquisition of Property 9

 § 4003.1. Acquisition of Real Property 9

 § 4003.2. Acquisition of Personal Property 9

 § 4004. Property Management 10

 § 4005. Relocation of Occupants Displaced by Agency Acquisition 10

 § 4005.1. Eligibility and Assistance 10

 § 4005.2. Relocation Payments 10

 § 4005.3. Displacement of Persons or Families of Low and Moderate Income 11

 § 4005.4. Priorities for Low and Moderate Income Displacees 11

 § 4006. Rehabilitation, Conservation and Moving of Structures 11

 § 4007. Demolition, Clearance, Public Improvements, Building and Site Preparation 12

	<u>Page</u>
§ 4007.1. <u>Demolition and Clearance</u>	12
§ 4007.2. <u>Public Improvements, Public Facilities and Public Utilities</u>	12
§ 4007.3. <u>Preparation of Building Sites</u>	13
§ 4008. <u>Disposition and Development of Property</u>	13
§ 4008.1. <u>Real Property Disposition and Development</u> ...	13
§ 4008.2. <u>Disposition and Development Documents</u>	14
§ 4008.3. <u>Development by Agency or Other Public Bodies or Entities</u>	15
§ 4008.4. <u>Development Plans</u>	16
§ 4008.5. <u>Disposal of Personal Property</u>	16
§ 4009. <u>Provision for Low- and Moderate-Income Housing</u> ...	16
§ 4009.1. <u>General Authority</u>	16
§ 4009.2. <u>Increased, Improved and Preservation of Supply of Affordable Housing</u>	17
§ 4009.3. <u>Replacement Housing Plan</u>	17
§ 4009.4. <u>New or Rehabilitated Dwelling Units Developed Within the Expansion Project Area</u>	18
§ 4010. <u>Cooperation with Public Bodies</u>	19
§ 5000. <u>LAND USE AND DEVELOPMENT REQUIREMENTS</u>	20
§ 5001. <u>General Controls and Limitations</u>	20
§ 5002. <u>Amended Redevelopment Plan Map</u>	20
§ 5003. <u>Permitted Land Uses</u>	20
§ 5003.1. <u>Commercial Uses</u>	20
§ 5003.2. <u>Residential</u>	20
§ 5003.3. <u>Residential Uses within Commercial Areas</u>	20
§ 5004. <u>Open Space and Other Public and Semi-Public Uses</u>	21
§ 5004.1. <u>Public Uses</u>	21
§ 5004.2. <u>Public Street Layout, Rights-of-Way and Easements</u>	21
§ 5004.3. <u>Open Space, Public and Semi-Public Uses</u>	22
§ 5005. <u>Conforming Properties</u>	22

	<u>Page</u>
§ 5006.	<u>Interim Uses</u> 23
§ 5007.	<u>Nonconforming Uses</u> 23
§ 5008.	<u>New Construction and Rehabilitation of Properties</u> . . . 23
§ 5009.	<u>Limitation on Type, Size and Height of Buildings</u> 24
§ 5010.	<u>Limitation on Number of Buildings</u> 24
§ 5011.	<u>Number of Dwelling Units</u> 24
§ 5012.	<u>Open Space, Landscaping, Light, Air and Privacy</u> 24
§ 5013.	<u>Signs</u> 24
§ 5014.	<u>Utilities</u> 24
§ 5015.	<u>Parking and Loading Facilities</u> 24
§ 5016.	<u>Setbacks</u> 25
§ 5017.	<u>Incompatible Uses</u> 25
§ 5018.	<u>Resubdivision of Parcels</u> 25
§ 5019.	<u>Variations</u> 25
§ 5020.	<u>Nondiscrimination and Nonsegregation</u> 26
§ 5021.	<u>Design Guides</u> 26
§ 5022.	<u>Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements</u> 26
§ 5023.	<u>Buildings of Architectural and Historic Significance</u> 27
§ 6000.	METHODS FOR FINANCING THE PROJECT 27
§ 6001.	<u>General Description of the Proposed Financing Methods</u> 27
§ 6002.	<u>Tax Increment</u> 27
§ 6002.1.	<u>Allocation of Tax Increments</u> 27
§ 6002.2.	<u>Distribution to Affected Taxing Entities</u> 29
§ 6002.3.	<u>Agency Pledge of Tax Increments</u> 30
§ 6003.	<u>Bonds, Advances and Indebtedness</u> 30
§ 6004.	<u>Time Limit on Establishment of Indebtedness</u> 31
§ 6005.	<u>Limitation on Amount of Bonded Indebtedness</u> 31
§ 6006.	<u>Other Loans and Grants</u> 31
§ 7000.	ACTIONS BY THE CITY 32
§ 8000.	ADMINISTRATION AND ENFORCEMENT OF THE AMENDED REDEVELOPMENT PLAN 33
§ 9000.	DURATION OF AMENDED REDEVELOPMENT PLAN'S CONTROLS 33

§ 10000. **PROCEDURE FOR AMENDMENT** 33

ATTACHMENT "A" - AMENDED REDEVELOPMENT PLAN MAP

**ATTACHMENT "B-1" - LEGAL DESCRIPTION OF AMENDED PROJECT AREA
"ORIGINAL PROJECT AREA"**

**ATTACHMENT "B-2" - LEGAL DESCRIPTION OF AMENDED PROJECT AREA
"EXPANSION PROJECT AREA"**

**ATTACHMENT "C" - PROPOSED PUBLIC IMPROVEMENTS AND FACIL-
ITIES FOR EXPANSION PROJECT AREA**

**ATTACHMENT "D" - DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE,
SIZE AND HEIGHT OF BUILDINGS**

**ATTACHMENT "E" - DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT
OF OPEN SPACE**

**PROPOSED
FIRST AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
CRENSHAW REDEVELOPMENT PROJECT**

§ 1000. INTRODUCTION

It is the intention and purpose of this First Amendment to the Redevelopment Plan for the Crenshaw Redevelopment Project in the City of Los Angeles (the "City"), County of Los Angeles to expand the boundaries of the original Project Area as shown on the Amended Redevelopment Plan Map (attached as Attachment "A") and the Legal Description of the Amended Project Area Boundaries (attached as Attachments "B-1" and "B-2"). The Redevelopment Plan for the original Project Area (the "Original Project Area") was adopted by the City Council on May 9, 1984 by Ordinance No. 158,933.

The Redevelopment Plan for the Original Project Area consists of text (§§ 100-900), the Redevelopment Plan Map (Exhibit "A"), a Legal Description of the Project Area (Exhibit "B"), a Diagram Illustrating the Limitation on Type, Size and Height of Buildings (Exhibit "C"), and a Diagram Illustrating Approximate Amount of Open Space (Exhibit "D").

The Redevelopment Plan as amended by this First Amendment (the "Amended Redevelopment Plan") consists of (1) text Sections 100-900 of the Redevelopment Plan for the Original Project Area; (2) text Sections 1000-10000 of this First Amendment to apply to the area added to the Original Project Area by this First Amendment (the "Expansion Project Area"); (3) an Amended Redevelopment Plan Map and Legal Description of the Project Area as amended and expanded by this First Amendment (the "Amended Project Area") to show the Original Project Area boundaries and the Expansion Project Area added by this First Amendment; (4) a Diagram Illustrating the Limitation on Type, Size and Height of Buildings for the Expansion Project Area added by this First Amendment; (5) a Diagram Illustrating the Approximate Amount of Open Space for the Expansion Project Area added by this First Amendment; and (6) Proposed Public Improvements and Facilities Projects for the Expansion Project Area. Sections 100-900 of the Original Redevelopment Plan shall continue in full force and effect and shall govern the Original Project Area only. Sections 1000-10000 are incorporated into the Redevelopment Plan by this First Amendment (the "Amended Redevelopment Plan") to govern only the Expansion Project Area.

This First Amendment was prepared by The Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, et seq.), the California Constitution, and all applicable local codes and ordinances.

The proposed redevelopment of the Amended Project Area as described in this Amended Plan conforms to the General Plan of the City, including the West Adams - Baldwin Hills, Leimert Plan of the General Plan for the City adopted by the City Council on

March 7, 1991, as applied to the Amended Project Area in accord with local codes and ordinances.

Many of the requirements contained in this Amended Redevelopment Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Amended Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Amended Plan's requirements, and would be applicable to the Agency, the Amended Project, or this Amended Plan whether or not this Amended Plan were formally amended to reflect such changes, then the requirements of this Amended Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

This Amended Redevelopment Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Amended Plan for the redevelopment, rehabilitation and revitalization of the Expansion Project Area. This Amended Redevelopment Plan does not present a specific plan or establish priorities for specific projects for redevelopment, rehabilitation, and revitalization of any particular area within the Expansion Project Area. Instead, this Amended Plan presents a process and basic framework within which specific development plans will be presented, and priorities for specific projects will be established, specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions. The Amended Redevelopment Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Amended Plan. This shall not be construed to limit the powers or duties of the Agency under the Redevelopment Law, which powers and duties shall be governed by the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

§ 1500. PROJECT OBJECTIVES

The goals and objectives with respect to the Expansion Project Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate and redevelop the Expansion Project Area in accord with the City's General Plan, specific plans, the Amended Redevelopment Plan and local codes and ordinances.
2. To involve as many property owners, tenants, residents and community groups as possible and to coordinate the revitalization efforts that meet the diverse needs of the Expansion Project Area.
3. To encourage the investment of the private sector in the development and redevelopment of the Expansion Project Area by eliminating impediments to such development.
 - a. Provide additional commercial, office and retail development that complements, not competes, with the Baldwin Hill Crenshaw Plaza Mall.

- b. Every effort shall be made to promote the growth and development of business owners and tenants and to retain existing tenants.
 - c. To the greatest extent possible, Crenshaw community-based development and construction contractor firms should be employed in the Expansion Project Area.
- 4. To enhance shopping opportunities for the area residents. Build local consumer loyalty, reverse the persistent "dollar flight" trend by emphasizing strong marketing and customer service and by providing high quality merchandise and service.
- 5. To achieve an environment that reflects a high level of concern for architectural, landscape and urban design principles that meet the objectives of the Amended Redevelopment Plan.
 - a. Develop a strong theme to unite and promote the Expansion Project Area with the rest of the community's cultural and artistic strengths.
 - b. Improve public parking, other public facilities, services, utility lines, lighting, public safety, pedestrian ways and public transportation.
 - c. Eliminate blight through abatement or code compliance, reconstruction and assembly of parcels into more developable sites for desirable uses.
- 6. To promote the physical, social and economic well-being of the Expansion Project Area, the City of Los Angeles and its citizens.
 - a. Preserve the Expansion Project Area's existing employment base.
 - b. Encourage job training and the development of local job opportunities to the greatest extent feasible under law.

Redevelopment of the Expansion Project Area pursuant to the Amended Plan will attain the purposes of the California Community Redevelopment Law (1) by elimination of areas suffering from economic dislocation and disuse; (2) by the replanning, redesign and rehabilitation and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) through installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as determined appropriate.

§ 2000. GENERAL DEFINITIONS

The following definitions will govern in the context of this Amended Plan unless otherwise stipulated herein:

1. "Affected Taxing Entities" means any taxing entity (sometimes referred to as "taxing agency"), that levied property taxes within the Expansion Project Area in the fiscal year prior to the adoption of the Amended Plan.
2. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
3. "Amended Redevelopment Plan" means the Redevelopment Plan for the Crenshaw Redevelopment Project as amended by this First Amendment to Redevelopment Plan.
4. "Amended Redevelopment Plan Map" means the map attached as Attachment "A" to this First Amendment to Redevelopment Plan. Whenever the words "Map" or "Amended Map" appear in the Amended Redevelopment Plan, they shall be deemed to refer to the Amended Redevelopment Plan Map.
5. "Amended Project Area" means the Original Project Area and the Expansion Project Area.
6. "Base Year Assessment Roll for Expansion Project Area" means the assessment roll as last equalized on August 20 of any given year which describes the aggregate level of assessed valuation and property taxes paid within the Expansion Project Area, and which will become the base for the future flow of tax increment in the Expansion Project Area. The Base Year Assessment Roll for the Original Project Area will continue to be the base for the flow of tax increment as contained in the Redevelopment Plan for the Original Project Area.
7. "City" means the City of Los Angeles, California.
8. "City Council" means the City Council of the City of Los Angeles, California.
9. "Community Advisory Committee (CAC)" means the community advisory committee for the Crenshaw Redevelopment Project as it may be designated, appointed, dissolved and reappointed from time to time in accordance with applicable City Council procedures.
10. "County" means the County of Los Angeles, California.
11. "Expansion Project Area" means the areas included within the boundaries of the parcels added to the Crenshaw Redevelopment Project by the First Amendment to the Redevelopment Plan and as described in the Legal Description of the Expansion Project Area attached as Attachment "B-2" to this First Amendment to Redevelopment Plan.
12. "Fair Market Value" means fair market value as defined by California Code of Civil Procedure Section 1263.320, as such section now read or as it may be amended from time to time.

Code of Civil Procedure § 1263.320 reads as follows:

Section 1263.320. Fair market value

(a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

(b) The fair market value of property taken for which there is no relevant comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

13. "Legal Description of the Amended Project Area" means the legal description for the Crenshaw Redevelopment Project, attached to this First Amendment to Redevelopment Plan, and consisting of Attachment "B-1" and "B-2."
14. "Original Project Area" means the area included within the boundaries of the Crenshaw Redevelopment Project as adopted by the Los Angeles City Council by Ordinance No. 158,933 on May 9, 1984, and as described in Attachment "B-1" to this Amended Redevelopment Plan.
15. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
16. "Project" means the Crenshaw Redevelopment Project as amended by this First Amendment.
17. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health & Safety Code, §§ 33000, et seq.).
18. "State" means any state agency or instrumentality of the State of California.

Except for the terms defined above or any other specifically defined terms contained in this Amended Plan, the definitions of general terms which are contained in the Redevelopment Law shall govern the construction of this Amended Redevelopment Plan.

§ 3000. AMENDED PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Amended Project Area are shown on the "Amended Redevelopment Plan Map," attached hereto as Attachment "A", and described in the "Legal Description of the Amended Project Area," attached hereto as Attachment "B-1" and "B-2".

§ 4000. PROPOSED REDEVELOPMENT ACTIVITIES

§ 4001. General Redevelopment Actions

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Expansion Project Area and the community by:

1. Providing for participation in the redevelopment process by owners and tenants located in the Expansion Project Area, consistent with this Amended Plan and rules adopted by the Agency;
2. Acquisition of property;
3. Management of property under the ownership and control of the Agency;
4. Providing relocation assistance to displaced occupants of property acquired by the Agency in the Expansion Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public facilities and improvements;
7. Rehabilitation, development or construction of commercial, residential, or other uses in accordance with this Amended Plan;
8. Disposition of property for uses in accordance with this Amended Plan;
9. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Amended Plan;
10. Rehabilitation, development or construction of low- and moderate-income housing within the Expansion Project Area and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Amended Plan.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Amended Plan, the Agency is authorized to use all the powers provided in this Amended Plan and all the powers now or hereafter permitted by law.

§ 4002. Owner Participation and Business Re-Entry Preferences

§ 4002.1. Owner Participation

Owners of real property within the Expansion Project Area shall be given to the greatest extent possible, opportunities to participate in the redevelopment of property in the Expansion Project Area if such owners agree to participate in the redevelopment in conformity with this Amended Redevelopment Plan and owner participation implementation rules adopted by the Agency. The Agency shall consult with and obtain the advice of the community in implementing its owner participation and business re-entry preferences rules.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity or the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of this/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, widening, abandonment and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Amended Redevelopment Plan; (5) the ability of potential participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Expansion Project Area to accommodate development contemplated by this Amended Plan; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of portions of the Expansion Project Area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Amended Plan and applicable rules, regulations and ordinances of the City of Los Angeles; (11) any Design Guide adopted by the Agency pursuant to Section 5021 hereof; and (12) the feasibility of the potential participant's proposal.

§ 4002.2. Business Re-Entry Preferences

Business occupants engaged in business in the Expansion Project Area shall be extended reasonable preferences to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Amended Redevelopment Plan and business re-entry preferences rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from the Expansion Project Area, the Agency will, prior to such displacement, determine: (1) whether such business occupant desires to relocate directly to another location within the

Expansion Project Area, or (2) if suitable relocation accommodations within the Amended Project Area are not available prior to displacement, whether such business occupant would desire to re-enter in business within the Expansion Project Area at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another Project Area location, the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within the Expansion Project Area, but who have stated that they desire to re-enter into business in the Expansion Project Area whenever suitable locations and rents are available will be maintained by the Agency. To the greatest extent financially feasible, the Agency shall make efforts to retain existing businesses by providing financial assistance and assisting such businesses in finding re-entry accommodations at suitable locations and affordable rates.

Re-entry preferences shall necessarily be subject to and limited by factors such as the followings: (1) the extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Expansion Project Area; (2) the extent to which suitable relocation or re-entry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the requirements of this Amended Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Amended Redevelopment Plan.

§ 4002.3. Participation Agreements

The Agency may require that, as a condition to participation in redevelopment or to obtain a building permit pursuant to Section 5022 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with the Amended Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Amended Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, its real property pursuant to this Amended Plan and such participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Amended Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Amended Plan are applicable to all public and private property in the Expansion Project Area.

§ 4002.4. Owner Participation and Business Re-Entry Preference Rules

The provisions of Sections 4002.1 through 4002.3 shall be implemented according to the owner participation and business re-entry preference rules adopted by the Agency

prior to the approval of this Amended Redevelopment Plan, and as the same may from time-to-time be amended by the Agency.

§ 4003. Acquisition of Property

§ 4003.1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Expansion Project Area, by gift, devise, exchange, purchase, eminent domain or any other means authorized by law; provided, however, that the Agency shall have no authority to acquire, by eminent domain, property on which any persons reside.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute the Amended Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Expansion Project Area. The Agency shall make every reasonable effort to acquire real property by negotiation.

No eminent domain proceeding to acquire property within the Expansion Project Area shall be commenced after twelve (12) years following the adoption of the ordinance approving and adopting this Amended Redevelopment Plan. This time limitation may be extended only by amendment of this Amended Plan.

With or without the consent of the owner, the Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of this Amended Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Amended Redevelopment Plan, and the owner fails or refuses to agree to participate in this Amended Redevelopment Plan or in conformance with any such Design Guide by executing a participation agreement.

§ 4003.2. Acquisition of Personal Property

Generally, personal property shall not be acquired by the Agency. However, where necessary in the execution of this Amended Plan, the Agency is authorized to acquire personal property in the Expansion Project Area by any lawful means, including eminent domain.

§ 4004. Property Management

During such time as property, if any, in the Expansion Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

In any year during which it owns property in the Expansion Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

§ 4005. Relocation of Occupants Displaced by Agency Acquisition

§ 4005.1. Eligibility and Assistance

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons and business concerns in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Project displacees shall be provided a priority for occupancy in housing which the Agency has facilitated. The Agency may also provide housing inside or outside the Amended Project Area for displaced persons.

As established by state statute there is a Relocation Appeals Board relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Expansion Project Area relating to relocation and shall determine if the Agency has complied with state statutes pertaining to relocation, where applicable, federal regulations and the requirements and intent of this Amended Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

§ 4005.2. Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260, et seq.), the guidelines of the California Department of Housing and Community Development promulgated pursuant thereto, and the Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as may be appropriate and for which funds are available.

§ 4005.3. Displacement of Persons or Families of Low and Moderate Income

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Expansion Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families.

The Agency shall not displace such person or family until such housing units are available and ready for occupancy, nor prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Redevelopment Law. If insufficient suitable housing units are available in the City for use by the persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Expansion Project Area. Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

§ 4005.4. Priorities for Low and Moderate Income Displacees

Whenever all or any portion of the Expansion Project Area is developed with low- or moderate-income dwelling units, the Agency shall require by contract, or other appropriate means, that such dwelling units shall be made available for rent or purchase to the persons and families of low or moderate income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such dwelling units; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such dwelling units have been developed.

§ 4006. Rehabilitation, Conservation and Moving of Structures

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Expansion Project Area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Expansion Project Area not owned or acquired by the Agency. The Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings and structures within the Expansion Project Area.

It shall be the purpose of this Amended Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is also authorized to conduct a program of assistance and enforcement to encourage owners of property within the Expansion Project Area to upgrade and maintain their

property consistent with this Amended Plan and such standards as may be developed for the Expansion Project Area.

The extent of retention, conservation and rehabilitation in the Expansion Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Amended Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Amended Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Amended Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Expansion Project Area. The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Amended Plan.

As necessary in carrying out this Amended Plan, the Agency is authorized to move or to cause to be moved any structure or building.

§ 4007. Demolition, Clearance, Public Improvements, Building and Site Preparation

§ 4007.1. Demolition and Clearance

The Agency is authorized to remove hazardous materials, demolish and clear buildings, structures and other improvements from any real property in the Expansion Project Area as necessary to carry out the purposes and objectives of this Amended Plan. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413 and 33413.5 of the Redevelopment Law.

§ 4007.2. Public Improvements, Public Facilities and Public Utilities

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Expansion Project Area) necessary to carry out the Amended Plan. Such public improvements and facilities include, but are not limited to, over- or under-passes, bridges, streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street

furnishings and transportation facilities, those improvements and facilities as set forth below, and in Attachment "C," Proposed Public Improvements and Facilities Projects.

Such improvements and facilities include, but are not limited to: (1) street improvements relating to Martin Luther King, Jr. Boulevard, Crenshaw Boulevard, Buckingham Road, Stocker Street, Santa Rosalia Drive, Marlton Avenue, Hillcrest Drive, Leimert Boulevard, Coliseum Street, 43rd Place, 43rd Street, Degnan Boulevard and Thirty-Ninth Street, and other public rights-of-way, including construction, resurfacing, curbs, gutters and sidewalks; electrical, natural gas, communication and water distribution systems; flood control facilities; sewers; storm drains; other public and private pipeline conveyance systems; over- and under-passes; pedestrian bridges; pedestrian amenities; traffic control devices; lighting; signalization; signage; trees; landscape improvements; (2) site improvements including but not limited to: pedestrian bridges; pedestrian ways and amenities; platforms; building pads; foundations; retaining walls, grading; demolition; security and security hardware; fences; elevators; escalators; plazas; cultural and recreational facilities; (3) parking improvements including but not limited to: surface lots; structures; lighting; signage; traffic control devices; and landscape improvements; (4) public transportation facilities necessary to provide access to the site; and (5) other incidental easements and related facilities necessary for the use, development and/or access to the Amended Project Area.

§ 4007.3. Preparation of Building Sites

To the extent and in the manner permitted by law, the Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Expansion Project Area owned by the Agency. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Amended Redevelopment Plan.

§ 4008. Disposition and Development of Property

§ 4008.1. Real Property Disposition and Development

For the purposes of this Amended Redevelopment Plan, the Agency is authorized to sell, lease (for a period not to exceed 99 years), exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Amended Redevelopment Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

To the extent and in the manner permitted by law; the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding, but only after public hearing.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Amended Project Area with tax increment monies, shall be sold or leased for development for consideration which shall not be less than fair market value for the highest and best use in accordance with this Amended Redevelopment Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the Agency to the City and, where beneficial to the Amended Project, without charge or for an amount at or less than fair market value, to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of this Amended Redevelopment Plan and the rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the Amended Project Area for purchase and development by owner participants.

Pursuant to the provisions of Section 33444.6 of the Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Amended Project Area to be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

During the period of development in the Expansion Project Area, the Agency shall ensure that the provisions of this Amended Redevelopment Plan and of other documents formulated pursuant to this Amended Redevelopment Plan are being observed, and that development in the Expansion Project Area is proceeding in accordance with development documents and time schedules.

§ 4008.2. Disposition and Development Documents

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure that developments are carried out pursuant to this Amended Redevelopment Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Amended Redevelopment Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Amended Redevelopment Plan.

To provide adequate safeguards to ensure that the provisions of this Amended Redevelopment Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Amended Redevelopment Plan and any adopted Design Guide and other conditions imposed by

leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provision necessary to carry out this Amended Redevelopment Plan.

All property in the Amended Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Amended Project Area. All property sold, leased, conveyed or subject to a participation agreement by or through the Agency, shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Expansion Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law and then applicable Agency policy.

§ 4008.3. Development by Agency or Other Public Bodies or Entities

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Expansion Project Area, if the City Council determines that (1) such buildings, facilities, structures, or other improvements are of benefit to the Expansion Project Area or the immediate neighborhood in which the Project is located, and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community, and that the payment of funds involved will assist in the elimination of one or more blighting conditions inside the Expansion Project Area. Such determinations by the Agency and the City shall be final and conclusive. The Agency shall consult with the community in the implementation of this Section.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Expansion Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Redevelopment Law and under Section 6002 of this Amended Redevelopment Plan, or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Proposed Public Improvements and Facilities Projects," attached hereto as Attachment "C" and incorporated herein by reference, is provided for in this Amended Redevelopment Plan.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide

a building, facility, structure, or other improvement which has been or will be leased to the City, such contract may be made with, and such reimbursement may be made payable to the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the California Community Redevelopment Law.

§ 4008.4. Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they now read or as they may be amended from time to time. All development in the Expansion Project Area shall conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 5021 hereof.

During the period of development in the Project, the Agency shall insure that the provisions of this Amended Redevelopment Plan and of other documents formulated pursuant to this Amended Redevelopment Plan are being observed, and that development in the Expansion Project Area is proceeding in accordance with disposition and development documents and time schedules.

§ 4008.5. Disposal of Personal Property

For the purposes of this Amended Redevelopment Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property.

§ 4009. Provision for Low- and Moderate-Income Housing

§ 4009.1. General Authority

The Agency may, inside or outside the Expansion Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Housing Authority of the City of Los Angeles and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 4009.2 hereinbelow.

§ 4009.2. Increased, Improved and Preservation of Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law for the Project shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code Section 50052.5, to persons and families of low or moderate income, as defined in Health & Safety Code Section 50093, and very low income households, as defined in Health & Safety Code Section 50105. These funds shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law.

Assistance provided by the Agency to preserve the availability to lower income households of affordable housing units which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates may be credited and offset against the Agency's obligations under Section 33334.2 of the Redevelopment Law.

The Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to provisions of the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and if so, the income and family size of the new owners. The income information required by this Section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

§ 4009.3. Replacement Housing Plan

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of the Project, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units at affordable housing costs, as defined by Health & Safety Code Section 50052.5, within the Expansion Project Area and/or the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Redevelopment Law.

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community

Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

§ 4009.4. New or Rehabilitated Dwelling Units Developed Within the Expansion Project Area

To the extent and in the manner provided by the Redevelopment Law: (1) at least thirty percent (30%) of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Expansion Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households. The requirements set forth in this Section shall apply independently of the requirements of Section 4009.3 and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 4009.3 and 4009.4 remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in Section 9000 of this Amended Redevelopment Plan, except to the extent a longer period of time may be required by other provisions of law, or such longer period of time as may be required by Agency policy.

Notwithstanding the requirements of the preceding two paragraphs, for so long as permitted or authorized by applicable law, the following provisions shall apply:

- a. The requirements of subdivision (1) of the first paragraph of this Section 4009.4 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
- b. To satisfy the provisions of subdivisions (1) and (2) of the first paragraph of this Section 4009.4, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(ii) to (v), inclusive, and Sections 33413(b)(2) (B) and (C), as applicable, of the Redevelopment Law.
- c. To satisfy the provisions of Sections 4009.3 and 4009.4, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.
- d. The requirements of subdivision (2) of the first paragraph of this Section 4009.4 shall only apply to dwelling units under the jurisdiction of the Agency.

§ 4010. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Amended Redevelopment Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Expansion Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the Amended Redevelopment Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Amended Redevelopment Plan. Any public body which owns property in the Expansion Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to re-enter into the redeveloped Expansion Project Area. All plans for development of property in the Expansion Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in Section 4008.3 of this Amended Redevelopment Plan.

Pursuant to Section 33401 of the Redevelopment Law, the Agency is authorized, but not required, in any year during which it owns property in the Expansion Project Area that is tax exempt, to pay directly to any city, county, city and county, district, including but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

During such time as property, if any, in the Expansion Project Area is owned by the Agency, such property shall be under the management, maintenance and control of the

Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

§ 5000. LAND USE AND DEVELOPMENT REQUIREMENTS

§ 5001. General Controls and Limitations

All real property in the Expansion Project Area is hereby made subject to the controls and requirements of this Amended Redevelopment Plan and all applicable state laws and City ordinances and regulations. No real property in the Expansion Project Area shall be subdivided, developed, rehabilitated or otherwise changed after the adoption of this Amended Redevelopment Plan, except in conformance with the provisions of this Amended Redevelopment Plan or applicable design guides adopted pursuant to this Amended Redevelopment Plan.

§ 5002. Amended Redevelopment Plan Map

The Amended Redevelopment Plan Map attached hereto and incorporated herein as Attachment "A" illustrates the location of the Amended Project boundaries, identifies the major streets, the proposed public rights-of-way and public easements and designates the major land uses to be permitted in the Expansion Project Area for all public, semi-public and private land.

The Agency is authorized to permit the Alternate Uses shown on the Map, provided that each such permitted alternate use shall conform to the West Adams, Baldwin Hills, Leimert Plan, as such Plan now reads or as it may be amended from time-to-time.

§ 5003. Permitted Land Uses

§ 5003.1. Commercial Uses

Areas shown on the Map as Commercial shall be developed, maintained and used for commercial uses consistent with the applicable community plan, as it now reads or as it may be amended from time to time in the future.

§ 5003.2. Residential

Areas shown on the Map as Residential shall be maintained, developed or used for single or multiple family housing. New housing developed within the Residential areas shall be consistent with the applicable community plan, as it now reads or as it may be amended from time to time in the future.

Appropriately designed and properly located commercial facilities providing neighborhood services may also be permitted in residential areas.

§ 5003.3. Residential Uses Within Commercial Areas

The Agency may permit the development of new residential uses within commercial areas.

§ 5004. Open Space and Other Public and Semi-Public Uses

§ 5004.1. Public Uses

Areas shown on the Redevelopment Plan Map as Public shall be used for public facilities, including school sites, public services, open space and recreation areas.

The Agency may, at the request of the public body owning a site, and after public hearing, redesignate the site for a use other than Public provided that:

1. After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of the Redevelopment Plan; and
2. The change in use is compatible with the land use designations for the adjacent areas; and
3. In a situation where open space and/or recreation areas are the current use, the open space and/or recreational areas use will be replaced within a reasonable time period; and
4. The change in use shall be subject to all required City approvals and shall conform to the Community Plan as it may be amended from time-to-time.

§ 5004.2. Public Street Layout, Rights-of-Way and Easements

Major public streets within the Expansion Project Area are generally described as follows: Crenshaw Boulevard, Stocker Street, Santa Rosalia Drive, Thirty-Ninth Street, Don Felipe Drive, Leimert Boulevard, Degnan Boulevard and Martin Luther King, Jr. Boulevard. The street layout in the Project Area is illustrated on the Amended Redevelopment Plan Map (Attachment "A") and shall remain substantially in its existing configuration. Streets and alleys may be widened, altered, realigned, abandoned, depressed, decked or closed as necessary for proper development of the Project. Additional public streets, rights-of-way and easements may be created in the Project as needed for development and circulation. It is anticipated that Project development may entail vacation and/or realignment of certain streets, alleys and other rights-of-way. Such modifications as may be implemented will conform to the Community Plan.

Any changes in the existing street layout shall be in accord with the objectives of this Amended Redevelopment Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or

potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preferences rules adopted by the Agency for the Amended Project, and any participation agreements executed thereunder;

2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Expansion Project Area and new or existing developments, but to also serve areas outside the Amended Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

The air rights over public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems, vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

§ 5004.3. Open Space, Public and Semi-Public Uses

In any area of the Project, the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Amended Redevelopment Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Expansion Project Area. The Agency shall give special consideration to participation in such projects with qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

§ 5005. Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Expansion Project Area meet the requirements of this Amended Redevelopment Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Amended Redevelopment Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property

may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Expansion Project Area.

§ 5006. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Amended Project area for interim uses not in conformity with the uses permitted in this Amended Redevelopment Plan. Such interim use shall conform to all applicable City codes.

§ 5007. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Amended Redevelopment Plan, provided that such use is generally compatible with the developments and uses in the Amended Project and abatement of such uses is not required by applicable City code. The owner of such property must be willing to enter into a participation agreement with the Agency if required by the Agency, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Expansion Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Expansion Project Area for uses which do not conform to the provisions of this Amended Redevelopment Plan where such improvements are within a portion of the Amended Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development and are permitted under applicable City codes.

§ 5008. New Construction and Rehabilitation of Properties

All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable state and local laws in effect from time to time, including without limitation, the Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes of the City and the City Zoning Ordinance. In addition to applicable codes, ordinances, or other requirements governing development in the Amended Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Amended Project Area, including property rehabilitation standards adopted pursuant to Section 4006 hereof, and one or more Design Guides adopted pursuant to Section 5021.

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

§ 5009. Limitation on Type, Size and Height of Buildings

Except as set forth in this Amended Redevelopment Plan or as described in Design Guides adopted pursuant to this Plan, the type, size and height of buildings shall be limited by applicable Federal, State and local statutes, codes, ordinances and regulations and as generally diagrammed in Attachment "D" attached hereto and incorporated herein by this reference. Building intensities within the Project Area shall not exceed three times the buildable area of the Expansion Project Area, and shall apply in aggregate to the Expansion Project Area, not individual building sites.

§ 5010. Limitation on Number of Buildings

The approximate number of buildings in the Project Area shall not exceed 400, or the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

§ 5011. Number of Dwelling Units

The approximate number of dwelling units in the Expansion Project Area shall not exceed 850, or the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

§ 5012. Open Space, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Expansion Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Attachment "E" of this Plan attached hereto and incorporated herein by this reference. In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

§ 5013. Signs

All signs shall conform to City sign requirements. Design of all signing is subject to Agency approval prior to installation. Billboards shall not be permitted in the Expansion Project Area.

§ 5014. Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.

§ 5015. Parking and Loading Facilities

Parking shall be provided in a manner consistent with standards for contemporary development practices, but in no case shall parking be less than the requirements of the Los Angeles Municipal Code. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so

that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities for commercial and industrial uses shall be located in a manner to avoid interference with public use of sidewalks or vehicle maneuvering in public streets and in conformance with the Los Angeles Municipal Code. Off-street loading facilities must also be screened by landscaping or other decorative elements to the extent and in the manner required by the Agency.

§ 5016. Setbacks

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for access shall be paved. The Agency may establish setback requirements for new development within the Project Area which may exceed the requirements of the City's zoning ordinance.

§ 5017. Incompatible Uses

No uses or structures, which in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor or similar factors, be incompatible with the surrounding areas or structures, shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

§ 5018. Resubdivision of Parcels

No parcel, including any parcel retained by a conforming owner or participant, shall be consolidated, subdivided or resubdivided without the approval of the appropriate City body, and if necessary for purposes of this Amended Redevelopment Plan, the Agency.

§ 5019. Variations

The Agency is authorized to permit a variation from the limits, restrictions and controls established by the Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of the Plan; or
2. There are circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls; and

3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area or contrary to the objectives of the Plan or the applicable Community Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purposes of the Amended Redevelopment Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinance.

§ 5020. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Expansion Project Area.

§ 5021. Design Guides

Within the limits, restrictions and controls established in this Amended Redevelopment Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking and other development and design controls necessary for proper development and use of both private and public areas within the Amended Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 5021. One of the objectives of this Amended Redevelopment Plan is to create an attractive and pleasant environment in the Amended Project Area. Therefore such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the Amended Project Area. The Agency shall not approve any plans that do not comply with this Amended Redevelopment Plan.

§ 5022. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Amended Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed by the Agency and determined to be in conformance with the Plan and any applicable Design Guides.

No permits shall be issued for the construction of any new building or any addition to or rehabilitation of an existing building in the Project Area until the application for such

permit has been processed in the manner provided above. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Amended Redevelopment Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

§ 5023. Buildings of Architectural and Historic Significance

Prior to any development, redevelopment or rehabilitation of any parcel within the Amended Project Area, the Agency shall determine whether any structure located on such parcel is of architectural or historic significance. To the extent practical, special consideration shall be given to the protection, rehabilitation or restoration of any structure determined to be historically significant.

§ 6000. METHODS FOR FINANCING THE PROJECT

§ 6001. General Description of the Proposed Financing Methods

The Agency is authorized to finance the Expansion Project Area with financial assistance from the City, State and federal government of the United States of America, property tax increments, special assessment districts, sales and transient occupancy tax funds, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, sale of Agency-owned property and/or any other available source.

As available, funds from the City's capital improvement program derived from gas tax funds from the state and county may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities.

It is estimated that the total Expansion Project cost to the Agency will not exceed revenues derived from the Expansion Project Area or obtained by the Agency on behalf of the Expansion Project Area. Revenues will be received from the sale of land. The remaining balance will come from the following: tax increments, revenue from the lease of Agency-owned lands and buildings, participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, sales and transit occupancy tax funds, and other special use taxes and other sources which are now or may become available to the Agency.

Any other loans, grants or financial assistance from the United States federal government, or any other public or private source, will be utilized if available.

§ 6002. Tax Increment

§ 6002.1. Allocation of Tax Increments

All taxes levied upon taxable property within the Expansion Project Area each year by or for the benefit of the State of California, the County of Los Angeles, the City of Los

Angeles, any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Amended Redevelopment Plan shall be divided as follows:

- (1) That portion of the taxes which would 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 Expansion Project Area as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Expansion Project Area on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Expansion Project Area on the effective date); and
- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that 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 the Agency to finance or refinance, in whole or in part, the Expansion Project Area. Unless and until the total assessed valuation of the taxable property in the Expansion Project Area exceeds the total assessed value of the taxable property in the Expansion Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Expansion Project Area shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Expansion Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.
- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

All tax increment provisions in the Redevelopment Plan for the Original Project Area shall continue in full force and effect. The fiscal limits contained therein shall apply only to tax increment generated in the Original Project Area.

Tax increments generated in either the Original Project Area or the Expansion Project Area may be expended to carry out redevelopment of the Amended Redevelopment Project Area or any portion thereof.

§ 6002.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to this Section 6002.2 only as to tax increment generated by the Expansion Project Area. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency for the Expansion Project Area in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities shall be allocated among such entities in proportion to the percentage share of property taxes each affected taxing entity receives from the Expansion Project Area during the fiscal year the funds are allocated. Agency payments to the affected taxing entities shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

- (1) Commencing with the first fiscal year in which the Agency receives tax increments from the Expansion Project Area and continuing through the last fiscal year in which the Agency receives tax increments from the Expansion Project Area, the Agency shall pay to the affected taxing entities, other than the City, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency from the Expansion Project Area after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted.
- (2) Commencing with the 11th fiscal year in which the Agency receives tax increments from the Expansion Project Area and continuing through the last fiscal year in which the Agency receives tax increments from the Expansion Project Area, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid under (1), and after deducting the amount allocated to the Low and Moderate Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency from the Expansion Project Area, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Expansion Project Area in the 10th fiscal year in which the Agency receives tax increment.
- (3) Commencing with the 31st fiscal year in which the Agency receives tax increments from the Expansion Project Area and continuing through the last fiscal year in which the Agency receives tax increments from the Expansion

Project Area, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid pursuant to (1) and (2), and after deducting the amount allocated to the Low and Moderate Income Housing Fund an amount equal to 14 percent of the portion of tax increments received by the Agency from the Expansion Project Area, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Expansion Project Area in the 30th fiscal year in which the Agency receives tax increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the Agency to affected taxing entities during the term of this Amended Redevelopment Plan for the Expansion Project Area.

Prior to incurring any loans, bonds, or other indebtedness, except loans or advances from the City, the Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an affected taxing entity by this Section, pursuant to the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

In any fiscal year, the City may elect to receive, and the Agency shall pay to it, an amount proportional to the amount each affected taxing entity receives pursuant to subdivision (1) of this Section 6002.2 as if it were an affected entity.

§ 6002.3. Agency Pledge of Tax Increments

The portion of taxes allocated to the Agency in paragraph (2) of Section 602.1 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Expansion in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Expansion.

§ 6003. Bonds, Advances and Indebtedness

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Expansion.

The Agency is authorized to obtain advances, borrow funds, issue bonds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Amended Project Area may be provided by the City or any other available source, public or private until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate

working capital from other sources. The City as it is able, may also supply additional assistance through issuance of bonds loans and grants and in-kind assistance.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor shall any of its political subdivisions be liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

§ 6004. Time Limit on Establishment of Indebtedness

No loan, advance or other indebtedness to finance, in whole or in part, the Amended Project Area and to be repaid from the division and allocation of taxes to the Agency from the Expansion Project Area shall be established or incurred by the Agency after twenty (20) years from adoption of the Redevelopment Plan, except by amendment of this Plan as authorized by applicable law. This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. No indebtedness to finance, in whole or in part, the Expansion Project Area and which is to be repaid from the division and allocation of taxes to the Agency from the Expansion Project Area shall be repaid with such taxes beyond forty-five (45) years from the adoption of the Redevelopment Plan.

§ 6005. Limitation on Amount of Bonded Indebtedness

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph 2 of Section 6002.1 above which can be outstanding at any one time shall not exceed Forty-Eight Million Dollars (\$48,000,000) in principal amount, except by further amendment of this Amended Redevelopment Plan. Such limitation is exclusive of: (1) any payments made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law to alleviate financial burden; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 4009.2 of this Plan to be deposited by the Agency in a low and moderate income housing fund as a result of such payments to taxing agencies.

§ 6006. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

§ 7000. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Amended Redevelopment Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Amended Redevelopment Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way, and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Amended Project Area. Such action by the City shall include causing the abandonment and relocation by public utility companies of their operations in the public rights-of-way as appropriate to carry out this Amended Redevelopment Plan, provided that nothing in this Amended Redevelopment Plan shall be constructed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such cost.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Amended Project Area.
3. Revision of the Zoning Ordinance or adoption of Specific Plans as appropriate within the Amended Project Area to permit the land uses and development authorized by this Amended Redevelopment Plan.
4. Imposition wherever necessary (by covenants and restrictions, conditional use permits or other means) of appropriate controls within the limits of this Amended Redevelopment Plan upon parcels in the Amended Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Amended Redevelopment Plan by the City after development.
7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Amended Project Area to be commenced and carried to completion without unnecessary delays.
8. The approval of subdivision maps and parcels maps by the Advisory Agency of the City Planning Department or otherwise as provided by law, as necessary to carry out the Amended Project.

9. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Amended Redevelopment Plan.
10. Provision of financial assistance in accordance with Section 6000 of this Amended Redevelopment Plan.
11. The undertaking and completing of any other proceedings necessary to carry out the Amended Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

§ 8000. ADMINISTRATION AND ENFORCEMENT OF THE AMENDED REDEVELOPMENT PLAN

The administration and enforcement of this Amended Redevelopment Plan, or other documents formulated pursuant to this Amended Redevelopment Plan, shall be performed by the Agency and/or the City.

The provisions of this Amended Redevelopment Plan or other documents formulated pursuant to this Amended Redevelopment Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate to the purposes of this Amended Redevelopment Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Expansion Project Area may be enforced by such owners.

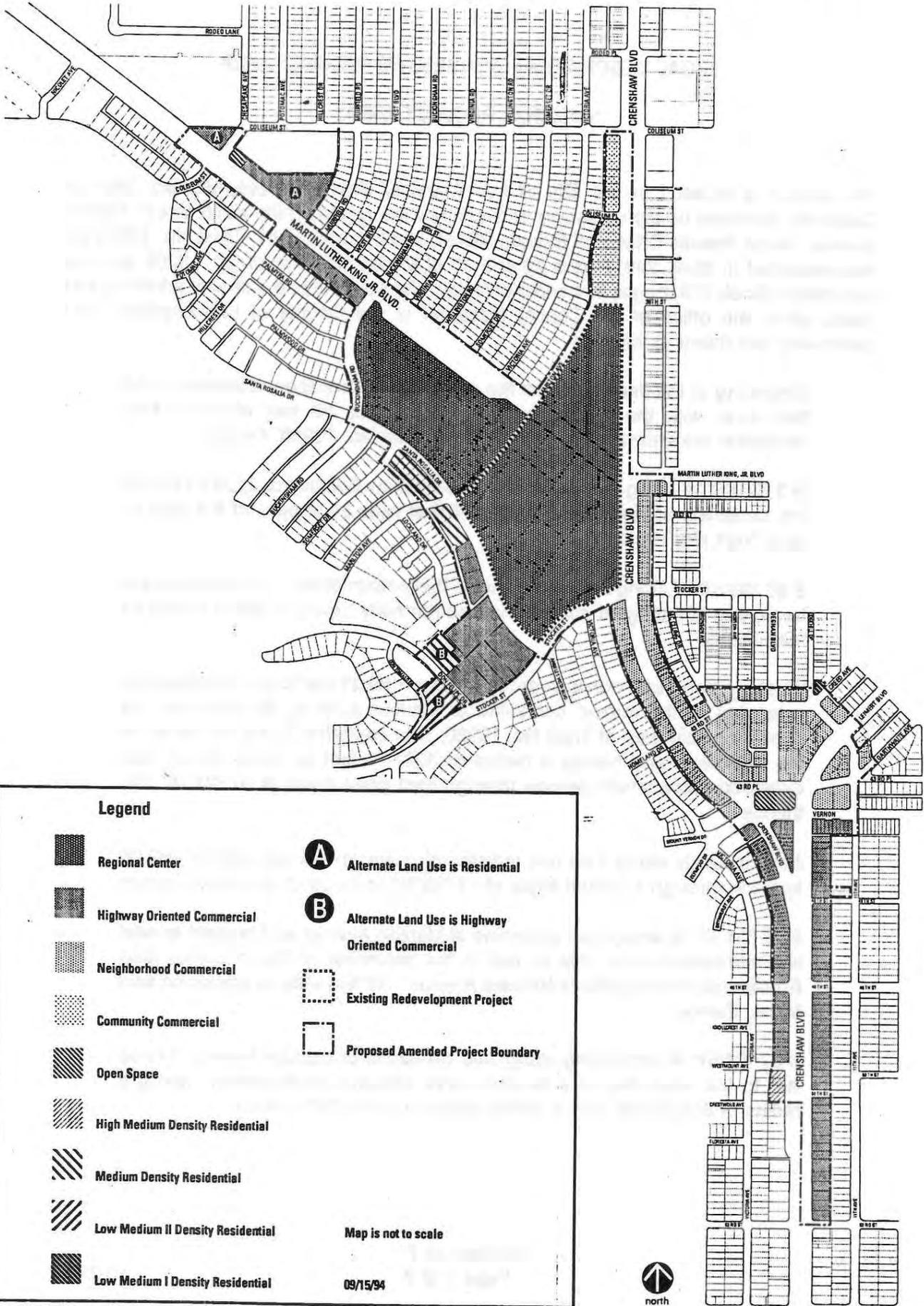
§ 9000. DURATION OF AMENDED REDEVELOPMENT PLAN'S CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Amended Redevelopment Plan shall be effective and the provisions of other documents formulated pursuant to this Amended Redevelopment Plan may be made effective for the period ending on the date which is thirty (30) years from the adoption of the Amended Redevelopment Plan. After the time limit on the effectiveness of the Amended Redevelopment Plan, the Agency shall have no authority to act pursuant to the Amended Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

§ 10000. PROCEDURE FOR AMENDMENT

This Amended Redevelopment Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereinafter established by law.

ATTACHMENT "A"



Legend

- | | | | |
|---|--|---|--|
|  | Regional Center | A | Alternate Land Use is Residential |
|  | Highway Oriented Commercial | B | Alternate Land Use is Highway Oriented Commercial |
|  | Neighborhood Commercial |  | Existing Redevelopment Project |
|  | Community Commercial |  | Proposed Amended Project Boundary |
|  | Open Space | | |
|  | High Medium Density Residential | | |
|  | Medium Density Residential | | |
|  | Low Medium II Density Residential | | |
|  | Low Medium I Density Residential | | |

Map is not to scale

09/15/94



ATTACHMENT "B-1"

LEGAL DESCRIPTION OF AMENDED PROJECT AREA

"ORIGINAL PROJECT AREA"

The project is situated in the City of Los Angeles, County of Los Angeles, State of California, bounded by the centerline of Crenshaw Boulevard, Thirty-Ninth Street, Marlton Avenue, Santa Rosalia Drive and Stocker Street, and includes Lot 1, Tract No. 12950 per map recorded in Book 249, Pages 29 and 30 of Maps; Lot 1, Tract No. 13258 per map recorded in Book 319, Pages 3, 4 and 5 of Maps; and portions of the streets adjoining said tracts; all in the office of the County Recorder of the County of Los Angeles; more particularly described as follows:

Beginning at the intersection of the centerline of Crenshaw Boulevard, 158 feet wide, with the centerline of Stocker Street, 80 feet wide, as said centerline are shown on the map of said Tract No. 13258; thence

N 0°00'03" W along said centerline of Crenshaw Boulevard, 2235.43 feet to the centerline of Thirty-Ninth Street; 60 feet wide as shown on the Map of said Tract No. 12950; thence

S 89°59'57" W along said centerline of Thirty-Ninth Street, 115.00 feet to the beginning of a tangent curve concaved northerly having a radius of 963.24 feet; thence

Westerly along said curve an arc distance of 189.32 feet to the northeasterly extension of the curved centerline of Marlton Avenue, 60 feet wide, as shown on said map of Tract No. 12950; said centerline being concaved to the northwest and having a radius of 3027.18 feet (a radial line of said extended curve which passes through said point bears N 67°21'18" W); thence

Southwesterly along said last mentioned curve an arc distance of 762.06 feet and through a central angle of 14°25'25" to its point of ending; thence

S 37°04'07" W along said centerline of Marlton Avenue and tangent to said last mentioned curve, 202.50 feet to the centerline of Martin Luther King Boulevards, formerly Santa Barbara Avenue, 147 feet wide as shown on said Maps; thence

S 37°03'57" W continuing along said centerline of Marlton Avenue, 612.50 feet to the beginning of a tangent curve concave northwesterly having a radius of 820.00 feet and a central angle of 16°30'00"; thence

Southwesterly along said last mentioned curve an arc distance of 236.14 feet to its point of ending; thence

S 53°33'57" W along said centerline of Marlton Avenue, 108.01 feet to the centerline of Santa Rosalia Drive, 80 feet wide as shown on said map of Tract No. 13258; thence

S 30°53'33" E along said centerline of Santa Rosalia Drive, 320.15 feet to the beginning of a tangent curve concaved westerly having a radius of 1050.00 feet and a central angle of 14°30'10"; thence

Southerly along said last mentioned curve an arc distance of 265.78 feet to its point of ending; thence

S 16°23'23" E along said centerline of Santa Rosalia Drive and tangent to said last mentioned curve, 200.00 feet to the beginning of a tangent curve concaved northeasterly having a radius of 800.00 feet and a central angle of 41°30'00"; thence

Southerly along said last mentioned curve an arc distance of 579.45 feet to its point of ending; thence

S 57°53'23" along said centerline of Santa Rosalia Drive and tangent to said last mentioned curve, 85.00 feet to the centerline of Stocker Street, 80 feet wide as shown on said Map of Tract No. 13258; thence

N 32°06'37" E along said centerline of Stocker Street, 115.00 feet to the beginning of a tangent curve concaved southeasterly having a radius of 550.00 feet, and a central angle of 32°13'50"; thence

Northeasterly along said last mentioned curve an arc distance of 309.39 feet to its point of ending; thence

N 64°20'27" E along said centerline of Stocker Street and tangent to said last mentioned curve, 440.55 feet to the point of beginning.

**LEGAL DESCRIPTION OF AMENDED PROJECT AREA
"EXPANSION PROJECT AREA"**

A parcel of land in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the centerline of Coliseum Street, 60 feet wide, with the centerline of Crenshaw Boulevard, 200 feet wide, as said intersection is shown on the map of Tract No. 12120, in said City, County and State, as per map recorded in Book 232, Pages 28 to 30, inclusive, of Maps, in the office of the County Recorder of said County; thence southerly 1315.84 feet along said centerline of Crenshaw Boulevard to the centerline of 39th Street, 68 feet wide, as shown on the map of Tract No. 48482, filed in Book 1181, Pages 82 to 86, inclusive, of said Maps; thence continuing southerly 1340.31 feet along said centerline of Crenshaw Boulevard (now 179 feet wide as shown on said map of Tract No. 48482), to the centerline of Martin Luther King, Jr. Boulevard, 100 feet wide, formerly Santa Barbara Avenue, 75 feet wide as shown on the map of Tract No. 10023, recorded in Book 150, Pages 46 to 50, inclusive, of said Maps; thence easterly 325.01 feet along said centerline of Martin Luther King, Jr. Boulevard to the northerly prolongation of the westerly line of Lot 236 of said Tract No. 10023, said westerly line being also the easterly line of McClung Drive, 50 feet wide, as shown on the map of said last mentioned tract; thence southerly 165.00 feet along said northerly prolongation and along the easterly line of said McClung Drive to the easterly prolongation of the northerly line of Lot 294 of said Tract No. 10023, said northerly line being also the southerly line of an Alley, 20 feet wide, as shown on the map said last mentioned tract; thence westerly 150.93 feet along said easterly prolongation and along the southerly line of said Alley to the northeasterly terminus of that certain course having a bearing and distance of "North 45° 12' 26" East 14.19 feet" in the northwesterly line of said Lot 294 as shown on the map of said last mentioned tract; thence southwesterly 14.19 feet along said certain course to the southwesterly terminus thereof in the westerly line of said Lot 294, said westerly line being also the easterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence southerly 755.77 feet along the easterly line of said Alley and its southerly prolongation to the beginning of a tangent curve concave easterly and having a radius of 1335 feet, the northerly terminus of said curve being the northerly prolongation of the curved westerly line of Lot 114 of said Tract No. 10023, said curved westerly line being also the easterly line of the southerly continuation of said last mentioned Alley; thence southerly along said curve and along the easterly line of said Alley and its southerly prolongation, through a central angle of 30° 48' 00" an arc distance of 717.64 feet in the southwesterly line of Lot 507 of said Tract No. 10023, said southwesterly line being also the northeasterly line of the

southeasterly continuation of said last mentioned Alley; thence southeasterly 227.40 feet tangent to said curve along the northeasterly line of said Alley to the most southerly corner of Lot 512 of said Tract No. 10023, said most southerly corner being also the most westerly corner of Lot 25 of Tract No. 12493, as per map recorded in Book 249, Pages 15 to 18, inclusive, of said Maps; thence northeasterly 110.00 feet along the southeasterly line of said Lot 512, being also the northwesterly line of said Lot 25, to the most easterly corner of said Lot 512, being a point in the southwesterly line of said McClung Drive; thence northwesterly 88.00 feet along the southwesterly line of said McClung Drive to the most northerly corner of Lot 511 of said Tract No. 10023; thence northeasterly in a direct line to the southwesterly corner of Lot 470 of said Tract No. 10023, said southwesterly corner being the intersection of the easterly line of Bronson Avenue, 50 feet wide, with the northerly line of an Alley, 20 feet wide, as said intersection is shown on the map of said last mentioned tract; thence easterly 850.00 along the northerly line of said Alley and its easterly prolongation to the westerly line of Lot 70 of said Tract No. 10023, being also the easterly line of Edgehill Drive, 50 feet wide, as shown on the map of said last mentioned tract; thence northerly 150.00 feet along the easterly line of said Edgehill Drive to the northwesterly corner of said Lot 70; thence easterly 51.89 feet along the northerly line of said Lot 70 to an angle point in said Lot; thence southeasterly 62.60 feet along the northeasterly line of said Lot 70 to the most easterly corner of said Lot, being a point in the northwesterly line of Creed Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence southwesterly 31.63 feet along the northwesterly line of said Creed Avenue to the northwesterly prolongation of the southwesterly line of Lot 513 of said Tract No. 10023, said southwesterly line being also the northeasterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence southeasterly 150.00 feet along said prolongation and along the northeasterly line of said Alley to the westerly terminus of that certain course having a bearing and distance of "North 89° 47' 20" West 14.14 feet" in the southerly line of said Lot 513 as shown on the map of said last mentioned tract; thence southeasterly 30.00 feet to the intersection of the northwesterly line of Lot 67 of said Tract No. 10023 (said northwesterly line being also the southeasterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract), with the southwesterly line of the northeasterly 5 feet, measured at right angles from the northeasterly line, of said Lot 67; thence southeasterly 243.00 feet along said southwesterly line and its southeasterly prolongation to the southeasterly line of Leimert Boulevard, 133 feet wide, being the southeasterly line of the southeasterly roadway of Leimert Boulevard, 36.50 feet wide, as shown on the map of Tract No. 10197, recorded in Book 151 Pages 82 and 83 of said Maps, said southeasterly line being also the northwesterly line of Lot 28 of said Tract No. 10197; thence southwesterly 95.59 feet along the southeasterly line of said Leimert Boulevard to the

northerly terminus of that certain course having a bearing and distance of "North 02° 26' 58" East 20.37 feet" in the westerly line of Lot 27 of said Tract No. 10197, as shown on the map of said last mentioned tract; thence southerly 20.37 feet along said certain course to an angle point in said Lot 27 at the northwesterly terminus of that certain curve concave southwesterly and having a radius of 177.19 feet in the southwesterly line of said Lot 27, said southwesterly line being also the curved northeasterly line of 11th Avenue, 70 feet wide, as shown on the map of said last mentioned tract; thence southeasterly and southerly along the curved northeasterly line of said 11th Avenue an arc distance of 106.75 feet to a point distant 11.25 feet northerly thereon from the southwesterly corner of Lot 25 of said Tract No. 10197; thence northeasterly in a direct line to the northerly terminus of that certain course having a bearing and distance of "North 07° 15' 44" West 29.07 feet" in the easterly line of Lot 26 of said Tract No. 10197, said easterly line being also the westerly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence easterly 10.44 feet to the northerly terminus of that certain course having a bearing and distance of "North 07° 15' 44" West 113.75 feet" in the westerly line of Lot 29 of said Tract No. 10197, said westerly line being also the easterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence southerly 113.75 feet along the easterly line of said Alley to an angle point therein; thence southeasterly 71.34 feet along the northeasterly line of the continuation of said Alley and its southeasterly prolongation to the northwesterly line of Lot 464 of Tract No. 9741, as per map recorded in Book 138, Pages 16 to 19, inclusive, of said Maps, said northwesterly line being also the southeasterly line of Garthwaite Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence southwesterly 72.89 feet along the southeasterly line of said Garthwaite Avenue to the northeasterly terminus of that certain curve concave northeasterly and having a radius of 25 feet on the westerly line of Lot 463 of said Tract No. 9741, said curve being tangent at said northeasterly terminus to said southeasterly line of Garthwaite Avenue and tangent at its easterly terminus to the northerly line of 43rd Place, 50 feet wide, as shown on the map of said last mentioned tract; thence southwesterly in a direct line to the easterly terminus of that certain curve concave southeasterly and having a radius of 10 feet in the northwesterly line of Lot 470 of said Tract No. 9741, said curve being tangent at said easterly terminus to the southerly line of said 43rd Place and tangent at its southerly terminus to the easterly line of 11th Avenue, 70 feet wide, formerly 60 feet wide as shown on the map of said last mentioned tract; thence southwesterly 15.67 feet along said curve to said easterly line; thence southerly 200.00 feet along said easterly line of 11th Avenue, being also the westerly line and its southerly prolongation of said Lot 470, to the northeasterly terminus of that certain course having a bearing and distance of "North 45° 08' 55" West 14.17 feet" in the southwesterly line of Lot 1 of said Tract No. 9741; thence

southerly 80.00 feet to the northwesterly corner of Lot 11 of Tract No. 3813, as per map recorded in Book 59, Pages 26 and 27 of said Maps, said northwesterly corner being the intersection of the southerly line of Vernon Avenue, 70 feet wide, with the easterly line of 11th Avenue, 60 feet wide, as said intersection is shown on the map of said last mentioned tract; thence southerly 135.00 feet along the easterly line of said 11th Avenue to the easterly prolongation of the northerly line of Lot 153 of said Tract No. 3813, said northerly line being also the southerly line of an Alley, 15 feet wide, as shown on the map of said last mentioned tract; thence westerly 215.00 feet along said prolongation and along the southerly line of said Alley to the northwesterly corner of said Lot 153; thence southerly 376.00 feet along the westerly line of Lot 153 through 146, inclusive, of said Tract No. 3813, to the northwesterly corner of Lot 145 of said Tract No. 3813; thence easterly 155.00 feet along the northerly line of said Lot 145 to the westerly line of said 11th Avenue; thence southerly 90.90 feet along the westerly line of said 11th Avenue, being also the easterly line of Lots 145 and 144 of said Tract No. 3813, to the southeasterly corner of said Lot 144, being at point in northerly line of 46th Street, 44 feet wide, as shown on the map of said last mentioned tract; thence westerly 155.00 feet along the northerly line of said 46th Street to the northerly prolongation of the easterly line of Lots 146 through 157, inclusive, of Tract No. 4947, as per map recorded in Book 51, Page 97 of said Maps; thence southerly 644.00 feet along said prolongation and along said easterly line to the southeasterly corner of said Lot 157, being a point in the northerly line of the northerly roadway of 48th Street, 27 feet wide, as shown on the map of said last mentioned tract; thence southerly 80 feet to the northeasterly corner of Lot 1 of Tract No. 3365, as per map recorded in Book 38, Page 57 of said Maps, being a point on the southerly line of the southerly roadway of 48th Street, 27 feet wide as shown on the map of said last mentioned tract; thence southerly 1295.66 feet along the easterly line of Lots 1 through 15, inclusive, and the southerly prolongation thereof, and along the easterly line of Lots 16 through 23, inclusive, of said Tract No. 3365 to the southeasterly corner of said Lot 23, said southeasterly corner being also the northeasterly corner of Lot 320 of Tract No. 668, as per map recorded in Book 15, Pages 194 and 195 of said Maps; thence southerly 499.04 feet along the easterly line of Lots 320 through 315, inclusive, of said Tract No. 668 and its southerly prolongation to the centerline of 52nd Street, 60 feet wide, formerly 53rd Street as shown on the map of said last mentioned tract, said centerline of 52nd Street being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Lots 315 and 329 of said Tract No. 668; thence westerly 242.19 feet along said centerline of 52nd Street to the centerline of Crenshaw Boulevard, 180 feet wide, said centerline of Crenshaw Boulevard shown as the centerline of the Los Angeles and Redondo Railway Company Right-of-Way, 60 feet wide, on the map of said last mentioned tract; thence northerly 955.95 feet along said

centerline of Crenshaw Boulevard to the easterly prolongation of the southerly line of Lot 703 of Tract No. 5535, Sheets 5 and 6, as per map recorded in Book 83, Pages 9 and 10 of said Maps; thence westerly 257.00 feet along said easterly prolongation and along said southerly line to the southwesterly corner of said Lot 703, said southwesterly corner being a point on the westerly boundary of the City of Los Angeles, as established April 17, 1930 by Ordinance No. 66,107 of said City, on file in the office of the City Clerk of said City; thence along the general westerly and southwesterly boundary lines of said City Boundary the following eight courses:

- 1) Northerly 241.42 feet to the northwesterly corner of Lot 706 of said Tract No. 5535, Sheets 5 and 6, in the southerly line of Westmount Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence
- 2) Northeasterly 62.50 feet to the southwesterly corner of Lot 707 of said Tract No. 5535, Sheets 5 and 6, in the northerly line of said Westmount Avenue; thence
- 3) Northerly 540.00 feet to the northwesterly corner of Lot 715 of said Tract No. 5535, Sheets 5 and 6, in the southerly line of 48th Street, 80 feet wide, as shown on the map of said last mentioned tract; thence
- 4) Northerly 80 feet to the point of intersection of the northerly line of 48th Street with a line parallel with and distant 10 feet westerly, measured at right angles, from the westerly line of Lot 1, Tract No. 8864, as per map recorded in Book 114, Pages 83 and 84 of said Maps; thence
- 5) Northerly and parallel with the westerly line of said Lot 1, a distance of 500.48 feet to a point in a line parallel with and distant 10 feet westerly, measured at right angles, from the southerly prolongation of the westerly line of Lot 17 of said Tract No. 8864; thence
- 6) Northerly and parallel with said westerly line of Lot 17, a distance of 216.71 feet to a point in the southerly line of Brynhurst Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence
- 7) Northerly 60.1 feet, more or less, to the point of intersection of the northerly line of said Brynhurst Avenue with a curve concentric with and distant 130 feet southwesterly, measured radially, from that certain curve in the southwesterly line of Angeles Mesa Drive, 100 feet wide (now Crenshaw Boulevard), shown on the map of Tract No. 8175, recorded in Book 107, Pages 36 and 37 of said Maps, as having a length of 438.68 feet and a radius of 1350 feet; thence

- 8) Northwesterly 362 feet, more or less, along said concentric curve, to the westerly terminus of that certain course in the southerly boundary of Lot A of said Tract No. 8175, shown on the map of said Tract No. 8175 as having a length of 88.06 feet and a bearing of North 89° 43' 35" East, said last mentioned point being also in the southerly boundary of the City of Los Angeles as said southerly boundary existed July 1, 1929; thence

continuing along the general westerly and southwesterly boundary lines of the City of Los Angeles as established July 27, 1922 by Ordinance No. 43,938 of said City, northwesterly an arc distance of 74.29 feet along the northwesterly prolongation of said concentric curve, as shown on the map of said Tract No. 8175 to the southeasterly line of Vernon Avenue, 100 feet wide, as shown on the map of said last mentioned tract; thence continuing northwesterly an arc distance of 101.02 feet along the northwesterly prolongation of said concentric curve to the northwesterly line of said Vernon Avenue at the most southerly corner of Lot 29 of Tract No. 8900, as per map recorded in Book 116, Pages 49 and 50 of said Maps; thence continuing northwesterly an arc distance of 123.35 feet along the northwesterly prolongation of said concentric curve, being the Boundary line of the City of Los Angeles, as shown on the map of said last mentioned tract, and being also the curved southwesterly line of said Lot 29, to the most westerly corner of said Lot 29, being a point in the southeasterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence continuing northwesterly along the northwesterly prolongation of said concentric curve to the southeasterly terminus of that certain curve, concave southwesterly, having a radius of 1220 feet and an arc distance of 42.91 feet in the curved northwesterly line of Lot 31 of said Tract No. 8900, said curved northwesterly line being also the southwesterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence northwesterly an arc distance of 42.91 feet along said certain curve, and said southwesterly boundary line to the beginning of a tangent curve in the southwesterly line of said Alley, concave northeasterly and having a radius of 1254.23 feet; thence northwesterly an arc distance of 456.20 feet along said last mentioned curve and said southwesterly boundary line; thence continuing northwesterly 496.40 feet along said southwesterly boundary line and along the southwesterly line of said Alley, to the beginning of a tangent curve, concave northeasterly and having a radius of 1680 feet; thence northwesterly an arc distance of 197.11 feet along said curve and said southwesterly boundary line to the most northerly corner of Lot 52 of said Tract No. 8900; thence continuing along said southwesterly and westerly boundary lines, northwesterly and northerly along the northwesterly and northerly prolongation of said last mentioned curved southwesterly line of said Alley, 20 feet wide, to the most easterly corner of Lot 7 of Tract No. 10750, as per map recorded in Book 183, Pages 17 to 22, inclusive, of said Maps; thence continuing northwesterly an arc distance of 135.51

feet along said northwesterly prolongation being the northeasterly line of Lots 7 through 5, inclusive, of said Tract No. 10750, to the most northerly corner of said Lot 5, being also the most easterly corner of Lot 14 of Tract No. 10900, as per map recorded in Book 189, Pages 6 and 7 of said Maps; thence continuing northerly an arc distance of 329.07 feet along said northwesterly prolongation to the most northerly corner of Lot 10 of said Tract No. 10900, being a point in the southeasterly line of Stocker Street, of variable width, formerly Stocker Avenue, 80 feet wide as shown on the map of said last mentioned tract; thence leaving said general westerly and southwesterly boundary lines per said Ordinance No. 43,938 and continuing along the general southeasterly boundary of the City of Los Angeles as established September 18, 1946 by Ordinance No. 90,605 of said City, southwesterly 388.39 feet along the southeasterly line of said Stocker Avenue, to the beginning of a tangent curve, concave southeasterly and having a radius of 510 feet as shown on the map of said last mentioned tract; thence southwesterly an arc distance of 286.89 feet along said curve to the northeasterly terminus of that certain course having a bearing and distance of "North 32° 06' 30" East 16.85 feet" in the northwesterly line of Lot 5 of said Tract No. 10900; thence southwesterly 16.85 feet along said certain course; thence continuing southwesterly 117.90 feet along the southwesterly prolongation of said last mentioned certain course to the beginning of a tangent curve concave northwesterly and having a radius of 1040 feet as shown on the map of said Tract No. 10750; thence southwesterly an arc distance of 35.09 feet along said curve to the westerly terminus of that certain curve in the southeasterly line of said Stocker Street, shown as concave southerly, having a radius of 20 feet and an arc distance of 46.11 feet in the northerly line of Lot 29 of said Tract No. 10750; thence continuing along said general southeasterly boundary line, northwesterly in a direct line to a point in the curved northwesterly line of Stocker Street, 80 feet wide, as shown on the map of Tract No. 13258, recorded in Book 319, Pages 3 to 5, inclusive, of said Maps, and as described in the deed to the County of Los Angeles, recorded in Book 13445; Page 197 of Official Records, in said office of the County Recorder of said County, said point being the southwesterly terminus of a curve concave westerly and having a radius of 20 feet, said curve being tangent at its northwesterly terminus to the southeasterly line of Santa Rosalia Drive, 80 feet wide, as shown the map of said Tract No. 13258 and tangent at its southwesterly terminus to said curved northwesterly line of Stocker Street; thence leaving said general southeasterly boundary line per said Ordinance No. 90,605 and continuing along the general southerly boundary of the City of Los Angeles as established April 22, 1948 by Ordinance No. 93,003 of said City, southwesterly along said curved northwesterly line of Stocker Street, 80 feet wide, as described in said above mentioned deed and in the deed to the County of Los Angeles, recorded in Book 14988, Page 83 of said Official Records, being a curve concave northwesterly and concentric with and distant 40 feet northerly, measured radially, from that certain curve in the centerline of

said two last mentioned deeds, described as having a radius of 1000 feet and an arc distance of 602.50 feet, to a radial line passing through the southwesterly terminus of said curve in said centerline of Stocker Street; thence southwesterly 147.37 feet along a line parallel with and distant northwesterly 40 feet, measured at right angles, from that certain course in the centerline of said deed recorded in Book 14988, Page 83 described as having a bearing and distance of "North 66° 44' 00" East 147.37 feet" in said deed; thence southwesterly an arc distance of 285.13 feet along a curve concave southeasterly, tangent to said last mentioned course in the northwesterly line of Stocker Street and concentric with and distant 40 feet northwesterly, measured radially, from that certain curve in the centerline of said last mentioned deed described as having a radius of 1000 feet and an arc distance of 274.16 feet; thence southwesterly tangent to said last mentioned course in the northwesterly line of Stocker Street to the southeasterly terminus of that certain course described as having a bearing and distance of "South 65° 04' 49" East 42.61 feet" in the southwesterly line of the deed to Harvey Wm. Glasser, recorded December 29, 1987 as Instrument No. 87-2041540 of said Official Records; thence leaving said general southerly boundary line per said Ordinance No. 93,003, northwesterly 42.61 feet along said last mentioned certain course to the northwesterly terminus thereof; thence northeasterly 41.57 feet along that certain course described as having a bearing and distance of "South 33° 00' 00" West 146.74 feet" in the northwesterly line of said last mentioned deed, to the southwesterly terminus of that certain course shown as having a bearing and distance of "South 33° 00' 00" West 105.17 feet" on the southeasterly line of Don Tomaso Drive, 42 feet wide, formerly El Tomaso Place as shown on the map of Tract No. 14641, recorded in Book 386, Pages 11 to 13, inclusive, of said Maps; thence northwesterly 42.66 feet to the southwesterly terminus of that certain course having a bearing and distance of "South 33° 00' 00" West 112.64 feet" in the northwesterly line of Don Tomaso Drive as shown on the map of said last mentioned tract; thence northeasterly 112.64 feet along said last mentioned certain course in said northwesterly line to the northeasterly terminus thereof, being the beginning of a tangent curve concave westerly and having a radius of 177 feet; thence northeasterly, northerly and northwesterly along said curve, being the northwesterly, westerly and southwesterly line of said Don Tomaso Drive, through a central angle of 72° 35' 58" an arc distance of 224.28 feet to the southwesterly prolongation of the northwesterly line of the land described in said deed to Glasser; thence northeasterly 207.56 feet along said southwesterly prolongation and along said northwesterly line to the most northerly corner of said last mentioned deed, being a point in the southwesterly line of Don Felipe Drive, 60 feet wide, formerly Dumont Drive as shown on the map of Tract No. 14645, recorded in Book 350, Pages 1 to 4, inclusive, of said Maps; thence northwesterly 19.50 feet along said southwesterly line of Don Felipe Drive (said southwesterly line being the northeasterly line of Lot 62 as shown on the map of said last mentioned Tract),

to the southeasterly terminus of that certain curve concave southwesterly and having a radius of 975 feet in said southwesterly line as shown on the map of said last mentioned tract; thence northwesterly along said certain curve to the southwesterly prolongation of that certain course described as having a bearing and distance of "South 48° 13' 56" West 204.39 feet" in the deed to Consolidated Realty Board, Inc. recorded July 17, 1972 as Instrument No. 571 in Book D5533, Pages 380 and 381 of said Official Records; thence northeasterly along said prolongation and along said last mentioned certain course to the northeasterly terminus thereof, being a point in the southwesterly line of Lot 17 of Tract No. 24682, as per map recorded in Book 651, Pages 45 and 46 of said Maps; thence southeasterly 23.04 feet along said southwesterly line to the most southerly corner of said Lot 17; thence northeasterly 298.37 feet along the southeasterly line of Lots 17 and 5 of said Tract No. 24682 to the most easterly corner of said Lot 5, being a point in the westerly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence northwesterly an arc distance of 122.76 feet along the westerly line of said Alley, being a curve concave northeasterly and having a radius of 1000 feet; thence continuing northerly 200.08 feet tangent to said last mentioned curve along said westerly Alley line to an angle point in said westerly Alley line; thence continuing northerly 166.28 feet, along said westerly Alley line to the most northerly corner of Lot 11 of said Tract No. 24682, being a point on the southeasterly line of Tract No. 16707, as per map recorded in Book 382, Pages 42 and 43 of said Maps, said southeasterly line being a curve concave southeasterly and having a radius of 1074.41 feet as shown on the map of said Tract No. 16707; thence southwesterly 18.72 feet along said southeasterly line to the southeasterly terminus of that certain course in the northeasterly line of Lot 9 of said Tract No. 16707, having a bearing and distance of "South 34° 47' 21" East 20.13 feet" as shown on the map of said last mentioned tract; thence northwesterly 20.13 feet along said certain course, being the southwesterly line of that certain Alley lying northeasterly of said northeasterly line of Lot 9, to the northwesterly terminus of said certain course, being the beginning of a non-tangent curve concave westerly and having a radius of 20 feet; thence northeasterly, northerly and northwesterly along said curve and said Alley line through a central angle of 89° 05' 30" an arc distance of 31.10 feet to a point in the most northeasterly line of said Lot 9, said most northeasterly line being also the southwesterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence northwesterly 345.17 feet tangent to said last mentioned curve along said southwesterly Alley line to the northeasterly corner of Lot 3 of said Tract No. 16707 being a point in the southerly line of Marlton Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence northwesterly 67.2 feet, more or less, to a point in the northerly line of said Marlton Avenue at the most southerly corner of Lot 37 of said Tract No. 14645, being a point in the southwesterly line of an Alley, 20 feet wide, as

shown on the map of said last mentioned tract; thence northwesterly an arc distance of 186.58 feet along that certain curve concave southwesterly and having a radius of 1360 feet in said southwesterly Alley line as shown on the map of said last mentioned tract, to the northwesterly terminus thereof; thence northwesterly 40.50 feet to an angle point in the northeasterly line of Lot 33 of Tract No. 14989, as per map recorded in Book 356, Pages 35 to 37, inclusive, of said Maps, at the southeasterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence northwesterly an arc distance of 169.21 feet along that certain curve concave southwesterly and having a radius of 1360 feet in said southwesterly Alley line as shown on the map of said last mentioned tract, to the most northerly corner of said Lot 33, being a point in the southeasterly line of Somerset Drive, 60 feet wide, as shown on the map of said last mentioned tract; thence northwesterly 60 feet, more or less, along the northwesterly prolongation of said last mentioned southwesterly Alley line to the northwesterly line of said Somerset Drive, said northwesterly line being also the southeasterly line of Lots 3, 2 and 1 of said Tract No. 14989; thence northeasterly along the northwesterly line of said Somerset Drive, being a curve concave northwesterly and having a radius of 650 feet to the southwesterly terminus of that certain course having a bearing and distance of "North 28° 30' 32" East 34.88 feet" as shown on the map of said last mentioned tract; thence northeasterly 34.88 feet tangent to said last mentioned curve along said certain course, to the northeasterly terminus thereof, being the beginning of a tangent curve concave westerly and having a radius of 20 feet; thence northeasterly, northerly and northwesterly along said curve through a central angle of 85° 01' 41" an arc distance of 29.68 feet to a point in the southwesterly line of Santa Rosalia Drive, 80 feet wide, formerly 70 feet wide as shown on the map of said last mentioned tract at the beginning of a tangent curve concave southwesterly and having a radius of 1520 feet; thence northwesterly an arc distance of 121.90 feet along the curved southwesterly line of said Santa Rosalia Drive, to the most northerly corner of said Lot 1 of said Tract No. 14989; thence continuing northwesterly an arc distance of 20 feet, more or less along said curve of radius 1520 feet in said southwesterly line of Santa Rosalia Drive to the most easterly corner of Lot 1 of Tract No. 14763, as per map recorded in Book 312, Pages 34 to 38, inclusive, of said Maps; thence continuing northwesterly 128.17 feet along said curve of radius 1520 feet in said southwesterly line of Santa Rosalia Drive to the northwesterly terminus thereof as shown on the map of said last mentioned tract; thence northwesterly along the northwesterly prolongation of said curved southwesterly line of Santa Rosalia Drive to an intersection with the southerly prolongation of the curved westerly line of Lot 40 of said Tract No. 14763, said curved westerly line being also the westerly line of Buckingham Road, 84 feet wide; thence northerly along said last mentioned prolongation to the southerly terminus of that certain curve concave westerly and having a radius of 458 feet as shown on the map of said last mentioned tract; thence northerly

an arc distance of 206.81 feet along the curved westerly line of said Lot 40 and said Buckingham Road; thence continuing northerly 99.80 feet tangent to said last mentioned curve along the westerly line of said Lot 40 and said Buckingham Road, to the beginning of a tangent curve concave easterly and having a radius of 542 feet; thence northerly an arc distance of 487.87 feet along said curve in the westerly line of said Lot 40 and said Buckingham Road to the most easterly corner of Lot 15 of Tract No. 19873, as per map recorded in Book 511, Pages 24 and 25 of said Maps, being a point in the southwesterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned tract; thence northwesterly 809.93 feet along the southwesterly line of said Alley to the most northerly corner of Lot 27 of said Tract No. 19873, being a point in the southeasterly line of Hillcrest Drive, 80 feet wide, as shown on the map of said last mentioned tract; thence northwesterly 80.00 feet to a point in the northwesterly line of said Hillcrest Drive at the most southerly corner of Lot 80 of Tract No. 19268, as per map recorded in Book 495, Pages 29 to 34, inclusive, of said Maps; thence northeasterly 122.81 feet along the northwesterly line of said Hillcrest Drive to the southwesterly terminus of that certain curve concave westerly and having a radius of 20 feet in the easterly line of said Lot 80 as shown on the map of said last mentioned Tract; thence northeasterly, northerly and northwesterly along said curve through a central angle of 90° 00' 00" an arc distance of 31.42 feet to the northwesterly terminus of said curve in the southwesterly line of Martin Luther King, Jr. Boulevard, 162 feet wide, formerly Santa Barbara Avenue as shown on the map of said last mentioned tract; thence northwesterly 994.1 feet, more or less, along the southwesterly line of said Martin Luther King, Jr. Boulevard and its northwesterly prolongation to a point that is perpendicular to said southwesterly line and which passes through the most westerly corner of Lot 2 of Tract No. 23773, as per map filed in Book 754, Pages 14 and 15 of said Maps; thence northeasterly 162.00 feet along said perpendicular line to said most westerly corner of said Lot 2, being also a point in the northeasterly line of said Martin Luther King, Jr. Boulevard; thence easterly 399.01 feet along the northerly line of said Lot 2 to a point in the northwesterly line of Coliseum Street, 80 feet wide, as shown on the map of said Tract No. 23773; thence southeasterly 81.52 feet to a point in the southeasterly line of said Coliseum Street at the northeasterly terminus of that certain course having a bearing and distance of "North 37° 03' 35" East 151.59 feet" in the northwesterly line of Lot 1 of Tract No. 15825, as per map recorded in Book 360, Pages 38 and 39 of said Maps; thence southwesterly 151.59 feet along the southeasterly line of said Coliseum Street along said certain course, to the most westerly corner of said Lot 1; thence southeasterly 87.77 feet along the southwesterly line of said Lot 1 to an angle point therein; thence continuing southeasterly 229.22 feet along said southwesterly line to an angle point in said Lot 1; thence easterly 524.03 feet along the southerly line of said Lot 1 to the southeasterly corner thereof, being the beginning of a non-tangent

curve concave westerly and having a radius of 777.28 feet; thence northerly along said curve along the easterly line of said Lot 1, through a central angle of $15^{\circ} 38' 10''$ an arc distance of 212.12 feet; thence northerly 139.74 feet along the easterly line of Lots 1 and Lot 2 of said Tract No. 15825 to the northeasterly corner of said Lot 2, said northeasterly corner being a point on the centerline of Coliseum Street, 60 feet wide, as shown on the map of said last mentioned tract; thence easterly 10.02 feet along said centerline to the northerly prolongation of the westerly line of Lot 206 of Tract No. 12530, as per map recorded in Book 247, Pages 47 to 50, inclusive, of said Maps; thence southerly 139.74 feet along said northerly prolongation and along the westerly line of said Tract No. 12530 to the beginning of a tangent curve concave westerly and having a radius of 787.28 feet; thence southerly and southwesterly along said curve and along the westerly and northwesterly line of said Tract No. 12530, through a central angle of $37^{\circ} 04' 10''$ an arc distance of 509.36 feet; thence southwesterly 128.00 feet along said northwesterly line of Tract No. 12530 to the most westerly corner of Lot 220 of said last mentioned tract, said most westerly corner being a point on the northeasterly line of Martin Luther King, Jr. Boulevard, of variable width, formerly Santa Barbara Avenue, 147 feet wide, as shown on the map of said last mentioned tract; thence southeasterly 2,194.90 feet along the northeasterly line of said Martin Luther King, Jr. Boulevard to the westerly terminus of that certain curve concave northerly and having a radius of 15 feet in the southerly line of Lot 14 of Tract No. 12604, as per map recorded in Book 254, Pages 29 and 30 of said Maps; thence easterly along said certain curve through a central angle of $90^{\circ} 00' 00''$ an arc distance of 23.56 feet to the northeasterly terminus thereof in the northwesterly line of Marlton Avenue, of variable width, formerly 60 feet wide as shown on the map of said last mentioned tract; thence northeasterly 113.00 feet along said northwesterly line of Marlton Avenue to the beginning of a tangent curve concave northwesterly and having a radius of 2,997.18 feet as shown on the map of said last mentioned tract; thence northeasterly along said curve along said northwesterly line of Marlton Avenue, through a central angle of $13^{\circ} 23' 44''$ an arc distance of 700.73 feet to the southerly terminus of that certain curve concave southwesterly and having a radius of 15 feet in the northeasterly line of Lot 1 of said Tract No. 12604, as shown on the map of said Tract; thence northerly in a direct line to the southeasterly corner of Lot 23 of Tract No. 12120, as per map recorded in Book 232, Pages 28 to 30, inclusive, of said Maps, said southeasterly corner being the intersection of the northerly line of 39th Street, 60 feet wide, formerly 30 feet wide, with the westerly line of an Alley, 20 feet wide, as said intersection is shown on the map of said last mentioned tract; thence northerly 234.47 feet along the westerly line of said Alley to the beginning of a tangent curve therein concave easterly and having a radius of 660 feet; thence northerly and northeasterly an arc distance of 289.90 feet along said curve along the westerly line of said Alley; thence northeasterly 73.00 feet tangent to said last mentioned

curve along the westerly line of said Alley to the northeasterly corner of Lot 34 of said Tract No. 12120, said northeasterly corner being the intersection of the southerly line of Coliseum Place 58, feet wide, with the northwesterly line of said Alley, as said intersection is shown on the map of said last mentioned tract; thence northerly in a direct line to the southeasterly corner of Lot 35 of said Tract No. 12120, said southeasterly corner being the intersection of the northerly line of said Coliseum Place with the westerly line of an Alley, 20 feet wide, as said intersection is shown on the map of said last mentioned tract; thence northerly 622.15 feet along the westerly line of said Alley and its northerly prolongation to the centerline of Coliseum Street, 60 feet wide, as said centerline is shown on the map of said Tract No. 12120; thence easterly 230.00 feet along said centerline to the point of beginning.

EXCEPT THEREFROM that portion of said land included within the Crenshaw Redevelopment Project, adopted May 9, 1984 by the City Council of the City of Los Angeles, in Ordinance No 158,933, on file in the office of the City Clerk of said City, and as described in the description of the Original Project Area recorded with the Office of the County Recorder of the County of Los Angeles pursuant to California Health and Safety Code Section 33373 on May 14, 1984 as Document Number 84-576981.

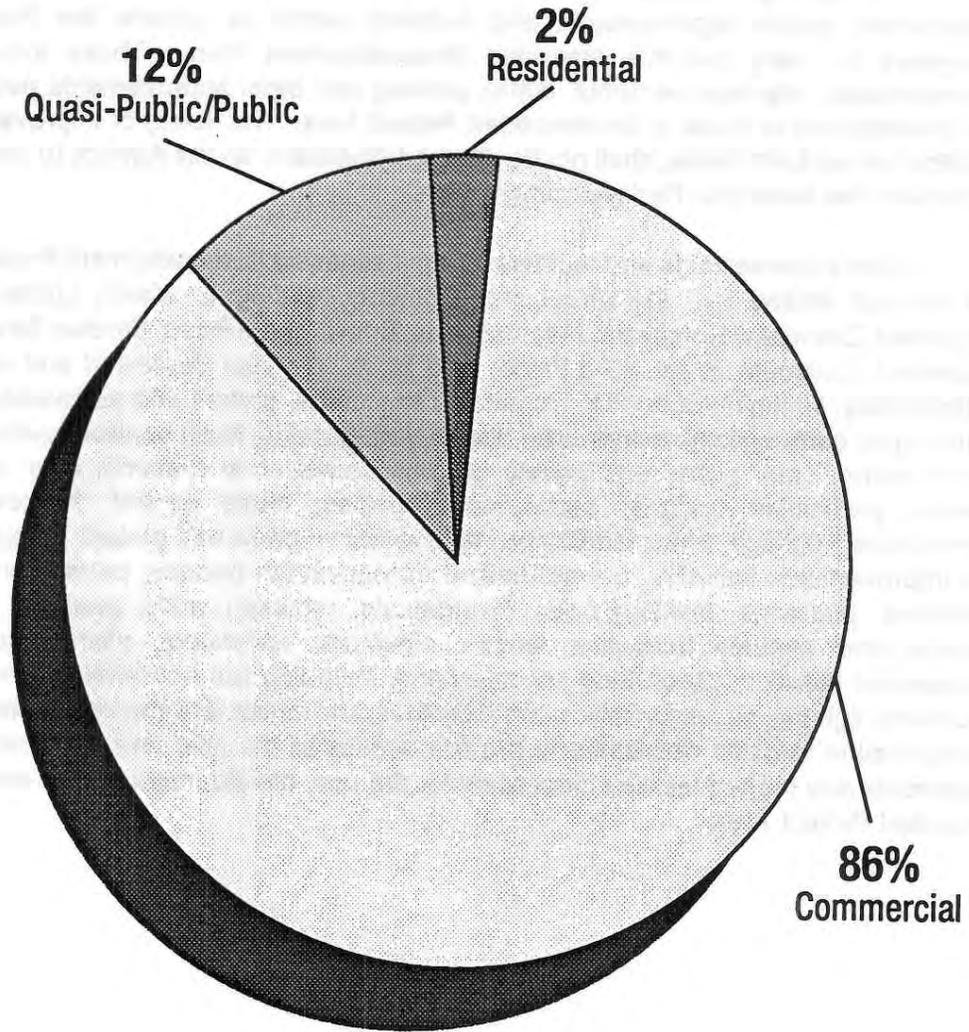
ATTACHMENT "C"

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES FOR EXPANSION PROJECT AREA

The Agency is authorized to install and construct, or cause to be installed and constructed, public improvements and facilities (within or outside the Project Area) necessary to carry out this Amended Redevelopment Plan. These include street improvements, site improvements, public parking and other improvements necessary for the development and use of the Amended Project Area. The listing of improvements and facilities, as set forth below, shall not be deemed limitations on the Agency to carry out and implement the Amended Redevelopment Plan.

Such improvements and facilities for the Crenshaw Redevelopment Project, include but are not limited to: (1) Street improvements relating to Martin Luther King, Jr., Boulevard, Crenshaw Boulevard, Hillcrest Drive, Buckingham Road, Stocker Street, Leimert Boulevard, Coliseum Street, 43rd Place, 43rd Street, Degnan Boulevard and other public rights-of-way, including construction; resurfacing, curbs, gutters and sidewalks; electrical, natural gas, communication and water distribution systems, flood control facilities; sewers; storm drains; other public and private pipeline conveyance systems; over- and under-passes; pedestrian bridges; pedestrian amenities; traffic control devices; lighting; signalization; signage; trees; landscape improvements; parks and plazas; playgrounds; (2) site improvements including but not limited to, pedestrian bridges, pedestrian ways and amenities, platforms, building pads, foundations, retaining walls, grading, demolition, security and security hardware, fences, elevators, escalators, plazas, cultural and recreational facilities; (3) parking improvements including but not limited to surface lots, structures, lighting, signage, traffic control devices, and landscape improvements; (4) public transportation facilities necessary to provide access to the site; and (5) other incidental easements and related facilities necessary for the use, development and/or access to the Amended Project Area.

Limitation on Type, Size and Height of Buildings

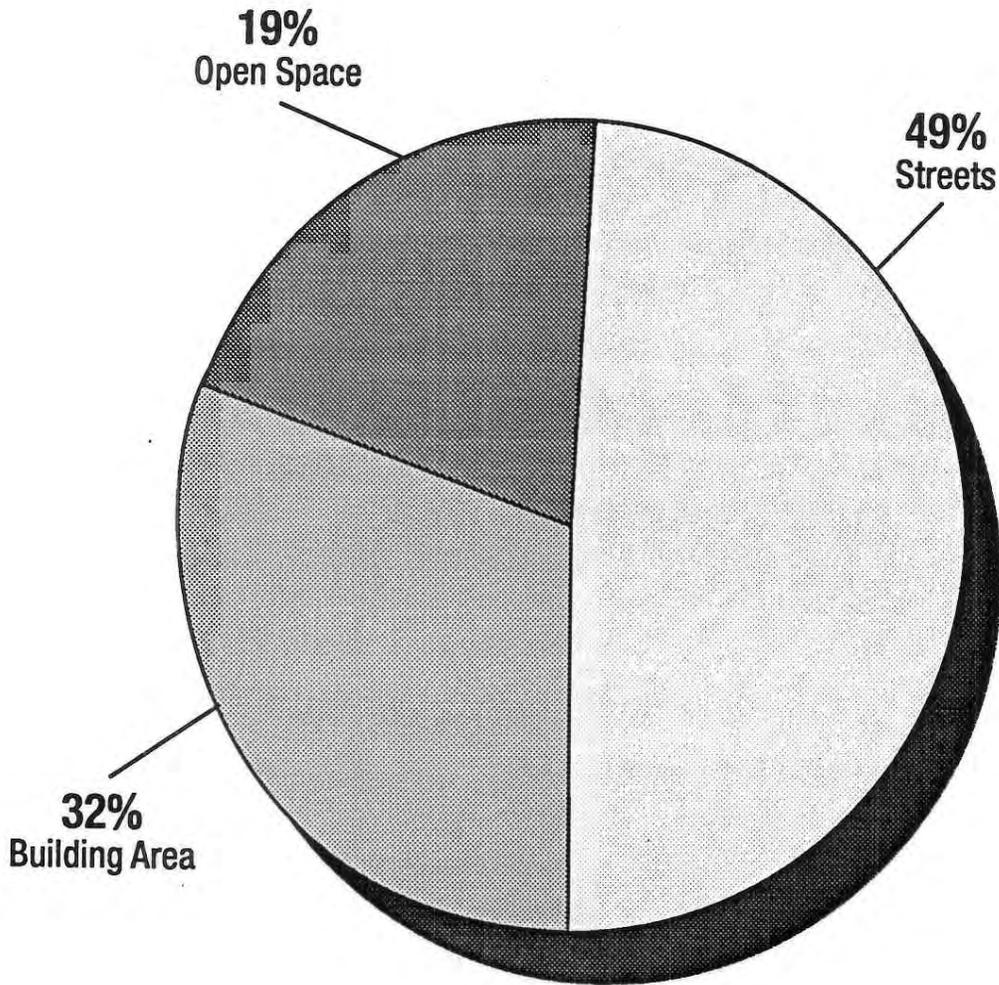


Percentage of Building Type

Notes:

1. Percentages are approximate and the ultimate percentages may vary based on the fulfillment of plan objectives.
2. All development plans are subject to the review and approval of the Agency.
3. Building type, size and height are governed by all applicable Federal, State and local ordinances and regulations.

Diagram Illustrating Approximate Amount of Open Space



Notes:

1. Percentages are approximate.
2. "Open Space" means areas generally maintained as the area between buildings.
3. "Building Area" means land area devoted to buildings.