

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

**AMENDED AND RESTATED REDEVELOPMENT PLAN
FOR THE
PICO-UNION REDEVELOPMENT PROJECT AREA NO. 2**

**Original Redevelopment Plan Adopted on November 24, 1976
by Ordinance No. 149,040
Amendment to Original Redevelopment Plan Adopted on December 22, 1994
by Ordinance No. 170,207 (Pursuant to Assembly Bill 1290)
Amended and Restated Redevelopment Plan adopted on May 9, 2001
by Ordinance No. 173,975**

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EXHIBITS

- Exhibit No. 1 AMENDED REDEVELOPMENT PLAN MAP
- Exhibit No. 2 LEGAL DESCRIPTION OF PROJECT AREA
- Exhibit No. 3 PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES
PROJECTS
- Exhibit No. 4 DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE AND
HEIGHT OF BUILDINGS
- Exhibit No. 5 DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN
SPACE

AMENDED AND RESTATED REDEVELOPMENT PLAN
PICO-UNION REDEVELOPMENT PROJECT AREA NO. 2

§ 100. INTRODUCTION

§ 101. Contents of the Amended Plan

This is the Amended and Restated Redevelopment Plan (the "Amended Plan") for the Pico-Union Redevelopment Project Area No. 2 (the "Project Area") in the City of Los Angeles (the "City"), County of Los Angeles. This Amended Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles, California and the Project Area Committee for the Pico-Union Redevelopment Project Area No. 2 pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code § 33000, *et seq.*), the California Constitution, and all applicable local codes and ordinances.

The Original Redevelopment Plan for the Project Area was adopted by the City Council of the City on November 24, 1976 by Ordinance No. 149040, and was amended on December 20, 1994 by Ordinance No. 170207. The intention and purpose of this Amended Plan is to: extend the life of the Amended Plan, extend the time in which the Agency may exercise its powers of eminent domain within the Project Area, increase the tax increment spending limitations of the Amended Plan, and to include new statutory provisions which have become effective since the adoption of the Original Redevelopment Plan. This Amended Plan replaces and supersedes the Original Redevelopment Plan as amended.

This Amended Plan consists of text (§§ 100-1100), the Amended Redevelopment Plan Map (attached as Exhibit No. 1), the Legal Description of the Project Area Boundaries (attached as Exhibit No. 2), the Proposed Public Improvements and Facilities Projects (attached as Exhibit No. 3), the Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings (attached as Exhibit No. 4), and the Diagram Illustrating Approximate Amount of Open Space (attached as Exhibit No. 5).

§ 102. Consistency With General Plan and Community Plan

The proposed redevelopment of the Project Area as described in this Amended Plan is consistent with the General Plan of the City, including the Westlake and the South Central Community Plans, as they now exist on the date of adoption of this Amended Plan, or as they may be hereafter amended. In the event that the City's General Plan and/or the applicable Community Plans are amended to change the land uses permitted within the Project Area, the uses specified for the Project Area in the General Plan and/or the Community Plans, as so amended, shall supersede the land use designations in this Amended Plan.

§ 103. Preliminary Plan

This Amended Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on July 27, 1995, under Case No. C.P.C. 95-0237.

§ 104. Agency Powers, Duties and Obligations for Implementation of Amended Plan

This Amended 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 Project Area. This Amended Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. This Amended Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Original Redevelopment Plan and on the adoption date of this Amended Plan. This shall not be construed to limit the powers or duties of the Agency under the Community Redevelopment Law, which powers and duties shall be governed by the Community Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

§ 200. GENERAL DEFINITIONS

The following definitions will govern the construction of this Amended Redevelopment Plan unless the context otherwise requires:

1. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
2. "City" means the City of Los Angeles, California.
3. "County" means the County of Los Angeles, California.
4. "Eminent domain" means the court ordered acquisition of property by the Agency pursuant to the Eminent Domain Law (Title 7 of Part III of the California Code of Civil Procedure, commencing with Section 1230.010).
5. "Map" means the Amended Redevelopment Plan Map, attached hereto as Exhibit No. 1.
6. "Participant" means an owner, operator of a business or tenant of any real property within the Project Area that enters into a binding agreement with the Agency by which the owner, operator of a business or tenant agrees to rehabilitate, develop or use the property in conformance with this Amended Redevelopment Plan and to be subject to the provisions hereof.
7. "Participation" means the rehabilitation, development or use of property within the Project Area by a Participant pursuant to a binding agreement with the Agency.
8. "Person" means any individual, or any public or private entity.
9. "Plan" or "Amended Plan" means the Amended Redevelopment Plan for the Pico-Union Redevelopment Project Area No. 2.
10. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.

11. "Project" means the Pico-Union Redevelopment Project Area No. 2.
12. "Project Area" means the area included within the boundaries of the Pico-Union Redevelopment Project Area No. 2, as depicted in the Amended Redevelopment Plan Map attached as Exhibit No. 1.
13. "Project Area Committee" (hereinafter referred to as the PAC) is the legally elected and City Council approved citizens' committee for the Pico-Union Redevelopment Project Area No. 2.
14. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 *et seq.*).
15. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are illustrated on the Amended Redevelopment Plan Map attached hereto as Exhibit No. 1, and are described in the Legal Description of the Project Area Boundaries attached hereto as Exhibit No. 2.

§ 400. AMENDED REDEVELOPMENT PLAN OBJECTIVES

The objectives of this Amended Plan with respect to the Project Area are as follows:

1. To encourage the involvement and participation of residents, business persons, and community organizations within the Project Area in a coordinated revitalization design to meet the diverse needs of the area.
2. To retain by means of rehabilitation as many existing residences and businesses as possible.
3. To eliminate and prevent the spread of blight and deterioration and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area in accordance with this Amended Plan and the annual work program and the applicable Community Plan.
4. To remove structurally substandard buildings not feasible for rehabilitation, allowing the use of the land for new development.
5. To improve environmental deficiencies, including among others, substandard alleys, and public and recreational facilities.
6. To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and disabled groups in the community, and promote opportunities for home ownership, maximizing the opportunity for individual choice.
7. To preserve historical monuments and structures, where possible, through maintenance and preservation, and through the establishment of historic districts,

zoning restrictions and other mechanisms to deter demolition and promote the adaptive re-use of historic structures.

8. To assist in the provision of public service facilities including, but not limited to community centers, libraries, senior citizen centers, child care facilities, youth centers, parks, and recreation facilities through land acquisition and other means, and to coordinate the phasing of street lighting and public improvements with private development.
9. To achieve changes in land use through the development of public service centers, shopping facilities and residential developments.
10. To remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
11. To achieve an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of this Amended Plan.
12. To encourage the preservation and enhancement of the varied and distinctive residential character of the community.
13. To promote and encourage the economic well being of the Project Area through the adaptive re-use of historical resources and the revitalization of viable commercial areas.
14. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; to encourage the expansion and improvement of public transportation service in coordination with other public improvement projects.
15. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity.
16. To develop safeguards against noise and pollution and to enhance the quality of the residential/commercial community.
17. To promote and preserve the interest and well-being of all who live, work, own property, serve and do business within the Project Area.
18. To conform all aspects of this Amended Plan with the General Plan of the City of Los Angeles.
19. To conform all aspects of this Amended Plan with the Building Codes of the City of Los Angeles and encourage enforcement by appropriate public bodies.

§ 500. PROPOSED REDEVELOPMENT ACTIONS

To accomplish the objectives of this Amended Plan as set forth in Section 400, the Agency proposes to implement this Plan to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
2. Demolition or removal of buildings and/or improvements;
3. Acquisition of real property;
4. Provision of relocation assistance to displaced residential and non-residential occupants;
5. Rehabilitation, development or construction of low- and moderate-income housing;
6. Installation, construction, or reconstruction of streets, utilities, and other public facilities and improvements;
7. Provision of certain temporary Project improvements including installation or construction of temporary parks and playgrounds and temporary construction or reconstruction work of publicly owned streets and utility lines when such work is determined to further the objectives of 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. Participation by owners and tenants remaining in or re-entering the Amended Project Area; and
11. Other actions as appropriate to accomplish the objectives of this Amended Plan.

§ 501. Rehabilitation and Conservation; Preservation and Retention; and Moving of Structures (Purpose and Standards)

It shall be the purpose of this Amended Plan to allow for the retention of as many existing residents' homes and businesses as possible and to add to the economic life of these homes and businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency and the City will conduct a program of assistance to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City Codes and/or the rehabilitation standards to be adopted by the Agency.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

1. The rehabilitation of the structure must be compatible with land uses as provided for in this Amended Plan;
2. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with City Codes and/or the rehabilitation standards adopted by the Agency;
3. The rehabilitation must not conflict with the expansion of public facilities, improvements and structures; and
4. The rehabilitation must not conflict with the assemblage of land and its development in accordance with this Amended Plan.

§ 502. Rehabilitation and Conservation; Preservation and Retention

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Amended Plan and the Participation Agreement, the real property or any interest therein may be acquired by the Agency if acquisition funds are available, and sold or leased for rehabilitation or development in accordance with this Amended Plan.

The Project Area contains numerous buildings and groups of buildings with architectural and historical significance, examples of which include the Alvarado Terrace and Bonnie Brae Historic Districts, both of which are listed on the National Register of Historic Places. These districts represent the history of the Project Area and are an important resource to preserve. Such buildings and the districts they form can provide a basis for the revitalization of the Project Area. The Agency shall develop historic preservation incentives in coordination with other City departments. Such incentives may include technical assistance and funding programs.

§ 503. Moving of Structures

As necessary in carrying out this Amended Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

§ 504. Participation by Owners and Tenants

§ 505. Opportunities for Owners and Tenants

Persons who reside in the Project Area shall be given the opportunity to retain or obtain on a preferential basis over nonresidents: (i) any standard dwelling units; (ii) any non-standard dwelling units capable of being rehabilitated; or (iii) any land or parcel in the Project Area to be rehabilitated or developed in conformance with this Amended Redevelopment Plan.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area, to re-enter in business within the Project Area if they otherwise meet the requirements prescribed in this Amended Plan. The Agency shall also extend reasonable preferences to other owners and tenants, including but not limited to homeowners and landlords, in the Project Area to re-enter within the Project Area if they otherwise meet the requirements prescribed in this Amended Plan. Business, residential, institutional and semi-public owners and tenants shall be permitted, if they so desire, to purchase and/or develop real property in the Project Area subject to the resolution of conflicting desires among participants pursuant to the rules to be promulgated pursuant to Section 506 of this Amended Plan.

Persons who are owners of residential, business, and other types of real property in the Project Area shall, as feasible, be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Area, or by selling their properties to the Agency and purchasing other properties in the Project Area.

§ 506. Rules for Participation Opportunities, Priorities and Preferences

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project Area, the Agency in consultation with the PAC shall promulgate rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences should include present occupancy in the area, length of residency or occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, participants' abilities to perform, conformity of participants' proposals with the intent and objectives of this Amended Redevelopment Plan and service to the community of the participants' proposals.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Opportunities to participate shall be provided first to owners and tenants in the Project Area without competition with persons and firms from outside the Project Area.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and/or modification of land uses; elimination and/or alteration of streets; the ability of participants to finance acquisition and development or rehabilitation in accordance with this Amended Plan; any reduction in the total number of individual parcels in the Project Area; assembly of areas for public and/or private development in accordance with this Amended Plan; and change in the orientation or character of the area.

§ 507. Participation Agreements

Each person desiring to become a Participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with this Amended Plan and to be subject to the provisions hereof. In such agreements, Participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Amended Plan applicable to their properties.

§ 508. 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 aid and cooperation of such public bodies and shall attempt to coordinate this Amended 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 Project Area. The Agency shall impose on all public bodies the planning and design controls contained in this Amended Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Amended Plan. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

§ 509. Property Acquisition

§ 510. Acquisition of Real Property

The Agency (after informing the PAC of the proposed acquisition) is authorized to acquire, but is not required to acquire, any real property located in the Project Area, by any means authorized by law, including utilization of the power of eminent domain, if one or more of the following conditions is met:

1. The building is substandard to a degree requiring clearance as demonstrated by a structural inspection of the property.
2. The building must be removed in order to eliminate an environmental deficiency, including but not limited to, incompatible land uses, small and irregular lot subdivision, inadequate street layout, or overcrowding of the land.
3. The building must be removed to provide land for needed public facilities, including among others, rights-of-way, schools, public safety facilities, protective services, community centers and recreational facilities.
4. The building must be removed in order to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities.
5. The building must be removed in order to effect a change in land use as provided for in this Amended Plan.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use 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 Plan and the owner fails or refuses to agree to participate in the redevelopment pursuant to provisions of this Amended Plan.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under that agreement. 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 real property less than full fee title.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Amended Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Amended Plan. The Agency shall make every reasonable effort to acquire real property by negotiation.

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

The Agency shall not acquire interests in oil, gas, or other mineral substances more than 500 feet from the surface, nor the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.

§ 511. Acquisition of Personal Property

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

§ 512. Property Management

During such time as any property in the 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.

The Agency shall maintain all property that it acquires for future rehabilitation in a safe and sanitary condition.

The Agency is authorized but not required, in any year during which it owns property in the Project Area, to pay directly to all taxing agencies involved an amount of money in lieu of taxes equal to the amount that would have been received by each taxing agency had the property not been exempt by virtue of Agency ownership.

§ 513. Relocation of Persons Displaced

§ 514. Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals, families, business concerns, and others) displaced by actions of the Agency in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes by Agency acquisition of property and other activities in the Project Area, individuals and families shall be assisted by the Agency in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing inside or outside the Project Area for displaced persons.

§ 515. Relocation Payments

The Agency shall make relocation payments required by law to persons (including individuals and families, business concerns and others) displaced from property in the Project Area by actions of the Agency. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260-7277, *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. The Agency shall make every effort to relocate individuals, families and commercial and industrial establishments within the Project Area.

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

§ 517. Demolition and Clearance

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

§ 518. Public Improvements

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 and public utilities (within or outside the Project Area) appropriate or necessary to carry out this Amended Plan. Such public improvements and facilities may include, but are not limited to, pedestrian malls, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, and playgrounds, as set forth in attached Exhibit No. 3, "Proposed Public Improvements and Facilities Projects", which is incorporated herein by this reference. All new utilities shall be installed underground, unless it is determined by the Agency that such installations are economically infeasible.

§ 519. Temporary Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed temporary public improvements and temporary public utilities (within the Project Area) necessary to carry out this Amended Plan. Such temporary public improvements include but are not limited to parks, playgrounds, streets, and utilities. Temporary utilities may be installed above ground with the written approval of the Agency.

§ 520. 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 Project Area owned by the Agency.

§ 521. Property Disposition and Development

§ 522. Real Property Disposition and Development

§ 523. General

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

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.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies shall be sold or leased for development at prices which shall be not less than fair market value for the highest and best use in accordance with this Amended 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 without charge to the City, and where beneficial to the Project, to any other public body with or without consideration. 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.

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 development is carried out pursuant to this Amended Plan.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this Amended 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 purpose of this Amended Plan.

No real or personal property of the Agency or any interest therein shall be sold or leased to a private person or private entity for an amount less than its fair value for uses in accordance with

this Amended Plan and the covenants and restrictions recorded against the property by the Agency.

§ 524. Disposition and Development by Participants

Pursuant to the provisions of this Amended Plan and the rules adopted by the Agency, the Agency shall offer real property in the Project Area for purchase and development by owner participants (particularly owner-occupants) and tenant participants prior to the time that real property is made available for purchase and development by persons who are not owners or tenants in the Project Area.

§ 525. Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Amended Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Amended Plan by leases, deeds, contracts, agreements, declarations, 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 servitudes, or any other provisions necessary to carry out this Amended Plan.

All property in the Project Area sold, leased, or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, sex, marital status, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. In addition, such property shall be made 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 Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of any property in the Project Area shall contain the nondiscrimination clauses prescribed by Section 33436 of the California Health and Safety Code.

§ 526. Development

To the extent now or hereafter permitted by law, the Agency after review by the PAC, is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity, provided that such building, facility, structure or other improvement would be of benefit to the Project Area.

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

The Agency shall require that all development plans (whether public or private) be submitted to it for approval and architectural review. All development in the Project Area must conform to this

Amended Plan and all applicable Federal, State and local laws, and must receive the approval of the appropriate public agencies.

§ 527. Community Design Review Subcommittee

A Community Design Review Subcommittee for the Project Area shall be nominated by the PAC to review, prior to action by the Agency, architectural plans and concepts for new developments, and zone changes.

§ 528. Personal Property Disposition

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

§ 529. Temporary Relocation Housing

The Agency is authorized to provide temporary housing for those individuals and families displaced by the acquisition of property by the Agency or during the course of Agency assisted rehabilitation work pursuant to this Amended Redevelopment Plan.

§ 600. LAND USES IN THE PROJECT AREA

§ 601. Planning Framework

The Amended Redevelopment Plan Map attached hereto as Exhibit No. 1 and incorporated herein, illustrates the location of the Project Area boundaries, the immediately adjacent streets, the proposed public rights-of-way and the land uses to be permitted in the Project Area for all public, semi-public and private land.

§ 602. Residential Uses

Areas shown on the Map as Residential shall be maintained, developed and used for single or multiple family housing at or below the housing densities indicated. Wherever feasible, new housing units for low- and moderate-income families and individuals shall be encouraged throughout the Project Area.

Rehabilitation and continued residential use of multiple residential buildings is encouraged where appropriate, especially for the use of senior citizens and low- and moderate-income families and individuals, regardless of the general land use designation of the area in which they are located. It should be noted that the densities described in Sections 603 through 605 below do not prohibit future development of single family detached housing.

In order to promote rehabilitation and improvement of residential properties, groups of parcels which have been combined into larger development packages may be considered for a higher density, not to exceed the average density of the next higher density category indicated on the Plan Map for senior citizens and low- and moderate-income housing projects. Such properties should contain at least the entire frontage of a block on one street, and the depth shall be half of that particular block or 250 linear feet whichever is the greater.

The housing densities described in Sections 603 through 605 below are designated on the Map.

It is the goal of this Amended Plan to maximize the opportunity for housing development. Therefore, this Amended Plan designates three residential categories in the Project Area which permit housing development and encourage the preservation and enhancement of the varied and distinctive residential character of the community. All new housing shall be developed in accordance with the densities indicated below.

§ 603. High Medium

New housing developed within the areas designated High Medium density residential can range in type from medium to large size multiple-family dwelling units and range in density from forty (40) to sixty (60) dwelling units per gross acre.

§ 604. Medium

New housing developed within the areas designated Medium density residential can range in type from single family attached to small multiple family units and range in density from twenty-four (24) to forty (40) dwelling units per gross acre.

§ 605. Low Medium

New housing developed within the areas designated Low Medium density residential can range in type from single family attached to small multiple family units and range in density from seven (7) to twenty-four (24) dwelling units per gross acre.

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

§ 607. General Authority

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

Except as otherwise authorized by law, nothing in this Section shall empower an agency to operate a rental housing development beyond such period as is reasonably necessary to sell or lease the housing development.

§ 608. Replacement Housing

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 Project Area and/or the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community

Redevelopment Law. All such units housing the elderly shall be rehabilitated, developed or constructed within the Project Area to the extent feasible.

As to units housing elderly persons, the number of such units which shall be rehabilitated, developed and constructed for elderly persons of low-income shall be at least as many as are sufficient to house all of the low-income elderly persons who are displaced from the housing units in the Project Area.

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

To the extent and in the manner provided by the Community Redevelopment Law: (1) at least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project Area by the Agency shall be available at affordable housing costs 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 costs 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 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 percentage requirements set forth in this Section shall apply independently of the requirements of Section 608 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 608 and 609 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 1000 of this Amended Plan, except to the extent a longer period of time may be required by other provisions of law.

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

1. The requirements of clauses (1) and (2) of the first paragraph of this Section 609 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of clauses (1) and (2) of the first paragraph of this Section 609, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(ii) through (v), inclusive, and Sections 33413(b)(2) (B) and (C), as applicable, of the Community Redevelopment Law.
3. To satisfy the provisions of Sections 608 and 609, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Community Redevelopment Law.

4. The requirements of clause (2) of the first paragraph of this Section 609 shall only apply to dwelling units under the jurisdiction of the Agency.

The Agency shall further require, by contract or other appropriate means, that whenever any low- or moderate-income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low- and moderate-income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

§ 610. Increased and Improved 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 Community 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 Community Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Community 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 Community Redevelopment Law.

§ 611. Commercial Uses

§ 612. Limited Commercial

Areas shown on the Map as Limited Commercial shall be maintained, developed and used for commercial development, with service establishments, retail shops, business offices, professional offices, apartment hotels or hotels (including motels), hospitals, sanitariums, clinics, retail and service facilities oriented to senior citizens and other related and compatible uses. Existing commercial uses may remain in areas designated Limited Commercial. Limited Commercial development is intended to allow for continued availability of single-story neighborhood commercial uses and combined residential and commercial uses.

§ 613. General Commercial

Areas shown on the Map as General Commercial can be used for intra- and inter-community commerce. These areas include but are not limited to the following commercial activities: service, retail facilities, banking and professional office facilities, restaurants, specialty shops, private recreational enterprises, drive-in-businesses and other related and compatible uses.

§ 614. Public Lands

The land areas designated as Public/Semi-Public lands on the Map shall be utilized as public facilities, public service, open space or recreation area(s). The Agency shall assist in any way possible to ensure that these uses shall become fully developed for the public service and recreation needs of the Pico-Union community as well as the City.

§ 615. Industrial Uses

§ 616. Limited Industrial

Those land areas designated on the Map as Limited Industrial shall be maintained, developed and used by light industrial uses. Such uses shall be of a low noise and non-noxious nature. Limited Industrial shall include but not be limited to light manufacturing, printing, truck repairing, warehousing, wholesaling, mortuaries and other light industrial uses. All of the Limited Industrial uses shall be developed in accordance with the appropriate land development standards of the Zoning Ordinance of the City.

§ 617. Commercial/Manufacturing

Areas designated on the Map as Commercial Manufacturing shall be maintained, developed and used for industrial uses that include, but are not limited to, commercial printing, related establishments, storage facilities, wholesale businesses and other limited industrial uses.

Existing commercial manufacturing activities may be permitted to continue operations in their present locations provided they are compatible with adjacent uses as depicted on the Map.

Subject to Agency approval, the Agency may permit the development of new commercial uses within industrial areas, after consultation with the PAC. The commercial uses shall conform to the following criteria as determined by the Agency and receive all applicable City approvals as may be necessary.

1. Promote community revitalization.
2. Conform with the goals and objectives of this Plan.
3. Be compatible with and appropriate for the industrial uses in the area.
4. Meet design and location criteria required by the Agency.

§ 618. Parking

Off-street parking spaces shall be provided for each development consistent with the City codes and ordinances in effect from time to time.

§ 619. Commercial Parking

A limited number of land parcels in the General Commercial designated land use area may be permitted to extend parking lots into adjacent residential land use designated areas.

Such General Commercial uses which demonstrate to the Agency the need for additional parking may be permitted in these adjacent residential areas only where such parking lots do not severely reduce land uses allocated for residential purposes. Effective screening and landscaping must be provided between the parking lots and the adjacent residential uses. In no case shall the parking lots be extended into the residential area more than the depth of the existing General Commercial designated land parcel.

§ 620. Public Uses Throughout the Project Area

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

The public rights-of-way and principal streets proposed for the Project Area are illustrated on the Map.

Streets, alleys and rights-of-way may be widened, altered, realigned, abandoned, depressed, decked, vacated, or closed by the Agency and/or the City as necessary for proper development of the Project. Additional public streets, alleys and easements may be created by the Agency and/or the City in the Project Area as needed for proper development and circulation.

Any such proposal by the Agency shall be initially submitted to the PAC for its review prior to the final action by the Agency.

The public rights-of-way shall 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 and created.

§ 622. Other Semi-Public, Institutional and Non-Profit Uses

In any portion of the Project Area the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or non-profit 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 Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area.

§ 623. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Amended Plan and all applicable State laws and City ordinances and regulations.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Amended Plan, except in conformance with the provisions of this Amended Plan or applicable design guidelines adopted pursuant to this Amended Plan.

§ 624. New Construction

All construction in 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.

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

Except as set forth in this Amended Plan or as described in designs for development or design guidelines adopted pursuant to this Amended Plan, the type, size and height of buildings shall be limited by the applicable State statutes and local zoning, building and other applicable codes and ordinances and this Amended Plan, and as generally diagrammed in Exhibit No. 4 attached hereto and incorporated herein by this reference.

All new buildings built within the Project shall complement the overall aesthetic and physical scale of the existing buildings in the Project. Furthermore, all new buildings are limited in height to six (6) stories or seventy-five (75) feet or whichever is greater except for the following:

- a. Senior citizen housing built in areas designated High Medium density residential may go up to but not exceed ten (10) stories in height.
- b. Buildings built in areas designated General Commercial that face on Olympic Boulevard and in the triangular area of land bounded by Washington Boulevard, Hoover Street and the Santa Monica Freeway may not exceed thirteen (13) stories in height.

§ 626. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to temporarily use or permit the temporary use of any land in the Project Area for interim uses not consistent with the uses permitted in this Amended Plan.

§ 627. Non-Conforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in decent, safe and sanitary condition, which use does not conform to the provisions of this Amended Plan, provided that such use is generally compatible with the developments and uses in the Project Area.

The owner of such property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

The Agency is also authorized to permit an existing use in an existing building not in decent, safe and sanitary condition, which use does not conform to the provisions of this Amended Plan, provided that the buildings are rehabilitated to a decent, safe and sanitary condition, and provided that such a use is generally compatible with developments and uses in the Project. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

§ 628. Rehabilitation and Retention of Properties

Any existing structure within the Project Area which meets the standards and conditions (pursuant to Section 501 of this Amended Plan) for rehabilitation may be repaired, altered, reconstructed, or rehabilitated if necessary in such manner that will meet the following requirements:

- a. Be safe and sound in all physical respects; and
- b. Conform to the seismic requirements of the Building Code of the City.

Where there may be conflict between the building requirements set forth in this Amended Plan and the Agency's Property Rehabilitation Standards and Specifications, the Property Rehabilitation Standards and Specifications shall prevail.

Standards for rehabilitation of existing buildings and land use criteria, both residential and nonresidential shall be established by the Agency, after review by the PAC.

§ 629. Historical Districts

The Historical Districts shown on the Map indicate properties with residential and institutional structures constructed in the early 1900's which display unique architectural character. The Pico-Union community, the Agency, and the City may conduct or jointly cooperate in a rehabilitation program designed to preserve historical structures. In addition, the Agency may encourage a program of special landscaping, lighting and marker techniques designed to embellish and support rehabilitation of the properties. It is the intent of this Amended Plan that all such structures be maintained in contemporary use.

§ 630. Limitation of the Number of Buildings

The number of buildings in the Project Area shall not exceed 1,500.

§ 631. Number of Dwelling Units

There will be approximately 5,000 dwelling units within the Project Area.

§ 632. Open Spaces and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public right-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted through limits on land coverage by this Amended Plan to be covered by buildings, as generally diagrammed in Exhibit No. 5 of this Amended Plan attached hereto and incorporated herein by this reference. Landscaping plans where new construction will occur shall be submitted to the Community Design Review Subcommittee for review and to the Agency for review and approval to ensure appropriateness and optimum use of living plant material.

§ 633. Light, Air, and Privacy

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

§ 634. Signs

Signs which create hazards or unsightly appearances by protruding, overhanging, blinking, flashing, animation, or other such similar conditions shall not be permitted in the Project Area.

The Agency shall permit only those signs necessary for identification of buildings, premises, uses and products associated with the land parcel involved. All signs shall be submitted to the Agency for review and approval.

The Agency shall enforce this Section in cooperation with the Community Design Review Subcommittee.

§ 635. Incompatible Uses

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

§ 636. Nondiscrimination and Nonsegregation

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

§ 637. Employees and Trainees from the Community

Contractors and others engaged in construction and rehabilitation activities in the Project Area shall be encouraged to hire and train the maximum number of employees and trainees from the community consistent with the goals and objectives of this Amended Plan.

§ 638. Resubdivision of Parcels

No parcel in the Project Area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

§ 639. Minor Variations

Under exceptional circumstances, the Agency with the concurrence of the PAC is authorized to permit minor variations from the limits, restrictions, and controls established by this Amended Plan. In order to permit such a minor variation, the Agency must determine that:

- a. The strict application of certain provisions of this Amended Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Amended Plan;

- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions, and controls;
- c. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area; and
- d. Permitting a minor variation will not be contrary to the goals and objectives of this Amended Plan.

No such minor variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Amended Plan. In permitting any such minor 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 this Amended Plan. Nondiscrimination and nonsegregation restrictions shall not be subject to minor variation.

No minor variation permitted by the Agency shall be effective until conditional uses, variances, or other zoning changes, if any, have been accomplished by the City to the extent necessary to obtain consistency with such minor variations permitted by the Agency.

§ 640. Design Guidelines

Within the limits, restrictions, and controls established in this Amended Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for the proper development of private and public areas within the Project Area.

After the date of adoption of this Amended Plan no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Amended Plan and any such controls, and in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. The Community Design Review Subcommittee for the Project Area shall review and make recommendations concerning new development and rehabilitation proposals presented to the Agency for approval.

One of the objectives of this Amended Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The development and design controls (including any design for development that may be established by the Agency) shall ensure compatibility of the Project with the City as a whole.

The Agency shall not approve any plans that do not comply with this Amended Plan.

§ 700. METHODS FOR FINANCING THE PROJECT

§ 701. General Description of the Proposed Financing Method

Upon adoption of this Amended Plan by the City Council, the Agency is authorized to finance this Project with assistance from the United States government as a part of the Community Development Program (CDP) through the United States Department of Housing and Urban

Development (HUD) and with financial assistance from the City of Los Angeles, the State of California, the Federal government, agency bonds or other available sources.

This Project was included in a CDP funding contract for the First CDP Year. The First CDP Contract for the City provided Federal financial assistance to redevelopment projects in the City as a unified program.

The City may expend money to assist the Agency in carrying out this Project.

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

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Amended Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds legally available to the Agency.

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

§ 702. Tax Increments

All taxes levied upon taxable property within the Pico-Union Redevelopment Project Area No. 2, each year by or for the benefit of the State of California, County of Los Angeles, City of Los Angeles, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of Ordinance No. 149,040 approving and adopting the Original 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 Project 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 Project 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 Project 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 Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project 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 Project 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 Project 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 to 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.

The portion of taxes mentioned in paragraph (2) 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 Project 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 project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 shall not exceed One Hundred Fourteen Million Five Hundred Thousand Dollars (\$114, 500,000), except by amendment of this Amended Plan.

Except for such longer periods of time as may be provided by applicable law, no loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Project shall be established or incurred after January 1, 2014. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Community Redevelopment Law. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid.

Except, the Agency is not authorized to pay indebtedness or receive property tax increment after November 24, 2026.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes, which can be outstanding at one time shall not exceed Forty-Four Million Dollars (\$44,000,000), without an amendment of this Amended Plan.

§ 703. Other Loans and Grants

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

§ 800. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency and the PAC in carrying out this Amended Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Amended Plan and to prevent the recurrence or spread in the Project Area of conditions causing blight. Action 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 Project Area. Such action by the City shall include causing the abandonment and relocation by public utility companies of their public rights-of-way as appropriate to carry out this Amended Plan and as required by law.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting the Project Area.
3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Amended Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this Amended Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Amended Plan.
5. Encourage the provision of a variety of housing types, both in terms of income and construction, using federal and state assistance as appropriate.
6. Encourage historic preservation, including the use of federal and state assistance.
7. Referral to the Agency for review and recommendation of all building permit, zone change, zone variance, conditional use and other applications pertaining to land use and development in the Project Area. Referral shall be made to the Agency prior to approval by the City of each application. No building permit shall be issued unless it conforms to this Amended Plan.
8. Performance of the above, and of all other functions and services relating to public health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without necessary delays.
9. The undertaking and completing of any other proceedings necessary to carry out the Project.

§ 900. ENFORCEMENT

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

The provisions of this Amended Plan or other documents formulated and entered into pursuant to this Amended 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 Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

§ 1000. DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Amended Plan shall be effective and the provisions of other documents formulated pursuant to this Amended Plan may be made effective until November 24, 2016. After the time limit on the effectiveness of this Amended Plan, the Agency shall have no authority to act pursuant to this Amended 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 Community 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.

§ 1100. PROCEDURE FOR AMENDMENT

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

Development Project Area No. 2

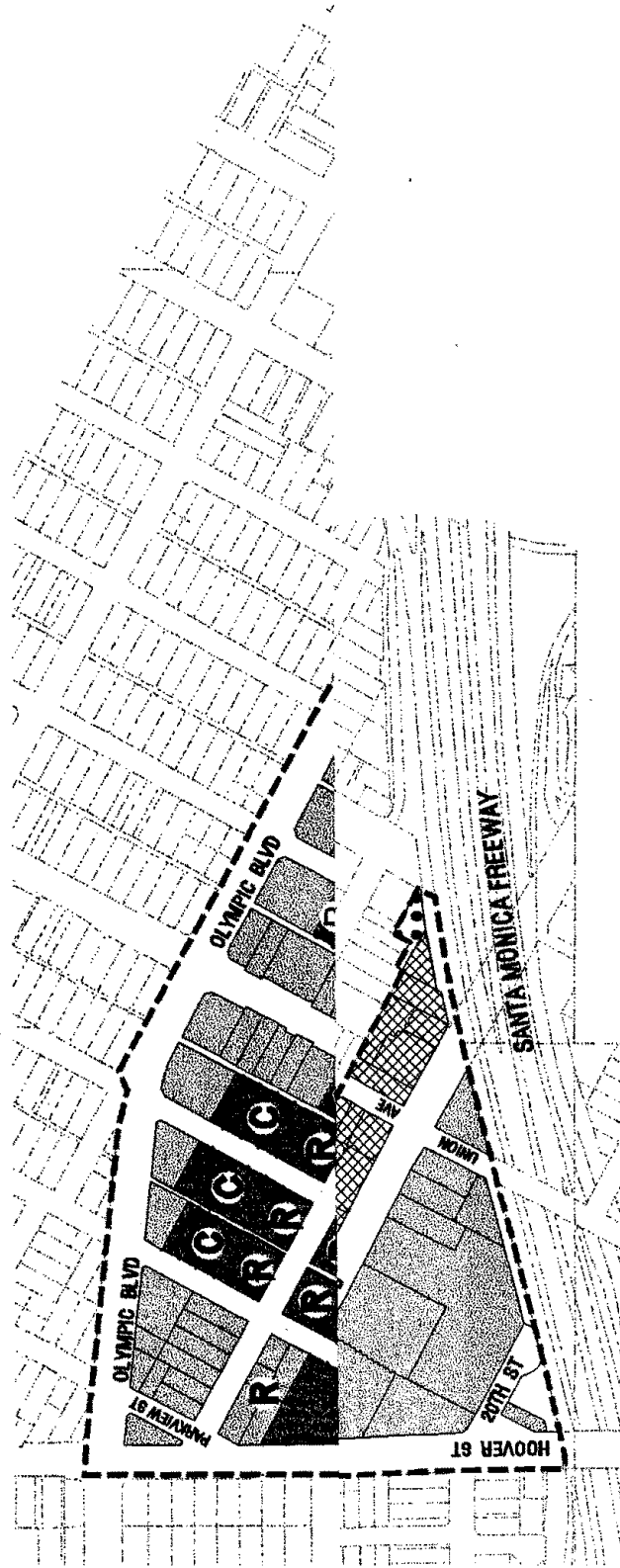
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development Plan Map

EXHIBIT NO. 1

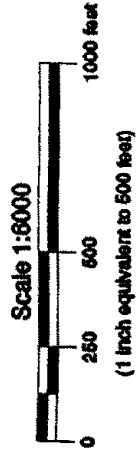
Community
Redevelopment
Agency

City
of
Los Angeles



Land Use Designations

- Low-Medium Residential
- Medium Residential
- High Medium Residential
- General Commercial
- Limited Commercial
- Commercial Manufacturing
- Open Space
- Alternative Land Use is Commercial
- Alternative Land Use is Housing
- Alternative Land Use is Parking
- Historical District



Prepared by

EXHIBIT NO. 2

LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES

That certain area within the Pico-Union neighborhood in the City of Los Angeles, County of Los Angeles, State of California within the following described boundaries:

Beginning at the intersection of the westerly line of Union Avenue, 60-feet wide, and the northerly line of Olympic Boulevard, 100-feet wide, said intersection also being the most northerly corner of Pico-Union Redevelopment Project Area No. 1, as described in Instrument recorded March 24, 1970, in Book M-3450, Page 741 of the Official Records in the Office of the Recorder of said County; thence,

Westerly along said northerly line of Olympic Boulevard, 100-feet wide, to the westerly line of Hoover Street, 80-feet wide; thence,

Southerly along said westerly line of Hoover Street, 80-feet wide, to the northerly line of the north roadway of the Santa Monica Freeway, said northerly line being a line 66 feet northerly and parallel to the centerline of said Freeway; thence,

Easterly along said northerly line of the north roadway of the Santa Monica Freeway to the westerly line of Toberman Street 60-feet wide; thence,

Northerly along the westerly line of Toberman Street to a point 106.12 feet south of the northeasterly corner of lot 10 of block 2 of Los Angeles Homestead Tract as shown on map recorded in Book 3 pages 256-257 of Miscellaneous Records in the Office of said Recorder; thence,

Westerly along the line that is parallel and southerly 106.12 feet measured at right angles from the northerly line of lots 9 and 10 of said Block 2 to a line that is parallel and 30 feet westerly measured at right angles from the westerly line of said Lot 10; thence,

Southerly along said line to a line that is parallel and southerly 156.12 feet measured at right angles from the north line and said Lot 9; thence,

Westerly along said line to the westerly line of said Lot 9; thence,

Southerly along said westerly line to the most westerly corner of said Lot 9; thence,

Westerly along the southerly line of Lots 6, 7 and 8 of said Block 2 and the westerly prolongation of said lot lines to the westerly line of Union Avenue; thence,

Along said westerly line of Union Avenue to the most southerly corner of Lot 10 of Block 1 of said Los Angeles Homestead Tract; thence,

Westerly along the southerly line of Lots 7, 8, 9 and 10 of said Block 1 to the most easterly corner of Lot 1 of said Block 1; thence,

Southerly 50.79 feet more or less along the easterly line of said Lot 1; thence,

Westerly along the line parallel with and 50.79 feet more or less from the northerly line of said Lot 1 and its westerly prolongation to the westerly line of Burlington Avenue; thence,

North along said line to the intersection with the southerly line of Venice Boulevard; thence,

Westerly along said southerly line of Venice Boulevard to the westerly line of that portion of Burlington Avenue northerly of Venice Boulevard; thence,

North along said southerly prolongation line to the northerly line of Venice Boulevard; thence,

Easterly along said northerly line of Venice Boulevard to the westerly line of Union Avenue; thence,

Northerly along said westerly line of Union Avenue to the southerly line of Pico Boulevard; thence,

West along said southerly line of Pico Boulevard to the southerly prolongation of the westerly line of that portion of Union Avenue northerly of Pico Boulevard; thence,

North along said prolongation and the westerly line of Union Avenue to the southerly line of Eleventh Street; thence,

West along the southerly line of Eleventh Street a distance of approximately 26.12 feet to the southerly prolongation of the westerly line of that portion of Union Avenue northerly of Eleventh Street; thence,

North along the prolongation and the westerly line of Union Avenue to the POINT OF BEGINNING.

The above recited metes and bounds are intended to follow along the various courses of the outside edge of: (i) street rights-of-way as they are shown on record map or may have been subsequently widened, acquired and/or dedicated for street purposes; (ii) the line of the edge of the roadway bed of the freeway and connector roads, and; (iii) land ownership lines, as all of said lines now exist. All of said street names referred to herein, are as they are known.

Exhibit No. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

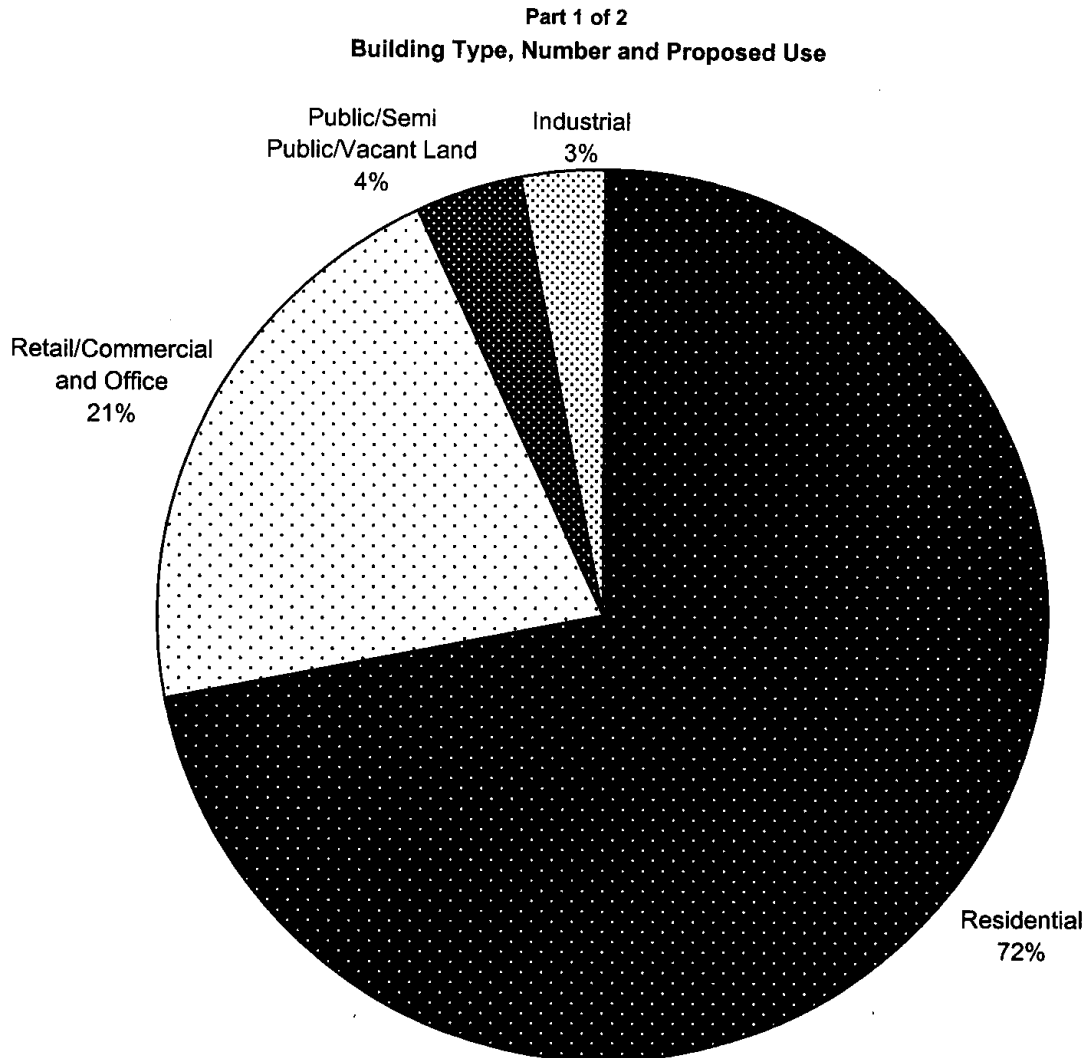
The following public improvements are currently proposed for the Pico Union Redevelopment Project Area No. 2:

1. Streetscape: signage, tree planting, landscaping, and other improvements including, but not limited to, pedestrian friendly amenities such as street lighting, benches, trash receptacles, and walkways.
2. Street improvements: including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening, and public parking improvements along commercial and industrial corridors.
3. Alley improvements: including but not limited to, upgrading substandard alleys, vacations, new fencing and landscaping, litter removal, security lighting and placing utilities underground.
4. Community identification: including but not limited to, entry statements, banners, street lighting, landscaping, and design projects that will create a unique identity for the area to foster private economic investment.
5. Facilities improvements: including but not limited to, façade treatments, grounds improvements, and public improvements.
6. Community facilities: including but not limited to, community centers, libraries, senior citizen centers, child care facilities, youth centers, parks, cultural, and recreational centers.
7. Various street improvements and demonstration projects associated with individual development projects, including but not limited to: new curbs and gutters, sidewalks and parkways, fencing, driveways and curb cuts, street widening, security features, and signage.

Note: This list of public improvements and facilities shall not be deemed as a limitation on the Agency's authority to implement this Plan over time.

EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE,
HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS



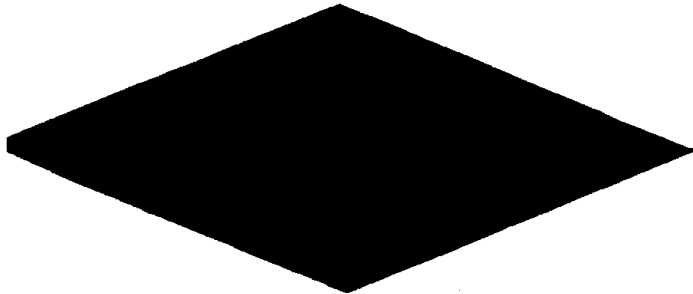
NOTES:

1. Percentages are approximate and the ultimate percentage may vary based on the fulfillment of plan objectives.
2. All development plans are subject to review and approval of the Agency.
3. Building type and use are governed by all applicable federal, State and local ordinances and regulations including the Westlake Community Plan.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the Westlake Community Plan, and on projections based on the 1996 Field Survey data for the Project Area, which includes parcel specific information on building type, conditions and number. The approximate number of buildings may not exceed the limitation in Section 630 of this Plan.
5. The property to be devoted to public purposes and the nature of such purposes is a function of the land use, public improvement and facility and other provisions of this Redevelopment Plan, and the redevelopment of the Project Area over time.

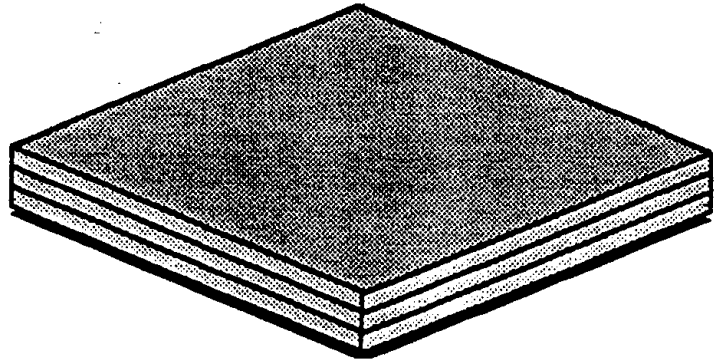
EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE,
HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

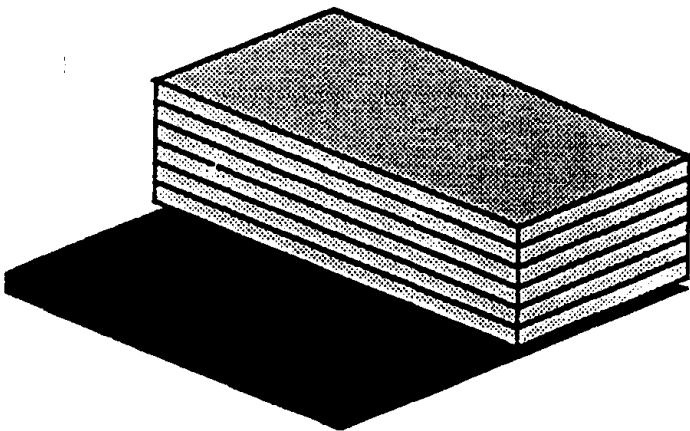
Part 2 of 2
Building Size and Height



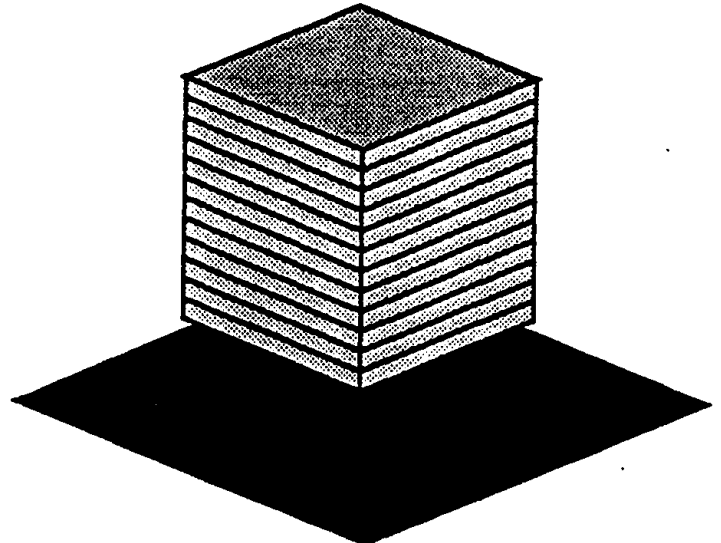
Buildable Area



3 Stories



6 Stories



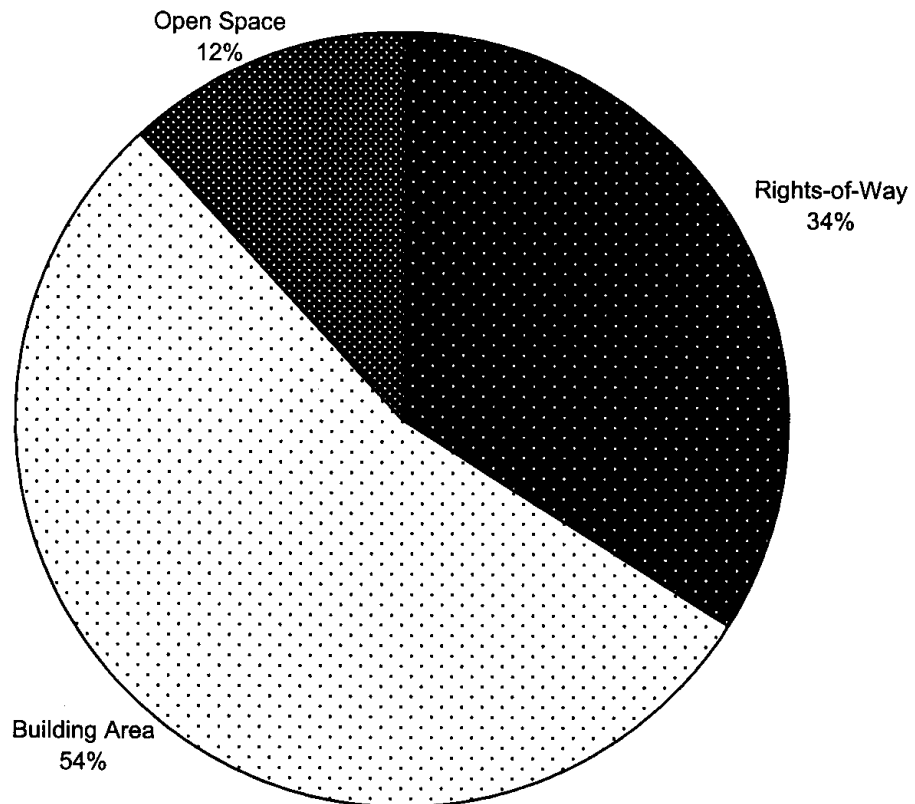
12 Stories

NOTES:

1. Building size and height are governed by the Westlake Community Plan, zoning and other ordinances and regulations. Floor Area Ratio ("FAR") varies within the Project Area, depending upon the particular location of the development site.
2. The example above of building size and height is illustrated by a Floor Area Ratio that applies to a hypothetical parcel of land ("buildable area") proposed for a development at a maximum of 3:1 FAR. As illustrated, the size (total square feet) of the building is the same, whether the building is 3 or 12 stories in height.

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE



NOTES:

1. Percentage are approximate.
2. "Open Space" is defined by Section 632 of this Redevelopment Plan.
3. "Building Area" means land area devoted to buildings.
4. Street layout is governed by the Westlake Community Plan and this Redevelopment Plan.