

REDEVELOPMENT PLAN

FOR THE

COUNCIL DISTRICT NINE CORRIDORS

SOUTH OF THE SANTA MONICA FREEWAY

RECOVERY REDEVELOPMENT PROJECT

ADOPTED: DECEMBER 13, 1995

ORDINANCE NO. 170.807

PREPARED BY

THE COMMUNITY REDEVELOPMENT AGENCY OF

THE CITY OF LOS ANGELES, CALIFORNIA

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§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (§§ 100-1000), the 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 and Height of Buildings (attached as Exhibit No. 4) and the Diagram Illustrating Approximate Amount of Open Space (Exhibit No. 5). This Plan 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 Section 33000 et seq.), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the "Council District 9 Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area" or the "Project Area." The Project Area includes all properties within the Project boundary shown on the Redevelopment Plan Map.

§ 102. Conformance with General Plan and Community Plan

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City, including the Community Plan for the Southeast District of the General Plan for the City, which was approved by the City Council on March 21, 1974 and most recently amended on March 27, 1991, and including the Community Plan for the South Central District of the General Plan for the City, which was approved by the City Council on March 26, 1979 and most recently amended on March 27, 1991, as applied to the Project Area in accord with local codes and ordinances.

§ 103. Preliminary Plan

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on February 16, 1995, under Case No. C.P.C. 94-0322 CRA.

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

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the 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.

§ 105. Project Objectives

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

1. Job retention and generation by supporting existing employers and attracting new employers.
2. Business expansion and creation of new businesses through public and private funding and business development activities.
3. Industrial area stabilization and expansion by appropriate development incentives.
4. Consumer retail, shopping and entertainment outlets in the community as a result of funding and suitable commercial development sites.
5. Housing for all income levels to be provided along with the preservation of existing single family housing stock.
6. Job training and educational programs to be expanded and partnerships formed with regional institutions and resources.
7. The cultural heritage of the area to be preserved and promoted.
8. Improved transportation services through planning and implementation.
9. City services to be increased through planning and implementation, including but not limited to:
 - a. police protection and community relations along with public safety;
 - b. public infrastructure repair, replacement and maintenance;
 - c. adequate code enforcement;
 - d. development and enforcement of urban design standards;

- e. updated community plan and zoning ordinances; and
 - f. enforcement of environmental standards and clean-up.
10. Community facilities to be maintained and expanded e.g. parks, libraries, senior and youth centers, etc.
 11. Marketing and promotion of the area's attributes and desirability.

§ 200. GENERAL DEFINITIONS

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
2. "Base Year Assessment Roll" means the assessment roll as last equalized on August 20 of any given year which describes the aggregate level of property taxes paid within the Project Area, and which will become the base for the future flow of tax increment.
3. "City" means the City of Los Angeles, California.
4. "City Council" means the City Council of the City of Los Angeles, California.
5. "Community Plan" means the Community Plan for the Southeast District and/or the Community Plan for the South Central District, as appropriate, of the General Plan for the City.
6. "County" means the County of Los Angeles, California.
7. "Affected Taxing Entities" means any taxing entity (sometimes referred to as "taxing agency") that levied property taxes within the Project Area in the fiscal year prior to the adoption of the Plan.
8. "Plan" means the Redevelopment Plan for the Council District 9 Corridors South of the Santa Monica Freeway Recovery Redevelopment Project.
9. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
10. "Project" means the Council District 9 Corridors South of the Santa Monica Freeway Recovery Redevelopment Project.
11. "Project Area" means the area included within the boundaries of the Council District 9 Corridors South of the Santa Monica Freeway Recovery Redevelopment Project.

12. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health & Safety Code, § 33000, et seq.).
13. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

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

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

To accomplish the objectives of this Plan as set forth in Section 105, the Agency proposes to implement this Plan by:

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area, subject to the limitations and requirements provided by law and established rules governing owner and tenant participation 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 acquired property;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, 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 Plan;
8. Disposition of property for uses in accordance with this Plan;
9. Provision for low- and moderate-income housing;
10. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
11. Other actions as appropriate.

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

10-16-95

§ 402. Participation by Property Owners and Preferences for Business Occupants

§ 402.1. Opportunities for Property Owner Participation and Preferences for Business Occupants

In accordance with this Plan and the rules for owner participation adopted by the Agency pursuant to this Plan and the Redevelopment Law, persons who are owners of residential, business and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, or new development, by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

In accordance with this Plan and the rules for preferences for business occupants to re-enter the Project Area adopted by the Agency pursuant to this Plan and the Redevelopment Law, the Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

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.

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 ventures as described in the owner participation rules adopted by the Agency.

§ 402.2 Rules for Owner Participation and Preferences for Businesses to Re-enter

The Agency shall promulgate and, as appropriate, amend rules for owner participation and preferences for businesses to re-enter within the redeveloped Project Area.

Participation opportunities are necessarily subject to and limited by factors such as the following:

1. The elimination and/or modification of some land uses;
2. The construction, realignment, widening or abandonment of streets and public rights-of-way;
3. The removal, relocation, 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 Plan;

5. The ability and experience of potential participants to undertake and complete the proposed rehabilitation or development;
6. Any reduction in the total number of individual parcels in the Project Area;
7. Any change in the size of individual parcels in the Project Area to accommodate development contemplated by this Plan;
8. The construction or expansion of public improvements and facilities; and the necessity to assemble areas for such;
9. Any change in the orientation and character of the Project Area;
10. The necessity to assemble areas for public and/or private development;
11. The requirements of this Plan and applicable rules, regulations, and ordinances of the City of Los Angeles;
12. Any design guidelines adopted by the Agency pursuant to this Plan;
13. The feasibility of the potential participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

§ 402.3. Owner Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant who has submitted an acceptable proposal to the Agency shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with this 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 Plan applicable to their properties.

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

In the event a participant fails or refuses to maintain, or rehabilitate or newly develop their real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency.

§ 403. Acquisition of Property

§ 403.1. 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 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 in any residentially designated area.

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

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of this Plan. This time limitation may be extended only by amendment of this Plan.

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.

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 Plan and the owner fails or refuses to agree to participate in this Plan by executing a participation agreement.

§ 403.2. Acquisition of Personal Property

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

§ 404. Property Owned and Managed by the Agency

During such time as property, if any, 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.

In any year during which it owns property in the 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.

§ 405. Relocation of Occupants Displaced by Agency Acquisition

§ 405.1. 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 displaced, if any, 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.

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 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 Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

§ 405.2. 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. The Agency may make such other payments as may be appropriate and for which funds are available.

§ 405.3. 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 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 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.

§ 405.4. Priorities for Low- and Moderate-Income Displacees

Whenever all or any portion of the 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.

§ 406. Rehabilitation and Moving of Structures

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency. To the extent funds are available, the Agency shall establish a program under which it loans funds at low interest or market rate to owners or tenants for the purpose of rehabilitating commercial and residential buildings and structures within the Project Area.

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

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

§ 407.1. 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 and objectives of this 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.

§ 407.2. 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 and facilities and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and facilities include, but are not limited to, over- or underpasses, 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, and as set forth in attached Exhibit No. 3, Proposed Public Improvements and Facilities Projects, which is incorporated herein by this reference.

§ 407.3. 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 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 Plan.

§ 408. Disposition and Development of Property

§ 408.1. Real Property Disposition and Development

For the purposes 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 for consideration which shall not be less than fair market value for the highest and best use in accordance with this 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, without charge 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 Plan and the rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the 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 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.

§ 408.2. 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 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 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 Plan.

To provide adequate safeguards to ensure that the provisions of this 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 Plan by appropriate documentation. 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 provision necessary to carry out this Plan.

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, disability, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement 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 Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including but not limited to the clauses required by Section 33436 of the Redevelopment Law.

§ 408.3. 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 Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and 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 Project Area. 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 Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Redevelopment Law and under Section 602 of this 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 Exhibit No. 3 and incorporated herein by reference, is provided for in this Plan.

§ 408.4. Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to this Plan, applicable design guidelines, and all applicable federal, state and local laws, and must receive the approval of the appropriate public agencies.

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

§ 408.5. Disposal of Personal Property

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

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

§ 409.1. General Authority

The Agency may, inside or outside the 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.

§ 409.2. 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 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.

§ 409.3. 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 Redevelopment Law.

§ 409.4. New or Rehabilitated Dwelling Units Developed Within the 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 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 409.3 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 409.3 and 409.4 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 900 of this 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 subdivision (1) of the first paragraph of this Section 409.4 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of subdivisions (1) and (2) of the first paragraph of this Section 409.4, 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.
3. To satisfy the provisions of Sections 409.3 and 409.4, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.
4. The requirements of subdivision (2) of the first paragraph of this Section 409.4 shall only apply to dwelling units under the jurisdiction of the Agency.

§ 410. 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 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 Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the 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 Project Area. All plans for development of property in the 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 504 of this 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 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 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.

§ 500. LAND USES PERMITTED IN THE PROJECT AREA

§ 501. General Controls and Limitations

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

§ 502. Redevelopment Plan Map

The Redevelopment Plan Map attached hereto and incorporated herein illustrates the location of the Project boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements, and the land uses to be permitted in the Project Area for all public, semi-public and private land.

§ 503. Permitted Land Uses

§ 503.1. Commercial Uses

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

§ 503.2. Residential Uses

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 Community Plan, as it now reads or as it may be amended from time to time in the future.

§ 503.3. Residential Uses Within Commercial Areas

The Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development shall include a determination that the residential development, as well as any commercial development in the case of a mixed use development, meets all design and location criteria specified by the Agency to ensure that the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.

The Agency may require the owner of such property to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as are necessary to meet the objectives of the Plan.

§ 503.4. Industrial Uses

Areas shown on the Map as Industrial shall be maintained, developed and used for Industrial uses consistent with the Community Plan, as it now reads, or as it may be amended from time to time in the future.

§ 503.5. Restricted Commercial/Industrial Uses

The following uses shall not be permitted within the Project Area within 1000 feet of another such use or within 500 feet of any residentially designated lot, religious institution, school or public park: adult entertainment uses such as adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles.

The following uses shall not be permitted within the Project Area unless the Agency makes the findings set forth below following a duly noticed public hearing: massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles; penny arcades as defined by the Los Angeles Planning and Zoning Code Section 12.24.C,1.1(n); indoor and outdoor swap meets; and recycling centers as defined in Section 14520 of the California Public Resources Code. The Agency may impose reasonable restrictions to issue these findings.

The findings required to be made to permit any such use are:

1. Conforms with the goals and objectives of the Plan; and
2. Promotes community revitalization, economic, aesthetic, and environmental improvement; and
3. Is compatible with adjacent uses and the surrounding neighborhood; and
4. Promotes a secure and safe commercial or industrial environment; and
5. Meets design and location criteria required by the Agency.

§ 503.6. Alternate Uses

The Agency is authorized to permit the alternate uses shown on the Redevelopment Plan Map (Exhibit No. 1), provided that each such permitted alternate use shall conform to the Southeast Los Angeles Community Plan or the South Central Los Angeles Community Plan, as appropriate, as these plans read now or as they may be amended from time to time in the future.

§ 504. Open Space and Other Public and Quasi-Public Uses

§ 504.1. 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 recreation areas use will be replaced within a reasonable time period.
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.

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

The street layout in the Project Area is illustrated on the Redevelopment Plan Map (Exhibit No. 1) 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. Such modifications as may be implemented will conform to the Community Plan.

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.

§ 504.3. Other Open Space, Public and Quasi-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, religious 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 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 Project Area. The Agency shall give special consideration to participation

in such projects by qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

§ 505. 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 in conformity with the uses permitted in this Plan.

§ 506. 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 Plan, provided that such use is generally compatible with the developments and uses in the Project.

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

The Agency may require the owner of such property to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as are necessary to meet the objectives of the Plan.

§ 507. 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 Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

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.

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

Except as set forth in this Plan or as described in Designs for Development 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 Exhibit No. 4 attached hereto and incorporated herein by this reference.

§ 509. Limitation on Number of Buildings

The number of buildings in the Project Area shall not exceed approximately eight thousand five hundred (8,500).

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall be ten thousand (10,000).

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

The approximate amount of open space to be provided in the 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 Exhibit No. 5 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.

§ 512. Signs and Billboards

All signs shall conform to City sign and billboard standards as they now exist or are hereafter amended. Design of all signing is subject to Agency approval prior to installation.

§ 513. Utilities

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

§ 514. 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 and in conformance with the Los Angeles Municipal Code. Off-street loading facilities must also be screened by landscaping to the extent and in the manner required by the Agency.

§ 515. 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.

§ 516. 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, 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.

§ 517. Resubdivision of Parcels

After rehabilitation and/or development pursuant to this Plan, no parcel, including any parcel retained by a conforming owner or participant, shall be resubdivided without Agency approval.

§ 518. Minor Variations

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

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Plan; or
2. There are exceptional 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 this Plan or the applicable Community Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this 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 this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

§ 519. **Nondiscrimination and Nonsegregation**

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

§ 520. **Design Guidelines**

Within the limits, restrictions and controls established in this 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 both private and public areas within the Project Area.

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

§ 521. **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 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 this Plan and any applicable design guidelines.

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. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan.

The City shall withhold the issuance of the permit if the proposed improvements do not meet the requirements of this Plan as determined by the Agency.

§ 522. **Buildings of Architectural and Historic Significance**

Prior to any development, redevelopment or rehabilitation of any parcel within the 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.

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§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

The Agency is authorized to finance the Project 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, the 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 Project cost to the Agency will not exceed revenues derived from the Project or obtained by the Agency on behalf of the Project. 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 transient 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.

§ 602. Tax Increment

§ 602.1. Allocation of Tax Increments

All taxes levied upon taxable property within the 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 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

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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.

§ 602.2. 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 602.2: 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 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 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 and continuing through the last fiscal year in which the Agency receives tax increments, 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 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 and continuing through the last fiscal year in which the Agency

receives tax increments, 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, 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 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 and continuing through the last fiscal year in which the Agency receives tax increments, 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, 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 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 Plan.

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 602.2.

§ 602.3. 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 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.

§ 603. 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 Project.

The Agency is authorized to obtain advances, borrow funds 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.

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.

§ 604. Time Limit on Establishment of Indebtedness

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be established or incurred by the Agency after a period of 20 years from the date of the adoption of this 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 Project and which is to be repaid from the division and allocation of taxes to the Agency shall be repaid with such taxes beyond a period of 45 years from the date of adoption of this Plan.

§ 605. 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 602.1 above, which can be outstanding at any one time shall not exceed one hundred and four million dollars (\$104,000,000) in principal amount, except by amendment of this 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 409.2 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.

§ 606. 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.

§ 700. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the 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. 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 Plan and as required by law.
2. Institution and completion of proceedings necessary for changes and improvements in private and public-owned public utilities within or affecting the Project.
3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this 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 throughout the duration of this 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. 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 Project to be commenced and carried to completion without unnecessary delays.
8. The undertaking and completing of any other proceedings necessary to carry out the Project.

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§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

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

The provisions of this Plan or other documents formulated pursuant to this 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 Plan.

§ 900. DURATION OF PLAN'S CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for the period ending 30 years from the date of adoption of this Plan. After the time limit on the effectiveness of the Redevelopment Plan, the Agency shall have no authority to act pursuant to the 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.

§ 1000. PROCEDURE FOR AMENDMENT

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

Council District 9 Corridors South of Santa Monica Freeway

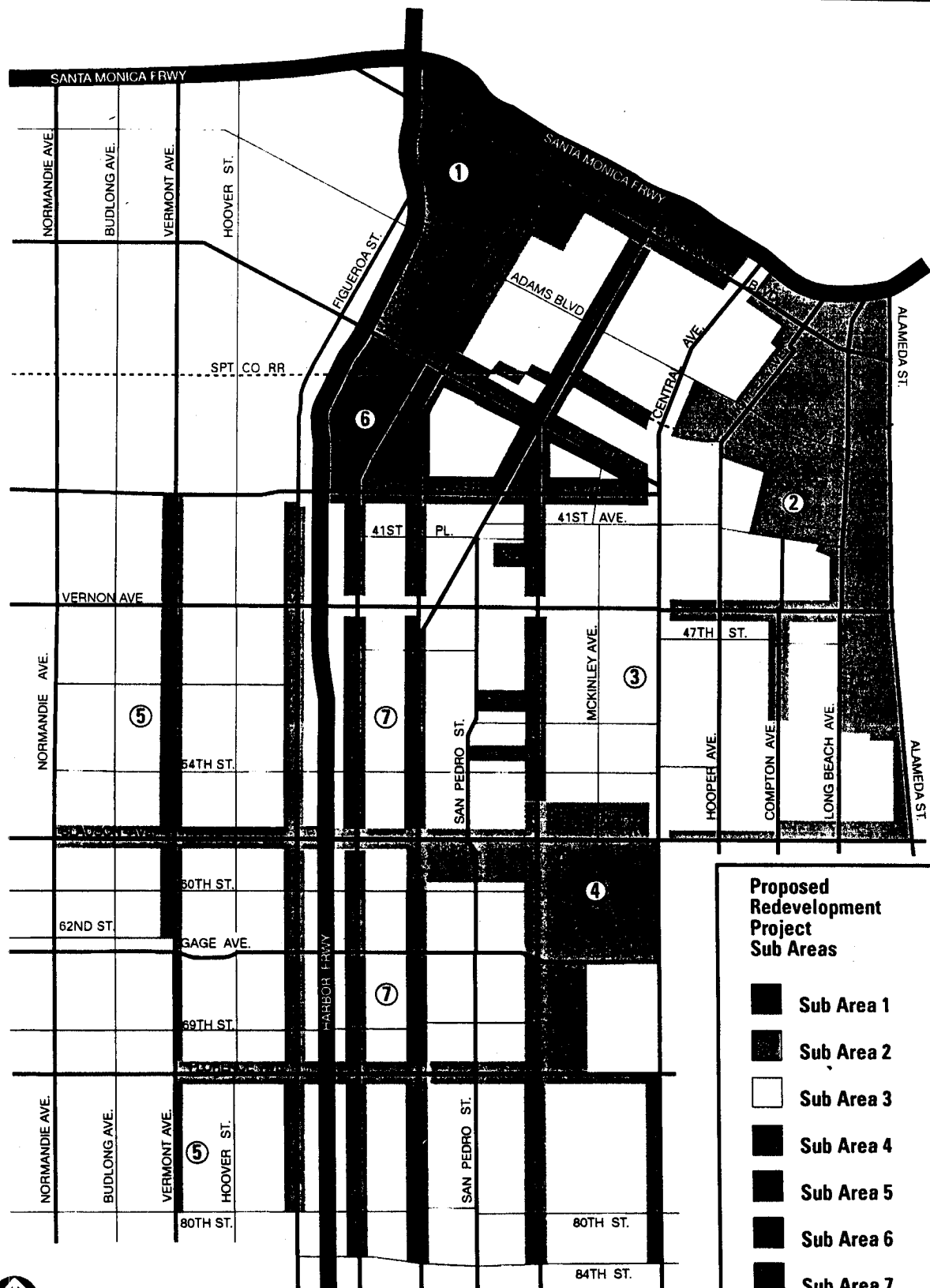
Proposed
Redevelopment Project

Sub Area Map

Figure V-A

Community
Redevelopment
Agency

City of
Los Angeles



Proposed Redevelopment Project Sub Areas

- Sub Area 1
- Sub Area 2
- Sub Area 3
- Sub Area 4
- Sub Area 5
- Sub Area 6
- Sub Area 7



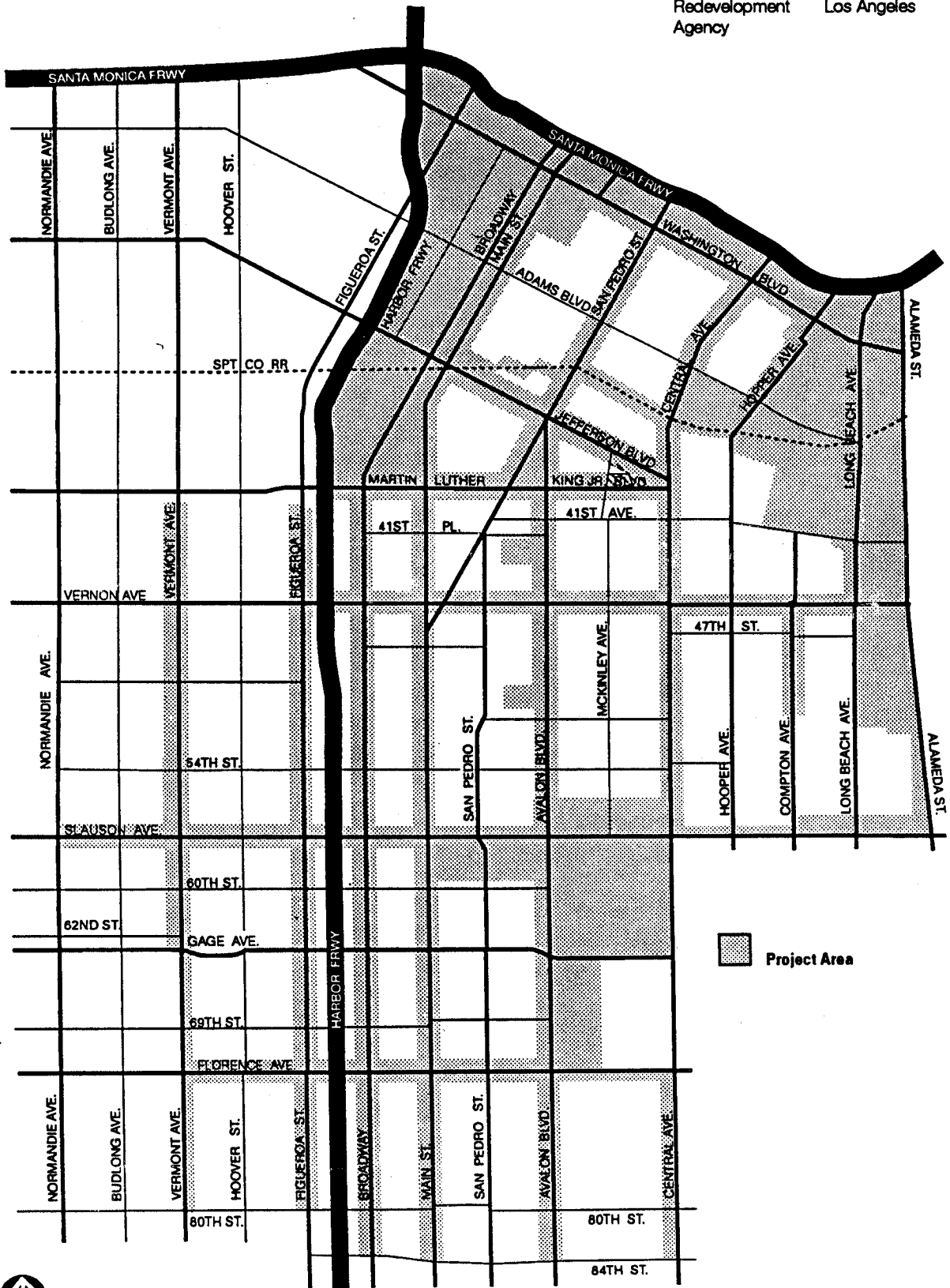
north

Map Not
To Scale

Mike 06/13/95

Council District 9 Corridors South of Santa Monica Freeway Recovery Redevelopment Project

Community
Redevelopment
Agency
City of
Los Angeles



north

Map Not
To Scale

Shaded areas ONLY are in the project area boundaries

EXHIBIT NO. 2

COUNCIL DISTRICT 9 CORRIDOR'S SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA BOUNDARY

Those parcels of land in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Area 1

Beginning at the southwesterly corner of Lot 65, of Exposition Square, in said city, as per map filed in Book 20, Pages 74 and 75, of Maps, in the Office of the County Recorder of said county, said corner also being the point of intersection of the easterly line of an alley, 16 Feet Wide and the northerly line of 41st Street, 60 Feet Wide, as shown on said tract, said point being distant easterly 141.04 Feet from the easterly line of Vermont Avenue, 80 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 64, of said map, said corner also being the point of intersection of the southerly line of said 41st Street and the easterly line of an alley, 16 Feet Wide, as shown on said map; thence southerly 252.30 Feet along the westerly line of said Lot 64 and the westerly line of Lot 19, of said map, to the southwesterly corner of said Lot 19, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 41st Drive, 60 Feet Wide, as shown on said map; thence southerly 60.35 Feet to the northwesterly corner of Lot 20, Tract No. 2628, in said city, as per map filed in Book 25, Page 69, of said maps, said corner also being the point of intersection of the southerly line of said 41st Drive and the easterly line of an alley 15 Feet Wide, as shown on said map; thence southerly 279.62 Feet along the westerly line of said Lot 20 and the westerly line of Lot 7, of said tract, to the southwesterly corner of said Lot 7, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 42nd Street, 60 Feet Wide, as shown on said tract; thence southerly 60.11 Feet to the northwesterly corner of Lot 5, of Tract No. 2217, in said city, as per map filed in Book 22, Page 12, of said maps, said corner also being on the southerly line of said 42nd Street; thence southerly 216.58 Feet along the westerly line of said Lot 5 and its southerly prolongation, to a point on the northerly line of Lot 2, of Tract No. 106, in said city, as per map filed in Book 13, Page 186, of said maps, said point being distant easterly 16.00 Feet from the northwesterly corner of said Lot 2; thence westerly 16.00 Feet along the northerly line of said Lot 2, to the northwesterly corner of said Lot 2; thence southerly 61.42 Feet along the westerly line of said Lot 2, to the southwesterly corner of said Lot 2, said corner also being on the northerly line of 42nd Place, 60 Feet Wide, as shown on said tract; thence southerly 61.74 Feet to the northwesterly corner of Lot 11, of Tract No. 106, in said city, as per map filed in Book 13, Page 186, of said maps, said corner also being the point of intersection of the southerly line of said 42nd Place and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 276.26 Feet along the westerly line of said Lot 11 and the westerly line of Lot 5, Tract No. 4403, in said city, as per map filed in Book 48, Page 24, of said maps, to the southwesterly corner of said Lot 5, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 43rd Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 6, Block 2, of Palmer's Vermont and Vernon Avenue Tract, in said city, as per map filed in Book 9, Page 147, of said maps, said corner also being the intersection of the southerly line of said 43rd Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 128.41 Feet to the southwesterly corner of said Lot 6, said corner also being the point of intersection of the easterly line of said alley, 15 feet wide, and the northerly line of an alley, 10 Feet Wide, as shown on said tract; thence southerly 10.00 Feet to the northwesterly corner of Lot 17, Block 2, of said tract, said corner also being the point of intersection of the southerly line of said alley, 10 Feet Wide, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 128.33 Feet to the southwesterly corner of said Lot 17, said corner also being the point of intersection of the easterly line of an alley, 15 feet Wide, and the northerly line of 43rd Place (formerly Rey Street), 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 7, Block 1, of said tract, said corner also being the point of intersection of the southerly line of said 43rd Place and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 125.83 Feet to the southwesterly corner of said Lot 7, said corner also being the point of intersection of the easterly line of said alley, 15 Feet Wide, and the northerly line of an alley, 10 Feet Wide, as shown on said tract; thence southerly 10.00 feet to the northwesterly corner of Lot 18, Block 1, of said tract, said corner also being the point of intersection of the southerly line of said alley, 10 Feet Wide, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 125.83 Feet to the southwesterly corner of said Lot 18, said corner also being the point of intersection of the easterly line of said alley, 10 Feet Wide, and the northerly line of Vernon Avenue, 70 Feet Wide, as shown on said tract; thence southerly 70.00 Feet to the northwesterly corner of Lot 9, of the Vermont and Vernon Avenue Tract, in said city, as per map filed in Book 11, Page 97, in said maps, said corner also being the point of intersection of the southerly line of Vernon Avenue, 70 Feet Wide, and the easterly line of an alley, 15 feet Wide, as shown on said tract; thence southerly 145.00 Feet to the southwesterly corner of said Lot 9, said corner also being the point of intersection of the easterly line of said alley, 15 Feet Wide, and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 15.00 Feet to the northwesterly corner of Lot 17, of said tract, said corner also being the point of intersection of the southerly line of said alley, 15 Feet Wide, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 145.35 Feet to the southwesterly corner of said Lot 17, said corner also being the point of intersection of the easterly line of said alley, 15 Feet Wide, and the northerly line of 45th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 34, of said tract, said corner also being the point of intersection of the southerly line of said 45th Street, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 145.00 Feet to the southwesterly corner of said Lot 34, said corner also being the point of intersection of the easterly line of said alley, 15 Feet Wide, and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 15.00 Feet to the northwesterly corner of Lot 42, of said tract, said corner also being the point of intersection of the southerly line of said alley, 15 Feet Wide, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 150.43 Feet to the southwesterly corner of said Lot 42, said corner also being the point of intersection of the easterly line of said alley, 15 Feet Wide, and the northerly line of 46th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 59, of said tract, said corner also being the point of intersection of the southerly line of said 46th Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 162.50 Feet to the southwesterly corner of said Lot 59, said corner also being the point of intersection of the easterly line of said alley, 15 feet Wide, and the northerly line of an alley, 15 Feet wide, as shown on said tract; thence southerly 15.00 Feet to the northwesterly corner of Lot 67, of said tract, said corner also being the point of intersection of the southerly line of said alley, 15 Feet Wide, and the easterly line of an alley, 15 Feet wide, as shown on said tract; thence southerly 162.98 Feet to the southwesterly corner of said Lot 67, said corner also being the point of intersection of the easterly line of said alley, 15 Feet Wide, and the northerly line of 47th Street (formerly Godey Street), 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 83, of said tract, said corner also being the point of intersection of the southerly line of said 47th Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 110.00 Feet to the southwesterly corner of said Lot 83, said corner also being the southerly terminus of the easterly line of said alley and on the northerly line of the Electric Railway Right of Way, 40 Feet Wide, as shown on said tract; thence westerly 140.00 Feet along the northerly line of said right-of-way to the northwesterly corner thereof, said corner also being on the easterly line of Vermont Avenue, 80 Feet Wide, as shown on said tract; thence southerly 40.00 Feet along the westerly line of said right of way and the easterly line of said Vermont Avenue to the southwesterly corner of said right of way, said corner also being the northwesterly corner of Lot 11, of the Clawson Villa Tract, in said city, as per map filed in Book 6, Page 66, of said maps; thence easterly 150.00 Feet along the southerly line of said right of way to the northwesterly corner of Lot 12, of said Clawson Villa Tract; thence southerly 130.00 Feet to the southwesterly corner of said Lot 12, said corner also being on the northerly line of 48th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 61, of said tract, said corner also being on the southerly line of said 48th Street; thence southerly 260.00 Feet along the westerly line of said Lot 61 and the westerly line of Lot 62, of said tract, to the southwesterly corner of said Lot 62, said corner also being on the northerly line of 49th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 111, of said tract, said corner also being on the southerly line of said 49th street; thence southerly 129.54 Feet to the southwesterly corner of said Lot 111; thence easterly 10.00 Feet to the northwesterly corner of Lot 4, of Vermont Place, in said city, as per map filed in Book 9, Page 169, of said maps; thence southerly 129.40 Feet to the southwesterly corner of said Lot 4, said corner also being the point of intersection of the easterly line of an alley, 20 Feet Wide and the northerly line of 50th Street (formerly Lewis Street), 60 Feet Wide, as shown on said