

CHINATOWN REDEVELOPMENT PROJECT

REDEVELOPMENT PLAN
FOR THE
CHINATOWN REDEVELOPMENT PROJECT

January 23, 1980

As adopted on January 23, 1980 by the City Council
of the City of Los Angeles, California on passage
of Ordinance No. 153,365.

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

REDEVELOPMENT PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
I. [§ 100] INTRODUCTION	1
II. [§ 200] GENERAL DEFINITIONS	1
III. [§ 300] PROJECT AREA BOUNDARIES	3
IV. [§ 400] REDEVELOPMENT PLAN GOALS	13
V. [§ 500] PROPOSED REDEVELOPMENT ACTIONS	14
A. [§ 501] General	14
B. [§ 502] Property Acquisition	15
1. [§ 503] Acquisition of Real Property	15
2. [§ 504] Acquisition of Personal Property	16
C. [§ 505] Participation by Owners and Tenants	17
1. [§ 506] Opportunities for Owner and Tenant Participation	17
2. [§ 507] Rules for Participation Opportunities	17
3. [§ 508] Participation Agreements	18
4. [§ 509] Certificates of Conformance	18
D. [§ 510] Cooperation with Public Bodies	18
E. [§ 511] Property Management	19
F. [§ 512] Relocation of Persons Displaced By the Project	19
1. [§ 513] Assistance in Finding Other Locations	19
2. [§ 514] Relocation Payments	19
G. [§ 515] Demolition, Clearance, Public Improve- ments, and Site Preparation	20
1. [§ 516] Demolition and Clearance	20
2. [§ 517] Public Improvements, Public Facilities and Public Utilities	20

	3.	[\$ 518]	Preparation of Building Sites	20
H.		[\$ 519]	Rehabilitation, Conservation and Moving of Structures by the Agency	20
	1.	[\$ 520]	Rehabilitation and Conservation	20
	2.	[\$ 521]	Moving of Structures	21
I.		[\$ 522]	Property Disposition and Development	21
	1.	[\$ 523]	Real Property Disposition and Development	21
		a.	[\$ 524] General	21
		b.	[\$ 525] Purchase and Development by Participants	22
		c.	[\$ 526] Purchase and Development Documents	22
		d.	[\$ 527] Development	23
	2.	[\$ 528]	Personal Property Disposition	24
J.		[\$ 529]	Provision for Low and Moderate Income Housing	24
	1.	[\$ 530]	Definition of Terms	24
	2.	[\$ 531]	Authority Generally	24
	3.	[\$ 532]	Replacement Housing	24
	4.	[\$ 533]	New or Rehabilitated Dwelling Units Developed Within the Project Area	25
	5.	[\$ 534]	Duration of Dwelling Unit Availability	25
	6.	[\$ 535]	Relocation Housing	25
	7.	[\$ 536]	Tax Increment Funds	26
VI.		[\$ 600]	USES PERMITTED IN THE PROJECT AREA	26
	A.	[\$ 601]	Map	26

		<u>PAGE</u>
B.	[\$ 602] Residential	27
C.	[\$ 603] Commercial	27
D.	[\$ 604] Residential Uses Within Commercial Areas	28
E.	[\$ 605] Light Industrial	29
F.	[\$ 606] Open Space and Other Public and Quasi-Public Uses Throughout the Project Area	29
	1. [\$ 607] Public Street Layout, Rights-of- Way and Easements	29
	2. [\$ 608] Other Open Space, Public and Quasi-Public Uses	29
G.	[\$ 609] Alternate Use	29
H.	[\$ 610] Interim Uses	30
I.	[\$ 611] Non-Conforming Uses	30
J.	[\$ 612] General Controls and Limitations	30
	1. [\$ 613] Construction	30
	2. [\$ 614] Rehabilitation and Retention of Properties	30
	3. [\$ 615] Buildings of Historic Significance	31
	4. [\$ 616] Limitation on the Number of Buildings	31
	5. [\$ 617] Number of Dwelling Units	31
	6. [\$ 618] Limitation on Type, Size, and Height of Buildings	31
	7. [\$ 619] Open Spaces, Landscaping, Light, Air, and Privacy	31
	8. [\$ 620] Signs	31
	9. [\$ 621] Utilities	31
	10. [\$ 622] Parking and Loading Facilities	31
	11. [\$ 623] Setbacks	32

12. [§ 624] Incompatible Uses 32

13. [§ 625] Nondiscrimination and
Nonsegregation 32

14. [§ 626] Employees and Trainees from
the Community 32

15. [§ 627] Resubdivision of Parcels 32

16. [§ 628] Minor Variations 32

K. [§ 629] Design for Development 33

L. [§ 630] Building Permits 34

VII. [§ 700] METHODS FOR FINANCING THE PROJECT 34

A. [§ 701] General Description of the Proposed
Financing Methods 34

B. [§ 702] Tax Increments 34

C. [§ 703] Other Loans and Grants 36

VIII. [§ 800] ACTIONS BY THE CITY 36

IX. [§ 900] ADMINISTRATION AND ENFORCEMENT OF THE PLAN . . . 37

X. [§1000] DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS . . 37

XI. [§1100] PROCEDURE FOR AMENDMENT 38

REDEVELOPMENT PLAN MAP ATTACHED

REDEVELOPMENT PLAN
FOR THE
CHINATOWN REDEVELOPMENT PROJECT

I. [§ 100] INTRODUCTION

This text and the attached Redevelopment Plan Map constitute the Redevelopment Plan for the Chinatown Redevelopment Project. The Project is included in the Community Development Program of the City of Los Angeles, County of Los Angeles, State of California. This Redevelopment Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles, California and the Project Area Committee for the Chinatown Redevelopment Project pursuant to the Community Redevelopment Law of the State of California, and all applicable laws and ordinances.

II. [§ 200] GENERAL DEFINITIONS

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

- A. "Plan" means the Redevelopment Plan for the Redevelopment Project.
- B. "Map" means the Redevelopment Plan Map, attached hereto.
- C. "Project area" means the area included within the boundaries of the Chinatown Redevelopment Project.
- D. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
- E. "City" means the City of Los Angeles, California.
- F. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
- G. "County" means the County of Los Angeles, California.
- H. "State" means the State of California.
- I. "Person" means any individual, or any public or private entity.

- J. "Redevelopment Law" means The Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).
- K. "Project Area Committee" (hereinafter referred to as PAC) is the legally elected and City Council approved citizens' committee for the Chinatown Redevelopment Project.

III. [S 300] PROJECT AREA BOUNDARIES

The boundaries of the Project area are illustrated on the Map attached hereto. The legal description of the boundaries of the Project area is as follows:

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

Beginning at the northeasterly corner of Lot 2, Tract No. 10418, as per map recorded in Book 176 Page 40 of Maps, records of said county, said point also being the intersection of the southerly line of Macy Street with the westerly line of Olvera Street; thence,

South $73^{\circ}02'30''$ East along the prolongation of the northerly line of said Lot 2 and the southerly line of Macy Street, a distance of 174.49 feet to an intersection with the southerly prolongation of the easterly line of Alameda Street, 96 feet wide, said intersection is the southeast corner of the Project area boundary known as Chinatown neighborhood; thence,

Northerly along said easterly line of Alameda Street, 549.39 feet to an intersection with the southeasterly line of North Main Street, said intersection also being an angle point in the westerly line of Lot A of Oil Well Supply Company Tract, as per map recorded in Book 14 Page 200 of Maps, records of said county; thence,

Northeasterly along said southeasterly line of North Main Street and along the northwesterly line of said Lot A and its northeasterly prolongation, and along the northwesterly lines of Lots 4 and 1 of Tract No. 2951, as per map recorded in Book 35 Page 50 of Maps, records of said county, and the northeasterly prolongation of the northwesterly line of said Lot 1, a distance of 1470.28 feet to the intersection of said southeasterly line of North Main Street with the southeasterly prolongation of the northeasterly line of College Street, as shown on the map of Tract No. 19617 as per map recorded in Book 558 Pages 45 and 46 of Maps, records of said county; thence,

Northwesterly along said northeasterly line of College Street and its southeasterly prolongation, a distance of 634.45 feet to a point of intersection with the curved southeasterly line of North Spring Street, a radial line from said point bears South $74^{\circ}12'07''$ East, said point also being the most westerly corner of Lot 1 of said Tract No. 19617; thence,

Northeasterly along the southeasterly line of North Spring Street, on a curve concave to the southeast, having a radius of 1400 feet, through a central angle of $17^{\circ}07'49''$ an arc distance of 418.57 feet; thence,

North $57^{\circ}04'18''$ West on a radial line to said curve and crossing North Spring Street, a distance of 151.96 feet to the northeast corner of Capitol Mills Tract as per map recorded in Book 3 Page 68 of Maps, records of said county, said corner also being the most southerly corner of Lot A, Freight Depot Tract, as per map recorded in Book 72 Pages 75 and 76 of Miscellaneous Records, records of said county; thence,

Northwesterly along the northeasterly line of said Capitol Mills Tract and its common line with Lot A of said Freight Depot Tract to the most westerly corner of said Lot A, said corner also being the northwest corner of Lot 9 of Broadway Tract, as per map recorded in Book 16 Page 8 of Maps, records of said county; thence,

Northeasterly along the various courses and distances of the southeasterly line of said Broadway Tract and its common line with Lot A of said Freight Depot Tract to the northeasterly corner of Lot 15 of said Broadway Tract; thence,

Continuing along the boundary of Lot A of said Freight Depot Tract the following four courses:

First: North $30^{\circ}12'$ East, 82 feet; thence,

Second: North $16^{\circ}33'$ East, 125 feet; thence,

Third: North $34^{\circ}36'$ East, 85 feet; thence,

Fourth: North $52^{\circ}30'$ West, 91.0 feet to an angle point in the southeasterly line of North Broadway; thence,

Northeasterly along the southeasterly line of North Broadway 670.39 feet to an angle point in said line; thence,

North $50^{\circ}36'$ East, continuing along the southeasterly line of North Broadway, a distance of 1301.67 feet to an intersection with the southeasterly prolongation of the southwesterly line of Solano Tract, as per map recorded in Book 439, Pages 11 and 12 of Deed Maps, records of said county; thence,

North $18^{\circ}48'23''$ West along said last mentioned prolongation , a distance of 85.46 feet to a point on the northwesterly line of North Broadway, said point being the most southerly corner of Lot 32 of said Solano Tract; thence,

Continuing along the southwesterly line of said Solano Tract and said Lot 32, a distance of 16.27 feet to the northwesterly line of Jose Saveriano Ybarra Tract, as per map recorded in Book 17 Page 32 , Miscellaneous Records of said county; thence,

South $62^{\circ}31'$ West along said northwesterly line of Jose Saveriano Ybarra Tract, a distance of 330.29 feet to the northeast corner of Lot 19, Block 2, Buena Vista Tract , as per map recorded in Book 9 Page 54, Miscellaneous Records of said county; thence,

Westerly along the northerly line of said Buena Vista Tract to the northeast corner of Lot 5, Block 2 of said Buena Vista Tract; thence,

Southwesterly along the northwesterly line of said Buena Vista Tract to a point in the northwesterly line of Lot 1, Block 2 of said Buena Vista Tract, distant thereon northeasterly 15 feet from the most westerly corner of said Lot 1, said point also being an angle point in the Pasadena Freeway right-of-way; thence,

South $15^{\circ}43'40''$ East, along said right-of-way, a distance of 48.78 feet to a point on the southwesterly line of said Lot 1, distant thereon South $33^{\circ}33'06''$ East 45 feet from the most westerly corner of said Lot 1, also being the northeasterly line of Stadium Way; thence,

North $33^{\circ}33'06''$ West, along the southwesterly line of said Pasadena Freeway right-of-way, a distance of 201 feet more or less, to an angle point therein; thence,

North $39^{\circ}03'21''$ West along said southwesterly right-of-way line 110.28 feet to the beginning of a tangent curve concave southerly, having a radius of 80 feet; thence,

Northwesterly, westerly and southwesterly along said right-of-way, through a central angle of $129^{\circ}20'21''$, an arc distance of 180.59 feet; thence,

Tangent to said curve, South $11^{\circ}36'18''$ West along the southeasterly line of said right-of-way, being also the northwesterly line of Cottage Home Street, 48 feet wide, a distance of 176.43 feet to the beginning of a curve concave northwesterly, having a radius of 699.94 feet; thence,

Continuing along said right-of-way line and said northwesterly line of Cottage Home Street, through a central angle of $47^{\circ}20'43''$ an arc distance of 578.38 feet; thence,

Northwesterly, crossing said right-of-way, along the southwesterly lines of a portion of Lot 14 and Lots 15 through 21 inclusive of Cottage Home Tract, as per map recorded in Book 59 Page 22, Miscellaneous Records of said county, to the most westerly corner of said Lot 21; thence,

Southwesterly along the southwesterly prolongation of the northwesterly line of said Lot 21 and along the northwesterly line of Lot 48 and a portion of the northwesterly line of Lot 49, all of said Cottage Home Tract, to the northeast corner of Lot 17 of Schlesingers Subdivision of Lot 16, Abila Tract, as per map recorded in Book 37 Page 71, Miscellaneous Records of said county; thence,

Southwesterly along the northwesterly line of said Schlesingers Subdivision and that portion of its common line with the southwesterly boundary of Tract No. 25130, as per map recorded in Book 665 Pages 71 to 77 inclusive of Maps, records of said county, to an angle point in the boundary of said Tract No. 25130, said angle point being on the southerly line of Lookout Drive, and also being the northeast corner of Lot 1, P. Beaudry Subdivision of Lot 12, Abila Tract, as per map recorded in Book 24 Page 39 Miscellaneous Records of said county; thence,

Northwesterly along the northeasterly line of said P. Beaudry Subdivision and its common line with said Tract No. 25130 to the most northerly corner of Lot 13 of said P. Beaudry Subdivision; thence,

Southwesterly along the northwesterly line of said P. Beaudry Subdivision to the most westerly corner of Lot 39 of said P. Beaudry Subdivision; thence,

Westerly and northwesterly along the northerly and northeasterly lines of Stadium Way as described in City Engineers Deed filed in Book 5 Page 43 and shown on City Engineers right-of-way Map No. 6079 and described in deed recorded November 9, 1942 in Book 19636 page 316 Official Records of said county, to the southwesterly prolongation of the southeasterly line of Lot 18 of said Tract No. 25130; thence,

Northeasterly along said last mentioned prolongation, a distance of 2.13 feet to the most southerly corner of said Lot 18; thence,

Northwesterly along the southwesterly lines of Lots 18 and 19 of said Tract No. 25130, also being the northeasterly line of Stadium Way, 84 feet wide, (formerly Chavez Ravine Road) to an intersection with the northeasterly prolongation of the northwesterly line of Lot 24 of said Tract No. 25130; thence,

Southwesterly along said last mentioned prolongation and said northwesterly line of said Lot 24 to the most westerly corner of said Lot 24; thence,

Southeasterly along the southwesterly line of said Lot 24, being also the northeasterly line of Victor Heights Tract, as per map recorded in Book 12 Page 40, Miscellaneous Records of said county, a distance of 80 feet, more or less, to the most northerly corner of Lot 22 of said Victor Heights Tract, said corner also being the most easterly corner of Parcel B of Parcel Map L.A. No. 2140, as per map filed in Book 30 Page 59 of Parcel Maps, records of said county; thence,

Southwesterly along the southeasterly line of said Parcel Map L.A.No. 2140, and along its common line with said Lot 22 of Victor Heights Tract, to the most westerly corner of said Lot 22, said last mentioned corner being a point on the northeasterly line of Figueroa Terrace, 60 feet wide; thence,

Southeasterly along the northeasterly line of Figueroa Terrace to an intersection with the northeasterly prolongation of the northwesterly line of Beaudry Avenue, 60 feet wide; thence,

Southwesterly along said last mentioned prolongation and northwesterly line of Beaudry Avenue and its southwesterly prolongation to its point of intersection with the easterly line of Lot 1 of Tract No. 26433, as per map recorded in Book 684 Pages 27 and 28 of Maps, records of said county, said last mentioned point being on a curve concave westerly and also being on the westerly line of Beaudry Avenue; thence,

Southerly and southwesterly along the westerly and northwesterly curved line of Beaudry Avenue to an intersection with the northwesterly prolongation of the southwesterly line of Alpine Street, 60 feet wide, as shown on Record of Survey filed in Book 83 Page 71 of Records of Surveys, and as shown on map of Tract No. 16185, as per map recorded in Book 493 Pages 28 and 29 of Maps, all records of said county; thence,

Southeasterly along said last mentioned prolongation and the southwesterly line of Alpine Street, crossing Figueroa Terrace and the Pasadena Freeway right-of-way, to an intersection with the northwesterly line of Lot 1 of said Tract No. 16185; thence,

Along the northwesterly line of Lot 1 of said Tract No. 16185, and along the southeasterly line of the Pasadena Freeway right-of-way, the following three courses:

First: South $58^{\circ}18'44''$ West, 39.14 feet; thence,

Second: South $55^{\circ}35'59''$ West, 170.46; thence,

Third: South $42^{\circ}40'37''$ West, 139.85 feet to the most westerly corner of Lot 1 of said Tract No. 16185; thence,

Continuing along said Pasadena Freeway right-of-way, South $42^{\circ}44'11''$ West 93.36 feet and South $73^{\circ}43'35''$ West 35.92 feet to a point on the northeasterly line of Sunset Boulevard, 100 feet wide, said point also being on the southwesterly line of Lot 13 of J.N.Griffins Subdivision of Block 10, Beaudry Tract No. 2, as per map recorded in Book 9 Page 60, Miscellaneous Records of said county, distant thereon North $44^{\circ}01'46''$ West 15.41 feet from the most southerly corner of said Lot 13; thence,

South $44^{\circ}01'46''$ East along said northeasterly line of Sunset Boulevard, a distance of 71.29 feet; thence,

South $45^{\circ}58'14''$ West, at right angles to Sunset Boulevard, a distance of 100.00 feet to the southwesterly line of Sunset Boulevard, distant thereon southeasterly 3.40 feet from the northwesterly line of Lot 17, Block 7, Park Tract, as per map recorded in Book 7 Pages 26 and 27, Miscellaneous Records of said county; thence,

Along the southeasterly, easterly and northeasterly boundary of the Pasadena Freeway right-of-way the following five courses:

First: South $45^{\circ}58'14''$ West, 45.73 feet to the northwesterly line of Lot 17 of said Block 7; thence,

Second: South $41^{\circ}43'21''$ West, 82.92 feet to a point on the northwesterly line of said Lot 17, said point being the beginning of a non-tangent curve, concave southeasterly, having a radius of 194 feet, a radial line to said point bears North $58^{\circ}29'11''$ West; thence,

Third: Southwesterly along said curve through a central angle of $19^{\circ}32'35''$ an arc length of 66.17 feet; thence,

Fourth: Tangent to said curve South $11^{\circ}58'14''$ West, 121.37 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 60 feet; thence,

Fifth: Southerly and southeasterly along said last mentioned curve, through a central angle of $60^{\circ}07'25''$ an arc length of 62.96 feet to the southwesterly line of Lot 5, Block 7 of said Park Tract, distant thereon southeasterly 34.70 feet from the most westerly corner thereof; thence,

Southeasterly along the southwesterly line of Lot 5 of said Block 7, and along the northeasterly line of Boston Street, 50 feet wide, a distance of 15.3 feet, more or less, to an intersection with the northeasterly prolongation of the southeasterly line of Fremont Avenue (formerly Crescent Avenue) as shown on the map of said Park Tract; thence,

Southwesterly along said last mentioned prolongation to the most northerly corner of Lot $18\frac{1}{2}$ of Block 5 of said Park Tract; thence,

Southeasterly along the northeasterly lines of said Lot $18\frac{1}{2}$ and Lot 19, Block 5 of said Park Tract, and along the southwesterly line of Boston Street to the northwesterly line of Figueroa Street, 100 feet wide; thence,

Southwesterly along the northwesterly line of Figueroa Street, a distance of 99.3 feet to an intersection with the northwesterly prolongation of the southwesterly line of Lot 12, Block 2 of said Park Tract; thence,

Southeasterly along said last mentioned prolongation, a distance of 106.26 feet to the most westerly corner of said Lot 12; thence,

Continuing southeasterly along the southwesterly line and its southeasterly prolongation of said Lot 12, also being the northeasterly line of the Santa Ana Freeway right-of-way, a distance of 166.22 feet to a point on the northwesterly line of Lot 15, Block 2 of said Park Tract; thence,

Northeasterly along the northwesterly line of said Lot 15, also being on the northwesterly boundary of the Santa Ana Freeway Right-of-way, a distance of 100 feet to the southwesterly line of Boston Street, 60 feet wide; thence,

Southeasterly along the southwesterly line of Boston Street to the most easterly corner of Lot 18, Block 2 of said Park Tract, said corner being the beginning of a tangent curve, concave northerly, having a radius of 60 feet, said curve also being the northerly line of the Santa Ana Freeway right-of-way; thence,

Southeasterly, easterly and northeasterly along said last mentioned curve to its point of tangency with the southeasterly line of Bunker Hill Avenue, 60 feet wide; thence,

Northeasterly along the southeasterly line of Bunker Hill Avenue to the most westerly corner of Lot 14, Block 4 of said Park Tract; thence,

Continuing along the right-of-way line of the Santa Ana Freeway, the following five courses:

First: Southeasterly along the southwesterly line of Lot 14, Block 4 of said Park Tract to the most southerly corner thereof; thence

Second: Northeasterly along the southeasterly line of said Lot 14 to the southwesterly line of Lot 23, Block 4 of said Park Tract; thence,

Third: Northwesterly along the southwesterly line of said Lot 23, a distance of 15 feet to the most westerly corner thereof; thence,

Fourth: Northeasterly along the northwesterly line of said Lot 23 to the most northerly corner thereof; thence,

Fifth: Southeasterly along the northeasterly line of said Lot 23 to the most easterly corner thereof, said corner also being on the northwesterly line of Grand Avenue, 80 feet wide; thence,

Continuing southeasterly along the southeasterly prolongation of the northeasterly line of said Lot 23, a distance of 80.20 feet to a point in the southeasterly line of said Grand Avenue, also being a point in the northwesterly line of Lot 1, Tract No. 26838, as per map recorded in Book 850 Pages 70 and 71 of Maps, records of said county; thence,

North $41^{\circ}23'18''$ East along the southeasterly line of Grand Avenue and the northwesterly line of Lot 1 of said Tract No. 26838, a distance of 161.28 feet, to the beginning of a curve concave to the south, having a radius of 20 feet; thence,

Northeasterly, easterly and southeasterly along said last mentioned curve, through a central angle of $88^{\circ}04'11''$ an arc distance of 30.74 feet to the beginning of a reverse curve having a radius of 979.81 feet; thence,

Along said reverse curve and the southwesterly line of Sunset Boulevard, 100 feet wide, as shown on the map of said Tract No. 26838, through a central angle of $5^{\circ}32'44''$, an arc distance of 94.83 feet; thence,

Tangent to said curve South $56^{\circ}05'15''$ East along the southeast line of Sunset Boulevard, 1,209.34 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 706 feet; thence,

Southeasterly and easterly along said last mentioned curve, through a central angle of $36^{\circ}00'42''$ a arc length of 443.74 feet, said last mentioned curve lies 50 feet southerly and concentric with the centerline of Macy Street, as shown on Los Angeles City Engineers' right-of-way Map No. 25023; thence

Tangent to said last mentioned curve North $87^{\circ}54'03''$ East along the southerly line of Macy Street, as shown on said right-of-way map No. 25023 and described in deed recorded in Book 11247 Page 124 Official Records of said county, a distance of 229.15 feet to the northwesterly line of North Main Street, 80 feet wide; thence,

North $83^{\circ}02'07''$ East, 110.87 feet to the northwesterly corner of Lot 2 of said Tract No. 10418; thence

South $73^{\circ}02'30''$ East, along the northeasterly line of Lot 2 of said Tract No. 10418, and the southwesterly line of Macy Street, a distance of 87.19 feet to the POINT OF BEGINNING.

IV. [§ 400] REDEVELOPMENT PLAN GOALS

To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the area.

To retain by means of rehabilitation as many existing residences and businesses as possible.

To remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.

To improve certain environmental deficiencies, including among others, substandard alleys and public recreational facilities.

To control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan and the Annual Work Program.

To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project area in accordance with the Redevelopment Plan and the Annual Work Programs.

To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.

To encourage the preservation of historical monuments, landmarks and buildings.

To encourage the preservation and the enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center.

To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice.

To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low and moderate income households.

To promote the economic well being of Chinatown by encouraging the diversification of its commercial base and of employment opportunities.

To encourage the development of an industrial environment which positively relates to adjacent land uses and to upgrade and stabilize existing industrial uses.

To provide opportunities for industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan and Annual Work Programs.

To provide a basis for the location and programming of public service facilities and utilities, including but not limited to, libraries, senior citizen centers, youth centers, cultural centers, parks and recreation facilities, and to coordinate the phasing of public facilities with private development.

To expand open spaces for recreational uses, and to promote the preservation of views, natural character and topography of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.

To make provision for a pedestrian and vehicular circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation services.

To improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.

To develop safeguards against noise and pollution; to enhance the residential/commercial community.

To promote the development of local job opportunities.

To coordinate the revitalization efforts in Chinatown with other public programs of the City of Los Angeles and the metropolitan area.

V. [§ 500] PROPOSED REDEVELOPMENT ACTIONS

A. [§ 501] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project area by:

(1) Providing for participation by owners and tenants of properties located in the Project area by extending preferences to remain or relocate within the redevelopment area;

(2) Acquisition of real property;

(3) Management of property under the ownership and control of the Agency;

- (4) Relocation assistance to displaced Project occupants;
- (5) Demolition or removal of buildings and improvements;
- (6) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements;
- (7) Rehabilitation, development or construction of low and moderate income housing within the City;
- (8) Disposition of property for uses in accordance with this plan;
- (9) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
- (10) Rehabilitation of structures and improvements by present owners, their successors, and the Agency.

B. [\$ 502] Property Acquisition

1. [\$ 503] Acquisition of Real Property

The Agency (after informing the PAC of the proposed acquisition) 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 lawful method, for one or more of the following purposes:

- (1) to remove a deteriorated structure requiring clearance as demonstrated by a structural inspection of the property;
- (2) 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) 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) 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) to effect a change in land use as provided for in this Plan.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the 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 Redevelopment Plan.

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 Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The Agency shall not acquire interests in oil, gas, or other mineral or hydrocarbon substances of any kind or character within the Project area, except to preclude the right to explore for, produce or extract such substances through any opening or penetration for any purpose connected therewith within 500 feet from the surface of any property in the Project area.

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

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. [§ 504] 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 except eminent domain.

c. [§ 505] Participation by Owners and Tenants

1. [§ 506] Opportunities for Owner and Tenant Participation

The Agency shall extend first preference to persons who are engaged in business in the Project area, to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend similar preference to other owners and tenants including but not limited to homeowners and landlords, in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and develop or develop real property in the Project area.

The Agency is also authorized to permit persons who are owners of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties in the Project area.

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 and to determine a solution by consideration of such factors as length of time in the area; accommodation of as many participants as possible; ability to perform; similar land use to similar land use; conformity with intent and purpose of this Plan.

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.

Participation is desired in the redevelopment of the Project area by as many owners and tenants as possible. Participat opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owner to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of areas for public and/or private development in accordance with this Plan.

2. [§ 507] Rules for Participation Opportunities

The Agency in cooperation with the Project Area Committee shall promulgate rules for owner and tenant participation.

3. [§ 508] Participation Agreements

Each person desiring to become a participant must be willing to enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the 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.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a participation agreement as defined herein, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

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.

4. [§ 509] Certificates of Conformance

As an alternative to requiring a participation agreement for each property not to be purchased or subject to Agency acquisition by eminent domain, the Agency is authorized to make determinations of those properties which conform to the Redevelopment Plan. If such a determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties and such property will not be subject to acquisition by eminent domain under this Plan so long as the property continues to conform to this Redevelopment Plan and to such further terms and conditions as the Agency may require as necessary or appropriate to carry out the Plan.

D. [§ 510] 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 will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. 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. 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 financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside of the Project area) to the extent permitted by law.

The Agency may pay to any taxing agency with territory located within the Project area, other than the City, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

E. [§511] Property Management

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.

The Agency may, but is not required, in any year during which it owns property in the Project area pay from tax increments actually received by the Agency from the Project directly to all taxing agencies involved an amount that would have been received by each taxing agency had the property not been exempt by virtue of Agency ownership.

F. [§512] Relocation of Persons Displaced by the Project

1. [§513] Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by Agency acquisition of property 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, locations and facilities, if any, the Agency shall assist persons in finding structures and locations that are decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency shall not displace such persons until such structures are available and ready for occupancy.

2. [§514] Relocation Payments

The Agency shall pay all relocation payments required by law. In addition, the Agency may make any additional relocation payments which in the Agency's opinion may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

G. [§ 515] Demolition, Clearance, Public Improve-
ments, and Site Preparation

1. [§ 516] 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 Plan.

2. [§ 517] Public Improvements, Public
Facilities and Public Utilities

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, 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, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas. All new utilities shall be installed underground where feasible.

Prior consent of the City Council is required for the Agency to develop sites for industrial or commercial use by providing such improvements which an owner or operator of the site would otherwise be obliged to provide.

3. [§ 518] Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

H. [§ 519] Rehabilitation, Conservation and
Moving of Structures by the Agency

1. [§ 520] Rehabilitation and Conservation

It shall be the purpose of this Plan to allow for the retention of as many existing residences, industries, businesses, and other facilities as possible and to add to the economic life of these facilities by a program of conservation and rehabilitation. The Agency is authorized to conduct a program of assistance to encourage owners of property within the area to upgrade and maintain their property consistent with the Plan and such standards as may be developed for the area.

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

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

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings and structures in the Project area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project area.

The Agency may adopt Property Rehabilitation Standards for the rehabilitation of properties in the Project area. Where there is a conflict between the building requirements set forth in this Plan and such Property Rehabilitation Standards as may be adopted, the Property Rehabilitation Standards shall prevail.

2. [§ 521] Moving of Structures

As necessary in carrying out this 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.

I. [§ 522] Property Disposition and Development

1. [§ 523] Real Property Disposition
and Development

a. [§ 524] General

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. In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

No real or personal property owned by 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 Redevelopment Plan and the covenants and controls recorded against the property by the Agency.

All real property acquired by the Agency in the Project area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public body without charge.

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 Plan.

All purchasers or lessees of property 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.

b. [§ 525] Purchase and Development
by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition to and development by owner and tenant participants on a preference basis over other persons.

c. [§ 526] Purchase and Development
Documents

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

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

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, 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. 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. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Redevelopment Project shall contain the nondiscrimination clauses prescribed in Section 33436 of the Health and Safety Code of the State of California

d. [§ 527] Development

To the extent now or hereafter permitted by law, the Agency with the prior review by the Project Area Committee is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project area for itself or for any public body or public entity, provided that such building, facility, structure or other improvement would be of benefit to the Project area. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project area) to the extent permitted by law.

The Agency may pay for, install or construct the following facilities, and may acquire or pay for the land required, including but not limited to:

- (1) Streets
- (2) Curbs
- (3) Gutters
- (4) Sidewalks
- (5) Landscaping
- (6) Open Space
- (7) Street furniture
- (8) Site improvements for new development, including foundations and parking structures
- (9) Utilities
- (10) Street lighting
- (11) Public buildings
- (12) Library
- (13) Community Service Facilities

During the period of development in the Project area, 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 development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws.

2. [\$528] Personal Property Disposition

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

J. [\$529] Provision for Low and Moderate Income Housing

1. [\$530] Definition of Terms

The terms "affordable rent," "replacement dwelling unit," "persons and families of low or moderate income" and "very low income households" as used in this Section 529 shall have the meanings as defined by the Community Redevelopment Law and other State and local laws and regulations pertaining thereto.

2. [\$531] Authority Generally

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 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 within the City.

3. [\$532] 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 part of the Project, the Agency shall, within four years of such 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 rents within the City.

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to this Section shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan.

4. [§ 533] New or Rehabilitated Dwelling Units
Developed Within the Project Area

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project area by the Agency shall be for persons and families of low and moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project area by public or private entities or persons other than the Agency shall be for persons and families of low and moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project area and not to each individual case of rehabilitation, development or construction of dwelling units. All (100%) dwelling units constructed by the Agency within the Project area shall be for persons and families of low and moderate income.

The Agency shall require, by contract or other appropriate means, that whenever any low and 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.

5. [§ 534] Duration of Dwelling Unit
Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 532 and 533 shall remain for persons and families of low and moderate income and very low income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan.

6. [§ 535] Relocation Housing

If insufficient suitable housing units are available in the City for use by 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 of the Project area.

7. [§ 536] Tax Increment Funds

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 702 shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of low or moderate income and very low income households.

VI. [§ 600] USES PERMITTED IN THE PROJECT AREA

A. [§ 601] Map

The 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 proposed land uses to be permitted in the Project area for all public, semi-public and private land.

B. [§ 602] Residential

Areas shown on the Map as Residential shall be maintained, developed or used for single or multiple family housing consistent with the land uses indicated below.

Where deemed appropriate by the Agency, the Agency may require that new housing be developed using such methods as clustering and density averaging to achieve greater flexibility in housing design and well-planned neighborhoods offering variety in housing and environment to all socio-economic groups and to provide for the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the developer.

Consistent with this plan and to the extent possible, new housing to be developed within the area shall include a full range of rental levels and/or sales prices to ensure that the Project area population will include a wide range of income groups. New housing development in the area shall include facilities appropriate for existing Project area residents.

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

New housing developed within areas designated by the following land uses shall correspond to the related zone(s) under the Planning and Zoning Code of the City of Los Angeles.

<u>Land Use</u>	<u>Related Zone(s)</u>
Low Medium II	RD 2, RD 1.5
Medium	R 3
High Medium	R 4

C. [§ 603] Commercial

Areas shown on the Map as Commercial shall be maintained, developed or used to correspond with the related zone (s) under the Planning and Zoning Code of the City of Los Angeles, as indicated below.

<u>Land Use</u>	<u>Related Zone(s)</u>	<u>General Uses</u>
Limited	C1, P	Banks, clubs, hotels, business and professional offices, local retail stores, limited hospitals and/or clinics, parks and playgrounds, surface or underground parking.
Highway Oriented	C2, P	All of the above and department stores, theatres, retail businesses with limited manufacturing, auto and trailer sales, auto service and repair, amusement enterprises, auditoriums, hospitals, medical and dental offices, parking structures above grade
Community	CR*, C4*, C2, P, PB	All of the Above

*Note: CR and C4 zones are more restrictive than the C2 zone and may be designated only in the community commercial area south of Sunset Boulevard. The CR zone provides for such uses as banks, hotels, business and professional offices and surface parking only. The C4 zone provides for all C2 use except such uses as auto service and repair, amusement enterprises, hospitals and retail business with limited manufacturing.

In addition, commercial manufacturing uses that are compatible with sound commercial development and are appropriately designed and located shall be permitted in highway oriented and community commercial areas. Such uses include, but are not limited to, electrical appliance assembly; the manufacture of ceramic products, jewelry and optics; the preparation of various consumer food products; and storage and warehousing.

D. [§ 604] Residential Uses Within Commercial Areas

The Agency may but is not required to permit the development of new residential uses within commercial areas. One condition for approving such a development shall be that the residential development, as well as all commercial facilities which functionally and visually affect it, meet all design and location criteria specified by the Agency. The Agency may establish other conditions for approval as it deems necessary.

E. [§ 605] Light Industrial

Areas shown on the map as Light Industrial shall be maintained, developed or used in accordance with the M2 and P zones under the Planning and Zone Code of the City of Los Angeles. Uses permitted under this zone include but are not limited to industrial, manufacturing and foundry uses, storage and auto salvage.

F. [§ 606] Open Space and Other Public and Quasi-Public Uses Throughout the Project Area

1. [§ 607] Public Street Layout, Rights-of-Way, and Easements

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

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project area as needed for proper development and circulation. Such modifications as may be implemented will conform to the Community Plan and the Highways and Freeways Plan.

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 or created.

2. [§ 608] Other Open Space, Public and Quasi-Public Uses

In any portion of the Project area the Agency is authorized to permit the maintenance, 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 Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions upon such use as are necessary to protect the development and use of the Project area.

G. [§ 609] Alternate Use

In areas indicated by "1" on the Map Community Commercial and/or Public uses, as described in Sections 603 and 608, respectively, shall be permitted. In areas indicated by "2" on the Map Community Commercial and/or Light Industrial Uses, as described in Sections 603 and 605, respectively, shall be permitted.

H. [§ 610] Interim Uses

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

I. [§ 611] 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 the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project area. 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.

The Agency may authorize additions, alterations, repairs, or other improvements 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.

J. [§ 612] General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§ 613] Construction

All construction in the Project area shall comply with all applicable State and local laws in effect from time to time, including but not limited to, the Building, Electrical, Plumbing, Mechanical, Health Sanitation and Fire Codes of the City.

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.

2. [§ 614] Rehabilitation and Retention of Properties

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.

3. [§ 615] Buildings of 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 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.

4. [§ 616] Limitation on the Number of Buildings

The number of buildings in the Project area shall not exceed approximately 1,300.

5. [§ 617] Number of Dwelling Units

At such time as the Project area is fully redeveloped, approximately 5,900 dwelling units will be permitted within the Project area.

6. [§ 618] Limitation on Type, Size, and Heights of Buildings

Except as may be set forth in other Sections of this Plan, the type, size and height of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations.

7. [§ 619] Open Spaces, Landscaping, Light, Air, and Privacy

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.

8. [§ 620] Signs

All signs shall conform to City sign standards as they now exist or are hereafter legislated. Design of all proposed new signs shall be submitted prior to installation to the Agency for review and approval pursuant to the procedures of this Plan.

9. [§ 621] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

10. [§ 622] 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.

11. [§ 623] 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.

12. [§ 624] Incompatible Uses

No use or structure which by reason of appearance, traffic smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area.

13. [§ 625] Nondiscrimination and Non-segregation

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

14. [§ 626] 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 objectives of the Plan.

15. [§ 627] Resubdivision of Parcels

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

16. [§ 628] Minor Variations

Under exceptional circumstances, 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:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. 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.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

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.

K [§ 629] Design for Development

Within the limits, restrictions, and controls established in the 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 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 the case of property which is the subject of a disposition and development or participation agreement with the Agency on any other property in the discretion of the Agency, 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.

L. [§ 630] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project area from the date of adoption of this Plan until the application for such permit has been processed and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency Board, unless and until the application for such permit has been approved by the Agency Board. Any such permit that is issued must be in conformance with the provisions of this Plan.

II. [§ 700] METHODS FOR FINANCING THE PROJECT

A. [§ 701] General Description of the Proposed Financing Methods

Upon adoption of this 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.

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.

B. [§ 702] Tax Increments

All taxes levied upon taxable property within the Project area 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 the ordinance approving this 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 Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such

property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, 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, this Redevelopment Project. Unless and until the total assessed value 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 into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from the taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which are attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent that the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, 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.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only 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 Redevelopment 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 fifty-seven million three hundred thousand dollars (\$57,300,000) except by amendment of this Redevelopment Plan.

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 Redevelopment Project shall be established or incurred after fifteen (15) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

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 twenty million dollars (\$20,000,000) without an amendment of this Redevelopment Plan.

C. [\$ 703] Other Loans and Grants

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

VIII. [\$ 800] 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 of spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

A. 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 the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. 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 unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

IX. [§ 900] ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan including the preparation and execution of any documents implementing this Plan shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into 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, reentry, injunctions, or any other remedies appropriate to the purposes of this 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.

X. [§ 1000] DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

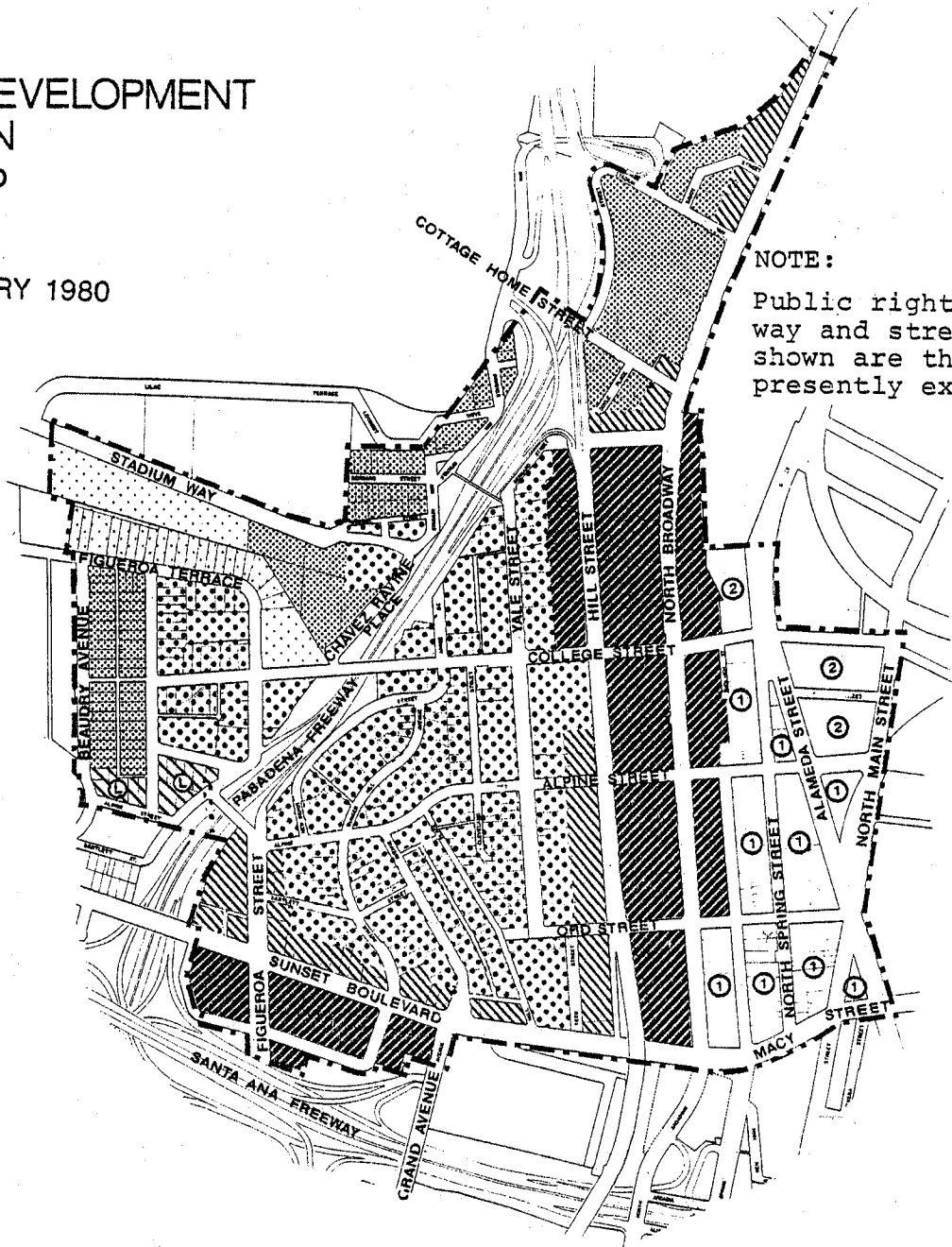
Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the land use and development control provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 35 years from the date of adoption of this Plan by the City Council.

XI. [§ 1100] PROCEDURE FOR AMENDMENT




This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

REDEVELOPMENT PLAN MAP

JANUARY 1980

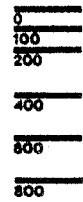


NOTE:
Public rights-of-
way and streets
shown are those
presently existing

residential
 low medium II
 medium
 high medium

commercial
 limited
 highway oriented
 community

alternate use
 community commercial and/or public
 community commercial and/or light industrial



CHINATOWN REDEVELOPMENT PROJECT AREA

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