

HOOVER REDEVELOPMENT PROJECT

THE REDEVELOPMENT PLAN (AS AMENDED)

February 4, 1971

November 9, 1978

June 17, 1981

As adopted on January 27, 1966 by the City Council of the City of Los Angeles on passage of Ordinance No. 131,730 and amended, on February 4, 1971, on passage of Ordinance No. 141,571, and amended on November 9, 1978 on passage of Ordinance No. 151,698, and amended June 17, 1981 on passage of Ordinance No. 155,517

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

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REDEVELOPMENT PLAN FOR THE
HOOVER REDEVELOPMENT PROJECT

(CALIF. R-58)

PART II--TEXT

I. [§ 100] INTRODUCTION

The Redevelopment Plan for the Hoover Redevelopment Project consists of Part I - Map, Part II- Text, and Part III - Property Acquisition Map. This Redevelopment Plan has been prepared by The Community Redevelopment Agency of the City of Los Angeles, California pursuant to Chapters 1-6 of the Community Redevelopment Law of the State of California, the California Constitution, and all applicable local laws and ordinances.

In order that this Project may qualify for federal financial assistance, this Redevelopment Plan also functions as an Urban Renewal Plan under federal law. For federal purposes, this Project was designated as Hoover Urban Renewal Project (Calif. R-58).

II. [§ 200] GENERAL DEFINITIONS

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

- A. "Plan" means the Redevelopment Plan for the Hoover Redevelopment Project, Parts I, II, and III.
- B. "Map" means the Redevelopment Plan for the Hoover Redevelopment Project, Part I - Map.
- C. "Text" means the Redevelopment Plan for the Hoover Redevelopment Project, Part II - Text.
- D. "Project" means the Hoover Redevelopment Project.
- E. "Project area" means the area included within the boundaries of the Hoover Redevelopment Project.
- F. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
- G. "City" means the City of Los Angeles, California.
- H. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.

- I. "County" means the County of Los Angeles, California.
- J. "State" means the State of California.
- K. "Person" means any individual, or any public or private entity.
- L. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).
- M. "Property Acquisition Map" means the Redevelopment Plan for the Hoover Redevelopment Project, Part III - Property Acquisition Map.

III. [S 300] PROJECT AREA BOUNDARIES

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

That certain parcel of land in the city of Los Angeles, county of Los Angeles, state of California, described as follows:

Beginning at the intersection of the northeasterly line of Jefferson Boulevard, 82.50 feet wide, as shown on the map of the Mason Tract, recorded in book 52 pages 33, 34 and 35 of Miscellaneous Records, in the office of the county recorder of said county, with the southeasterly boundary line of Flower Street as described in final decree of condemnation entered in Los Angeles County Superior Court, Case No. 152083, a certified copy of which was recorded on February 2, 1931 as instrument No. 767 in book 10681 page 7 of Official Records in said office of the county recorder; thence southwesterly along said southeasterly boundary line and its prolongations to the northerly line of University Addition, as shown on map recorded in book 15 page 46 of said Miscellaneous Records, said northerly line also being the southerly line of the Southern Pacific Railroad right-of-way; thence westerly along said northerly line to the northeasterly line of 37th Street, 50 feet wide, as shown on said last mentioned map; thence northwesterly along said northeasterly line of 37th Street to the southeasterly line of Figueroa Street, 99 feet wide; thence northwesterly in a direct line to the point of intersection of the northwesterly line of said Figueroa Street, 99 feet wide, with the northerly line of Exposition Boulevard, said point of intersection being distant southwesterly, along said northwesterly line of Figueroa Street, 150.55 feet from the southwesterly line of 36th Street, 82.50 feet wide; thence westerly along said northerly line of Exposition Boulevard to a line that is parallel with and distant northwesterly 3.50 feet,

measured at right angles, from said northwesterly line of Figueroa Street, 99 feet wide; thence northeasterly along said parallel line 250 feet to the beginning of a tangent curve concave southeasterly and having a radius of 175 feet; thence northeasterly along said curve to the beginning of a tangent curve concave northwesterly, having a radius of 175 feet and being tangent at its northeasterly terminus with said northwesterly line of Figueroa Street, 99 feet wide; thence northeasterly along said curve to said last mentioned point of tangency; thence northeasterly along said northwesterly line of Figueroa Street, 99 feet wide, and its prolongations, to the southwesterly line of 34th Street, 50 feet wide, (formerly known as Downey Street) as shown on map of West Los Angeles, recorded in book 29 pages 19 and 20 of said Miscellaneous Records; thence northwesterly along the southwesterly line of said 34th Street and its prolongations, to the southeasterly line of McClintock Avenue, 50 feet wide, as shown on said map of West Los Angeles; thence southwesterly along said last mentioned southeasterly line and its prolongations, to the westerly prolongation of the northerly line of Exposition Boulevard, as shown on map of Tract No. 28138, recorded in book 716, page 28 of Maps in said office of the county recorder; thence southwesterly in a direct line to the intersection of the easterly line of Vermont Avenue, 80 feet wide, with the easterly prolongation of the southerly line of the northerly 14 feet of lots 20 through 27 inclusive, of the Miltimore Tract, as shown on map recorded in book 11 page 16 of said Miscellaneous Records; thence westerly along said last mentioned prolongation and said southerly line, to the southerly prolongation of the westerly line of lots 34 and 31 of the amended map of the Park Station Tract as shown on map recorded in book 21 page 30 of said Miscellaneous Records, thence northerly along said southerly prolongation and along said westerly line of lots 34 and 31 to the southerly line of 37th Drive, 60.00 feet wide, thence westerly along said last mentioned southerly line to the southerly prolongation of the westerly line of lot 18 of said amended map of the Park Station Tract, thence northerly along said last mentioned southerly prolongation and along said last mentioned westerly line to the southerly line of lot 12 of the subdivision of lots 12 to 20 in block 2 Brearlet and Sinsabaugh Tract as per map recorded in book 59 page 97 of Miscellaneous Records of said county; thence easterly along said last mentioned southerly line to the southeasterly corner of said last mentioned lot 12, thence northerly along the easterly line of said last mentioned lot 12 to the southerly line of 37th Place, 60.00 feet wide; thence westerly along said last mentioned southerly line to the southerly prolongation of the westerly line of lot 26 in block 1 of the Brearlet and Sinsabaugh Tract as per map recorded in book 60 page 44 of Miscellaneous Records of said county; thence northerly along said last mentioned southerly prolongation and said last mentioned westerly line to the northwesterly corner of said last mentioned lot 26; thence northerly in a direct line to the southwesterly corner of lot 13 in block 1 of said Brearlet and Sinsabaugh Tract; thence northerly along the westerly line of

said last mentioned lot 13 and its northerly prolongation to the northerly line of 37th Street, 70.00 feet wide; thence easterly along the northerly line of said 37th Street to the easterly line of the westerly 5.00 feet of lot 8 of the Irene Tolchard Tract as per map recorded in book 3 page 30 of Maps, records of said county; thence northerly along said last mentioned easterly line to the southerly line of lot 16 of said Irene Tolchard Tract; thence westerly along said last mentioned southerly line to the Southwesterly corner of said last mentioned lot 16; thence northerly along the westerly line of said last mentioned lot 16 and its northerly prolongation to the northerly line of 36th Place, 60.00 feet wide; thence easterly along said last mentioned northerly line to the westerly line of the land described in the deed to Clara B. Fackler and Lillian Louise Hunter recorded on February 9, 1942 as Instrument No. 876 in book 19153 page 74 of Official Records of said county; thence northerly along said last mentioned westerly line to the southerly line of lot D of the Tolchard Place Tract as per map recorded in book 3 page 28 of Maps in the office of the county recorder of said county; thence westerly along said last mentioned southerly line to the southwest-erly corner of said last mentioned lot D; thence northerly along the westerly line of said last mentioned lot D to the southerly line of 36th Street, 60.00 feet wide; thence westerly along the southerly line of said 36th Street to the southerly prolongation of the westerly line of lot 8 of the Ahern's Subdivision of part of the Ahern Tract as per map recorded in book 59 page 17 of Miscellaneous Records of said county; thence northerly along said last mentioned southerly prolongation and along said last mentioned westerly line to the southerly line of lot 8 of Re-subdivision Mattison Tract as per map recorded in book 55 page 60 of Miscellaneous Records in the office of the county recorder of said county; thence easterly along said last mentioned southerly line to the south-easterly corner of said last mentioned lot 8; thence northerly along the easterly line of said last mentioned lot 8 to the southerly line of 35th Street, 60.00 feet wide; thence westerly along said last mentioned southerly line and its westerly pro-longation to the southerly prolongation of the westerly line of Catalina Street, 55.00 feet wide; thence northerly along said last mentioned westerly line and its prolongation, to the northerly line of Jefferson Boulevard, 72 feet wide; thence easterly along said last mentioned northerly line, (as shown on record of survey filed in book 44 page 15 of Record of Surveys, in said office of the county recorder) and its prolongations to the westerly line of Vermont Avenue, 80 feet wide; thence northerly along said last mentioned westerly line and its prolongations, to the westerly prolongation of the center line of that certain alley, 8 feet wide, lying northerly of and adjacent to the northerly line of lots 52, 53 and 54 of the Hunt Tract, as shown on map recorded in book 18 page 33 of said Miscellaneous Records; thence easterly along said last mentioned prolongation and said center line, to the southerly prolongation of the easterly line of lot 84 of the Waverley Tract as shown on map recorded in book 12 page 28 of said Miscellaneous Records; thence northerly along said last mentioned prolongation and said easterly line to the

westerly prolongation of the northerly line of that certain alley, 16 feet wide, lying southerly of and adjacent to the southerly line of lots 85 through 120 inclusive of said Waverley Tract; thence easterly along said last mentioned northerly line and its prolongations, to the westerly line of lot 113 of said Waverley Tract; thence northerly along said last mentioned westerly line and its northerly prolongation to the northerly line of 30th St., 60 feet wide; thence easterly along said last mentioned northerly line and its prolongations to the westerly line of Hoover Street, 60 feet wide; thence northerly along said last mentioned westerly line to the northwesterly prolongation of the northeasterly line of 30th St., 60 feet wide; thence southeasterly along said last mentioned northeasterly line and its prolongations, to the north-easterly prolongation of the southeasterly line of Royal Street, 55 feet wide; thence southwesterly along said last mentioned southeasterly line and its prolongations, to the southwesterly line of 32nd Street, 80 feet wide; thence northwesterly along said last mentioned southwesterly line to the southeasterly line of University Avenue, 60 feet wide; thence southwesterly along said last mentioned southeasterly line to a line that is parallel with and distant northeasterly 50 feet, measured at right angles from the northeasterly line and its northwesterly prolongation, of Jefferson Boulevard, 82.50 feet wide; as shown on map of Tract No. 9612 recorded in book 180 pages 39 and 40 of said Maps; thence southeasterly along said last mentioned parallel line to the southeasterly boundary line of said Tract No. 9612; thence northeasterly and southeasterly along the boundary line of said Tract No. 9612, to the northeasterly prolongation of the northwesterly line of lot 9 of the Regina Tract as shown on maps recorded in book 6 page 206 of said Miscellaneous Records and in book 30 page 66 of said Miscellaneous Records; thence southwesterly along said last mentioned prolongation and along said northwesterly line, to said northeasterly line of Jefferson Boulevard, 82.50 feet wide; thence southeasterly along said last mentioned north-easterly line and in its prolongations to the point of beginning.

IV. [§ 400] PROPOSED REDEVELOPMENT ACTIONS

A. [§ 401] Property Acquisition

1. [§ 402] Acquisition of Real Property

All real property located in the project area except as specifically exempted herein, shall be acquired by the Agency by gift, devise, exchange, purchase, condemnation, or any other lawful method.

The Property Acquisition Map shows those structures not to be acquired. A structure shown as "To be Acquired" may not be acquired if the owner enters into a participation agreement.

A structure shown as "Not to be Acquired" may be acquired if necessary to assure compliance with 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 the real property in the project area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

The Agency shall not acquire interests in oil, gas, and other mineral or hydrocarbon substances, nor the right to extract such substances below 500 feet of the surface within the project area.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property if it is transferred to private ownership before the Agency completes land disposition within the entire project area, unless the Agency and the private owner enter into an owner-participation agreement.

The Agency shall not acquire real property to be retained by an owner pursuant to an owner-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 if such land is to be retained by the owner pursuant to an owner-participation agreement. The Agency is also authorized to acquire any other interest in real property less than a fee if the property is to be retained by an owner-participant pursuant to an owner-participation agreement.

Without the consent of the owner, 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 unless (1) such building requires structural alteration, 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 an owner-participation agreement.

2. [§ 403] 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.

B. [§ 404] Participation by Owners and Tenants

1. [§ 405] General

The Agency shall provide for an opportunity to participate in the growth and development of the project area by as many owners and tenants as possible. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences should include length of time in the area, the accommodation of as many participants as possible, similar land use to similar land use, and conformity of a participation proposal with the general intent of the Redevelopment 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.

Opportunities to participate shall be provided to owners and tenants in the project area without competition with persons and firms from outside the project area.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of the University of Southern California Campus; the relocation of student, religious and semi-public facilities; elimination and relocation of some land uses; realignment of some streets; the ability of owners to finance acquisition and development in accordance with the Plan; the reduction in the total number of individual parcels in the project area.

Each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In those agreements, owner-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.

2. [§ 406] Owner-Participation

Whenever possible, persons who are owners of residential, business, and other types of real property in the project area shall be given the opportunity, pursuant to the rules promulgated by the Agency, to participate in redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the project area, or by selling their properties to the Agency and purchasing other properties in the project area.

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

3. [§ 407] Tenant-Participation

The Agency shall extend reasonable preference 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. The Agency shall also extend reasonable preference to other tenants in the project area to re-enter within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. To the extent that real property is available after owners have been provided their opportunities to participate, business, residential, institutional and semi-public tenants shall be permitted, if they so desire, to purchase and develop real property in the project area.

Persons who reside in the project area and who are able to pay the rents shall be given the opportunity to retain or obtain a dwelling unit in the project area on a preferential basis over nonresidents.

C. [§ 408] 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. 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.

D. [§ 409] Property Management

During such time as property in the project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency is authorized to make payments to taxing agencies in lieu of property taxes to make up any tax loss occurring after the date of adoption of the Plan by the City Council, caused by a decrease in the total assessed valuation of property in the entire project area.

E. [§ 410] Relocation of Persons Displaced by the Project

1. [§ 411] Assistance in Finding Other Locations

The Agency shall assist all persons (including 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 displaced from their homes, individuals and families shall be assisted in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs.

2. [§ 412] Relocation Payments

The Agency shall make relocation payments to persons (including 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. Such relocation payments shall be made pursuant to Agency rules and regulations.

F. [§ 413] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [§ 414] 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. [§ 415] Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the project area) necessary to carry out the Plan. Such public improvements include, but are not limited to pedestrian overpasses 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 and playgrounds.

3. [§ 416] Preparation of Building Sites

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

G. [§ 417] Rehabilitation and Moving of Structures -
by the Agency

1. [§ 418] Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the project area owned by the Agency. The Agency is also authorized and directed to advise and encourage rehabilitation of property in the project area not owned by the Agency.

2. [§ 419] 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 to a location within or outside the project area.

H. [§ 420] Property Disposition and Development

1. [§ 421] Real Property Disposition and Development

a. [§ 422] General

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

The Agency is authorized to dispose of real property by lease or sale without public bidding as permitted by law.

All real property acquired by the Agency in the project area shall be sold or leased for development at prices which shall be not less than fair value for uses in accordance with the Plan, except for real property conveyed by the Agency to the City for public use. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report shall be published by the Agency as required by law.

The Agency may 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. [§ 423] Disposition and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall offer real property in the project area for purchase and development by owner and tenant-participants prior to the time that real property is made available for purchase and development by persons from outside the project area.

c. [§ 424] Disposition 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 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, right of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the project area sold, leased, or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the project area. In addition, such property shall be made subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the project area shall contain such nondiscrimination and nonsegregation clauses as are required by law and that all such deeds, leases, and contracts shall be submitted to the Agency or the City Council for approval in regard to the inclusion of such clauses if required by law.

All deeds, leases, or contracts for the sale or other disposition by the Agency of real property in the project area shall be submitted to the City Council for approval or disapproval. If the City Council has not acted within thirty days after submittal, such sale or other disposition shall be deemed approved.

d. [§ 425] Development

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.

The Agency shall require that development plans be submitted to it for approval and architectural review. All development must conform to this Plan and all applicable federal, state, and local laws and receive the approval of the appropriate public agencies.

2. [§ 426] 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.

V. [§ 500] USES PERMITTED IN THE PROJECT AREA

A. [§ 501] Map

In addition to illustrating the location of the project boundary, the Map illustrates the immediately adjacent streets, the proposed street layout, the proposed public rights-of-way, and the proposed uses to be permitted in the project area for all land, both public and private.

B. [§ 502] General Uses

1. [§ 503] Properties to be Devoted to Public Purposes and the Nature of those Purposes

a. [§ 504] Public Rights-of-Way

As illustrated on the Map, the primary public streets in the project area shall be Vermont Ave., Exposition Blvd., Jefferson Blvd., Figueroa St., Flower St., Hoover Blvd., McClintock Ave., Catalina St., Royal St., Orchard Ave., 30th St., and 32nd St. Additional public streets, rights-of-ways, alleys and easements may be created in the project area as needed for proper development. Existing streets and alleys may be abandoned, vacated, closed or modified as necessary for proper development of the Project.

Also as illustrated on the Map there shall be a Pedestrian Mall running along Jefferson Blvd., Hoover Blvd., and from Jefferson Blvd. to 30th St.

Either the portion of 36th St. or of 36th Pl. in Area N shown in dotted lines on the Map shall remain in public ownership as long as it is needed for public access to the Hillel Foundation and/or the Mormon Institute. All or any portion of 31st St. shown with dotted lines in Area E on the Map shall be in public ownership if needed for access to sites to be retained or purchased and developed by participants. All or any portion of 35th St., 37th St., and 37th Dr. shown with dotted lines on the Map shall be in public ownership if needed for proper development.

The portions of the Southern Pacific Railroad Company's Right-of-Way, located within the project area, are authorized to remain in their present locations as shown on the Map. If during the effective period of this Plan all or any portion of that right-of-way, located within the project area, is no longer used for that purpose, it shall be developed to a public use as a City street.

The public rights-of-way shall be used for vehicular and pedestrian traffic by the public, as well as for public improvements, public utilities, and activities typically found in public rights-of-way.

b. [§ 505] Other Public Property

The City Fire Station is authorized to remain in Area H in its present location as shown on the Map. If during the effective period of this Plan all, or any portion of that property is no longer used as a fire station, it shall be used for Neighborhood Commercial purposes. If Area H is not used for Neighborhood Commercial purposes, then the alternative use for the fire station property shall be Housing of Medium Population Density.

Area L shall be used for Elementary School purposes. If the Los Angeles City School District does not acquire the property for that purpose, or if during the effective period of this Plan all, or any portion of that property is not used for Elementary School purposes, it shall be used for Medium Density Residential purposes.

In any area the Agency is authorized to permit the establishment or enlargement of public uses which are consistent with the purposes of this Plan.

2. [§ 506] Private Uses

a. [§ 507] Housing for Persons and Families with Moderate Means or Less

Area C shown on the Map shall be privately developed and used for housing for sale or rental to persons and families with moderate means or less.

The Agency shall establish standards and procedures which will ensure that the housing in Area C will be available only for persons and families with moderate means or less. At least 25% of the dwelling units in Area C, to the extent that public or private assistance is available, shall be private rental units for persons or families with incomes and assets no greater than those permitted for continued occupancy of federally-assisted low-income public housing.

The Agency shall not permit development or use of more than 35 dwelling units per acre in this area. Nor shall the residential population density exceed 140 persons per acre. As a limitation on the size of buildings, the ratio of the floor area of buildings to the area of the parcels upon which they are situated shall not exceed 1-1/2 to 1. The land coverage shall not exceed 40 percent. The height of buildings in this area shall not exceed six stories.

b. [§ 508] Neighborhood Commercial Center

Area H shown on the Map shall be privately developed and used as a Neighborhood Commercial Center with service establishments, retail shops, business offices, professional offices and other related uses compatible with shopping centers. If there is sufficient demand, the Agency is authorized to expand neighborhood commercial uses into Area G.

Area H and any expansion into Area G should be oriented to the needs and demands of the students, faculty, and staffs of the University of Southern California and the other semi-public and non-profit organizations in the project area.

As a limitation on the size of buildings, the ratio of the gross floor area of buildings to the area of the parcels upon which the buildings are situated shall not exceed 3 to 1. The amount of land which may be covered by buildings shall not exceed 35 percent. The height of buildings shall not exceed six stories.

c. [§ 509] Housing of Medium-High Population Density

Areas D and J shown on the Map shall be privately developed and used for housing. The Agency is authorized to permit Medium-High Population Density Residential development in these areas.

The Agency shall not permit development or use of more than 100 dwelling units per acre in Area D1. Nor shall the residential population density exceed 250 persons per acre. In Areas D2 and J the Agency shall not permit development or use of more than 70 dwelling units per acre. As a limitation on the size of buildings, the ratio of the gross floor area of buildings to the area of the parcels upon which they are situated shall not exceed 2-1/2 to 1. The amount of land which may be covered by buildings shall not exceed 30 percent of Area D and 60 percent of Area J. The height of buildings shall not exceed thirteen stories in Area D and four stories in Area J.

d. [§ 510] Housing of Medium Population Density

Areas E, G, I and K shown on the Map shall be privately developed and used for housing. The Agency is authorized to permit Medium Population Density Residential development in these areas. If there is insufficient demand for Neighborhood Commercial uses in Area H, the Agency is authorized to expand the Medium Population Density Residential development into Area H.

The Agency shall not permit development or use of more than 35 dwelling units per acre in these areas. Nor shall the residential population exceed 140 persons per acre. As a limitation on the size of buildings, the ratio of the gross floor area of buildings to the area of the parcels upon which they are situated

shall not exceed 1-1/2 to 1. The amount of land which may be covered by buildings shall not exceed 40 percent. The height of buildings in these areas shall not exceed six stories.

e. [§ 511] Commercial

Areas A, B, M, O, P, Q and R shown on the Map shall be privately developed and used for Commercial purposes, such as service establishments, retail shops, business offices, professional offices, and other similar uses. Area M shall be privately developed and used with a primary orientation toward transient housing accommodations in hotel-motel establishments with such customary related uses as eating, drinking, meeting rooms, and minor convenience shops. The Agency is also authorized to permit automobile service stations and limited automobile sales establishments.

If any part of Area P or Q is not used for commercial development, then the alternate use shall be residential. Residential development on Area P or Q shall be limited to 35 units per acre.

In Area M, as a limitation on the size of buildings, the ratio of the gross floor area of buildings to the area of the parcels upon which they are situated shall not exceed 5 to 1; the amount of land which may be covered by buildings shall not exceed 50 percent; and the height of buildings shall not exceed eighteen stories. Area M shall be developed so as to permit a view of the Campus from the Freeway for 2/3 of the length of the area.

In Areas A, B, O, P, Q and R, as a limitation on the size of buildings, the ratio of the gross floor area of buildings to the area of the parcels upon which they are situated shall not exceed 2-1/2 to 1; the amount of land which may be covered by buildings shall not exceed 75 percent; and the height of buildings shall not exceed three stories.

f. [§ 512] University of Southern California Campus

Area N shown on the Map shall be developed and used for expansion of the Campus of the University of Southern California except for the portion of Area N shown on the Map as the property of the Methodist Church, the Hillel Foundation and the Mormon Institute. The buildings of the three religious organizations are standard. The Agency is authorized to permit those three organizations to remain in their present locations as long as these organizations desire if they enter into participation agreements with the Agency to ensure that the purposes of this Plan are accomplished.

The Agency is authorized to permit the University of Southern California to conduct and maintain in Area N an institution for educational purposes of collegiate grade for the advancement of the intellectual, scientific, moral, and spiritual improvement of man through the dissemination of knowledge, the development of research, and the promotion of the broad and inclusive interests of learning. Those purposes include:

- (1) Teaching.
- (2) Research and development.
- (3) Housing, feeding, and care of students, faculty, and staff.
- (4) Other activities intended for the primary benefit of students, faculty, and staff.

The Agency and the University shall enter into such owner-participation agreements and property disposition and development agreements as are designed to facilitate the maximum development of the University of Southern California for its present and future educational and related needs within Area N consonant with the development of the total project area and the needs of the community as a whole.

g. [§ 513] Other Semi-public, Institutional and Non-profit Uses

In any area the Agency is authorized to permit the establishment or enlargement of semi-public, institutional, or non-profit uses, including student centers, park and recreational facilities, libraries, hospitals, churches, 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 shall impose such other reasonable restrictions as are necessary to protect the development and use in the project area.

h. [§ 514] Existing Non-Conforming 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 the 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.

i. [§ 515] Parking Spaces

No fewer than the following number of parking spaces shall be provided:

- (1) 1.25 spaces per dwelling unit in Areas C, D1, D2, E, G, I, K, and J. This requirement may be reduced by the Agency for development specifically designed for senior citizens, provided that open space shall be designed and maintained so that parking requirements established for these residential areas can be met if the type of occupancy is changed.

- (2) One space per motel or hotel unit in Area M.
- (3) One space per five fixed seats in a place of assembly.
- (4) One space per 35 square feet of floor area in places of assembly without fixed seats.
- (5) One space for each 500 square feet of gross floor area for all other buildings or portions of buildings.

j. [§ 516] Vehicular Loading Spaces

No fewer than the following permanently off-street loading spaces shall be provided as close as possible to the buildings which they serve:

- (1) One space for the first 50,000 square feet plus one space for each 100,000 additional square feet of gross floor area or any fraction thereof for all buildings in Areas A, B, E, M, O, P, Q, R.
- (2) Loading space for all other buildings sufficient to serve the needs of each building. All loading spaces shall be situated to avoid interference with pedestrian and vehicular traffic.

k. [§ 517] Approximate Number of Dwelling Units

The number of dwelling units in the project area will be approximately 3500.

l. [§ 518] Limitation on the Number of Buildings

The number of buildings in the project area shall not exceed 650.

m. [§ 519] Limitation on Types of Buildings

All buildings in the project area shall conform to the building requirements of applicable state statutes and local ordinances.

n. [§ 520] Open Spaces and Landscaping

The approximate amount of open space to be provided in the project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other amounts of outdoor areas not permitted through limits on land coverage by this Plan to be covered by buildings. The Agency shall encourage the creation of the optimum amount of open space in the project area. All open spaces shall be designed and developed with landscaping which makes the optimum use of living plant material.

o. [§ 521] Light, Air, and Privacy

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

p. [§ 522] Signs

Signs which create hazards by protruding, overhanging, blinking, flashing, animation, or other causes shall not be permitted in the project area. No billboards, pennants, bunting, or similar devices for advertising for commercial display shall be permitted. The Agency shall permit only those signs necessary for identification of buildings, premises, and uses.

q. [§ 523] 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. Within 500 feet of the surface of the project area there shall be no extraction of, nor any opening or penetration for any purpose connected with the extraction of oil, gas, and other mineral or hydrocarbon substances.

r. [§ 524] Nondiscrimination and Nonsegregation

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

s. [§ 525] Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the project area, including any parcel retained by a participant, shall be resubdivided without the approval of the Agency.

t. [§ 526] Minor Variations

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

- (1) 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.
- (2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions, and controls.

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

No such 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 the Plan.

C. [§ 527] Urban Design

Within the limits, restrictions, and controls established in this Plan, and to the extent the Plan is not embellished, the Agency is authorized to establish heights of buildings, land coverage, design criteria, traffic circulation, traffic access, and other details necessary for proper development of the project area.

VI. [§ 600] METHOD OF FINANCING THE PROJECT

A. [§ 601] Estimated Total Project Cost

The estimates of the various costs of the Project and the estimated total project cost are as follows:

Planning Stage Costs	\$ 430,000
Acquisition of Real Property	21,521,268
Demolition and Site Clearance	1,327,213
Public Improvements	3,123,510
Property Management Costs	415,409
Relocation of Displaced Persons	1,325,982
Disposition of Real Property (Administrative Expenses)	165,140
Federal Project Inspection Fees	150,239
Interest on Federal Loans	1,260,000
General Administrative Expenses	802,709
Bond Interest and Other Bond Costs	1,605,074
Contingencies	937,122
	<u>\$33,063,666</u>

B. [§ 602] Estimated Total Project Revenue

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

Disposition of Real Property	\$12,355,794
Property Management Income	501,105
Federal Capital Grant	10,948,664
Federal Relocation Grant	1,181,650

Credits for Expenditures by Others	2,832,729
Tax Increment Revenue	4,740,324
Tax Credits	203,400
Other Income	300,000
	<u>\$33,063,666</u>

C. [§ 603] Federal Loan and Capital Grant Contract

After the adoption of the Plan by the City Council, the Agency will enter into a Loan and Capital Grant Contract with the federal government for assistance in financing this Project. This contract will provide the Agency with a capital grant, a relocation grant and a loan from the federal government. The contract will also require that a portion of the funds necessary for the Project shall be provided from local sources.

Under the federal contract, certain costs of carrying out the Project are eligible for federal assistance while others are not. The estimated total of the eligible costs is termed the federal gross project cost, which amounts to \$28,778,790 out of an estimated total project cost of \$33,063,666.

The federal gross project cost of \$28,778,790 less \$12,355,794 (the amount which the Agency expects to receive from the disposition of property) equals \$16,422,996, which is termed the federal net project cost. The federal government will provide a capital grant of \$10,948,664, which is two-thirds of the federal net project cost. The contract will require that the remaining one-third of the federal net project cost, \$5,474,332, be provided from local sources.

The contract will also provide that in addition to the capital grant the federal government will contribute a relocation grant of \$1,181,650 for use in making relocation payments to reimburse persons and businesses for moving expenses and certain losses of property.

Under the contract the Agency may borrow up to \$24,486,108 for working capital, either directly from the federal government or from private sources on the security of the federal government. The obligation of the Agency to repay such direct or secured loans will not be a debt of the City, the State, nor any of its political subdivisions, and neither the City, the State, nor any of its political subdivisions will be liable for those obligations, nor in any event will these obligations be payable out of any funds or properties other than those of the Agency and such obligations will so state on their face. The Agency will repay such direct or secured loans from project revenues.

D. [§ 604] Local Financing

Under the federal contract the Agency will agree to provide \$5,474,332 (one-third of the federal net project cost) from local sources. Against this amount, the Agency will be given credit for

the cost of certain land purchased in or near the project area by the University of Southern California currently estimated at \$2,779,184. The Agency will also be given credit for the cost of demolition of structures performed by the University on such land estimated at \$53,545.

In addition, the federal government will allow the Agency credit against the local share of an estimated \$1,500,000 out of total expenditures of \$1,556,500 for public improvements in the project area by the Department of Water and Power of the City of Los Angeles. The Agency will repay the \$1,556,500 to the Department of Water and Power from tax increment revenues.

The Agency will also receive credit for an estimated \$203,400 in tax credits. Tax credits represent the federally eligible amount of taxes which will be cancelled by local taxing agencies while improved property is in Agency ownership.

The remaining amount of the local share, \$938,203 must be provided by the Agency in cash. In order to finance this local cash requirement and to provide for other costs not eligible under the federal contract, the Agency proposes to issue bonds. The total amount of the Agency bond issue cannot be known precisely until just prior to the issuance of the bonds when Agency financial consultants have completed all necessary studies and the official statement of the Agency is prepared. However, it is estimated that the requirements of the bond issue will be as follows:

Local Cash Contribution Required under the Federal Contract	\$ 938,203
Public Improvements Ineligible under the Federal Contract	210,795
Reserve Fund for Interest Payments Prior to Receipt of Tax Revenues	831,250
Bond Issuance Costs	90,000
Contingencies	429,752
Total Estimated Bond Issue	<u>\$2,500,000</u>

The bonds to be issued will be known as "Tax Allocation Bonds", authorized under Chapter 6, Article 5 of the California Community Redevelopment Law. After the federal contract has been signed, the Agency will prepare and adopt a resolution authorizing the issuance of the bonds and defining their terms. The resolution will be adopted (pursuant to applicable state and local laws) prior to the sale of the bonds. The bonds will be offered for sale in accordance with state and federal laws.

The Agency has no taxing power. Pursuant to Section 33644 of the Health and Safety Code, Agency bonds are not a debt of the City, the State, or any of its political subdivisions, and neither

the City, the State, nor any of its political subdivisions will be liable on them, nor in any event shall the bonds be payable out of any funds or properties other than those of the Agency, and the bonds shall so state on their face.

In substance, the interest and principal on Agency bonds, as well as on any other loans, moneys advanced to, or indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Project will be paid by the increase in tax revenues which will be realized because of the redevelopment of the project area. Accordingly, pursuant to the provisions of Chapter 6, Articles 5 and 6 of the California Community Redevelopment Law, the taxes, if any, levied upon taxable property in the Project each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (herein sometimes called "taxing agencies") after the effective date of the ordinance approving the Plan, shall be divided as follows:

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

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

It was estimated that in the fiscal year 1964-65 the project area produced approximately \$273,000 in property taxes (exclusive of taxes on personal property). After completion of construction of all buildings in the project area, it is expected that the yearly property tax revenues (exclusive of taxes on personal property) will be increased by approximately \$326,500.

E. [§ 605] Other Loans and Grants

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

VII. [§ 700] ACTIONS BY THE CITY

Subject to any limitation in its Charter, the City shall aid and cooperate with the Agency in carrying out this Plan and shall take any further action 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:

A. Institution of proceedings for opening, closing, vacating, widening, or changing the grades of streets and alleys, and for other necessary modifications of the street layout in the project area.

B. Institution 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 conform as closely as possible to the land use provisions of this Plan.

D. 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.

E. Provision for administrative enforcement of this Plan.

F. 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.

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

VIII. [§ 800] ENFORCEMENT

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

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

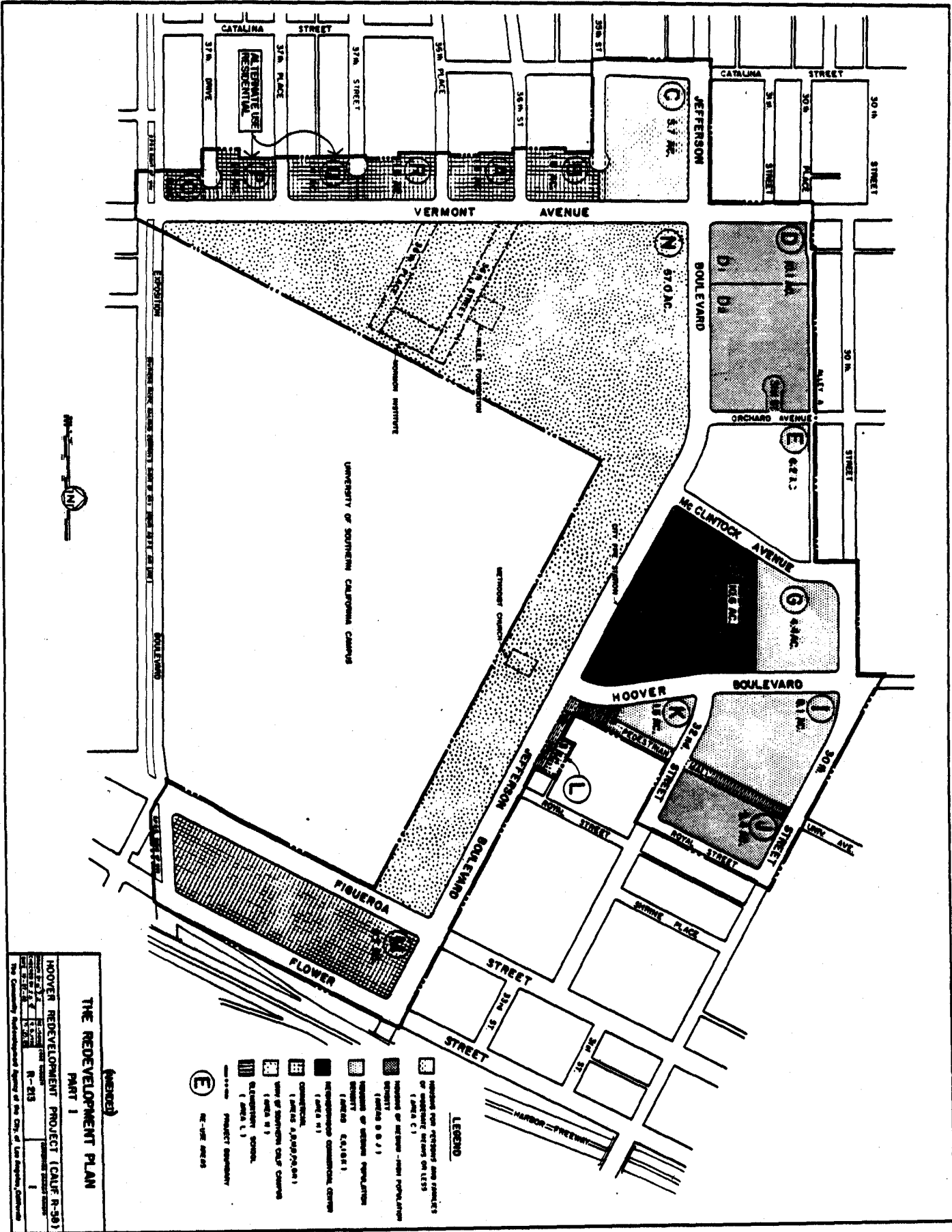
include but are not limited to specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the project area may be enforced by such owners.

IX. [§ 900] DURATION OF THIS PLAN

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 forty-five (45) years from the date of adoption of this Plan by the City Council.

X. [§ 1000] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by law. Where provisions recorded pursuant to this Plan require the approval of all or a portion of the owners of property in the project area, such approval shall be obtained in addition to such amendment procedure.



THE REDEVELOPMENT PLAN

PART I

HOOVER REDEVELOPMENT PROJECT (CAUSE NO. 99)

PREPARED BY THE CITY OF LOS ANGELES, CALIFORNIA
 OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT
 DIVISION OF COMMUNITY DEVELOPMENT
 1961

The Community Development Department of the City of Los Angeles, California

- LEGEND**
- [Stippled pattern] Existing and proposed streets and projects of significant nature (see title)
 - [Dotted pattern] Proposed streets (see title)
 - [Cross-hatched pattern] Proposed for retention - heavy population density (see title)
 - [Diagonal lines /] Proposed for retention - medium population density (see title)
 - [Diagonal lines \] Proposed for retention - light population density (see title)
 - [Horizontal lines] Redevelopment Commission Center (see title)
 - [Vertical lines] Commercial (see title)
 - [Wavy lines] University of Southern California Campus (see title)
 - [Stippled pattern] Elementary School (see title)
 - [Cross-hatched pattern] Project boundary
 - [Circle with 'E'] No-use areas