

THE AMENDED REDEVELOPMENT PLAN
FOR THE
LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT

Prepared by the
Community Redevelopment Agency
of the
City of Los Angeles, California

Officially adopted on July 18, 1974, by the City Council of the
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LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT

I. (100) INTRODUCTION

This Amended Redevelopment Plan ("Plan") for the Los Angeles Harbor Industrial Center Redevelopment Project ("Project") consists of Part I ("Text") and Part II ("Map"). This Plan has been prepared by The Community Redevelopment Agency ("Agency") of the City of Los Angeles, California ("City") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the California Constitution, and all applicable local laws and ordinances. The Redevelopment Law is located in the California Health and Safety Code Sections 33000 et seq. This Plan incorporates revisions contained in Ordinance No. 161,872 adopted on December 17, 1986 pursuant to Redevelopment Law Section 33333.4 and in Ordinance No. 170,201 adopted on December 22, 1994 pursuant to Redevelopment Law Section 33333.6. Provisions which were added by Ordinance No. 161,872 and in Ordinance No. 170,201 are shown by italicized notes in the text. The Agency intends to bring forward to the City for consideration an ordinance to be adopted pursuant to revised Redevelopment Law Section 33333.6 which will eliminate the time for establishing loans, advances and indebtedness to be paid with the proceeds of property taxes received pursuant to Health and Safety Code Section 33670. To the extent such an ordinance is adopted, this Plan shall also be amended as provided in such ordinance. This Plan contains revisions which do the following:

- a. Extend the time limit to commence eminent domain for twelve (12) years from the date of adoption of the ordinance adopting this Amended Plan;
- b. Change certain Plan objectives, proposed redevelopment actions, general controls and limitations and other text as requested by the Project's Community Area Committee; and
- c. Various revisions to the text for clean-up purposes or to reflect changes in the Redevelopment Law.

This Plan does not amend any time limits (other than eminent domain); nor does it amend any financial provisions.

II. (200) REDEVELOPMENT PROJECT AREA BOUNDARIES

The boundaries of the Redevelopment Project Area ("Project Area") are as described herein and as delineated on the Map attached hereto. The description of the boundaries is as follows:

Those portions of New San Pedro (commonly known as and hereinafter referred to as "Wilmington"), City of Los Angeles, County of Los Angeles, State of California, as shown on maps recorded in Book 6, pages 66 and 67 of Deeds in the Office of the County Recorder of said County included within a parcel of land bounded and described as follows:

Beginning at the intersection of the southerly line of "B" Street, shown as First Street, 66 feet wide, on said map of Wilmington and the westerly line of Broad Avenue, shown as Rebecca Street, 66 feet wide on said map; thence,

Northerly along the westerly line of Broad Avenue, as shown on said map, to the westerly prolongation of the southerly line of Lot 9, Block 14, Range 6 of said map of Wilmington; thence,

Easterly along said prolongation and southerly line of said Lot 9 to the easterly line of said Lot 9, said easterly line also being the westerly line of an alley, 10 feet wide, in Blocks 14, Ranges 6, 7, and 8, shown on said map; thence,

Northerly along said westerly line to the westerly prolongation of the southerly line of Lots 6 and 2, Block 14, Range 8 of said map of Wilmington; thence,

Easterly along said westerly prolongation and southerly line of said Lots 6 and 2 to the easterly line of said Lot 2; thence,

Northerly along said easterly line and its northerly prolongation to the northerly line of Anaheim Street, shown as Seventh Street, 66 feet wide, on said map; thence,

Easterly along said northerly line of Anaheim Street as shown on said map, to the northerly prolongation of the westerly line of Lot 1, Block 16, Range 8 of said map of Wilmington; thence,

Southerly along said northerly prolongation and westerly line of said Lot 1 to the southerly line of said Lot 1; thence,

Easterly along the southerly lines of Lots 1, 5, 6 and 2, Block 16, Range 8 of said map, and the easterly prolongation of said last mentioned southerly line of Lot 2 to the westerly line of Block 17, Range 8, of said map of Wilmington; thence,

Southerly along said westerly line to the southerly line of the northerly 35.5 feet of Lots 9 and 10, Block 17, Range 8 of said map of Wilmington; thence,

Easterly along said southerly line to the easterly line of Lot 10, Block 17, Range 8 of said map of Wilmington; thence,

Northerly along the easterly line of Lots 10 and 2, Block 17, Range 8 and the northerly prolongation of said easterly line of Lot 2 to said northerly line of Anaheim Street, 66 feet wide; thence,

Easterly along said northerly line to the northerly prolongation of the westerly line of Block 21, Range 8 of said map of Wilmington, said westerly line also being the westerly line of Lot 1, Tract 5838, as shown on maps recorded in Book 69, page 76 of Maps, in the office of the Recorder of said County; thence,

Southerly along said northerly prolongation and said westerly line of Lot 1 to the southwesterly corner of Lot 1; thence,

Easterly along the southerly lines of Lots 1, 2, 3, 4 and 5, Tract 5838, to the northerly prolongation of the westerly line of Lot 13 of said Tract 5838; thence,

Southerly along said northerly prolongation and the westerly lines of Lots 13 and 14, Tract 5838, to the southwesterly corner of said Lot 14; thence,

Easterly along the southerly line of said Lot 14 and its easterly prolongation to the westerly line of Lot 13, Tilton Tract as shown on map recorded in Book 7, page 49 of Maps, in the Office of the Recorder of said County; thence,

Southerly along said westerly line of Lot 13 to the southwesterly corner of said Lot 13, Tilton Tract; thence,

Easterly along the southerly lines of Lots 13 and 14, Tilton Tract, and the easterly prolongation of the southerly line of said Lot 14 to the easterly line of Flint Avenue, shown as Brent Street, 66 feet wide, on said first mentioned map of Wilmington; thence,

Southerly along said easterly line of Flint Avenue to the southwesterly corner of Lot 9, Resubdivision of Block 23, Range, Wilmington, as shown on Map recorded in Book 4, page 44 of Maps, in the Office of the Recorder of said County; thence,

Easterly along the southerly line of said Lot 9 to the easterly line of said Lot 9; thence,

Northerly along said easterly line of said Lot 9 to the westerly prolongation of the southerly line of Lot 8 of said Resubdivision; thence,

Easterly along said westerly prolongation and the southerly line of said Lot 8 to the easterly line of said Lot 8, said easterly line also being the westerly line of Pioneer Avenue, shown as Carson Street, 66 feet wide, on said map of Wilmington; thence,

Northerly along said westerly line of Pioneer Avenue to the northerly line of "G" Street, shown as Sixth Street, 66 feet wide, on said map of Wilmington; thence,

Easterly along said northerly line of "G" Street to a line parallel with and distant 70 feet southeasterly measured at right angle from the southeasterly line of the Southern Pacific Railroad right-of-way, 100 feet wide, as described in deed recorded in Book 13, page 238 of Deeds in the Office of the Recorder of said County; said parallel line also being the southeasterly line of Alameda Street, 70 feet wide; thence,

Southwesterly along said southeasterly line of Alameda Street to said southerly line of "B" Street; thence,

Westerly along said southerly line of "B" Street to the POINT OF BEGINNING.

III. (300) REDEVELOPMENT PLAN OBJECTIVES

1. The elimination and prevention of the spread of blight and deterioration and the renewal, redevelopment and restoration of the Project to the extent permitted by law and specified in this Plan.
2. The removal of substandard buildings as defined by the Building and Safety Code and incompatible uses to permit the development of the Project through new construction and better economic use.
3. The removal of impediments to land disposition and development through the assembly of land into reasonably sized and shaped parcels appropriate for industrial development served by an improved street system and improved public facilities, and the elimination of unnecessary title encumbrances restricting the uses of the land surface.
4. The creation of an industrial park integrated with an active oil field operation and providing a new economic and employment base within the Wilmington community, taking full advantage of its location by the Los Angeles Harbor.
5. The development and protection of the industrial integrity and the enhancement of the long-term stability of the area in coordination with the Wilmington community and the City.
6. The achievement of an environment that will enhance the Wilmington Industrial Park's image, upgrade the quality of the Project Area and reflect a high level of concern for contemporary architectural and urban design principles for industrial development.
7. The elimination of certain environmental deficiencies including among others, an inadequate and inappropriate street system characterized by unsafe, unimproved, poorly designed or otherwise deficient streets; overcrowding or improper location of structures on the land; conversion to incompatible types of uses, obsolete building types; detrimental land uses or conditions such as incompatible uses and structures or mixed use; inadequate public utilities and facilities; and other equally significant environmental deficiencies.
8. The amelioration insofar as possible of the incompatibility of oil extraction operations and facilities on and with congruent and adjacent land uses.
9. The provision insofar as possible of opportunities for community residents and businesses to participate in the development, construction, and operation of the Project.
10. The provision of affordable housing opportunities outside of the Project Area pursuant to Redevelopment Law in cooperation with various other City departments specializing in promoting new housing development or rehabilitation.
11. Development of a comprehensive planning, marketing and real estate development strategy that will attract developer interest, identify and resolve complex surface and subsurface development site issues and promote opportunity sites for development.

12. Development of a legal template for reimbursement to the Agency of costs incurred associated with environmental remediation of opportunity development sites.
13. Promotion of new job opportunities, especially for Wilmington residents that will provide "living wage" salaries and benefits.
14. Promotion of interdepartmental cooperation among local, state and federal authorities regulating environmental remediation activities in order to facilitate and streamline complex regulatory review and facilitate new development.
15. Promotion of systematic code enforcement among local jurisdictions to deter illegal dumping and illegal encroachment in the public right of way which has become a source of blight in the Project Area.
16. Seek and promote federal, state and local enterprise zone or other beneficial designations that will provide financial or tax credit incentives for new businesses to operate in the Project Area.

IV. (400) PROPOSED REDEVELOPMENT ACTIONS

A. (401) General

The Agency proposes to achieve this Plan's objectives in the Project Area by and through one or more of the following actions:

1. Acquisition of real property for uses in accordance with this Plan;
2. Other necessary acquisition, including but not limited to, fee title, easement, leasehold right, right to use the land surface, and other title encumbrances;
3. Relocation assistance to residential and non-residential occupants displaced from property acquired by the Agency;
4. Demolition or removal of buildings and improvements;
5. Rehabilitation of structures and improvements by present owners, their successors, or the Agency;
6. Removal, rehabilitation, relocation and/or modification of oil field operation facilities, including but not limited to, oil extraction facilities, enclosures, utility lines, tanks, or other equipment by present owners, their successors, or the Agency as may be necessary to ameliorate blighting influences or impediments to land disposition and redevelopment;
7. Installation, construction, or reconstruction of streets, utilities and other public improvements;
8. Provision of temporary public improvements and temporary public utilities;
9. Coordination of public agencies' activities with respect to enforcing laws relating to the following without limitation: toxic contamination, and remediation, illegal dumping and non-conforming activities.

10. Disposition of property for uses in accordance with this Plan;
11. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

B. (402) Property Acquisition

1. (403) Acquisition of Real Property

Properties, including, but not limited to, fee title, structures and/or improvements, easements, leasehold rights, and other encumbrances on the use of the land may be acquired and cleared or modified by the Agency.

All real property located within the boundaries of the Project Area, except as specifically exempted herein, may be acquired by the Agency by gift, devise, exchange, purchase, eminent domain, or any other lawful method.

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

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 adopting this Amended Plan. Such time limitation may be extended only by amendment of this Plan in the manner required by law. **[Added by Ord. No. 161872 adopted December 17, 1986]**

The Agency shall not acquire interests in oil, gas, or other mineral substances within the Project Area, except the right to drill within 500 feet of the surface and/or on drilling sites 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 transferred to private ownership before the implementation of this Plan is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under a participation agreement.

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 and/or improvements without acquiring the land upon which those structures and/or improvements are located. Without limiting the generality of the foregoing, the Agency is also authorized to acquire any other interests in real property less than a fee if the real property is to be retained by an owner pursuant to a participation agreement.

The Agency shall not acquire real property on which an existing structure, improvement and/or uses are to be continued on its present site and its present form and use without the consent of the owner, unless (1) such structure and/or improvement requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the structure and/or improvement 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 this Plan and the owner fails or refuses to participate in this Plan by executing and carrying out a participation agreement.

2. (404) Acquisition of Personal Property

In the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

C. (405) Participation Opportunities for Owners and Business Occupants

1. (406) Participation Opportunities for Owners and Business Occupants:

a. Owners

The Agency desires participation in the redevelopment of the Project Area by as many Owners (as defined in the Rules which are defined below in subsection C.) as possible. It is the intent of the Agency to extend reasonable opportunities to Owners in the Project Area to continue in, or, if the property has been acquired by the Agency, to relocate within the Project Area if any such Owner otherwise meets the requirements prescribed in this Plan, and to the extent that such opportunities to participate may exist.

The ultimate form that a participation opportunity may take, however, necessarily rests in the discretion of the Agency, based upon its determination of what is reasonable and best promotes redevelopment under the particular circumstances at the time

If an Owner qualifies and agrees to participate in redevelopment in conformity with this Plan, the Agency is authorized to give the owner the opportunity to participate in the redevelopment of the Project Area through various methods including, but not limited to, retaining and redeveloping or rehabilitating, if necessary, all or a portion of their properties; retaining their properties and acquiring adjacent properties in the Project Area; purchasing other properties in the Project Area; or selling improvements to the Agency and redeveloping the real property. In addition to participating as individual persons and firms, two or more persons, firms or institutions are also permitted to participate by joining together or with others in partnerships, for-profit or non-profit corporations or other joint entities.

b. Business Occupants

The Agency desires participation in the redevelopment of the Project Area by as many Business Occupants (as defined in the Rules) as possible. It is the intent of the Agency to extend reasonable preferences to Business Occupants in the Project Area to continue in, or, if the property has been acquired by the Agency, to relocate within or re-enter the Project Area if any such Business Occupant otherwise meets the requirements prescribed in this Plan and in the Rules, and to the extent that such opportunities to participate may exist.

The ultimate form that re-entry preferences may take, however, necessarily rests in the discretion of the Agency, based upon its determination of what is reasonable and best promotes redevelopment under the particular circumstances at the time the decision is made.

If a Business Occupant qualifies and agrees to participate in redevelopment in conformity with this Plan, the Agency is authorized to extend to the Business Occupant reasonable preferences to continue in or re-enter the Project Area. In addition to continuing in or re-entering as individual persons and firms, two or more persons, firms or institutions are also permitted to continue in or re-enter by joining together or with others in partnerships, for-profit or non-profit corporations or other joint entities.

c. General

Owners and Business Occupants within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such Owners and Business Occupants agree to participate in the redevelopment in conformity with this Plan and the rules entitled "RULES GOVERNING PARTICIPATION BY PROPERTY OWNERS AND PREFERENCES FOR BUSINESS OCCUPANTS TO RE-ENTER IN BUSINESS WITHIN THE LOS ANGELES HARBOR INDUSTRIAL CENTER PROJECT AREA", as may be amended or supplemented from time to time ("Rules").

Opportunities to participate shall necessarily be subject to and limited by factors including, but not limited to, the following:

1. The elimination and/or modification of some land uses;
2. The construction, realignment, widening, abandonment, opening and/or other alteration or elimination of streets and public rights-of-way;
3. The removal, relocation, or installation of public utilities and public facilities;
4. The ability of potential Participants (as defined in the Rules) to finance the proposed acquisition, development or rehabilitation in accordance with this Plan;
5. The ability and experience of potential Participants to undertake and complete the proposed rehabilitation or development;
6. Any reduction in the total number of individual parcels in the Project Area;
7. Any change in the size of individual parcels in the Project Area to accommodate development contemplated by this Plan;
8. The construction or expansion of public improvements and facilities; and the necessity to assemble areas for such;
9. Any change in the orientation and character of the Project Area;
10. The necessity to assemble areas for public and/or private development;
11. The requirements of this Plan and applicable rules, regulations, and ordinances of the City;
12. Any design guidelines adopted by the Agency pursuant to this Plan;

13. The feasibility of the potential Participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project Area.

Public and private Owners and Business Occupants wishing to develop or improve their properties within the Project Area may be required, as a condition to Agency approval of such development, to enter into a binding, written agreement as provided in the Rules with the Agency if the Agency determines it necessary to (i) impose upon such property any of the standards, restrictions and controls of this Plan or of any design guidelines adopted by the Agency pursuant to this Plan; or (ii) set time limits for performance.

2. (407) Rules for Participation Opportunities, Priorities and Preferences

In order to provide an opportunity to Owners and Business Occupants to participate in the growth and development of the Project Area, the Agency has promulgated the Rules. 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 Business Occupants. Some of the factors to be considered in establishing these priorities and preferences should include length of time in the area, preference for property owners participating in the same location, the accommodation of as many participants as possible, similarity of new land use to pre-existing land use, ability to perform, and conformity of a participation proposal with the objectives, requirements and purposes of this Plan.

3. (408) Participation Agreements

Each participant who retains his real property or obtains real property from the Agency under the provisions of this Plan shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with this Plan and 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.

D. (409) 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.

E. (410) 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 but not required to make payments to taxing agencies in lieu of property taxes to make up any tax loss occurring after the date of adoption of this Plan by the City Council, caused by a decrease in the total assessed valuation of property in the entire Project Area.

F. (411) Relocation of Persons Displaced

1. (412) Assistance in Finding Other Locations

Pursuant to applicable State and/or Federal Law, the Agency shall assist all persons, individuals, and business concerns displaced by the implementation of this Plan in finding other locations and facilities and provide information describing residential or business relocation benefits to displacees. 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. The Agency is also authorized to provide housing inside or outside the Project Area for displaced persons.

2. (413) Relocation Payments

The Agency is authorized to make such relocation payments as are required by law or which are in the best interests of the Project. Such relocation payments shall be made pursuant to Agency rules and regulations and applicable State and/or Federal law. The Agency may make such other payments as may be appropriate and for which funds are available.

G. (414) Rehabilitation, Conservation and Moving of Structures

1. (415) Rehabilitation and Conservation

The Agency is authorized to rehabilitate, or cause to be rehabilitated, buildings and structures in the Project Area. The Agency is authorized to acquire, restore, rehabilitate, move and/or conserve buildings or landmarks of historic or architectural significance on the Project Area.

Consistent with the objectives, standards, and purpose of this Plan, properties within the Project Area may be rehabilitated under the following conditions and circumstances:

- a. The proposed use of the property will be consistent with the type and intensity of uses established herein;
- b. The property will be a logical and consistent part of the Project Area;
- c. The rehabilitation and conservation activities will be carried out in an expeditious manner and in conformance with this Plan and any adopted Property Rehabilitation Standards;
- d. The owner of the property enters into a binding participation or other agreement with the Agency.

2. (416) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or cause to be moved any standard structure or building to a location within or outside the Project Area in accordance with the applicable Code requirements of the City of Los Angeles and the Redevelopment Law.

H. (417) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (418) Demolition and Clearance

To the extent permitted by the Redevelopment Law, the Agency is authorized to acquire, 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. (419) Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the permanent public improvements, public utilities, and public facilities within or outside the Project Area necessary to carry out this Plan. The Agency is also authorized to install and construct, or to cause to be installed and constructed, temporary public improvements, public utilities and public facilities within the Project Area necessary to carry out this Plan. Such public improvements may include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, street trees, sewers, storm drains, traffic signals, grade crossings, transportation systems or facilities, electrical distribution systems, natural gas distribution systems, water distribution systems, communications systems, parks, walls, plazas, parks, parking facilities, and landscaping. All permanent utilities shall be installed underground, except that industrial capacity electrical distribution may be installed overhead if underground distribution is determined by the Agency to be economically infeasible. In no case shall telephone, overhead cable TV or electrical utility lines be installed within 200 feet of E Street nor shall any overhead utility service be allowed within or to cross over the required setback on any property from any street. In general, if overhead electrical distribution is allowed, it shall be along rear property lines away from public streets.

3. (420) 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 owned by the Agency. As permitted by law, preparation may include, but not necessarily be limited to: demolition, toxic materials and/or soil remediation, grading, bringing water, sewer, electrical,

telephone or other utility service to the site, installation of necessary curbs, gutters, storm drains, streets, street lights, fire hydrants and/or landscaping, and alley or street vacations.

I. (421) Property Disposition and Development

1. (422) Real Property Disposition and Development

a. (423) 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 of its interest in real property.

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

All real property acquired by the Agency in the Project Area shall be sold or leased as required by the Redevelopment Law. Property containing buildings or structure rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this 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 with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. (424) Disposition and Development by Participants

Pursuant to the provisions of this Plan and the Rules adopted by the Agency, the Agency may offer real property in the Project Area for purchase and development by Owners (particularly owner-occupants) and Business Occupants who are engaged in business in the Project Area.

c. (425) 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, declaration 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, tenured 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, if required by law, 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 clause.

d. (426) Development

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

During the period of development in the Project Area, the Agency shall insure that the provisions of this 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 for approval and architectural review. All development must conform to this Plan and all applicable Federal, State, and local laws and must receive the approval of the appropriate public agencies.

e. (427) 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. (428) Neighborhood Impact

Implementation of this Plan will have a direct impact on the existing remaining residents of the Project Area and on the residents of the Wilmington community. All of the few existing dwelling units and housing for individuals within the Project Area are old and in a deteriorating or substandard condition, and are located in areas of commercial and industrial uses which seriously detract from the quality of the living environment. The presence of oil extraction activities further deteriorates the environment. Because the permitted land use of the Project Area is light industrial and, therefore, not compatible with residential uses, all families and individuals within the Project Area will be relocated to decent, safe, and sanitary housing in accordance with the relocation plan which will provide all lawful benefits for the relocatees.

The people of the Wilmington community will benefit from the implementation of this Plan in that new jobs will be created as a primary objective of the implementation of this Plan. The environmental quality of the community will be enhanced by the replacement of a blighted, underutilized area with a new industrial park. Design controls and landscaping requirements throughout the Project Area will contribute significantly to the overall quality of the environment for property owners, employees and visitors alike. Deteriorated and non-existent public improvements will be replaced by new, modern public improvements.

V. (500) USES PERMITTED IN THE PROJECT AREA

A. (501) Map

In addition to illustrating the location of the Project boundary, the Map attached hereto as Exhibit No. 1 illustrates the immediately adjacent streets, the public rights-of-way and the land uses to be permitted outside the Project Area for all land, both public, semi-public and private.

B. (502) Industrial Uses

The principal land use throughout the Project Area is industrial, but may include petroleum extraction activities. No building, structure or land may be used, erected, enlarged, altered or maintained except for such industrial use-, or uses which provide services or facilities for persons within the Project Area. A dwelling unit may be considered a permissible accessory building when it is designed for and used solely by a caretaker or watchman in connection with an industrial use requiring 24-hour supervision. Such an accessory use shall be located on the same lot with such industrial use.

All uses having an adverse effect upon adjoining uses including but not limited to animal stockyards, motor vehicle and sea vessel wrecking or salvage, junkyards, dumping, reduction of garbage or crushing, smashing, baling, storage or reduction of metal, even if they are properly screened, are specifically excluded from the Project. There shall be no outside storage of materials, supplies, products or equipment, or outside operations or processes unless they are adequately screened from public streets and adjacent properties by permanent screening devices. Screened shall mean concealed from view by landscaping, decorative fences, and/or by permanent screening devices.

C. (503) Public Uses

1. (504) Right-of-Way and Easements

As shown on the Map, the public streets within the Project Area include: Anaheim Street, Broad Avenue, Eubank Avenue, Alameda Street, and Harry Bridges Boulevard (previously B Streets), G Street, and E Street, D Street, portion of Quay Avenue, Lecouveau Avenue and C Street. Other public streets, rights-of-way, alleys and easements may be created in the Project Area as needed for proper development. Existing public streets and rights-of-way within the Project Area may be widened, altered, abandoned, vacated, closed or otherwise modified as necessary for proper development.

Public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and other activities typically found in public rights-of-way. All necessary easements for public uses, public facilities and public utilities may be created or retained in the Project Area.

2. (505) Other Public Property

Other public property within the Project Area may be retained for public uses by the public entity or may be used for other public purposes. If such public property is not used for public, semi-public or institutional uses then the alternative use shall be industrial.

D. (506) Other Semi-Public, Institutional and Non-Profit Uses

In any area the Agency is authorized to permit the establishment, continuation, or enlargement of semi-public, institutional, or non-profit users. All such uses shall conform so far as possible with the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other restrictions as are necessary to protect the development and use of the Project Area.

E. (507) Railroad Uses and Easements

Existing railroad easements, trackage, and uses may remain within the Project Area. These uses consist of a 100-foot Southern Pacific Railroad right-of-way with trackage adjacent to and immediately northwesterly of Alameda Street and of a single track running in McFarland Avenue and operated by Harbor Belt Lines. New easements shall be created as needed for drill and spur track right-of-way to serve the new industrial uses within the Project. The extent, location, width, length and number of drill and spur track easements shall be controlled by the Agency.

F. (508) Petroleum Extraction Activities

Existing oil extraction activities and maintenance of drilling and production sites may be an allowed use under the regulations, terms and conditions established by the City, and provided that appearance, configuration, and/or locations shall be modified where necessary to achieve the objectives of this Plan.

G. (509) 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 property must be willing to enter into a participation agreement and agree to the imposition of such reasonable standards and restrictions as are necessary to protect the development and use of the Project Area.

In no case shall a residential non-conforming use be allowed to remain in the Project Area in that such uses are incompatible with the nature and purposes of this Plan.

H. (510) Incompatible Uses

Any uses, structures, or improvements which are or may become considered a nuisance, obnoxious, offensive, or otherwise objectionable by reason of appearance, traffic, odor, dust, dirt, particulate matter, fumes, smoke, noise, vibration, intensive glare, bright light, heat, refuse matter, water carried waste, groundwater pollution, or similar factors shall be considered as incompatible with the purposes of this Plan and shall not be permitted.

I. (511) 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.

J. (512) Nondiscrimination and Nonsegregation

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

VI. (600) GENERAL CONTROLS AND LIMITATIONS

A. (601) General

All new development, construction, alterations, rehabilitation or enlargement within the Project Area shall be in accordance with the objectives, standards and requirements of this Plan, and all applicable laws, codes, requirements or administrative regulations of the State of California and/or the City.

B. (602) New Construction

1. (603) Site Coverage

The ratio of gross floor area of buildings to the area of the parcels upon which they are situated shall not exceed one to one (FAR 1:1). The total amount of land which may be covered by buildings shall not exceed fifty percent (50%) of the site. Areas required for easements and for oil facilities shall be considered a part of the parcel for purposes of parcel area computation.

2. (604) Building Height

In general, industrial building height shall not exceed forty-five (45) feet. However, special processes and service uses may require additional height above forty-five (45) feet. In such special cases, written approval by the Agency shall be required.

3. (605) Setbacks

Setbacks from the property line along all public streets shall be required. A minimum building, structure, appurtenances, and/or parking setback of twenty-five (25) feet shall be required along "E" Street; a minimum of fifteen (15) feet shall be required along Anaheim Street and Eubank Avenue; uniform minimum of ten (10) feet shall be required along all other public street within the Project Area. All setback areas shall be properly maintained along all public streets within the Project. An additional setback of one (1) foot shall be required for each additional one (1) foot of height above a height of twenty (20) feet.

No building shall so completely occupy a parcel so as not to provide a minimum of fifteen (15) feet of clear access way to any other structure or open space on the site. Other setbacks may be established by the Agency for individual parcels as may be required. All setback areas shall be landscaped and maintained by the owner. Portions necessary for vehicular access shall be paved. In no case shall paved access areas within a required setback area exceed fifty percent (50%) of the required setback area.

4. (606) Site Access

All vehicular and pedestrian access shall be from public streets. Railroad access, where provided, shall be from railway easements as established by the Agency. In no case shall vehicular or pedestrian access be allowed from railway easements, except for emergency vehicles. Where railroad tracks currently run within existing public streets, access to adjacent parcels may be permitted, but shall be controlled by the Agency in order to reduce dangerous conflicts between trains, vehicles, and pedestrians.

The Agency shall control the number, width, and locations of curb breaks for vehicular access to any development parcel. In general, there shall be no curb breaks within 100 feet of any street intersection nor more than one curb break for each 100 lineal feet of curb.

5. (607) Off-Street Parking

In accordance with the requirements of the City Parking Code, off-street parking spaces shall be provided on each development parcel sufficient to provide parking for employees, customers, and visitors to the development. There shall be a minimum of one (1) parking space for each 500 square feet of gross floor area of buildings exclusive of floor area used for parking and/or housing mechanical equipment incidental to the operation of the building.

An exception to the above parking space requirements may be made for buildings or portions thereof which are designed, arranged and used solely as a warehouse, and have a gross floor area in excess of 10,000 square feet. For such uses as determined by the Agency, a minimum of one (1) parking space for each 500 square feet of gross floor area shall be provided for the first 10,000 square feet, and one additional off-street parking space shall be provided for each additional 5,000 square feet of floor space or fraction thereof above 10,000 square feet. Sufficient open space shall be required to be provided on the site for additional parking to meet the minimum requirements stated herein should the warehouse use change to non-warehouse use.

Each required parking space shall be designed in accordance with the prevailing standards of the City.

No parking space or parking aisle shall be located in a setback area. Parking spaces shall be paved and drained so that storm and surface waters will not cross public sidewalks. Parking spaces visible from streets shall be landscaped as necessary to prevent unsightly or barren appearance and properly lit. Lighting for parking spaces shall be shielded from adjacent properties and public ways. Parking of commercial transport vehicles shall not be allowed in the required off-street parking areas.

6. (608) Off-Street Loading

Off-street loading spaces shall be provided on each development parcel in sufficient numbers as to be able to accommodate the uses and requirements thereon. In no case shall the number of loading spaces be less than one (1) loading space for each 50,000 square feet of gross building space or portion thereof. A loading space shall not be less than twelve (12) feet in width, forty (40) feet in length and fourteen (14) feet in clear height, exclusive of platform and maneuvering area.

No off-street loading space or maneuvering area shall be located within a required setback area. Off-street loading spaces shall be located as to avoid interference with public use of the streets, and shall be paved with an impermeable material and drained so that surface and storm waters shall not cross public sidewalks. Off-street loading spaces shall be screened from view from public streets. Loading, unloading, or extended parking of trucks in setbacks and on public streets within the Project Area shall be prohibited.

7. (609) Outdoor Storage, Yard Uses and Refuse

All storage and yard uses shall be paved in accordance with Section (616) "Open Spaces, Landscaping and Paving". No storage of materials, supplies, equipment or other outside storage shall be permitted in any setback areas. Outside storage or yard uses may be permitted in other than the required setbacks provided that such uses be adequately screened from view from public streets and adjacent properties. Stored materials shall not be stacked higher than the screen wall.

Refuse shall be stored in masonry enclosures with solid gates and be removed on a regular basis. No outdoor storage or yard use shall be permitted if it is objectionable or a nuisance under the conditions described under Section (510) "Incompatible Uses."

8. (610) Rooftops

Design consideration and treatment equal to the rest of the building exteriors shall be required in keeping with consideration to the occupants of adjacent properties as well as views from the public streets. Appurtenances occurring on rooftops shall be carefully grouped, screened or otherwise treated so as not to present an unsightly appearance.

9. (611) Building Materials

All new buildings shall be of concrete, masonry and/or wood frame and stucco construction. Prefabricated materials may be used in construction.

All fences and walls along the determined setback line shall be of concrete or masonry construction and compatible with the design and finish materials of building(s) on the site. Ornamental wrought iron and chain link fences and gates may be permitted. These fences shall be faced with a high quality vinyl mesh for screening purposes. Concertina, razor and barbed wire are explicitly prohibited.

A detail materials board shall be submitted to the Agency for review and approval.

10. (612) Temporary Structures

No temporary structures or trailers are permitted except for those temporary structures or trailers used by a developer during the period of construction.

11. (613) Services and Utilities

All utility service connections shall be underground or concealed within buildings, except for electrical service connections from overhead lines where under-grounding is determined to be infeasible by

the Agency and where such overhead connections are not visible from the street. No meters or other mechanical equipment shall be exposed in setback areas or on roofs or on exterior walls unless screened from view or otherwise treated so as to avoid an unsightly appearance.

C. (614) Rehabilitation

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 manner that will meet the following requirements:

- a. Be safe and sound in all physical respects.
- b. Be attractive in appearance and not detrimental to the surrounding areas.
- c. Conform insofar as practical to the standards specified under the section on "New Construction" above.

For the general purposes of this Plan, rehabilitation standards shall be the applicable codes and ordinances of the City.

D. (615) Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed 150.

E. (616) Open Spaces, Landscaping and Paving

The approximate amount of open spaces to be provided in the Project Area is the total of all areas in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas created by limits on land coverage by this Plan. Landscaping Plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material.

Open space shall be improved with landscaping to avoid a barren appearance.

Landscaping shall embellish all setback areas. Landscaping shall include the optimum use of living plant materials and may include decking, special paving treatment, landscape containers, water elements, sculpture, berms, decorative masonry and concrete walls, and other landscape items as may be required for a complete and workable installation. All landscaping, shall be maintained by the owners, or their successors or assignees, and shall include maintenance of adjacent street trees where provided by the City or Agency. Landscape plans and specifications shall be submitted to the Agency for review and approval.

Remaining surface areas not covered with buildings or landscaping shall be paved with an impermeable material and drained so that surface and storm waters shall not cross the public sidewalks. The use of crushed rock, aggregate or similar materials is explicitly prohibited.

F. (617) Light, Air and Privacy

In all areas sufficient space shall be maintained between buildings.

G. (618) Signs

Signs that create hazards by protruding, overhanging, blinking, flashing, animation, or other conditions, shall not be permitted in the Project Area. No billboards, pennants, bunting, or similar devices for advertising or commercial display shall be permitted. The Agency shall permit only those signs necessary for identification of buildings, premises, and uses. Signs offering premises for sale or lease may be permitted provided they do not exceed twelve (12) square feet in size and the number does not exceed two (2) signs per property.

Rooftop signs or signs higher than the building parapet shall not be permitted. Single pole signs not exceeding 30 feet in height may be permitted in the required setback areas

All sign design including size, color, location and method of illumination shall be submitted to the Agency for review and approval.

H. (619) Minor Variations

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

1. The strict application of the provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this 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 this Plan.

No such variation shall be granted which changes a basic land use or which permits a substantial departure from the provisions of this Plan. In permitting any such variation the Agency Administrator or designee 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.

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

The Agency Administrator or designee shall have the right, in his or her sole discretion, to refer any minor variation to the Agency Board for its approval and determinations pursuant to all of the terms and conditions of this Section.

I. (620) Development Criteria

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverages, additional setbacks, design criteria, traffic circulation, traffic access, and any other details necessary for proper development of the Project Area.

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

J. (621) Building Permits

No permit shall be issued for the construction of any new building or structure for the reconstruction, alteration, modification or enlargement of an existing building in the Project Area from the date of adoption of this Plan unless such construction is in conformance with the provisions of this Plan.

VII. (700) METHODS FOR FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Method

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this project with financial assistance from the City, State of California, Federal Government, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project have been or will be provided by the City until adequate tax increments or other funds are available to repay the loans or are sufficiently assured to permit borrowing adequate working capital from sources other than the City. The City, as it is able, will also supply additional assistance through City loans and grants, or through regular expenditures in necessary capital projects, for various public facilities and improvements. Some revenue will also accrue to the Project from interest earned on investment of Agency funds.

The Agency is authorized to issue bonds if needed and feasible in an amount sufficient to finance the Project.

The Agency is hereby 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.

The Agency is also authorized to provide funds to school districts as permitted by law.

B. (702) Tax Increments

All taxes levied upon taxable property within the Los Angeles Harbor Industrial Center Redevelopment Project 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 (hereafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the 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 of the County of Los Angeles 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 A 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 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.

The portion of taxes mentioned in subdivision (2) above 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 in whole or in part the Los Angeles Harbor Industrial Center Redevelopment Project.

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

Subject to Health & Safety Code Section 33333.6(f) and (g), in accordance with former Health and Safety Code Section 33333.6(a), the time for establishing loans, advances and indebtedness to be paid with the proceeds of property taxes received pursuant to Health and Safety Code Section 33670, to finance in whole, or in part, the Project, shall not exceed January 1, 2004. In accordance with former Health and Safety Code Section 33333.6(a), this limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in

order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413, nor shall this limit prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid. This time limit may also be extended by amendment of this Plan, after the Agency makes the findings required by subdivisions (a)(2)(A) and (a)(2)(B) of Health and Safety Code Section 33333.6. However, this amended time limit may not exceed January 1, 2014. As permitted by revised Health and Safety Code Section 33333.6 this time limit may be eliminated by the adoption of an ordinance by the City as set forth in the revised Health and Safety Code 33333.6. **[Added by Ord. No. 170201 adopted December 22, 1994]**

In accordance with Health and Safety Code Section 33333.6(b), except as provided in subdivisions (f) and (g) of Health and Safety Code Section 33333.6, except by amendment of this Plan as permitted in Redevelopment Law Section 33333.10 or except as otherwise as permitted by law, the Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to the Project Area after July 18, 2024, which is ten (10) years from the termination of the effectiveness of this Plan pursuant to Redevelopment Law Section 33333.6(a).. **[Added by Ord. No. 170201 adopted December 22, 1994]**

The number of dollars of taxes which may be divided and allocated to Agency pursuant to this Plan shall not exceed the amount of One Hundred Twenty-Five Million Dollars (\$125,000,000), except by amendment of this Plan in the manner required by law. **[Added by Ord. No. 161872 adopted December 17, 1986]**

C. (703) Other Loans and Grants

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

VIII. (800) 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 Project Area of conditions causing blight. Action by the City shall include but not be limited to the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the abandonment and relocation of public utilities in the public rights-of-way as appropriate to carry out this Plan. Upon dedication of new streets and public rights-of-way in the Project Area, such streets and public rights-of-way shall be maintained by the City.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
3. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.

4. 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.
5. Provision for administrative enforcement of this Plan by the City after development.
6. 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.
7. The undertaking and completing of any other proceedings necessary to carry out the Project.

The City is authorized but not obligated to provide funds to ensure the completion of the Project as a whole in accordance with this Plan. Should normal means of financing Project activities as provided herein fail, the obligation of the City thereafter shall be limited to providing assistance in the form of funds necessary to pay administrative and overhead costs in connection with the termination or winding up of the Project. Such termination or winding up shall be limited to only those activities previously commenced pursuant to this Plan.

IX. (900) ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or 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.

X. (1000) DURATION OF THIS PLAN


Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, subject to Health & Safety Code Section 33333.6(f) and (g), in accordance with Health and Safety Code Section 33333.6(a), the effectiveness of this Plan shall terminate July 18, 2014, except by amendment of this Plan as permitted by Redevelopment Law Section 33333.10 or except as otherwise permitted by law. After the termination of the effectiveness of this Plan, the Agency shall have no authority to act pursuant to this Plan for the Project, except to pay previously incurred indebtedness, to comply with subdivision (a) of Redevelopment Section 33333.8 and to enforce existing covenants, contracts or other obligations. ***[Added by Ord. No. 170201 adopted December 22, 1994]***

XI. (1100) 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.



Land Use Designations

 Light Industrial

