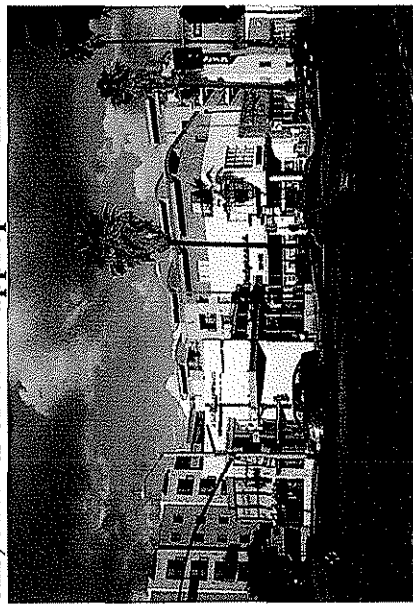
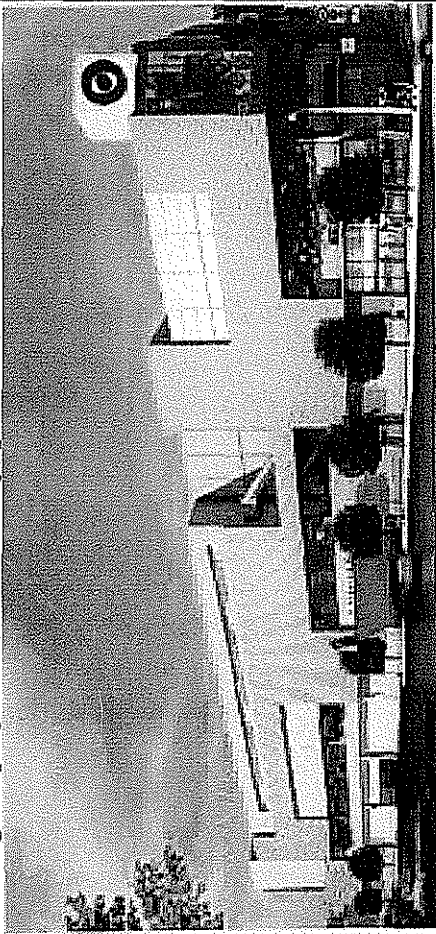


**TARGET PROJECT AT SUNSET & WESTERN: LIST OF REQUESTED EXCEPTIONS**

SNAP REQUIREMENT	PROPOSED EXCEPTION	HARDSHIP CLAIM
<p><b>Section 9B:</b> 35-foot height limitation for commercial-only projects.</p> <p>Date: <u>6/15/10</u></p> <p>Submitted in <u>PLUM</u> Committee</p> <p>Council File No: <u>09-2092</u></p> <p>Item No.: <u>5</u></p> <p>Deputy Submitted by <u>AppelWest</u></p>	<p>86-foot tall building comprised of 2 levels of above-ground parking (each with 15-foot-tall ceilings) and a third level of retail.</p> <p>Allow 458 parking stalls -- 72 more than SNAP permits.</p> <p>No roofline variation except for signage and entrance towers.</p>	<p>"The project team did consider underground parking in the design phase of the project, however, the option of underground parking was determined to be infeasible because underground parking would reduce the number of parking spaces by 29 stalls." (Final Initial Study, Response C-9)</p>
<p><b>Section 8.E.3 --</b> Parking: Maximum of 386 parking stalls (2 spaces per 1,000 square feet of floor area).</p>	<p>Allow 458 parking stalls -- 72 more than SNAP permits.</p>	<p>"The strict application of this requirement would reduce shopping convenience and result in customers shopping elsewhere." (Initial Study p. IV-69)</p>
<p><b>Section 6 --</b> Roof Lines: "All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plantions, cutouts or other appropriate means."</p>  <p>Walgreen's/residential development at Sunset and Western showing required variation in rooflines.</p>	<p>"The strict application of the requirement would counteract the project's design statement... The strict application of the requirement would pose a design hardship on the project, whereas approval of this exception would provide flexibility in design and create a unique and well designed project." (Initial Study, p. IV-72)</p>	 <p>Proposed Target design seeking exception to SNAP varied roofline requirement.</p>

**TARGET PROJECT: LIST OF REQUESTED EXCEPTIONS**

SNAP REQUIREMENT	PROPOSED EXCEPTION	HARDSHIP CLAIMED
<p><u>Stepbacks</u>: No portion of a structure shall exceed 30 feet in height within 15 feet of the front property line.</p>	<p>Allow upper-floor balconies and canopy to intrude within 15 feet of the front property line.</p>	<p><i>“The architectural features are intended to provide articulation and architectural emphasis to significant portions of the building façade, integrate desirable building materials, and to provide shade.” (Initial Study p. IV-71)</i></p>
<p><u>Transparent Building Elements</u>: 50% of all ground-floor front and side facades must provide windows and doors or other similar transparent features.</p>	<p>Allow 24% transparent building elements along St. Andrews Place in lieu of required 50%.</p>	<p><i>“(T)he ground floor elevation along St. Andrews Place cannot provide the needed transparency because of the nature of how the site is used. The majority of the St. Andrews Place elevation is occupied by a vehicular access ramp for the second-level parking structure. Consequently, the provision of doors and windows along this portion of the façade is not a practical possibility.” (Initial Study p. IV-71)</i></p>
<p><u>Hours of Operation</u>:                      “Parking lot cleaning and sweeping, trash collections and deliveries to or from a building should occur no earlier than 7AM and no later than 8PM, Monday through Friday, and no earlier than 10AM and no later than 4PM on Saturdays and Sundays.”</p>	<p>Allow store deliveries between the hours of 5 AM and midnight Monday through Sunday; permit operating hours from 6 AM to midnight.</p>	<p><i>“The restriction of delivery hours would result in an unnecessary operational hardship for the retail center...” (Initial Study p. IV-73)</i></p>
<p><u>Parking</u>: 386 parking stalls maximum.</p>	<p>Allow 458 parking stalls.</p>	<p><i>“The strict application of this requirement would reduce shopping convenience and result in customers shopping elsewhere.” (Initial Study p. IV-69)</i></p>

## **REQUIREMENTS FOR EXCEPTIONS FROM THE SPECIFIC PLAN**

Section 11.5.7.F.2 of the Los Angeles Municipal Code (“LAMC”) requires that a specific plan exception be supported by written findings of **all** of the following:

- a) That strict application of the regulations of the specific plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan;
- b) That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area;
- c) That an exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
- d) That the granting of an exception will not be materially detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property;
- e) That the granting of an exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.

Section 11.5.7.F.1(a) of the LA Municipal Code states in part:

**“An exception from a specific plan shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.”**

As stated by the Court of Appeal in Orinda Association v. Board of Supervisors of Contra Costa:

“[D]ata focusing on the qualities of the property and Project for which the variance is sought, the desirability of the proposed development, the attractiveness of its design, the benefits to the community, or the economic difficulties of developing the property in conformance with the zoning regulations, lack legal significance and are simply irrelevant to the controlling issue of whether strict application of zoning rules would prevent the would-be developer from utilizing his or her property to the same extent as other property owners in the same zoning district.” Orinda Association v. Board of Supervisors of Contra Costa (1986) 182 Cal.App.3d 1145, 1166.

# LOS ANGELES POLICE DEPARTMENT

**WILLIAM J. BRATTON**  
Chief of Police



P.O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 485-4101  
TDD: (877) 275-5273  
Ref #: 2.2.2

**ANTONIO R. VILLARAIGOSA**  
Mayor

June 2, 2008

Ms. Michele DiGirolamo Ross  
Project Manager  
Christopher A. Joseph & Associates  
11849 West Olympic Boulevard  
Los Angeles, California 90064

**PROJECT TITLE:** Target at Sunset and Western

Dear Ms. DiGirolamo Ross:

The proposed project involves the Los Angeles Police Department's Hollywood Area. Enclosed are Area crime rates, predominant crimes, response time to emergency calls for service, and personnel statistics, which were obtained from Hollywood Area. The Department's response is based on information received from the Area in which the project is located, Information Technology Division and input from Community Relations Section, Crime Prevention Unit personnel.

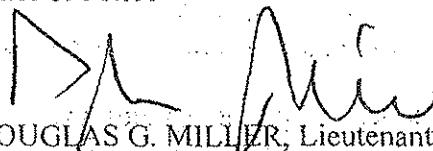
A project of this size would have a significant impact on police services in the Hollywood Area. The Department is available to advise you on crime prevention features appropriate for design of the property involved in this project. The Department strongly recommends developers contact Crime Prevention Unit personnel regarding these features.

Upon completion of the project, you are encouraged to provide the Hollywood Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Sergeant Karen Leong, Crime Prevention Unit, Community Relations Section, at (213) 485-3134.

Very truly yours,

**WILLIAM J. BRATTON**  
Chief of Police

  
**DOUGLAS G. MILLER**, Lieutenant  
Officer in Charge  
Community Relations Section  
Office of the Chief of Police

Enclosures



# Target plans changes in stores

THE ASSOCIATED PRESS

Target, the nation's second-largest discounter after Wal-Mart, is navigating turbulent economic times by polishing old stores rather than opening many new ones, opening smaller urban stores and looking outside the U.S. for growth.

The new store format will begin rolling out in April and feature spruced-up home furnishing offerings, larger grocery sections, better video game displays and shelf lighting in the beauty section.

Company officials told investors at Target's analyst meeting in Philadelphia Thursday, which was Webcast, that it's changing every part of its stores to increase sales and profit and grab market share from rivals.

They said they will spend \$1 billion renovating 340 U.S. stores while opening fewer than 10 new ones in 2010. That's many fewer than the 58 they opened in the fiscal year ending Jan. 31 and the 91 in fiscal 2008.

Key in the renovations will be the enhanced grocery sections, which the chain hopes will bring shoppers in more often. Target introduced perishable items such as bananas and lettuce in about 100 of its general merchandise stores last year.

Chairman, president and CEO Gregg Steinhafel sees the economy stabilizing but told investors, "Consumers are still buying with caution and considering each purchase."

Given that tough environment, officials stressed they're being prudent about capital spending.

They said it costs \$1 million to add



ROD VEAL, THE ORANGE COUNTY REGISTER

A Target store opened in the Brea Marketplace last fall.

the new PFresh food format to an existing general-merchandise store. That compares with \$10 million to convert such a store to a Super Target.

And stores with the new food format that have been open at least a year have had an immediate 6 percent increase in traffic and sales. The PFresh concept combines fresh food such as produce and meat with grocery items.

Target plans to redo 300 to 400 U.S. stores per year. The company operates more than 1,700 stores, most of them general merchandise stores and all in the U.S., including about 250 Super Targets.

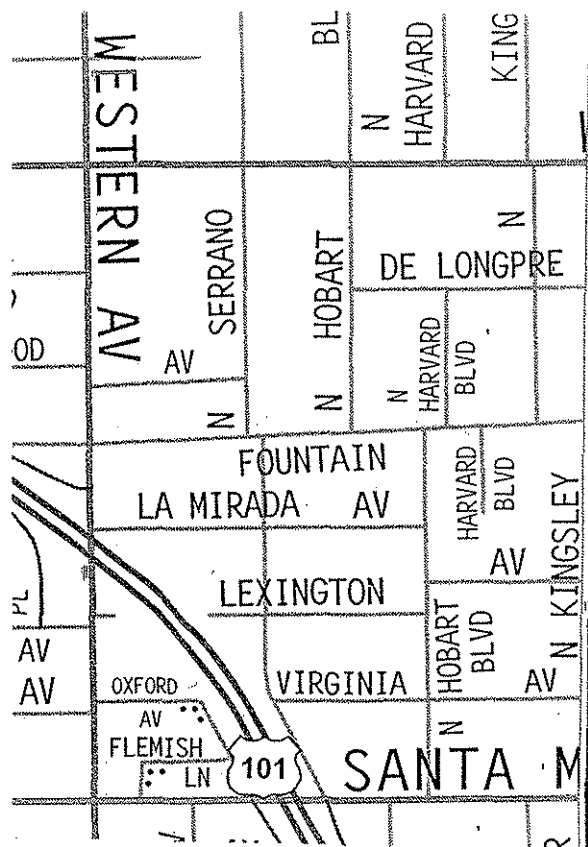
Target said that it plans to open stores in Canada, Mexico and Latin

America, but not for at least three years.

As for the smaller stores coming to urban markets, Target plans to test the concept in the next few years with stores of 60,000 to 100,000 square feet, compared with the current average of 125,000 square feet.

Target's plans are similar to Wal-Mart's.

Wal-Mart told investors in October that it would expand faster overseas, particularly in emerging markets such as China and Brazil, than in the U.S. In the U.S., Wal-Mart is focusing on renovating existing stores and building fewer and smaller but more efficient stores. Wal-Mart aims to use the smaller formats to further penetrate urban markets.



## Neighborhood Cut-Thru Streets: 24-Hour Traffic Counts

Nu-Metrics Traffic Analyzer Studies were conducted on March 20, 2008 for streets east of Western Ave. and north of Santa Monica Blvd. Note that north/south street vehicle counts steadily decrease as the distance from Western Ave. increases, and that east/west traffic is low – except for the 5400 block of La Mirada Ave., confirming its use as a cut-thru route

Street	Between	Traffic Volumes	#s Vehicles by direction
Serrano Ave., 1100 block	Virginia Ave. and Santa Monica Blvd.	3,528	1,950 Northbound; 1,578 Southbound
Hobart Blvd., 1400 block	Sunset Blvd. and De Longpre Ave.	3,352	1,586 NB 1,766 SB
Hobart Blvd., 1100 block	Lexington Ave. and Virginia Ave.	2,922	1,356 NB 1,566 SB
Hobart Blvd., 1200 block	La Mirada Ave. and Fountain Ave.	2,526	1,317 NB 1,209 SB
Kingsley Dr., 1100 block	Virginia Ave. and Lexington Ave.	1,510	620 NB 890 SB
Kingsley Dr., 1200 block	Lexington Ave. and Fountain Ave.	1,368	647 NB 721 SB

La Mirada Ave., 5400 block	Western Ave. and Serrano Ave.	1,623	1,117 Westbound; 506 Eastbound
La Mirada Ave., 5300 block	Serrano Ave. and Hobart Blvd.	774	357 WB 417 EB
Lexington Ave, 5300 block	Serrano Ave. and Hobart Blvd.	385	169 WB 216 EB

**June 15, 2010**

**VIA HAND DELIVERY**

Doug Haines  
La Mirada Avenue Neighborhood Association of Hollywood  
P.O. Box 93596  
Los Angeles, CA 90093-0596

Planning and Land Use Management Committee,  
Los Angeles City Council  
c/o Office of the City Clerk  
City of Los Angeles, City Hall  
200 N. Spring Street, Rm. 395  
Los Angeles, CA 90012

**RE: Council File 09-2092**

**Case No.:** APCC 2008-2703-SPE-CUB-SPP-SPR-1A;  
**CEQA No.:** ENV-2008-1421-MND;  
**Project Location:** 5520 W. Sunset Blvd., Hollywood.

**Appeal of approvals for an 80-foot-tall, 192,680 square foot Target store.**

Dear Chair Reyes, and Honorable Council members:

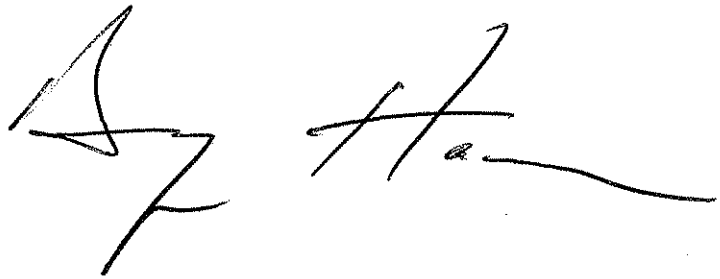
Please note the following enclosed exhibits regarding our neighborhood association's appeal of a proposed Target retail store at the intersection of Sunset Blvd. and Western Ave. in East Hollywood:

- **Exhibit 1:** 2009 sales and revenue figures for Target Corporation from its Annual Shareholders Report;
- **Exhibit 2:** 1/24/10 Orange County Register article "Target Plans Changes in Stores;"
- **Exhibit 3:** Target promotional material soliciting support for Hollywood Target store;
- **Exhibit 4:** Transcript of comments made by Target President and CEO Gregg Steinhafel regarding proposed Hollywood Target store at Target's June 9, 2010 shareholder's meeting;
- **Exhibit 5:** Target advertising supplement to the Los Angeles Times, dated May 30, 2010 to June 5, 2010;

Appeal of APCC 2008-2703-SPE-CUB-SPP-SPR-1A/ENV-2008-1421-MND;  
Target store at 5520 W. Sunset Blvd., Hollywood.  
Page 2; June 15, 2010

- **Exhibit 6:** Text of the Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan);
- **Exhibit 7:** "Vermont/Western Station Neighborhood Area Plan Development Standards and Design Guidelines;"
- **Exhibit 8:** Section 11.5.7. to Section 11.5.7 J of the Los Angeles Municipal Code, "Specific Plan Procedures."

Thank you.

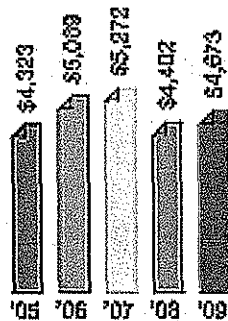
A handwritten signature in black ink, consisting of a stylized first name and a last name, written in a cursive style.

# Exhibit 1

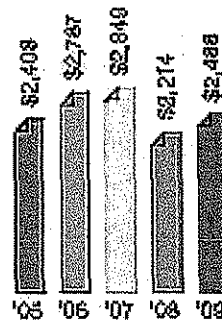
# financial highlights



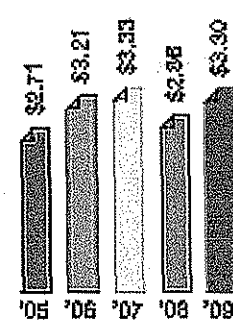
**Total Revenues (in billions)**  
 2009 Growth %: 0.6%  
 Five-year CAGR: 6.9%



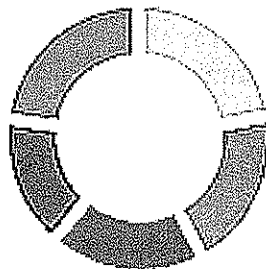
**Earnings Before Interest Expense and Income Taxes (EBIT) (in millions)**  
 2009 Growth %: 6.2%  
 Five-year CAGR: 5.4%



**Earnings (in millions)**  
 2009 Growth %: 12.4%  
 Five-year CAGR: 5.7%



**Diluted EPS**  
 2009 Growth %: 15.2%  
 Five-year CAGR: 9.8%



## 2009 Sales (\$63.4 Billion)

23% Household Essentials

22% Hardlines

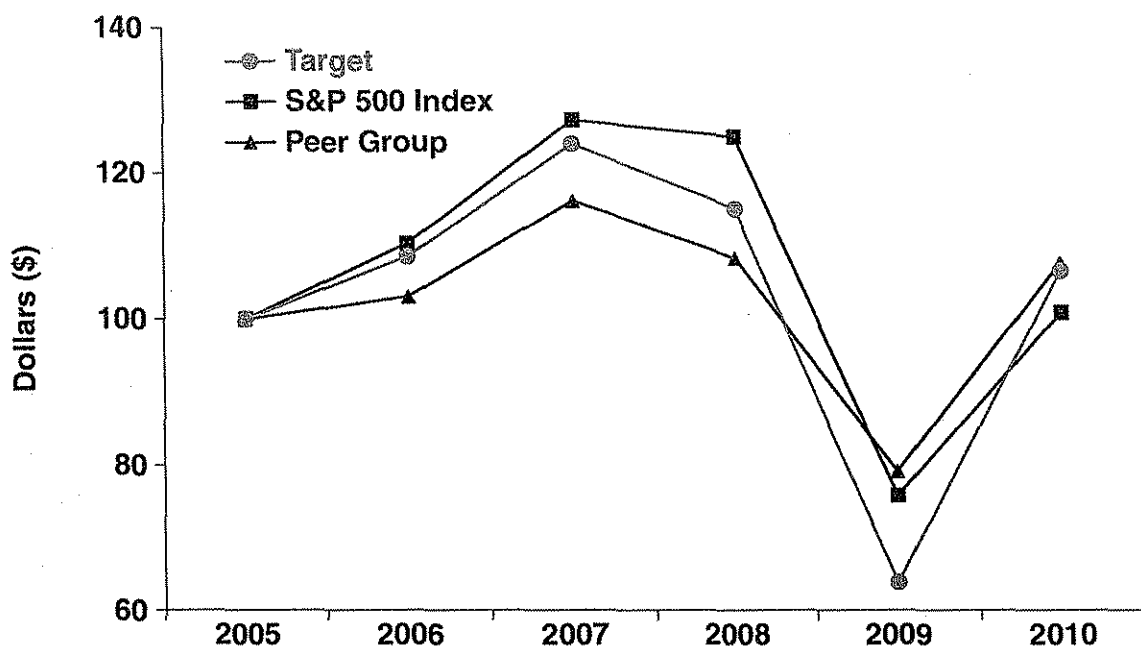
20% Apparel & Accessories

19% Home Furnishings & Décor

16% Food & Pet Supplies

Round table, clearance table, chair and end table.

### Comparison of Cumulative Five Year Total Return



	Fiscal Years Ended					
	January 29, 2005	January 28, 2006	February 3, 2007	February 2, 2008	January 31, 2009	January 30, 2010
Target	\$100.00	\$108.57	\$124.04	\$115.10	\$ 63.82	\$106.62
S&P 500 Index	100.00	110.38	127.29	125.00	75.79	100.90
Peer Group	100.00	103.10	116.21	108.34	79.13	107.73

The graph above compares the cumulative total shareholder return on our common stock for the last five fiscal years with the cumulative total return on the S&P 500 Index and a peer group consisting of the companies comprising the S&P 500 Retailing Index and the S&P 500 Food and Staples Retailing Index (Peer Group) over the same period. The Peer Group index consists of 39 general merchandise, food and drug retailers and is weighted by the market capitalization of each component company. The graph assumes the investment of \$100 in Target common stock, the S&P 500 Index and the Peer Group on January 29, 2005 and reinvestment of all dividends.

### Item 6. Selected Financial Data

	As of or for the Year Ended					
	2009	2008	2007	2006 (a)	2005	2004
<b>Financial Results: (millions)</b>						
Total revenues	\$65,357	\$64,948	\$63,367	\$ 59,490	\$52,620	\$46,839
Earnings from continuing operations	2,488	2,214	2,849	2,787	2,408	1,885
Net Earnings	2,488	2,214	2,849	2,787	2,408	3,198
<b>Per Share:</b>						
Basic earnings per share	3.31	2.87	3.37	3.23	2.73	2.09
Diluted earnings per share	3.30	2.86	3.33	3.21	2.71	2.07
Cash dividends declared per share	0.67	0.62	0.54	0.46	0.38	0.31
<b>Financial Position: (millions)</b>						
Total assets	44,533	44,106	44,560	37,349	34,995	32,293
Long-term debt, including current portion	16,814	18,752	16,590	10,037	9,872	9,538

(a) Consisted of 53 weeks.

## Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations

### Executive Summary

Our 2009 financial results in both of our business segments were affected by the challenging economy in which we operated. In light of that environment, performance in our Retail Segment was remarkable, as the segment generated the highest EBIT in the Corporation's history, in a year when comparable-store sales declined 2.5 percent. In the Credit Card Segment, disciplined management led to a 29.4 percent increase in segment profit in a year when Target's average investment in the portfolio declined about 32 percent, representing a near-doubling of segment pretax return on invested capital.

Cash flow provided by operations was \$5,881 million, \$4,430 million, and \$4,125 million for 2009, 2008, and 2007, respectively. In 2009, we opened 76 new stores representing 58 stores net of 13 relocations and 5 closings. In 2008, we opened 114 new stores representing 91 stores net of 21 relocations and two closings.

Management's Discussion and Analysis is based on our Consolidated Financial Statements in Item 8, Financial Statements and Supplementary Data.

### Analysis of Results of Operations

#### Retail Segment

Retail Segment Results (millions)	2009	2008	2007	Percent Change	
				2009/2008	2008/2007
Sales	\$63,435	\$62,884	\$61,471	0.9%	2.3%
Cost of sales	44,062	44,157	42,929	(0.2)	2.9
Gross margin	19,373	18,727	18,542	3.5	1.0
SG&A expenses (a)	12,989	12,838	12,557	1.2	2.2
EBITDA	6,384	5,889	5,985	8.4	(1.6)
Depreciation and amortization	2,008	1,808	1,643	11.0	10.1
EBIT	\$ 4,376	\$ 4,081	\$ 4,342	7.3%	(6.0)%

EBITDA is earnings before interest expense, income taxes, depreciation and amortization.

EBIT is earnings before interest expense and income taxes.

(a) New account and loyalty rewards redeemed by our guests reduce reported sales. Our Retail Segment charges these discounts to our Credit Card Segment, and the reimbursements of \$89 million in 2009, \$117 million in 2008, and \$114 million in 2007, are recorded as a reduction to SG&A expenses within the Retail Segment.

Retail Segment Rate Analysis	2009	2008	2007
Gross margin rate	30.5%	29.8%	30.2%
SG&A expense rate	20.5	20.4	20.4
EBITDA margin rate	10.1	9.4	9.7
Depreciation and amortization expense rate	3.2	2.9	2.7
EBIT margin rate	6.9	6.5	7.1

Retail Segment rate analysis metrics are computed by dividing the applicable amount by sales.

#### Sales

Sales include merchandise sales, net of expected returns, from our stores and our online business, as well as gift card breakage. Refer to Note 2 of the Notes to Consolidated Financial Statements for a definition of gift card breakage. Total sales for the Retail Segment for 2009 were \$63,435 million, compared with \$62,884 million in 2008 and \$61,471 million in 2007. All periods were 52-week years. Growth in total sales between 2009 and 2008 as well as between 2008 and 2007 resulted from sales from additional stores opened, offset by lower comparable-store sales. In 2009, deflation affected sales growth by approximately



4 percentage points, compared with an inflationary impact of approximately 2 percentage points in 2008 and a deflationary impact of 2 percentage points in 2007.

Sales by Product Category	Percentage of Sales		
	2009	2008	2007
Household essentials	23%	22%	21%
Hardlines	22	22	22
Apparel and accessories	20	20	22
Home furnishings and décor	19	21	22
Food and pet supplies	16	15	13
Total	100%	100%	100%

Refer to the Merchandise section in Item 1, Business, for a description of our product categories.

Comparable-store sales is a measure that indicates the performance of our existing stores by measuring the growth in sales for such stores for a period over the comparable, prior-year period of equivalent length. The method of calculating comparable-store sales varies across the retail industry. As a result, our comparable-store sales calculation is not necessarily comparable to similarly titled measures reported by other companies.

Comparable-store sales are sales from our online business and sales from general merchandise and SuperTarget stores open longer than one year, including:

- sales from stores that have been remodeled or expanded while remaining open
- sales from stores that have been relocated to new buildings of the same format within the same trade area, in which the new store opens at about the same time as the old store closes

Comparable-store sales do not include:

- sales from general merchandise stores that have been converted, or relocated within the same trade area, to a SuperTarget store format
- sales from stores that were intentionally closed to be remodeled, expanded or reconstructed

Comparable-Store Sales	2009	2008	2007
Comparable-store sales	(2.5)%	(2.9)%	3.0%
Drivers of changes in comparable-store sales:			
Number of transactions	(0.2)%	(3.1)%	0.3%
Average transaction amount	(2.3)%	0.2%	2.6%
Units per transaction	(1.5)%	(2.1)%	1.1%
Selling price per unit	(0.8)%	2.3%	1.5%

*The comparable-store sales increases or decreases above are calculated by comparing sales in fiscal year periods with comparable prior fiscal year periods of equivalent length.*

In fiscal 2009, the change in comparable-store sales was driven by a decline in the average transaction amount, primarily due to a decrease in the number of units per transaction. In 2008, the change in comparable-store sales was driven by a decline in the number of transactions, slightly offset by an increase in average transaction amount, which reflects the effect of a higher selling price per unit sold partially offset by a decrease in number of units per transaction. Transaction-level metrics are influenced by a broad array of macroeconomic, competitive and consumer behavioral factors, as well as sales mix, and comparable-store sales rates are negatively impacted by transfer of sales to new stores.

### Gross Margin Rate

Gross margin rate represents gross margin (sales less cost of sales) as a percentage of sales. See Note 3 of the Notes to Consolidated Financial Statements for a description of expenses included in cost of sales. Markup is the difference between an item's cost and its retail price (expressed as a percentage of its retail price). Factors that affect markup include vendor offerings and negotiations, vendor income, sourcing strategies, market forces like raw material and freight costs, and competitive influences. Markdowns are the reduction in the original or previous price of retail merchandise. Factors that affect markdowns include inventory management, competitive influences and economic conditions.

In 2009, our gross margin rate was 30.5 percent compared with 29.8 percent in 2008. Our 2009 gross margin rate benefitted from rate improvements within categories, partially offset by the mix impact of faster

sales growth in lower margin rate categories (generally product categories of household essentials and food). The impact of rate performance within merchandise categories on gross margin rate was an approximate 1.1 percentage point increase for 2009. This increase is the result of improved markups and reduced markdowns. The impact of sales mix on gross margin rate was an approximate 0.4 percentage point reduction.

In 2008 our gross margin rate was 29.8 percent compared with 30.2 percent in 2007. Our 2008 gross margin rate was adversely affected by sales mix, which resulted in a 0.6 percentage point reduction in the gross margin rate. Sales in merchandise categories that yield lower gross margin rates outpaced sales in our higher margin apparel and home merchandise categories. This mix impact was partially offset by favorable supply chain expense rates, as well as higher gross margin rates within merchandise categories across our assortment, which had a combined impact on gross margin rate of an approximate 0.2 percentage point increase.

### Selling, General and Administrative Expense Rate

Our selling, general and administrative (SG&A) expense rate represents SG&A expenses as a percentage of sales. See Note 3 of the Notes to Consolidated Financial Statements for a description of expenses included in SG&A expenses. SG&A expenses exclude depreciation and amortization, as well as expenses associated with our credit card operations, which are reflected separately in our Consolidated Statements of Operations.

SG&A expense rate was 20.5 percent in 2009 compared with 20.4 percent in both 2008 and 2007. The change in the rate was primarily driven by an approximate 0.4 percentage point impact from an increase in incentive compensation due to better than expected 2009 performance compared with 2008 results. The rate increase was partially offset by an approximate 0.2 percentage point impact from sustained productivity gains in our stores. Within SG&A expenses in 2008 and 2007, there were no expense categories that experienced a significant fluctuation as a percentage of sales, when compared with prior periods.

### Depreciation and Amortization Expense Rate

Our depreciation and amortization expense rate represents depreciation and amortization expense as a percentage of sales. In 2009, our depreciation and amortization expense rate was 3.2 percent compared with 2.9 percent in 2008 and 2.7 percent in 2007. The increase in the rate was primarily due to accelerated depreciation on assets that will be replaced as part of our 340-store 2010 remodel program. The comparative increase in 2008 was due to increased capital expenditures, specifically related to investments in new stores.

### Store Data

Number of Stores	Target general merchandise stores	SuperTarget stores	Total
January 31, 2009	1,443	239	1,682
Opened	63	13	76
Closed (a)	(17)	(1)	(18)
<b>January 30, 2010</b>	<b>1,489</b>	<b>251</b>	<b>1,740</b>
<b>Retail Square Feet (b)</b> (thousands)			
January 31, 2009	180,321	42,267	222,588
Opened	9,039	2,404	11,443
Closed (a)	(1,911)	(179)	(2,090)
<b>January 30, 2010</b>	<b>187,449</b>	<b>44,492</b>	<b>231,941</b>

(a) Includes 13 store relocations in the same trade area and 5 stores closed without replacement.

(b) Reflects total square feet less office, distribution center and vacant space.

## Credit Card Segment

Credit card revenues are comprised of finance charges, late fees and other revenue, and third party merchant fees, or the amounts received from merchants who accept the Target Visa credit card.

Credit Card Segment Results	2009		2008		2007	
	Amount (in millions)	Rate (d)	Amount (in millions)	Rate (d)	Amount (in millions)	Rate (d)
Finance charge revenue	\$1,450	17.4%	\$1,451	16.7%	\$1,308	18.0%
Late fees and other revenue	349	4.2	461	5.3	422	5.8
Third party merchant fees	123	1.5	152	1.7	166	2.3
Total revenues	1,922	23.0	2,064	23.7	1,896	26.1
Bad debt expense	1,185	14.2	1,251	14.4	481	6.6
Operations and marketing expenses (a)	425	5.1	474	5.4	469	6.4
Depreciation and amortization	14	0.2	17	0.2	16	0.2
Total expenses	1,624	19.4	1,742	20.0	966	13.3
EBIT	298	3.5	322	3.7	930	12.8
Interest expense on nonrecourse debt collateralized by credit card receivables	97		167		133	
Segment profit	\$ 201		\$ 155		\$ 797	
Average receivables funded by Target (b)	\$2,866		\$4,192		\$4,888	
Segment pretax ROIC (c)	7.0%		3.7%		16.3%	

(a) New account and loyalty rewards redeemed by our guests reduce reported sales. Our Retail Segment charges the cost of these discounts to our Credit Card Segment, and the reimbursements of \$89 million in 2009, \$117 million in 2008, and \$114 million in 2007, are recorded as an increase to Operations and Marketing expenses within the Credit Card Segment.

(b) Amounts represent the portion of average gross credit card receivables funded by Target. For 2009, 2008, and 2007, these amounts exclude \$5,484 million, \$4,503 million, and \$2,387 million, respectively, of receivables funded by nonrecourse debt collateralized by credit card receivables.

(c) ROIC is return on invested capital, and this rate equals our segment profit divided by average gross credit card receivables funded by Target, expressed as an annualized rate.

(d) As an annualized percentage of average gross credit card receivables.

Spread Analysis – Total Portfolio	2009		2008		2007	
	Amount (in millions)	Rate	Amount (in millions)	Rate	Amount (in millions)	Rate
EBIT	\$298	3.5% (b)	\$322	3.7% (b)	\$930	12.8% (b)
LIBOR (a)		0.3%		2.3%		5.1%
Spread to LIBOR (c)	\$270	3.2% (b)	\$118	1.4% (b)	\$558	7.7% (b)

(a) Balance-weighted one-month LIBOR.

(b) As a percentage of average gross credit card receivables.

(c) Spread to LIBOR is a metric used to analyze the performance of our total credit card portfolio because the majority of our portfolio earned finance charge revenue at rates tied to the Prime Rate, and the interest rate on all nonrecourse debt securitized by credit card receivables is tied to LIBOR.

Our primary measure of segment profit in our Credit Card Segment is the EBIT generated by our total credit card receivables portfolio less the interest expense on nonrecourse debt collateralized by credit card receivables. We analyze this measure of profit in light of the amount of capital we have invested in our credit card receivables. In addition, we measure the performance of our overall credit card receivables portfolio by calculating the dollar Spread to LIBOR at the portfolio level. This metric approximates overall financial performance of the entire credit card portfolio we manage by measuring the difference between EBIT earned on the portfolio and a hypothetical benchmark rate financing cost applied to the entire portfolio. The interest rate on all nonrecourse debt securitized by credit card receivables is tied to LIBOR. For the first quarter of 2009, the vast majority of our portfolio accrued finance charge revenue at rates tied to the Prime Rate. Effective April 2009, we implemented a terms change to our portfolio that established a minimum annual percentage rate (APR) applied to cardholder account balances. Under these terms, finance charges accrue at a fixed APR if the benchmark Prime Rate is less than 6%; if the Prime Rate is greater than 6%, finance charges accrue at the benchmark Prime Rate, plus a spread. Because the Prime Rate was less than 6% during 2009, the majority of our portfolio accrued finance charges at a fixed APR subsequent to this terms change. As a result of regulatory actions that impact our portfolio, effective January 2010, we implemented a second terms change that converted the minimum APR for the majority of our accounts to a variable rate, and we eliminated penalty

pricing for all current, or nondelinquent accounts. Penalty pricing is the charging of a higher interest rate for a period of time, generally 12 months, and is triggered when a cardholder repeatedly fails to make timely payments.

In 2009, Credit Card Segment profit increased to \$201 million from \$155 million as a result of improved portfolio performance (Spread to LIBOR) and significantly lower funding costs. The reduction in our investment in the portfolio combined with these results produced a strong improvement in segment ROIC. Segment revenues were \$1,922 million, a decrease of \$143 million, or 6.9 percent, from the prior year. The decrease in revenue was driven by a lower Prime Rate, lower average receivables, higher finance charge and late-fee write-offs and lower late fees due to fewer delinquent accounts offset by the positive impacts of the terms changes implemented in late 2008 and April 2009. Segment expenses were \$1,624 million, a decrease of \$118 million, or 6.8 percent, from prior year driven by lower bad debt and operations and marketing expenses, on both a dollar and rate basis. Segment interest expense benefited from a significantly lower LIBOR rate compared to the prior year.

Segment profit and dollar Spread to LIBOR measures in 2008 were significantly impacted on both a rate and dollar basis by bad debt expense. Segment revenues were \$2,064 million, an increase of \$168 million, or 8.9 percent, from the prior year, driven by a 19.5 percent increase in average receivables. On a rate basis, revenue yield decreased 2.4 percentage points primarily due to a reduction in the Prime Rate index used to determine finance charge rates in the portfolio and lower external sales volume contributing to the decline in third party merchant fees. This negative pressure on revenue yield was offset modestly by the positive impact of terms changes implemented in 2008 that increased our effective yield. Segment expenses were \$1,742 million, an increase of \$776 million, or 80.3 percent, from the prior year driven by an increase in bad debt expense of \$770 million. The increase in bad debt expense resulted from the increase in our incurred net write-off rate from 5.9 percent in 2007 to 9.3 percent in 2008 and the increase in the allowance for doubtful accounts of \$440 million for anticipated future write-offs of current receivables. Segment profit decreased from 16.3 percent in 2007 to 3.7 percent in 2008 primarily due to the effect of bad debt expense, the reduction in receivables owned and funded by Target, and the impact of a lower Prime Rate during 2008.

Receivables Rollforward Analysis (millions)	Fiscal Year			Percent Change	
	2009	2008	2007	2009/2008	2008/2007
Beginning gross credit card receivables	\$ 9,094	\$ 8,624	\$ 6,711	5.4%	28.5%
Charges at Target	3,553	4,207	4,491	(15.5)	(6.3)
Charges at third parties	6,763	8,542	9,398	(20.8)	(9.1)
Payments	(12,065)	(13,482)	(13,388)	(10.5)	0.7
Other	637	1,203	1,412	(47.1)	(14.8)
Period-end gross credit card receivables	\$ 7,982	\$ 9,094	\$ 8,624	(12.2)%	5.4%
Average gross credit card receivables	\$ 8,351	\$ 8,695	\$ 7,275	(4.0)%	19.5%
Accounts with three or more payments (60+ days) past due as a percentage of period-end credit card receivables	6.3%	6.1%	4.0%		
Accounts with four or more payments (90+ days) past due as a percentage of period-end gross credit card receivables	4.7%	4.3%	2.7%		
Credit card penetration (a)	5.6%	6.7%	7.3%		

(a) Represents charges at Target (including sales taxes and gift cards) divided by sales (which excludes sales taxes and gift cards).

Allowance for Doubtful Accounts (millions)	Fiscal Year			Percent Change	
	2009	2008	2007	2009/2008	2008/2007
Allowance at beginning of period	\$ 1,010	\$ 570	\$ 517	77.1%	10.4%
Bad debt expense	1,185	1,251	481	(5.3)	160.1
Net write-offs (a)	(1,179)	(811)	(428)	45.2	89.8
Allowance at end of period	\$ 1,016	\$ 1,010	\$ 570	0.6%	77.1%
As a percentage of period-end gross credit card receivables	12.7%	11.1%	6.6%		
Net write-offs as a percentage of average gross credit card receivables (annualized)	14.1%	9.3%	5.9%		

(a) Net write-offs include the principal amount of losses (excluding accrued and unpaid finance charges) less current period principal recoveries.

# Exhibit 2

# Target plans changes in stores

THE ASSOCIATED PRESS

**Target**, the nation's second-largest discounter after **Wal-Mart**, is navigating turbulent economic times by polishing old stores rather than opening many new ones, opening smaller urban stores and looking outside the U.S. for growth.

The new store format will begin rolling out in April and feature spruced-up home furnishing offerings, larger grocery sections, better video game displays and shelf lighting in the beauty section.

Company officials told investors at Target's analyst meeting in Philadelphia Thursday, which was Webcast, that it's changing every part of its stores to increase sales and profit and grab market share from rivals.

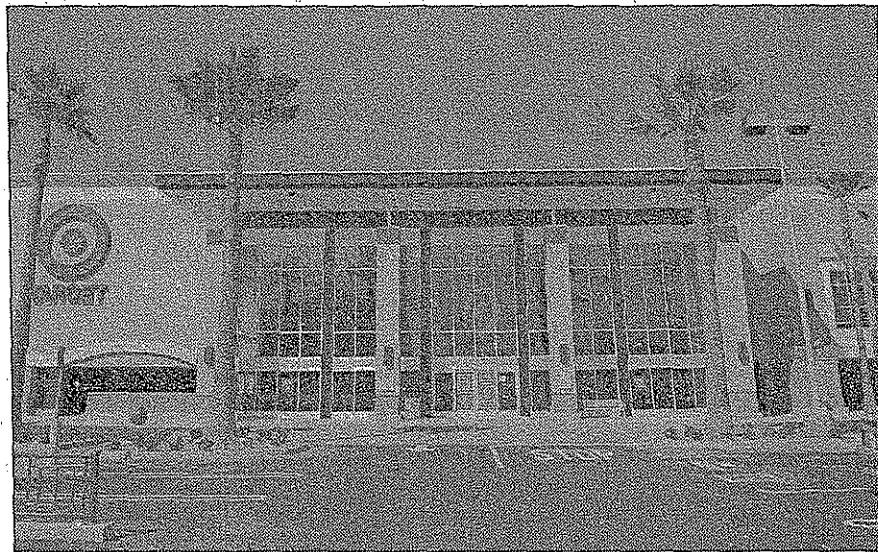
They said they will spend \$1 billion renovating 340 U.S. stores while opening fewer than 10 new ones in 2010. That's many fewer than the 58 they opened in the fiscal year ending Jan. 31 and the 91 in fiscal 2008.

Key in the renovations will be the enhanced grocery sections, which the chain hopes will bring shoppers in more often. Target introduced perishable items such as bananas and lettuce in about 100 of its general merchandise stores last year.

Chairman, president and CEO Gregg Steinhafel sees the economy stabilizing but told investors, "Consumers are still buying with caution and considering each purchase."

Given that tough environment, officials stressed they're being prudent about capital spending.

They said it costs \$1 million to add



ROD VEAL, THE ORANGE COUNTY REGISTER

A Target store opened in the Brea Marketplace last fall.

the new PFresh food format to an existing general-merchandise store. That compares with \$10 million to convert such a store to a Super Target.

And stores with the new food format that have been open at least a year have had an immediate 6 percent increase in traffic and sales. The PFresh concept combines fresh food such as produce and meat with grocery items.

Target plans to redo 300 to 400 U.S. stores per year. The company operates more than 1,700 stores, most of them general merchandise stores and all in the U.S., including about 250 Super Targets.

Target said that it plans to open stores in Canada, Mexico and Latin

America, but not for at least three years.

As for the smaller stores coming to urban markets, Target plans to test the concept in the next few years with stores of 60,000 to 100,000 square feet, compared with the current average of 125,000 square feet.

Target's plans are similar to Wal-Mart's.

Wal-Mart told investors in October that it would expand faster overseas, particularly in emerging markets such as China and Brazil, than in the U.S. In the U.S., Wal-Mart is focusing on renovating existing stores and building fewer and smaller but more efficient stores. Wal-Mart aims to use the smaller formats to further penetrate urban markets.

# Exhibit 3



**ON  
SUNSET BOULEVARD**

Yes, I support Target on Sunset Blvd. You may use my name publicly as a supporter.

I like what I have heard. Please keep me informed about the project.

Signature \_\_\_\_\_

Name (please print) \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_

e-mail \_\_\_\_\_

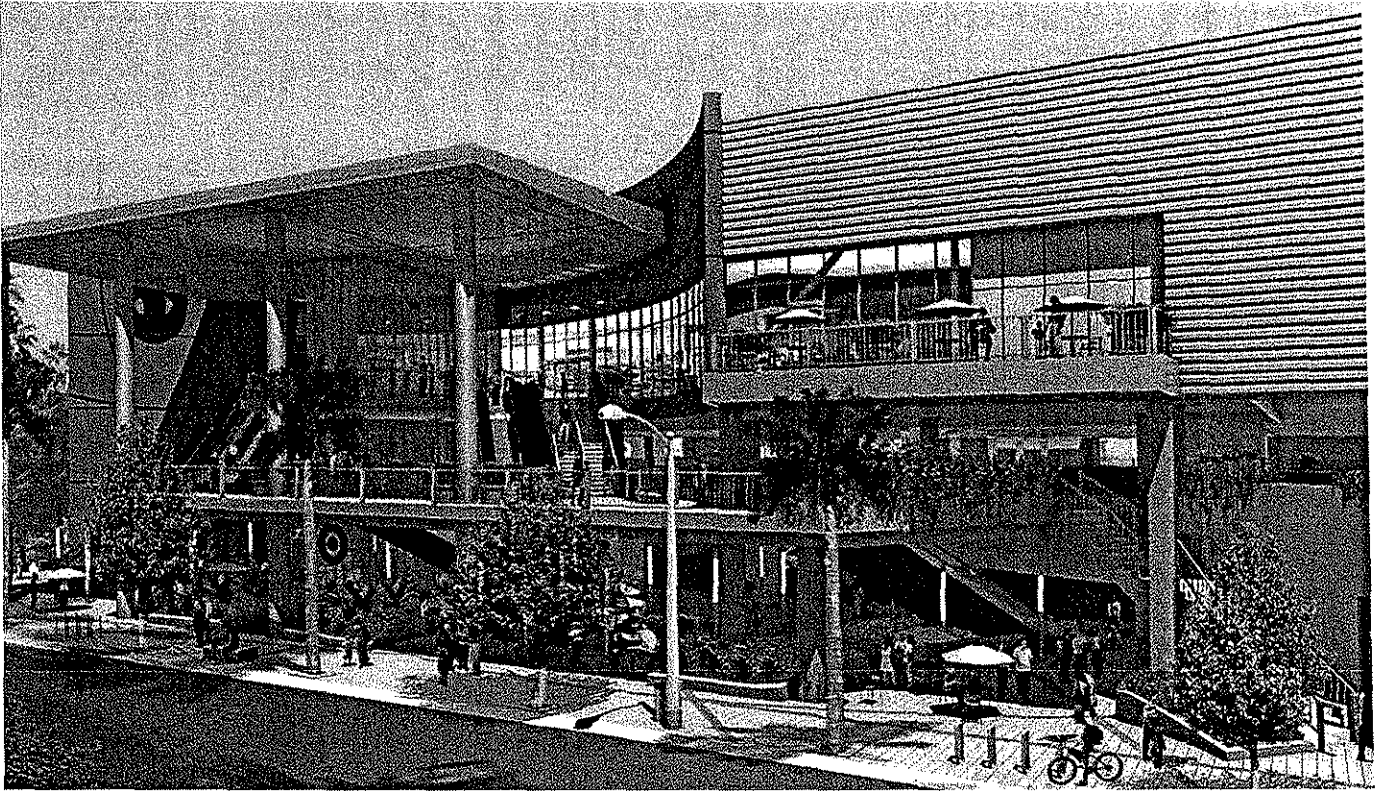
Target on Sunset Boulevard  
8436 West Third Street, Suite 700  
Los Angeles, CA 90048



Target on Sunset Boulevard  
c/o Marathon Communications  
8436 West Third Street, Suite 700  
Los Angeles, CA 90048



## A NEW TARGET FOR HOLLYWOOD @ SUNSET & WESTERN



### PROJECT SPECIFICATIONS

- Located at the corner of Sunset Boulevard and Western Avenue
- Sustainable, LEED compliant, transit and pedestrian oriented development
- 188,575 square feet, three story, mixed use retail project
- 162,570 square foot Target Store, located on the third floor, set back from Sunset Boulevard
- 26,005 square feet of ground floor, pedestrian oriented retail
- 2 level interior parking, with a total of 458 spaces
- Over 10,000 square foot outdoor plaza

## NEIGHBORHOOD & SITE IMPROVEMENTS



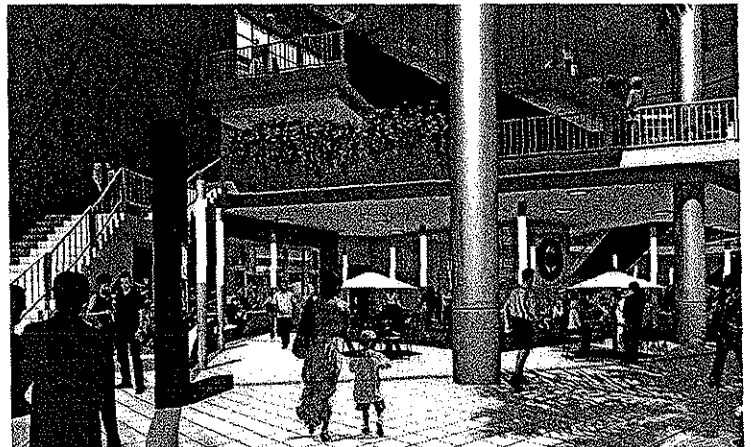
- Creating a 10,000 square foot open – air, community “urban park” with landscaping, decorative lighting, seating areas and plaza amenities
- Widening and enhancing adjacent sidewalks
- Upgrading landscaping and planting of shade trees along Sunset and Western
- Installing new street furniture, bikes racks, and street lights
- Removing the existing electrical substation; undergrounding overhead power lines and poles

## TRANSPORTATION UPGRADES

- Widening the west side of Western Avenue, north of Sunset to allow for a new, dedicated right turn lane
- Upgrading traffic signals at the Sunset and Western intersection
- Installing a new traffic signal at Western and DeLongpre
- Widening northbound St. Andrews Place at Sunset to accommodate a new, dedicated left turn lane
- Widening the intersection at Hollywood and Western to accommodate dedicated left and right turn lanes, and two through lanes

## GREEN & SUSTAINABLE ELEMENTS

- Voluntary LEED compliant
- Including roof membrane and proposed photovoltaic system
- Harvesting rooftop rainwater for landscaping
- Installing low flow water fixtures and energy efficient heating and cooling systems
- Providing transportation connections
- Recycling of construction waste



# Exhibit 4

1 TARGET CORP. SHAREHOLDER'S MEETING

2 JUNE 9, 2010

3 RESPONSE OF GREGG STEINHAFEL, CHARIMAN, PRESIDENT AND CHIEF  
4 EXECUTIVE OFFICER, TARGET CORPORATION, TO SHAREHOLDER QUESTION  
5 REGARDING PROPOSED HOLLYWOOD TARGET STORE.  
6

7  
8 GREGG STEINHAFEL: THANK YOU AARON. LET ME ADDRESS GROWTH  
9 BROADLY AND THEN I'LL ZERO IN ON THE HOLLYWOOD SITE.

10 WE DON'T HAVE A DEFINED POLICY THAT SAYS THAT WE WANT TO GROW  
11 SLOWER. IT IS AN OUTCOME OF A LACK OF HIGH QUALITY AVAILABLE SITES  
12 WHERE WE CAN EARN AN ADEQUATE RETURN ON INVESTMENT. IF THERE WERE  
13 MORE SITES AVAILABLE TODAY, WE WOULD GROW AT A FASTER CLIP. WE DO  
14 BELIEVE THAT THIS YEAR, 2010, IS THE LOW POINT IN OUR NEW STORE GROWTH  
15 TRAJECTORY, AND THAT WE WILL START REBUILDING THAT GROWTH PATTERN  
16 STARTING IN 2011 AND 12.  
17

18 AS IT RELATES TO THE SPECIFIC CHALLENGE AND OPPORTUNITY IN  
19 HOLLYWOOD, UM, WE DO HAVE ONE STORE ALREADY IN HOLLYWOOD. WE  
20 CALL IT WEST HOLLYWOOD. AND IT IS A VERY HIGH VOLUME, VERY HIGH  
21 VALUE STORE FOR THE CORPORATION, SO, UM, WE'RE NOT BASHFUL ABOUT  
22 BUILDING TARGET STORES IN DENSE URBAN AREAS THAT COST MORE, BECAUSE  
23 AS YOU SAID, EVEN THOUGH THE COSTS ARE HIGHER, IN TERMS OF CAPITAL  
24 INVESTMENT AND THE OPERATING COSTS, WE GET THE SALES, WE GET THE  
25 REVENUE AND THE PROFITS ASSOCIATED WITH MORE GUESTS COMING TO  
26 THOSE STORES.  
27  
28

1 AND, AS A MATTER OF FACT, WE ARE OPENING OUR HIGHEST INVESTMENT  
2 STORE EVER IN SPANISH HARLEM IN ABOUT SIX WEEKS AT THE END OF JULY. SO  
3 WE'RE VERY COMMITTED TO OPENING TARGET STORES WHERE WE CAN, UM,  
4 WHERE WE CAN MAKE THE INVESTMENT MODEL WORK.

5 AS A SHAREHOLDER YOU WANT US TO NOT ONLY FIND THE RIGHT SITES  
6 BUT ALSO HAVE DISIPLINE IN OUR ECONOMIC MODELING TO MAKE SURE THAT  
7 WE CAN DELIVER THE RIGHT RETURN FOR OUR SHAREHOLDERS.

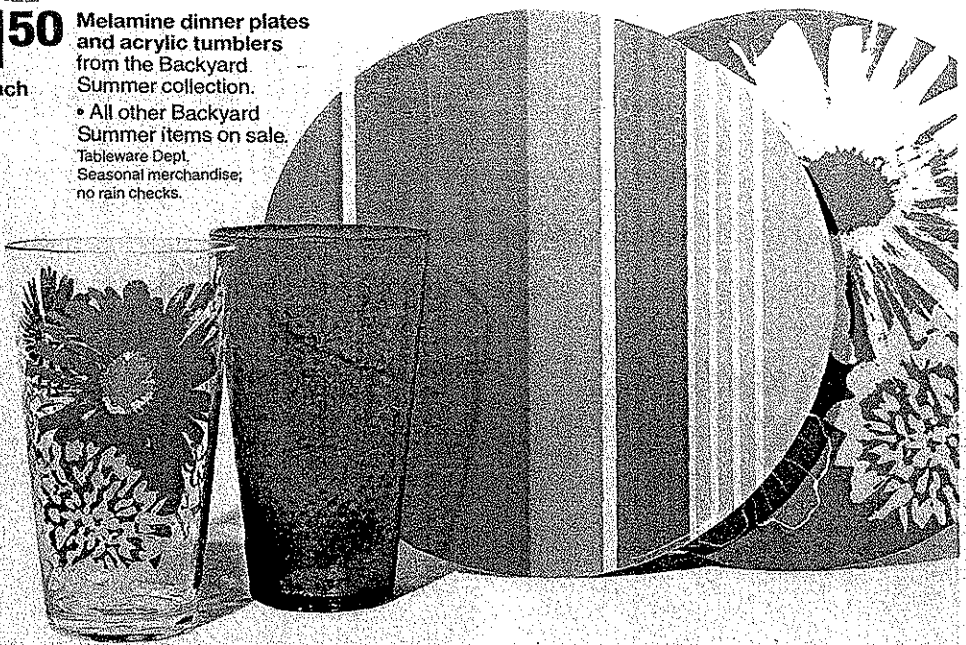
8 ON A PROJECT-BY-PROJECT BASIS WE DON'T TAKE A PORTFOLIO POINT OF  
9 VIEW. WE REALLY WORK HARD TO MAKE SURE THAT EVERY SITE THAT WE  
10 BRING TO MARKET IS GOING TO DELIVER VALUE FOR THE SHAREHOLDERS. AND  
11 I WOULD, I WOULD EXPECT THAT IT'S NOT A QUESTION OF IF BUT WHEN WE DO  
12 THAT PROJECT. WE WOULD LIKE NOTHING BETTER TO RELIEVE SOME OF THE  
13 PRESSURE OFF OF OUR WEST HOLLYWOOD STORE BECAUSE IT'S IN THE TOP  
14 FIVE, SO IT IS A 100 MILLION DOLLAR PLUS FACILITY FOR US AND WE WOULD  
15 LOVE NOTHING BETTER THAN TO BUILD BACK IN THAT MARKET. SO, WE'VE GOT  
16 OUR HEAD OF PROPERTY DEVELOPMENT JOHN GRIFFITH HERE IN THE FRONT  
17 ROW, AND IN BETWEEN JOHN, MYSELF AND DOUG WE WILL TAKE ANOTHER  
18 LOOK AT THAT SITE AND WE'LLWORK MORE AGGRESSIVELY TO SEE IF WE CAN'T  
19 PUT TOGETHER A PLAN THAT'S GOOD FOR OUR SHAREHOLDERS AND OPEN A  
20 STORE THERE OVER THE NEXT COUPLE OF YEARS.

21 OKAY, THANK YOU.  
22  
23  
24  
25  
26  
27  
28

# Exhibit 5

EXPECT MORE. PAY LESS.

SALE  
**150**  
Each  
Melamine dinner plates and acrylic tumblers from the Backyard Summer collection.  
• All other Backyard Summer items on sale. Tableware Dept. Seasonal merchandise; no rain checks.



SALE  
**\$6**

8-oz. Coppertone Sport lotion  
• 10% off other selected Coppertone sun care products.



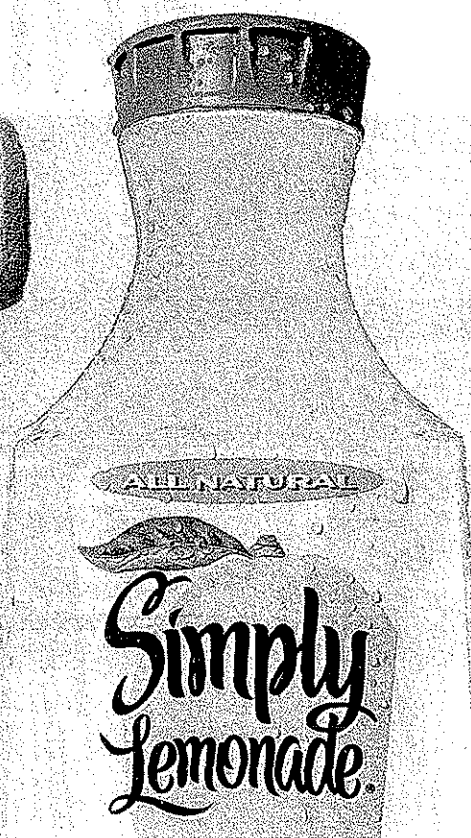
# SUN-KISSED SAVINGS



SALE  
**\$8**

Reg. 9.99, each

Beach towels Choose from selected designs or 7-ft. long striped style.  
• Other selected beach towels on sale. Seasonal merchandise; no rain checks.

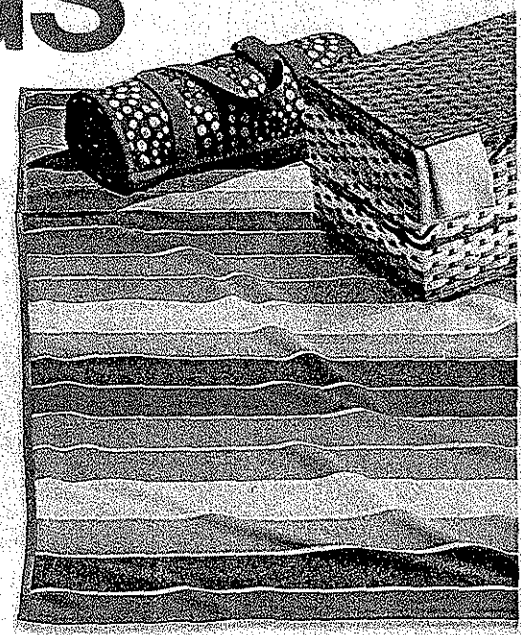


SALE  
**\$2**

59-oz. Simply Lemonade, Raspberry Lemonade or Limeade  
• 59-oz. Simply juice in assorted varieties, sale \$3

SALE  
**\$10**

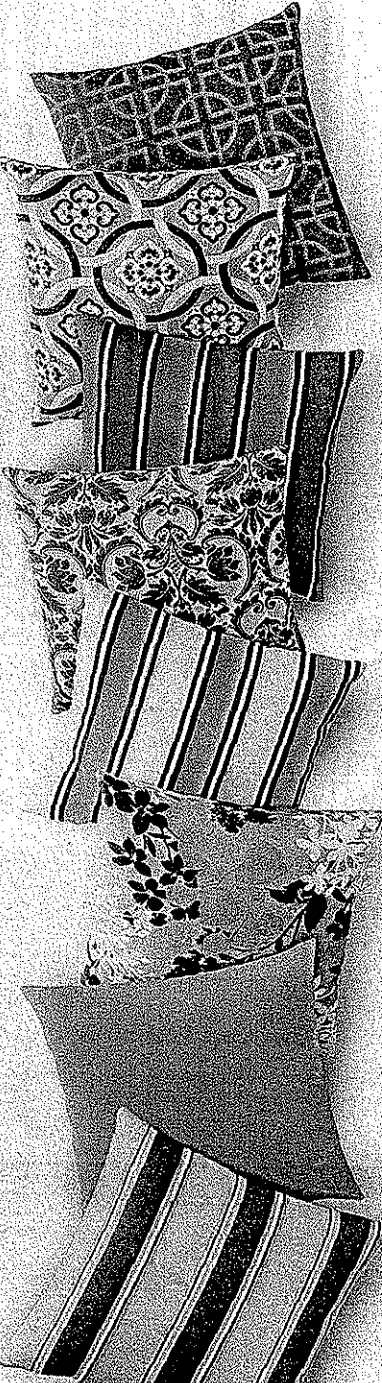
Picnic blanket Handy straps for easy carrying. 100% cotton. 60x60"  
• All mini-seasonal table linens on sale. Seasonal merchandise; no rain checks.



LOOKING FOR MORE LOW PRICES? FIND OUR SUNDAY AD ONLINE ANY TIME AT TARGET.COM/WEEKLYAD



**OUR LOWEST PRICES OF THE SEASON!**



**SALE**  
**\$9**  
EACH

Home outdoor accent pillows  
Fade-resistant fabric in a variety  
of colors and patterns.



SAVE \$125

**\$249**

Reg. \$374, Madaga  
10x10' gazebo

SAVE \$100

**\$139**

Reg. \$239, each  
club chair

\$199 SALE, loveseat

\$99 SALE, coffee table

Home Siesta seating  
group Traditional  
all-weather wicker style,  
fade-resistant cushions.  
Accent pillows sold separately.  
• Save \$100! Water  
fountain, reg. \$279,  
sale \$179.  
• Accent table, sale \$69.  
• Other selected  
gazebos on sale.  
Siesta items not available  
in all stores.

**CHILL, GRILL**



SAVE \$35

SAVE \$70

**\$79**

**\$179**

Reg. \$114,  
table

Reg. \$249,  
set of 4 chairs

Home Alexander all-weather dining  
group with easy-care mesh seats and  
rustproof aluminum frames.  
• Alexander rectangle dining table, sale \$89  
• Set of 2 motion chairs, sale \$159.





# FREE \$100 TARGET GIFTCARD®

with purchase of either Brinkmann grill!

Quantities limited; no rain checks. Terms and conditions apply to GiftCards.



**299<sup>99</sup>**

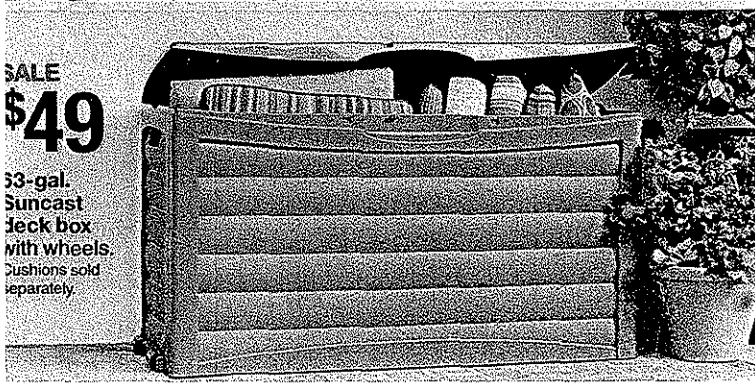
Red or stainless steel

**Brinkmann 4-burner gas grill** 652-sq.-in. surface; 48,000 BTUs. Assembly required. Tank sold separately.  
• Selected Chefmate grilling accessories on sale.

## & SAVE TOO



**SALE \$10**  
Each  
Home string lights in styles shown.  
10% off all other string lights and paper lanterns.

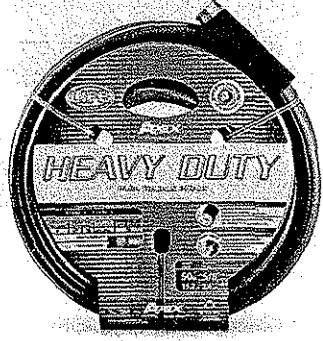


**SALE \$49**  
53-gal. Suncast deck box with wheels.  
Cushions sold separately.



**SALE \$6**  
Each

**Melnor nozzle**  
Choose trigger or 7-pattern style.  
• Other selected Melnor nozzles on sale. Seasonal merchandise; no rain checks.



**SALE \$12**  
50-ft. Apex heavy-duty hose  
• Other selected hoses on sale.  
Seasonal merchandise; no rain checks.



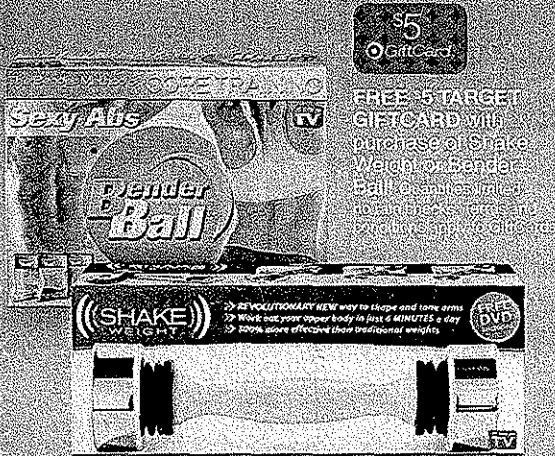
**SALE 7<sup>99</sup>**  
**OFF! Clip-On fan-circulated repellent** Mosquito protection without putting anything on your skin.  
• Other selected repellents on sale.



SALE  
\$20

120x72" Swim Center inflatable family pool 22" high.

• 90x90" inflatable family pool, sale \$20  
Seasonal merchandise, no rain checks.



\$5 Gift Card

FREE \$5 TARGET GIFT CARD with purchase of Shake Weight or Bender Ball. Limits to one per card and excludes other offers.

19.99 Shake Weight 6-in. upper body workout kit, Bender Ball toning and strengthening core training kit. Each.



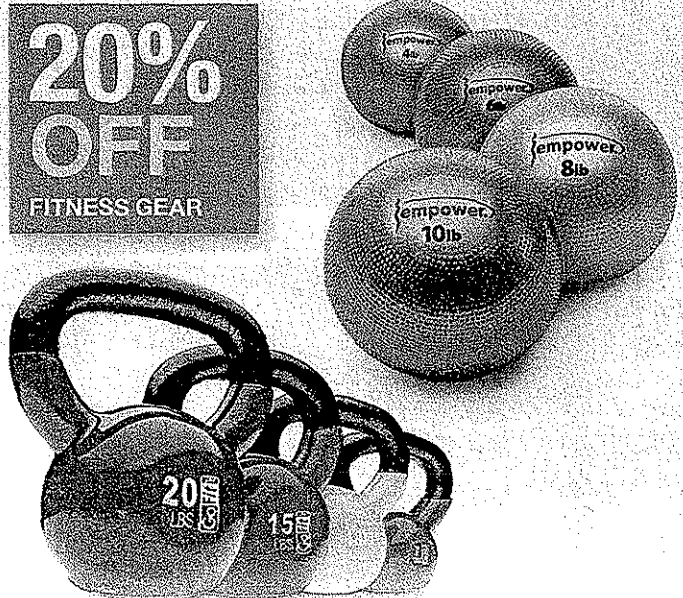
SALE \$10 Each

Fitness DVDs titles shown. • Other selected fitness DVDs on sale. Some restrictions.

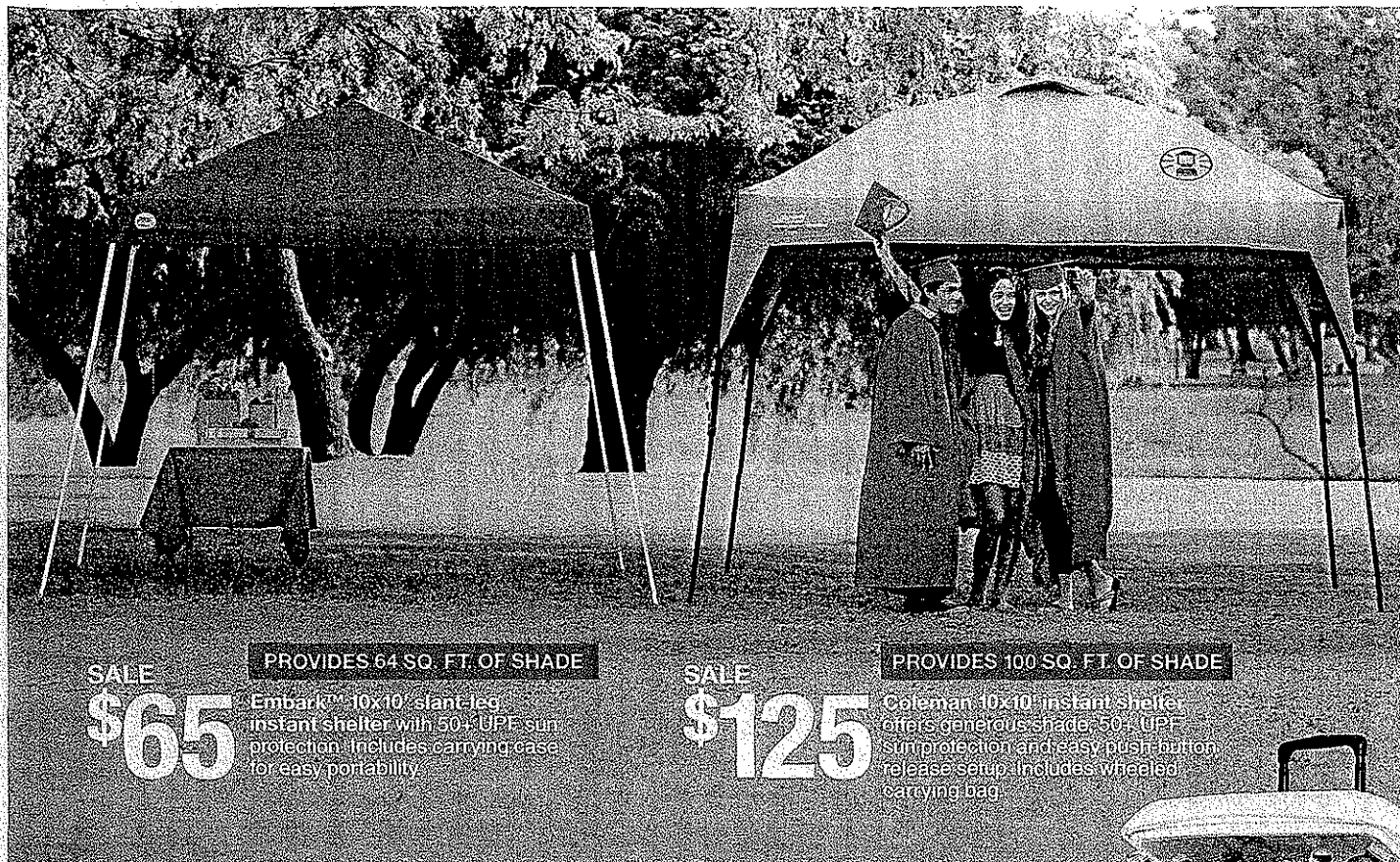
All Gaiam yoga mats. Reg. 19.99-29.99, sale 15.99-23.99  
Go Fit kettlebells, each with Iron Core DVD. Reg. 24.99-49.99, sale 19.99-39.99  
Empower medicine balls, each with workout DVD. Reg. 14.99-29.99, sale 11.99-23.99  
• Other selected Gaiam and Go Fit items on sale.



20% OFF FITNESS GEAR







SALE

**\$65**

PROVIDES 64 SQ. FT. OF SHADE

Embark™ 10x10 slant-leg instant shelter with 50+ UPF sun protection. Includes carrying case for easy portability.

SALE

**\$125**

PROVIDES 100 SQ. FT. OF SHADE

Coleman 10x10 instant shelter offers generous shade, 50+ UPF sun protection and easy push-button release setup. Includes wheeled carrying bag.

# GET READY TO PARTY! SAVE ON THE FUN STUFF

SALE  
**\$35**

Igloo MaxCold 50-qt. wheeled cooler with telescoping handle and off-the-ground lift design for longer cooling.

• Other selected Igloo coolers on sale. Sporting Goods Dept.



SALE

**\$16**

Sports equipment

- 24-pk. Top-Flite Eagle golf balls.
- 12-pk. TaylorMade Burner golf balls.
- Prince Sharapova tennis racket.
- Wilson AVP replica volleyball.

Each

SALE

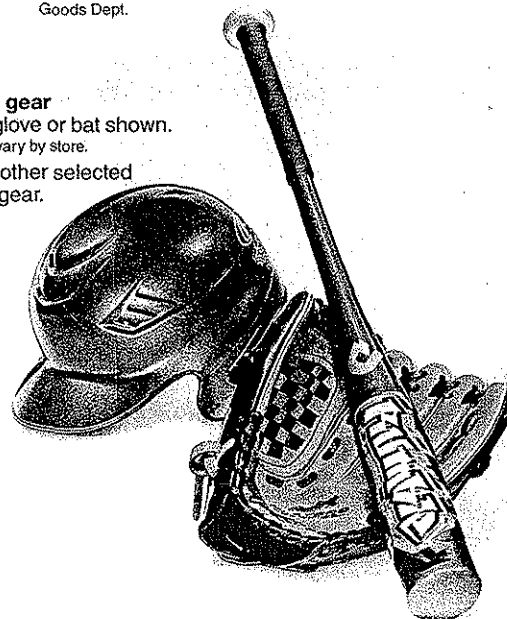
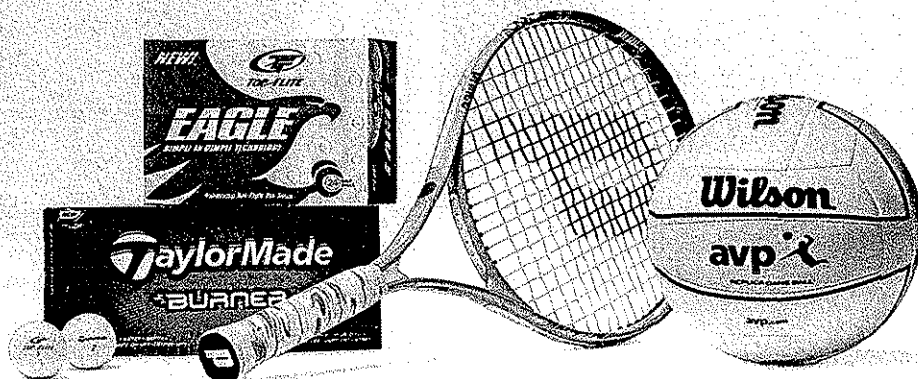
**17.99**

Baseball gear

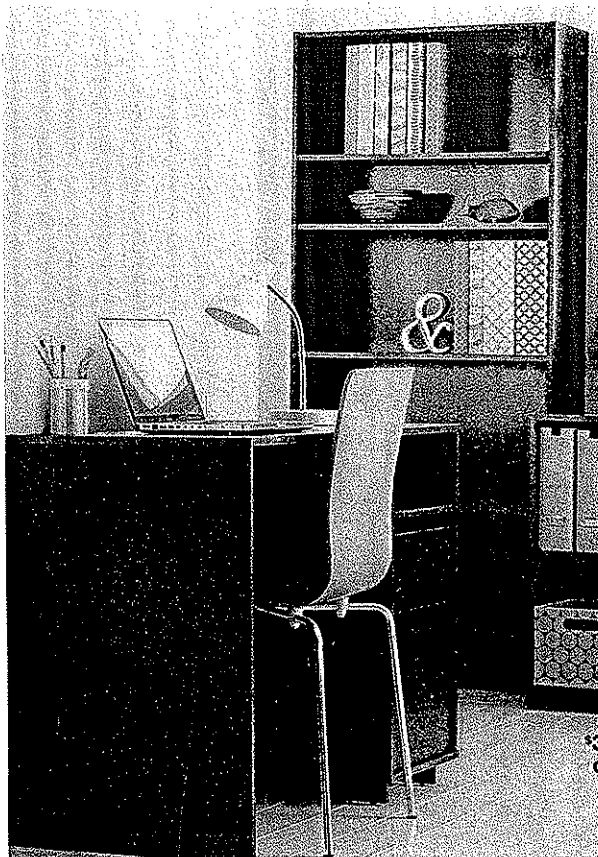
Helmet, glove or bat shown. Styles may vary by store.

- 10% off other selected baseball gear.

Each

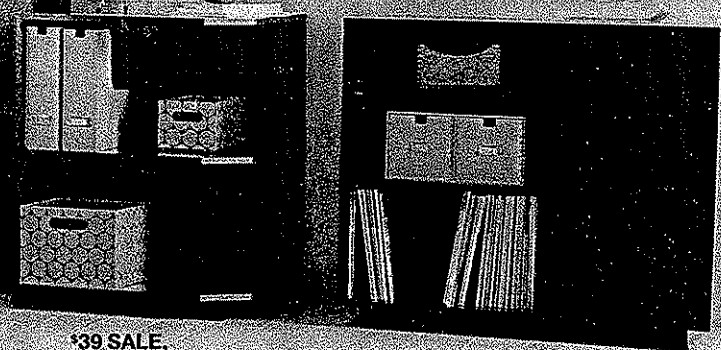


Other selected golf balls and all other tennis rackets and volleyballs on sale.



SALE  
**\$26**  
5-shelf bookcase

**NEW AT TARGET**  
Redesigned Room Essentials  
basic furniture



**\$39 SALE,**  
corner bookcase

SAVE OVER ~~20~~  
**\$59**

Reg. 79.99, desk  
or storage unit

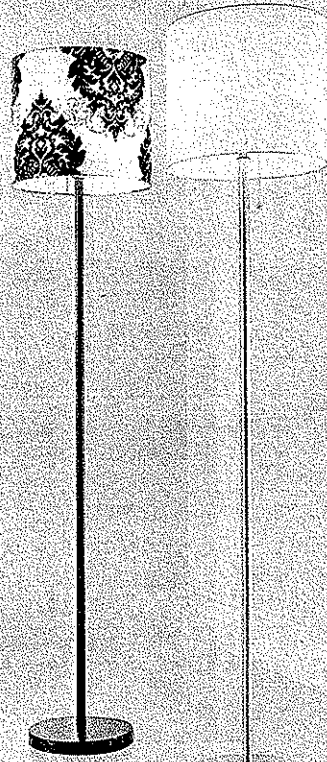
Versatile office  
furniture in espresso  
finish. 5- and 3-shelf  
bookcases also in  
maple, white and  
black finishes.  
• Other selected  
Room Essentials  
furniture including  
bedroom pieces and  
TV stands on sale.  
Assembly required.

# BASICS PRICES



**\$4 SALE,**  
small ledge

SALE  
**\$8** Medium black ledge  
• All other Room Essentials  
shelving on sale.



SALE  
**\$25** Floor lighting  
in styles shown  
• Other selected Room  
Essentials floor lighting  
on sale.  
Each

THE WEEKLY  
**WOW \$4**  
SALE, EACH



4x6" picture  
frames in  
styles shown.  
• Other  
selected  
Room  
Essentials  
frames  
on sale.





**\$50**  
GiftCard  
**FREE \$50 TARGET GIFTCARD**  
with purchase of Oreck XL Signature Plus vacuum!  
Quantities limited; no rain checks. Terms and conditions apply to GiftCards.

**SALE \$75**  
Bissell CleanView Helix bagless vacuum with on-board TurboBrush and HEPA filter.

**SALE \$139**  
Hoover FloorMate vacuum, washes and dries sealed hard floor surfaces. Reg. \$159.

**\$299**  
Oreck XL Signature Plus lightweight vacuum with Direct Suction technology. Includes handheld vac.

**SHOP MORE AT TARGET.COM**  
Find even more vacuums and floorcare products.

**THE WEEKLY WOW \$99**  
**STEAM VACUUM**

Hoover Steam Vac carpet deep cleaner. Refreshes your carpet. Reg. \$119.

**BRITA**  
\*16 SALE, 4-pk. filters

**NEW AT TARGET!**

**SALE \$21**  
Brita water filtration Bella pitcher with soft-grip handle and flip-top lid for easy filling.  
• Brita Atlantis pitcher, sale \$21

**SALE \$55**  
Emerson .9-cu-ft. 900-watt microwave oven in red or stainless steel.

**SALE \$19**  
Black & Decker 12-cup programmable coffeemaker or stainless steel burr grinder.  
Each

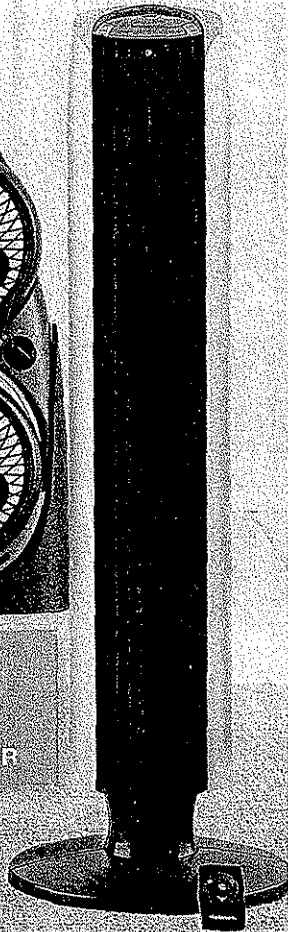
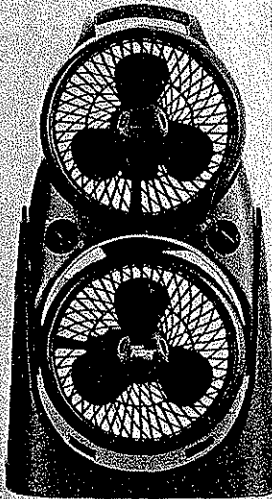
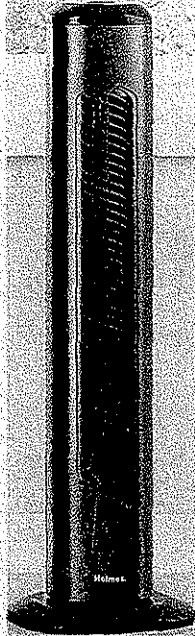
# FRESH AIR COOL DEALS

SALE

**1999**

Holmes 31" oscillating 3-speed tower fan. Slim design fits into tight areas.

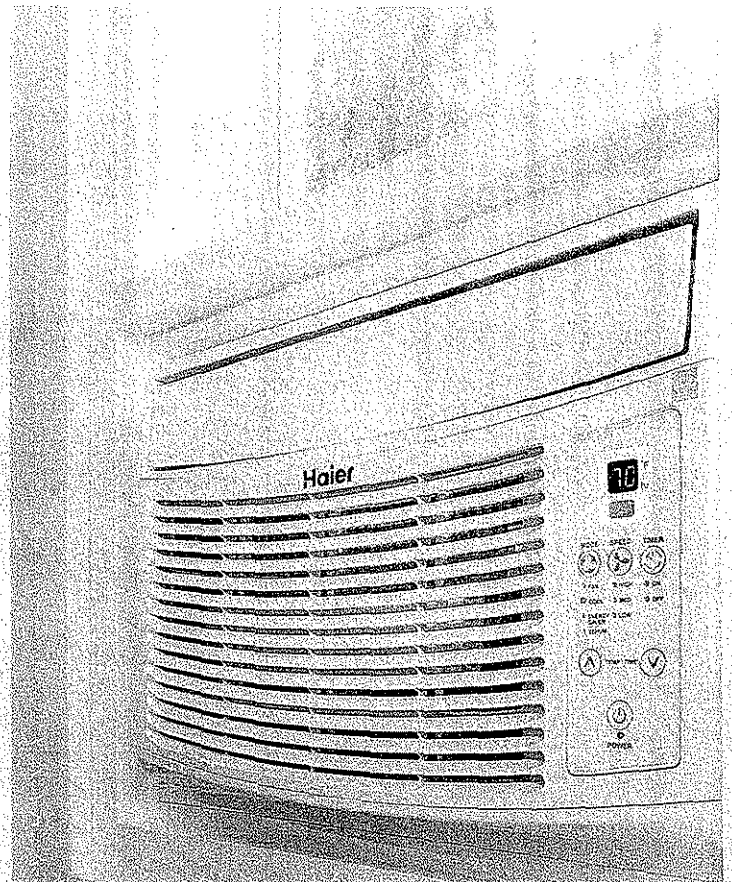
- Other selected fans on sale.



SALE **3499**

2-IN-1 AIR CIRCULATOR OR 34" TOWER

Honeywell 2-in-1 floor air circulator with 2 speeds and pivoting heads.  
Holmes 34" oscillating 3-speed tower fan with remote control.



- ON/OFF
- MODE
- SPEED
- TIMER
- TEMP/TIME
- TEMP/DISK

Haier

SALE **13999**

REG. 169.99

Haier 6,000-BTU Energy Star-rated window air conditioner. Quiet operation, with digital display, remote control and 3 cool and 3 fan settings.

- Haier 10,000-BTU window air conditioner, reg. 259.99, sale 219.99

RESTOCK

SALE **\$2**

GE Reveal 4-wk. life bulbs.  
• Other selected Reveal and elegant light bulbs on sale.



SALE **\$5**

3M Command designer value pack includes 2 small and 2 medium hooks.  
• Other selected 3M Command hooks on sale.



SALE **\$8**

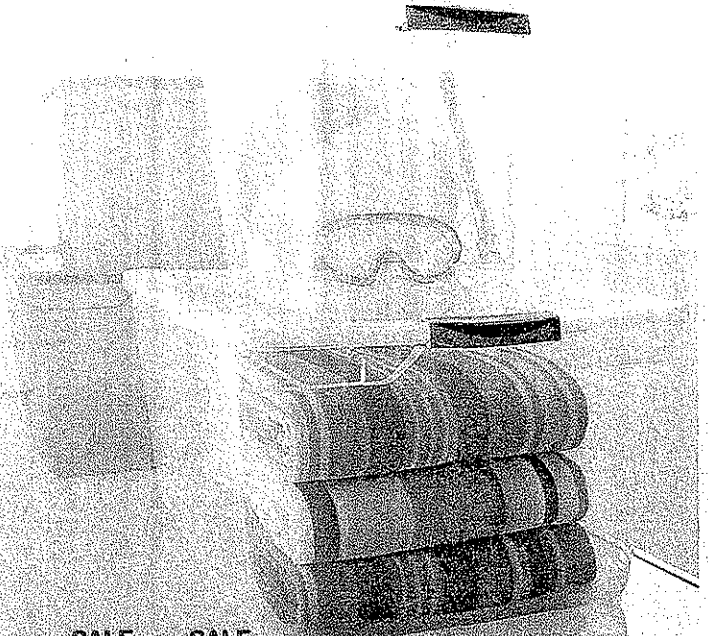
Rain-X WeatherBeater windshield wiper blades.  
• Rain-X WeatherBeater windshield wiper blades on sale.





SALE SALE  
**6.99 | 3.99**

66 qt. 15 qt.  
Storage Room Essentials  
tinted or Sterilite ClearView  
latching storage boxes.  
• Other selected Sterilite  
ClearView latching storage  
boxes on sale.



SALE SALE  
**8.99 | 5.99**

Rubbermaid Revelations  
green tinted or clear storage boxes.  
• Other selected Rubbermaid  
clear storage boxes on sale.



SALE SALE  
**49.99 | 24.99**

ClosetMaid stackable storage  
in alder laminate. For any room.  
• Other selected ClosetMaid  
laminate storage in alder or  
espresso on sale.

# OUR LOW PRICE PROMISE

We compare prices on over 25,000 items, so you'll find more on your list for less.



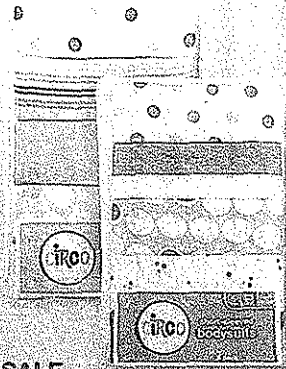
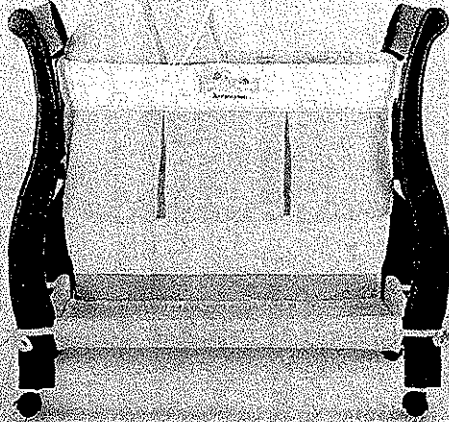
SALE  
**5.99** 20-gal. latching storage tote  
• 30-gal. tan tote (not shown), sale 8.99

# SAVE FOR EVERY STAGE

newborn

SALE  
**\$120**

Comfort solid-wood bassinet from Just One Year made by Carter's. Has rocking feature. Jungle Gym pattern.



SALE  
**\$8** Newborn 5-pk. Circo bodysuits Sizes NB-9 mos.  
• Selected Circo layette on sale.



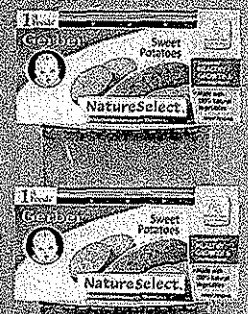
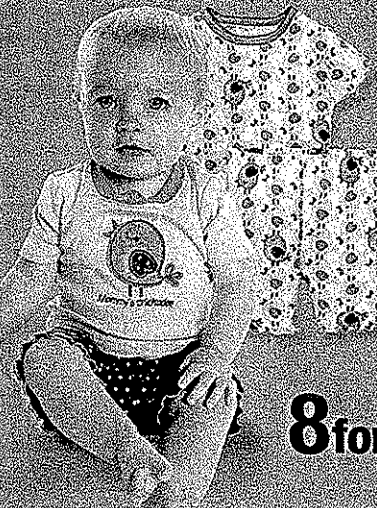
SALE  
**1999** 23.2-oz. Similac Advance, Sensitive or Isomil powder formula.  
• 10% off all other 16- to 23.2-oz. Similac powder.

infant



SALE  
**\$130** Graco Lauren 4-in-1 convertible crib in espresso finish.  
• Matching changing table, sale \$70

SALE  
**\$12** Infants' and toddlers' 4-pc. cotton sleep set from Just One Year made by Carter's. Sizes 12-18 mos. 2T-5T



**8 for \$7** 2-pk. Gerber 1st Foods in selected varieties.  
• 10% off selected 8- or 16-oz. Gerber cereal

toddler



SALE  
**\$160** Graco Charleston 4-in-1 convertible crib in white finish. Converts to toddler bed, daybed and full-size headboard.

SALE  
**\$5** Each Infant & toddler girls' dress or romper by Circo. Sizes 12-24 mos. 2T-5T



**2 for \$4** Gerber Selected Graduates Finger Foods or Juice Treats.  
• 10% off all other Gerber Graduates.



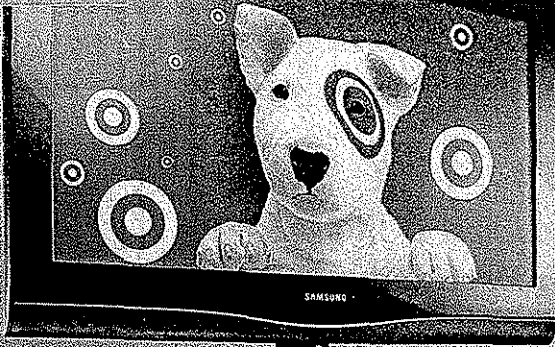
SHOP MORE AT TARGET.COM





FREE DELIVERY AND SETUP **LEARN MORE**  
WITH PURCHASE OF ANY TV SHOW

**149 TOTAL SAVINGS!**



TEMPORARY PRICE CUT

**\$449**

Reg. 499.99

Samsung 32" class 60Hz 720p LCD TV No. A32C36  
Actual screen size is 31.5" diagonal  
+ 3-year service plan - \$45

SALE  
**\$539**

Reg. 599.99

Panasonic 42" class 600Hz 720p plasma TV No. PC-PZ67  
Actual screen size is 41.5" diagonal  
+ 3-year service plan - \$74

**159 TOTAL SAVINGS!**



TEMPORARY PRICE CUT

**\$854**

Reg. 940.99

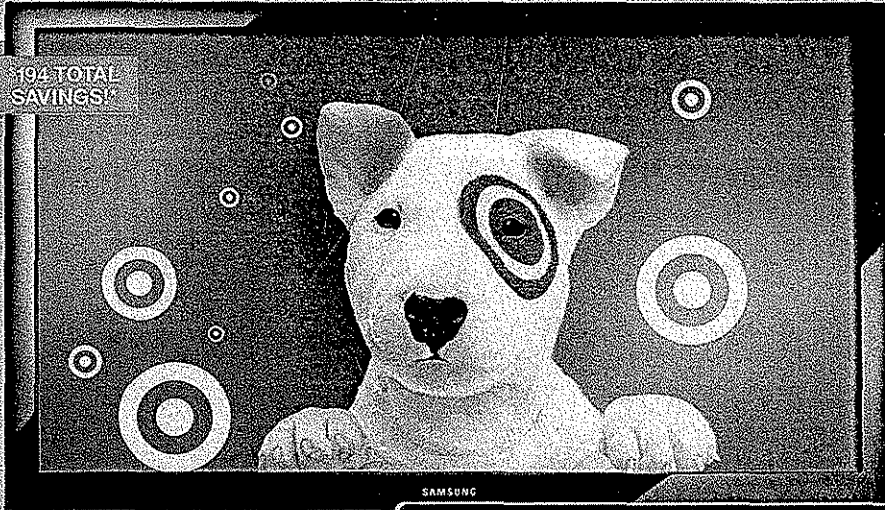
Samsung 46" class 60Hz 1080p HDTV No. UN46C8000  
\$200 off original price in store with in-store purchase of any Samsung TV  
+ 3-year service plan - \$79

SALE  
**269.99**

Reg. 299.99

Samsung soundbar home theater  
Includes wireless subwoofer  
Perfect for TVs 40" and larger. No HDTV.

**194 TOTAL SAVINGS!**



ENHANCE YOUR TV'S SOUND QUALITY



SALE  
**\$89**

TomTom Ease GPS has 3.5" touch screen; spoken street names and preloaded maps of US and Canada. Mount sold separately.



SPEAKS STREET NAMES

**\$28 SALE, mount**



FREE **\$15** TARGET GIFTCARD with purchase. Quantities limited; no rain checks. Terms and conditions apply to GiftCards.

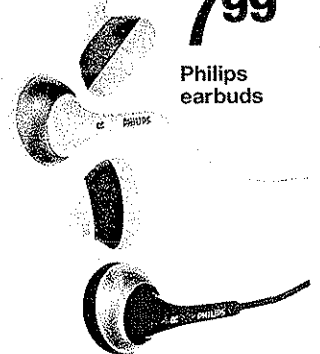
**\$195**

Apple 8GB iPod touch® Surf the Web and get e-mail via Wi-Fi. Holds music, games, video and photos.



SALE  
**799**

Philips earbuds



THE WEEKLY  
**WOW**  
**3.99**  
EACH

Dial soap  
10-ct. bars,  
21- to 24-oz. body  
wash or 50-oz.  
liquid soap refill.  
• Selected 7.5-oz.  
pumps, 1.49



**4.99**  
SPECIAL PURCHASE, EACH  
Oral care value packs  
Choose from Colgate, Crest  
or Listerine mouthwash.  
Quantities limited, no rain checks.



**4.39**  
20-ct. Crest 3D White Professional  
Effects Whitestrips  
• 14-ct. Crest 3D White Advanced  
Vivid Whitestrips, 3.49

**3.99**  
Selected  
Secret  
or Old Spice  
deodorant  
• Selected  
2.6- to 4-oz.  
Old Spice Red  
Zone, 3.49



## EXPECT MORE. PAY LESS.®

**1.99**  
1-oz. RoC  
deep wrinkle  
night cream  
• Other RoC  
skin care  
available.



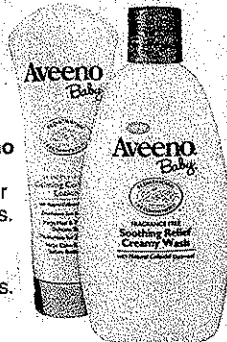
**1.19**  
SALE 3-oz.  
Neutrogena  
spectrum+  
SPF 100  
sunblock  
• 10% off  
other selected  
Neutrogena  
sun care.



**2.99**  
EACH  
Garnier Fructis  
hair care  
13-oz. conditioner,  
8.5-oz. curl spray  
gel and selected  
others.  
• Other selected  
Fructis, 4.99



**2 for \$8**  
SALE Aveeno  
baby care  
Selected 5- or  
8-oz. toiletries.  
• 10% off all  
other Aveeno  
Baby toiletries.



**1.19**  
EACH Baby wipe refills  
448- or 504-ct. Huggies or  
420- to 504-ct. Pampers.



**16.99**  
SALE Luvs big-pack  
diapers



**FREE \$5 TARGET GIFTCARD\***  
with purchase of  
3 training pants shown!  
Quantities limited; no rain checks.  
Terms and conditions apply to GiftCards.

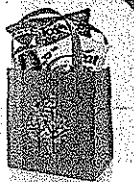
**8.99**  
EACH Training pants Pampers  
Easy Ups or Huggies Pull-Ups  
jumbo packs.

Open Sunday 8 am to 9 pm, Monday-Saturday 8 am to 10 pm  
Hours vary for one-hour photo optical, pharmacy and portrait studio, where  
available. Extended hours available at some locations.  
Visit Target.com for local store hours.

Advertised Sale Prices Good May 30-June 5, 2010  
Shop at Target® and SuperTarget® to find the location of the nearest Target store.  
Call toll free 1-800-800-8800 or check out Target.com

This ad contains minimum 30% recycled fiber.

GET 5¢  
OFF EVERY  
TIME YOU  
USE A  
REUSABLE  
BAG.



REUSE TO REDUCE.

Sale and Temporary Price Cut prices may be available longer than this ad.  
Price Cut and Low Price items are at everyday low prices. If a Target store  
regularly sells an item below the ad price, you will receive the lower price at  
that store. Pricing, promotions and availability may vary by location and/or  
GiftCard offers valid on in-store purchases only. Internet purchases subject  
to Target.com terms and conditions. We reserve the right to limit quantities. Not  
responsible for typographic or photographic errors. Prices subject to state  
local taxes and fees. ©2010 Target Stores. The Bullseye Dog is a trademark  
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Expect Even More. shop Target.com

# Exhibit 6

# **VERMONT/WESTERN TRANSIT ORIENTED DISTRICT**

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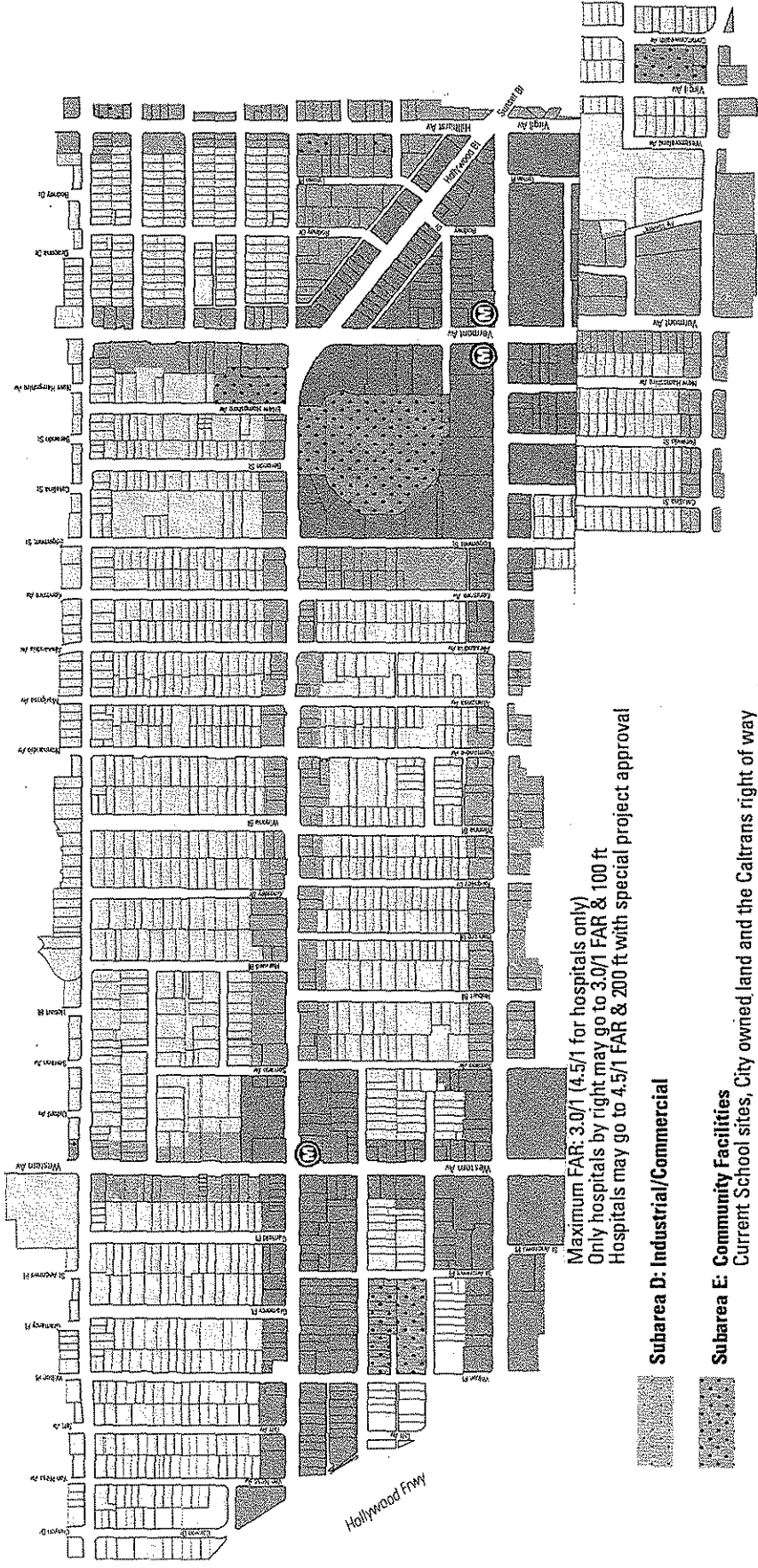
## *Specific Plan* **(STATION NEIGHBORHOOD AREA PLAN)**

**Ordinance No. 173,749  
Effective March 1, 2001**




**Specific Plan Procedures  
Amended pursuant to L.A.M.C. Section 11.5.7**

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Section 1.	Establishment of the Specific Plan
Section 2.	Purpose
Section 3.	Relationship to Other Provisions of the Los Angeles Municipal Code
Section 4.	Definitions
Section 5.	Prohibition
Section 6.	Zoning and Land Use Designation Subareas
Section 7.	Subarea A - Neighborhood Conversion
Section 8.	Subarea B - Mixed Use Boulevards
Section 9.	Subarea C - Community Center
Section 10.	Subarea D - Light Industrial/Commercial
Section 11.	Subarea E - Public Facilities
Section 12.	Development Review Procedures
Section 13.	Owner's Acknowledgment Limitations
Section 14.	Severability



Maximum FAR: 3.0/1 (4.5/1 for hospitals only)  
 Only hospitals by right may go to 3.0/1 FAR & 100 ft  
 Hospitals may go to 4.5/1 FAR & 200 ft with special project approval

-  Subarea D: Industrial/Commercial
-  Subarea E: Community Facilities  
Current School sites, City owned land and the Caltrans right of way
-  Subway Portal

Map I

# Vermont/Western Transit Oriented District Specific Plan

## (Station Neighborhood Area Plan)

CPC 00-1976

Los Angeles Department of City Planning • Citywide Division • Graphics Section • as adopted by the City Council January 23, 2001



# **VERMONT/WESTERN TRANSIT ORIENTED DISTRICT SPECIFIC PLAN (STATION NEIGHBORHOOD AREA PLAN)**

An Ordinance establishing a Specific Plan for the Vermont/Western Transit Oriented District.

WHEREAS, the Vermont/Western Transit Oriented District Specific Plan covers an approximately 2.2 square mile area within the Hollywood and Wilshire Communities in the City of Los Angeles, within the 4th and 13th Council Districts; and

WHEREAS, approximately 50,000 people live in the Plan Area today, and up to 62,000 people will live there by the year 2020; and

WHEREAS, the Plan Area currently lacks adequate facilities for schools, parks (including public pools and athletic fields), police stations and libraries; and

WHEREAS, during the Nineties the community also absorbed the disruption caused by the 1992 Civil Unrest, the 1994 Northridge Earthquake, and construction at four Metro Red Line subway stations; and

WHEREAS, the Vermont/Western Transit Oriented District Specific Plan was created for the purpose of making the neighborhood more livable, economically viable, as well as pedestrian and transit friendly in an effort to heal the community of the disruptions of the Nineties, mitigate population growth and achieve maximum benefit from the subway stations as a valuable public asset; and

WHEREAS, preparation of the Plan was funded by the City with substantial assistance from the Federal Transit Administration, the Los Angeles County Metropolitan Transportation Authority, the Southern California Association of Governments, and the California League of Conservation Voters; and

WHEREAS, the Plan was developed in concert with area residents, property owners, local businesses, City staff, Council District staffs, other public agencies, and consultants in the fields of urban design, economics, computer mapping, law, recreation and parks and transportation; and

WHEREAS, the Plan is a document that describes the Neighborhood Vision to the year 2020 for more public facilities and services, jobs, housing, transit ridership, growth management and civic involvement; and

WHEREAS, the Plan contains strategies for achieving the Neighborhood Vision that require the implementation of this Specific Plan Ordinance; and

WHEREAS, the Vermont/Western Transit Oriented District Specific Plan desires to promote and facilitate the objectives of the State of California under the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983 and the Federal Emergency Management Agency's (FEMA) Public Assistance Programs;

NOW THEREFORE,  
THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

**Section 1. ESTABLISHMENT OF THE SPECIFIC PLAN**

This Vermont/Western Transit Oriented District Specific Plan is applicable to that area of the City of Los Angeles shown on Map No. 1.

**Section 2. PURPOSE**

This Specific Plan is intended to:

- A. Implement the goals and policies of the Hollywood Community Plan, the Wilshire Community Plan, the City General Plan Framework Element and the Transportation Element, including the new formats and terminology regarding land use designations created by the General Plan Framework;
- B. Encourage sufficient schools, childcare facilities, parks, public pools, soccer fields, open space, libraries and police stations within the Plan Area by the horizon year of 2020;
- C. Establish a clean, safe, comfortable and pedestrian oriented community environment for residents to shop in and use the public community services in the neighborhood;
- D. Improve the quality of housing stock in the neighborhood through the construction of affordable housing units available for home ownership, in Mixed Use buildings along transit corridors;
- E. Guide all development, including use, location, height and density, to assure compatibility of uses and to provide for the consideration of transportation and public facilities, aesthetics, landscaping, open space and the economic and social well-being of area residents;
- F. Preserve the quality of existing residential neighborhoods by limiting new residential development which would exceed the prevailing density of such neighborhoods, and establish standards for new construction in such neighborhoods to conform to the existing neighborhood character;
- G. Create a transit friendly area by requiring conformance to pedestrian oriented design guidelines that establish building facade treatments, landscape standards, criteria for shade-producing building overhangs and awnings, street lighting and security lighting for streets, alleys, sidewalks and other pedestrian areas that adjoin new development;
- H. Promote increased flexibility in the regulation of the height and bulk of buildings as well as the design of sites and public streets in order to ensure a well-planned combination of commercial and residential uses

with adequate open space;

- I. Encourage creation of a lively civic atmosphere by facilitating collaborative public/private enterprises, and promoting cultural districts, facilities and services;
- J. Support the improvement of the business environment by providing attractive public streetscapes, encouraging business improvement districts, job development programs and business assistance centers;
- K. Promote the provision of more small public parks among the residential neighborhoods;
- L. Transform some neighborhood streets into shared streets thereby creating safer routes to schools and transit, adding to the public green space by planting and maintaining trees, replacing asphalt with porous surfaces and decreasing the urban heat island affect;
- M. Require improvement of the public right of way along Vermont Avenue and Hollywood Boulevard to be in accordance with the Vermont Avenue/Hollywood Boulevard Transit/Pedestrian Improvement Project, Concept Guidelines, Volume One-Vermont Avenue, May 1998, or most current version; or the provisions in the Hollywood Crossroads-Restoring a Regional Destination with Neighborhood Streetscapes, December 1998, or the most current version.
- N. Support further development of the existing industrial area near the Beverly/Vermont subway station, such that industries that generate jobs for the area residents are encouraged to locate there;
- O. Support the hospital core near the corner of Sunset Boulevard and Vermont Avenue such that this industry will generate jobs and medical services for local residents, give local businesses expanded markets, and provide a coherent architectural presence at that corner;
- P. Support the ability of local hospitals to respond successfully to the new requirements in The Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, as amended and set forth in the Statewide Health and Safety Code Sections 129675, et seq., for seismic upgrades of acute care facilities;
- Q. Support the expansion of educational facilities and adult training opportunities such that area children no longer have to be transported to schools outside the area, and residents are provided with the skills to take advantage of local job opportunities;
- R. Facilitate the provision of studio and one bedroom apartments for adult students and senior citizens located near colleges, subway stations and along commercial corridors;
- S. Support the provision of joint living and work spaces and small assembly workshops such that local business building is facilitated and encouraged, thereby expanding the local economy and keeping



locally generated income within the community; and

- T. Support, in anticipation of the full implementation of the Welfare to Work Reform Program, the provision of childcare facilities within the neighborhoods, at transit stops and at large employment sites such that all local working parents and their children are accommodated.

**Section 3.**

**RELATIONSHIP TO PROVISIONS OF THE MUNICIPAL CODE.**

- A. **Does Not Convey Rights.** The regulations of this Specific Plan are in addition to those set forth in the Planning and Zoning provisions of Chapter 1 of the Los Angeles Municipal Code (Code), and any other relevant ordinance, and do not convey any rights not otherwise granted under such other provisions, except as specifically provided.
- B. **More and Less Restrictive Uses.** Wherever this Specific Plan contains provisions which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of the Code.

**Section 4.**

**DEFINITIONS.**

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be constructed as defined in Sections 12.03, 13.07 C and 13.09 B3, Division 4 of Article 1, Chapter 9 of the Code, and Division 62 of Article 1, Chapter 9 of the Code if defined therein:

**Applicant.** An individual person or entity submitting an application for a building permit, grading permit, change of use permit, tract or parcel map approval, or Project Permit Compliance approval.

**Community Facilities.** Any use whose primary purpose is to provide non-profit, or not-for-profit assistance to the general public in the specific plan area, as determined by the Director of Planning. Included are government offices and services or privately funded services or charities that are provided to the public at a free, subsidized or reduced rate. Examples are child care centers, job assistance centers, business assistance centers, libraries, schools, adult day care, and related administrative offices, health clinics, museums, cultural centers, telecommuting centers, gyms or recreation centers, restrooms open to the general public, rooms available to the general public for community meetings, and pedestrian amenities like covered arcades, covered promenades, showers for bicyclists, sites for purchase of transit tokens, tickets or passes, or at which transit information is displayed. Houses of Worship and public parking structures are community facilities when they include another community service, such as child care or roof top parks if these uses meet the requirements of Section 6.

**Existing Hospital Replacement Project.** A Replacement In-Patient Facility Project for which design development drawings have been preliminarily submitted to the State of California Health and Human Services Agency, Office of Statewide Health Planning and Development, Facilities Division, prior to the effective date of this Specific Plan.

**Extensive Remodeling.** Any alteration to, including addition to, an existing building in which the aggregated value of the work in any one year exceeds 75% of the replacement value of the existing building, as determined by the Department of Building and Safety.

**Floor Area Ratio (FAR).** A multiplier applied to the buildable area of a lot to determine the maximum allowable square footage of all buildings on the lot.

**Guidelines.** The Vermont/Western Transit Oriented District Specific Plan Development Standards and Design Guidelines, as adopted by the City Planning Commission on August 10, 2000, and as modified.

**Ground Floor.** The lowest level within a building which: (1) is accessible to the street; (2) has a floor level within three feet above or below curb level; (3) has frontage on and is primarily facing any public street; and (4) is at least 25 feet in depth or the total depth of the building, whichever is less, but in no event less than ten feet.

**Hospital and Medical Uses.** Hospital and medical office uses, medical clinics, medical service facilities and ancillary medical-related uses, including pharmacies, medical laboratories and teaching or research facilities.

**Mixed Use.** Any Project which combines a commercial use with a residential use, either in the same building or in separate buildings on the same lot or lots in a unified development.

**Parks First Trust Fund.** A fund established by separate ordinance within the Treasury of the City of Los Angeles for the purpose of retention, receipt and disbursement of funds for the support of the Parks First Program for the Vermont/Western Transit Oriented District Specific Plan.

**Parks First Program.** A program described in the Vermont/Western Transit Oriented District Specific Plan and Development Standards and Design Guidelines for the purpose of developing ten or more acres of small parks and other open space within the plan area.

**Project.** The construction of any new building or structure or the Extensive Remodeling of an existing building or structure on a lot located in whole or in part within the Specific Plan Area, which requires the issuance of a building permit after the effective date of this Specific Plan. A Project shall also include a change of use for any building or structure or land.

**Replacement In-Patient Facility.** A Project constructed in conjunction with the replacement of an existing building or structure, pursuant to and in compliance with the Alfred E. Alquist Hospital Facilities Seismic Safety Act,

as amended, and set forth at Health and Safety Code Sections 129675, *et seq.*

**Unified Hospital Development Site.** A development site with a single ownership interest held by a legal entity or its affiliated entities, for the purpose of conducting Hospital or Medical Uses, if the site is composed of two or more contiguous lots, one or more tied lots or lots of record separated only by a street or alley, and has a combination of functional linkages, such as vehicular or pedestrian connections.

**Section 5.**

**PROHIBITION.**

**A. Project Permit Compliance.** No demolition, grading or building permit shall be issued for any Project unless a Project Permit Compliance has been issued pursuant to Section 12 of this Specific Plan.

**B. Exemptions.**

1. Notwithstanding the above or anything else to the contrary in this Specific Plan, this prohibition shall not apply to any Project for which plans sufficient for a complete plan check have been accepted by the Department of Building and Safety and for which a plan check fee has been paid as of August 10, 2000.
2. Notwithstanding the above or anything else to the contrary in this Specific Plan, an Existing Hospital Replacement Project is (i) not subject to Subsection A above, (ii) not required to comply with Section 12 of this Specific Plan, and (iii) exempt from the requirements of the Guidelines and any other requirement of Sections 6 G, 6 L 4, 9 B 3 (as to setbacks only) and 9 G of this Specific Plan, if:
  - (a) the Existing Hospital Replacement Project is subject to a Memorandum of Understanding (MOU) entered into prior to the effective date of this ordinance between the Applicant and the Commission for Children, Youth and their Families;
  - (b) that MOU contains an agreement by the Applicant to (i) make payments in lieu of the requirements for child care facilities in Section 6 G, setbacks in Sections 6 L 4 and 9 B 3, and pedestrian throughways in Section 9 G, and (ii) execute and record a covenant promising to make the in lieu fee payments as described in the MOU; and
  - (c) the Applicant has in fact complied with the terms of the covenant.

Section 6.

**LAND USE REGULATIONS AND DESIGNATION OF SUBAREAS**

**A. Designation of Subareas.** The Specific Plan area is divided into five Subareas, as shown on the Map 1. The Subareas are designated as follows:

- Subarea A - Neighborhood Conservation
- Subarea B - Mixed Use Boulevard
- Subarea C - Community Center
- Subarea D - Light Industrial/Commercial
- Subarea E - Public Facility

**B. Prohibited Uses.** The following uses shall not be permitted within the Specific Plan area:

1. **Automotive Yards.** Any automobile dismantling yard or automotive repair use, as defined in Section 12.03 of the Code, in addition to any auto-related uses involving automobile hoists, which are not conducted completely within an enclosed building; and
2. **Signs.** Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights.

**C. Joint Live/Work Quarters.** The provisions of this subsection shall apply to Joint Live/Work Quarters, as defined in Section 12.13 A 2 (a)(27) of the Code.

1. **Application.** In connection with a Project Permit Compliance application pursuant to Section 12 of this Specific Plan, the owner of any property within Subareas B or C may apply to the Director of Planning for a Joint Live/Work Quarter approval. Prior to granting an approval, the Director shall find that the property satisfies the following criteria for a Joint Live/Work Quarter: as described in Section 12.13 A 2 (a)(27) of the Code:
2. **Uses.** Notwithstanding any provisions of the Code to the contrary, Joint Live/Work Quarters shall be permitted in any commercial or any residential zone within Subareas B and C.
3. **Incentives for Existing Buildings.** Notwithstanding any provision of the Code to the contrary, the only incentives Joint Live/Work Quarters shall be entitled to are the following: (1) Mezzanines, (2) Density, (3) Off-Site Automobile Parking, (4) Mini-Shopping Center and Commercial Corner Development Regulations and (6) Loading Space, as provided in Section 12.22 A 26.
4. **Exceptions for Existing Buildings.** Notwithstanding the nonconforming provisions of Section 12.23, only the following exceptions shall apply to buildings in which Joint Live/Work Quarters are located: (1) Floor Area, (2) Height, and (3) Yards, as provided in Section 12.22 A 26.

D. **Small Assembly Workshops.** The provisions of this subsection shall apply to small manufacturing and assembly workshops when conducted wholly within a completely enclosed building and in accordance with the requirements specified in Section 12.17.1 A 2(b) of the Code: manufacturing or assembling of clothing or linens from previously prepared materials; bakery; book bindery; box lunch preparation or catering establishment; candy, confectioner or ice cream manufactory; cosmetics, toiletries, or perfumes manufacturing or blending; jewelry manufacturing and any other similar use as determined by the Director of Planning.

1. **Application.** In connection with a Project Permit Compliance application pursuant to Section 12 of this Specific Plan, the Applicant may apply to the Director for approval of a small assembly workshop. Prior to approval, the Director shall find that the property satisfies the criteria in Subdivisions 2 through 8 below.
2. **Location.** These small manufacturing and assembling establishments is permitted on any lot in any commercial or any residential zone in Subareas B or C if the lot has a lot line adjoining Virgil Avenue, Vermont Avenue, Western Avenue, Hollywood Boulevard, Sunset Boulevard, or Santa Monica Boulevard.
3. **Size.** Not more than twenty persons may be engaged in assembly or manufacturing at one time, excluding office and delivery personnel.
4. **Responsible Employer.** Employers must abide by all applicable Federal and State Laws regarding labor and work place safety, including minimum wage requirements.
5. **Workshop Delivery Trucks.** The use shall be limited to commercial vehicles with a maximum one ton capacity for the delivery of materials to or from the premises.
6. **Deliveries.** Deliveries or pickups by commercial shipping companies are limited to a total of two per day.
7. **Noise.** The use shall not cause any excessive noise in violation of the provisions of Sections 111.00, 112.00 and 114.00 of the Code, nor any excessive light, dust, fumes, vibration or electrical interference.
8. **No "Extremely Hazardous Substances."** No "extremely hazardous substances" as listed in Section 335 (Appendix A) of Title 40 of the Code of Federal Regulations shall be used, sold or stored on the site; and no "hazardous materials," as listed in Article 9, Title 22 of the California Health and Safety Code, shall be utilized on the site except those associated with normal household use.

E. **Community Facilities.** The floor area of a Community Facility shall not be included in the calculation of the building floor area in determining the permitted FAR, provided the use is limited to a Community Facility use for the life of the Project and the Applicant executes and records a covenant to that effect as described in Section 13 of this Specific Plan. Community Facilities shall be a permitted use in any zone in Subareas A, B, C, and E of this Specific Plan Area.

F. **Parks First Program and Park Fees.**

1. **Account.** Monies in the Parks First Trust Fund shall be used to acquire an interest in properties and develop the properties for parks and open space, for landscaping of public properties, maintenance and related facilities located within the Specific Plan Area shown on Map 1, and further described in the Guidelines.

2. **Park First Program Fees.**

a. **Residential.** Prior to issuance of a Certificate of Occupancy, the Applicant for any residential Project shall pay a fee to the Parks First Trust Fund of \$4,300 per dwelling unit.

b. **Exemptions.**

i. **Projects in Plan Check.** Residential Projects for which complete plans were accepted by the Department of Building and Safety for plan check and for which a plan check fee was paid on or before the effective date of this Specific Plan are exempt from the Parks First Trust Fund fee.

ii. **Senior Citizen and Student Housing.** Residential units with fewer than three habitable rooms reserved exclusively for seniors or full-time students and which both (i) qualify as low and very low income housing as defined by the United States Department of Housing and Urban Development and (ii) are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund fee.

iii. **Low and Very Low Income Housing.** All residential units in a Project containing low and very low income residential units as defined by the United States Department of Housing and Urban Development that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund fee.

c. **In Lieu Provision of Park Fees.** In lieu of paying the Parks First Trust Fund fee as required in Section 6 F 2, an

Applicant may choose to provide park or open space either on-site or off-site, so long as the following conditions are met.

- i. The park or open space provided is in addition to other Project open space, setbacks, step backs, pedestrian walk-throughs, child care or landscaping requirements of this Specific Plan.
  - ii. The Applicant shall commit to providing this park or open space prior to the granting of a Project Permit Compliance by the Director of Planning.
  - iii. The park or open space shall be an area of at least 5,000 contiguous square feet; open and accessible to the general public during daylight hours in a manner similar to other public parks; improved to prevailing public park standards, except that the open space may be provided above the ground floor on roof tops or above parking structures if public access is provided that conforms with the Americans With Disabilities Act standards.
  - iv. **On-Site.** For on-site park or open space, the Applicant shall provide land area equal to what would be purchasable with the Parks First Trust Fund fee amount required in Subdivision 2 above and construct or covenant to construct the improvements for the park or open space on-site to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks and the Councilmember of the District(s) involved; or
  - v. **Off-Site.** For off-site park or open space, the Applicant shall provide land area equal to what would be purchasable with the Parks First Trust Fund fee required in Subdivision 2 above and construct or covenant to construct the improvements for the park or open space off-site, but within the Specific Plan area, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks and the Councilmember of the District(s) involved.
- d. **Set-Offs.** The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to this ordinance shall be off-set by the amount of any Quimby Fee (LAMC § 17.12) or dwelling unit construction tax (LAMC § 21.10.1, *et seq.*) paid as a result of the Project.

**G. Childcare Facility Requirements.** In Subareas B, C and D, all commercial and Mixed Use Projects, which total 100,000 net square feet or more of non-residential floor area shall include child care

facilities to accommodate the child care needs of the Project employees for pre-school children, including infants, and shall meet the following requirements:

1. **Calculation of Childcare Facility Requirement.** The size of the child care facility necessary to accommodate commercial, Mixed Use, Unified Hospital Development Site or Replacement In-Patient Facilities Project employees' child care needs shall be: one square foot of floor area of an indoor child care facility or facilities, for every 50 square feet of net, usable non-residential floor area; or to the satisfaction of the Commission for Children, Youth and their Families consistent with the purpose in Section G.
  - a. **Ground Floor Play Area.** In addition to the requirements specified in Subsection G 1 above, the Applicant shall provide outdoor play area per child served by the child care facility as required by the California Department of Social Services, Community Care Licensing Division, Title 22.
  - b. **Setback and Throughways.** The child care play area at a child care facility provided as required by this subsection, on- or off-site, or as an in lieu cash payment, shall count on a one-for-one square foot basis toward either any building setback requirements of Section 6 L or pedestrian throughways as required in Section 9 G 2.
2. **Floor Area.** The floor area provided for a child care facility shall be used for that purpose for the life of the Project. The square footage devoted to a child care facility shall be located at the ground floor, unless otherwise permitted by State Law, and shall not be included as floor area for the purpose of calculating permitted floor area on a lot or within a Unified Hospital Development
3. **Off-site Provision.** The child care facility may be off-site, provided it is within 5,280 feet of the Project.
4. **Cash Payment In Lieu of Floor Area and Play Area.** At the Applicant's request, the Commission for Children, Youth and their Families may authorize a cash payment in lieu of some or all of the minimum indoor square footage and play area required in Subsection G 1. In lieu cash payments for indoor child care space and outdoor play areas shall be deposited in the City's Child Care Trust Fund.
5. **Certificate of Occupancy.** No certificate of occupancy for a commercial or Mixed Use Project subject to the requirement to include floor area and play area for a child care facility shall be issued prior to the issuance of the certificate of occupancy for the child care facility required pursuant to this Subsection, and in accordance with Section 13 of this Specific Plan, or a cash deposit has been made in the City Child Care Trust Fund in



accordance with Subdivision 4 above.

6. **Credit for Existing Child Care Facility and Play Area.**

a. **Indoor Facility.** The Commission for Children, Youth and their Families shall authorize credit for existing child care provided on or near the site of the Project against the minimum required child care facility square footage. The Commission for Children, Youth and their Families shall calculate the credit as one square foot of credit per one square foot of existing in-door child care facility that will be made available to the employees of the Project. The existing child care facility must be owned by the Project owner and located within 750 feet of the Project in order to receive credit. Child care credit shall be inventoried by the Commission for Children, Youth and their Families so that the same square footage of existing child care facility is only credited once.

b. **Outdoor Play Area.** The Director of Planning shall authorize credit for existing ground level outdoor play areas provided within 750 feet of the Project site toward the minimum required open space, building setback, or pedestrian play area must be owned by the Project owner and located within 750 feet of the Project in order to receive credit. The Director shall calculate the credit as one square foot per one square foot of existing outdoor play area available to the children of the Project employees. Open space credit shall be inventoried by the Director so that the same square footage of existing play area is only credited once.

7. **Enforcement.** The Commission for Children, Youth and their Families shall be responsible for monitoring and the Department of Building and Safety shall be responsible for enforcement of the requirements of this Subsection. All Project owners required to provide a child care facility shall submit an annual report to the Commission for Children, Youth and their Families. The report shall document the annual number of children served. The first report shall be due 12 months after issuance of any certificate of occupancy for the child care facility or facilities.

H. **Motels.** Floor area associated with a hotel, motel or apartment hotel use shall be counted as a commercial floor area for the purposes of this Specific Plan.

I. **Sidewalk Cafes.** Sidewalk cafes shall be permitted within a public street right-of-way with the approval of the Department of Public Works, provided a minimum of 10 feet of sidewalk width remains for pedestrian circulation.

J. **Public Street Improvements.** Public Street Improvements. The regulations and procedures contained in Section 12.37 of the Code

shall apply to any public street improvements, except for the highway and street improvement standards contained in Section 12.37 H. Instead, the Guidelines shall be utilized to the extent physically feasible for any improvements of streets in the Specific Plan area.

**K. Lot Assembly.**

1. **Application.** In connection with a Project Permit Compliance application pursuant to Section 12 of this Specific Plan, the owner of any property within Subareas B, C or D may apply to the Director of Planning for a designation of property for lot assembly. The Planning Director shall determine if the property satisfies the criteria for a lot assembly in Subsection 6 K of this Specific Plan.
2. **Mixed-Use Subareas.** An FAR bonus of 15% over what is otherwise permitted in this Specific Plan and the underlying zone, whichever is greater, shall apply to Project sites that result from the assembly of two or more lots in Subareas B or C, so long as the site has a total lot area of no less than 10,000 square feet and no more than 40,000 square feet. This FAR bonus may not be combined with the floor area averaging bonus in Section 6 L.
3. **Subarea D-Light Manufacturing.** An FAR bonus of 15% over what is otherwise permitted in this Specific Plan and the underlying zone, whichever is greater, shall apply to Project sites that result from the assembly of two or more lots in Subarea D, so long as the site has a total lot area of no less than 20,000 square feet and no more than 500,000 square feet. This FAR bonus may not be combined with the floor area averaging bonus in Section 6 L. The FAR on commercially zoned lots in Height District 1 may not exceed a 1.5:1 FAR.

**L. Unified Hospital Development Sites.**

1. **Application.** In connection with a Project Permit Compliance application pursuant to Section 12 of this Specific Plan, the Applicant for any Project within Subarea C may apply to the Director of Planning for an approval of the property as a Unified Hospital Development Site. The Director shall determine if the property satisfies the following criteria for a Unified Hospital Development Site:
  - a. **Location.** A Unified Hospital Development Site for purposes of this subdivision shall only be authorized in Subarea C. Some portion of the Unified Hospital Development Site must be within 1,500 feet of a subway portal.
  - b. **Title Search.** A current title report showing the record ownership and vesting of the owners of all lots and parcels comprising the Unified Hospital Development Site shall be submitted with the application for Project Permit

Compliance to ensure that all parcels are held in ownership by the Applicant or its corporate affiliated entities.

- c. **Covenant.** Prior to the issuance a Project Permit Compliance, the applicant must file with the Department of Building and Safety a covenant as described in Section 13 of this Specific Plan that:
  - i. guarantees the continued operation and maintenance of the development as a Unified Hospital Development Site in perpetuity;
  - ii. indicates the floor area used on each lot and the floor area potential, if any, that would remain;
  - iii. guarantees the continued maintenance of the unifying design and landscaping elements, including child care facilities, open space and pedestrian amenities in perpetuity; and
  - iv. specifies an individual or entity to be responsible and accountable for this maintenance.

2. **Floor Area Averaging.** The Director may permit FAR averaging for buildings on a Unified Hospital Development Site, even if buildings on each individual lot would exceed the otherwise permitted FAR, so long as the Unified Hospital Development Site meets the criteria in Subdivisions 3 and 4 below.
3. **Maximum Floor Area and Height.** The FAR for a Unified Hospital Development Site when calculated as a whole may not exceed 3.0 and the height of any building or structure may not exceed 100 feet plus the height of roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code.

Notwithstanding the above, in connection with a Project Permit Compliance pursuant to Section 12 of this Specific Plan, the Director of Planning may approve additional height for Hospital and Medical Use buildings up to 200 feet and additional FAR for Hospital and Medical Use buildings up to a maximum of 4.5 if the Director makes the following findings:

- a. **Public Welfare.** The additional height and/or floor area will be desirable to the public convenience or welfare.
- b. **Compatible.** The additional height and /or FAR will be in proper relation to adjacent uses or to the development of the community and that the arrangement of buildings and structures (including height, bulk and setbacks), off street-parking facilities, loading areas, lighting, landscaping trash collection and other similar improvements, will be compatible with existing and future development on neighboring properties;

- c. **Mitigation.** The Project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen any significant environmental impacts of the Project, and/or any additional findings as may be required by the California Environmental Quality Act.
- d. **Compliance with this Specific Plan.** The Project complies with all applicable provisions of this Specific Plan and the Guidelines adopted by the City Planning Commission on August 10, 2000, and as amended, including the child care requirements, pedestrian throughways, building step backs, setbacks, streetscape, landscaping requirements, *etc.*; and
- e. **Consistency.** That the Project is consistent with the General Plan and any applicable adopted Redevelopment Plan.

4. **Setbacks.**

- a. **Setback Requirements.** A landscaped or sidewalk area having a minimum width of five feet shall be required along all street frontages of the lot or lots and along the street frontage of all parking areas on the lot or lots within the Unified Hospital Development Site. Setback requirements in this subsection of the Specific Plan shall not be deducted for the purpose of computing the buildable area for the Unified Hospital Development Site. Setbacks shall be improved according to the requirements contained in the Guidelines.
- b. **In Lieu Provision of Setbacks.** The Applicant shall provide one or more or any combination of the following in lieu of the setback requirement in Paragraph (a) prior to the Director granting a Project Permit Compliance:
  - i. **On-Site.** Provide land area equal to what would be required in Paragraph (a) above as a setback and construct or covenant to construct that square footage of land and improvements for parks or open space on-site meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks; or
  - ii. **Off-Site.** Provide land area equal to what would be required in Paragraph (a) above as a setback and construct or covenant to construct improvements for parks or open space off-site, but within the Specific Plan area, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of

Planning in consultation with the Department of Recreation and Parks; or

- iii. **Cash Payment.** Deposit in the Parks First Trust Fund an amount equal to the current cost of purchasing land and constructing improvements for the setback required in Paragraph (a) above to the satisfaction of the L.A. FOR KIDS Steering Committee. This money shall be used for parks or open space meeting the requirements in Section 6 F 2 (c)(3) of this Specific Plan.

**M. Parking Reduction Within 1,500 Feet of a Metro Red Line Station.** In connection with a Project Permit Compliance pursuant to Section 12 of this Specific Plan, the Director of Planning shall grant a 15% reduction in the minimum parking space standards otherwise required by this Specific Plan for any Project in any zone on any lot, any portion of which is located within 1,500 feet of a portal entrance to a Metro Red Line subway station.

**N. Free Delivery.** An Applicant for any Project containing 40,000 square feet or more of retail commercial floor area shall submit to the Director of Planning as part of the application for a Project Permit Compliance, a program for retail use designed to provide free delivery of purchases made at the site by residents living within the Specific Plan area.

**O. Amending the Development Standards and Design Guidelines.** Amendments to the Guidelines may be approved by the City Planning Commission following a public hearing, preceded by a published and posted notice of such hearing meeting the requirements of Section 12.32 C 4 (a) and (c) of the Code.

## Section 7.

### SUBAREA A - NEIGHBORHOOD CONVERSION

**A. Residentially Zoned Properties.** Notwithstanding any provisions of the Code to the contrary, the uses allowed by the existing residential zoning classification of any lot located within Subarea A, as shown on Subarea Map 1, shall be permitted, provided, however, that no more than two lots, having a total combined lot area of 15,000 square feet, may be tied together to form a single building site. Parking shall be prohibited in required front yard areas.

**B. Commercially Zoned Properties.** Notwithstanding any provisions of the Code to the contrary, commercial uses on commercially zoned lots located within Subarea A, as shown on Subarea Map 1, shall be limited to those uses defined as "Neighborhood Retail" and "Neighborhood Serving" in Section 13.07 of the Code, and shall be permitted on the Ground Floor level only. Uses above the ground floor level shall be limited to residential. No more than two lots, having a combined lot area of 10,000 square feet, may be tied together to form a single building site. All storage must be conducted wholly within an enclosed building. Parking shall be prohibited in required front yard

areas.

- C. **Schools, Child Care and Community Facilities.** Notwithstanding any provision of the Code to the contrary, public or private schools, child care facilities, parks, community gardens, Community Facilities, shall be permitted on any lot or lots provided that the building site for those uses has no more than two acres of combined lot area.
  
- D. **Transitional Height.** The maximum height of any Project shall not exceed a height that is within 15 feet of the height of the shortest existing building on any adjacent lot. Roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, and architectural rooftop features, such as roof decks, trellises and gazebos, may be erected up to ten feet above the height limit established in this section, if the structures and features are set back a minimum of ten feet from the roof perimeter and screened from view at street level by a parapet or a sloping roof.
  
- E. **Building Setback.** All buildings shall face public or publicly accessible streets. The exterior wall of the building frontage shall be located no closer to the street than the exterior wall of the adjacent building closest to the street, and shall be located no further from the street than the exterior wall of the adjacent building farthest from the street.
  
- F. **Usable Open Space.** Notwithstanding the contrary provisions of Section 12.21 G 2 of the Code, Projects containing two or more residential units, shall contain usable open space in accordance with the standards of Section 12.21 G 2, with the following exceptions:
  - 1. **Above Grade.** Up to 50% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level;
  - 2. **Roof decks.** Roof decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter.
  
- G. **Project Parking Requirements.**
  - 1. **Residential.**
    - a. **Minimum Standard.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code, parking shall be provided at the following ratios: at least one parking space for each dwelling unit having fewer than three habitable rooms, and at least one and one-half parking spaces for each dwelling unit having more than three habitable rooms, in addition to at least one-quarter parking space for each dwelling unit as guest parking.
    - b. **Standard.** Notwithstanding the contrary provisions of



Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the maximum number of parking spaces provided shall be limited to the following ratios: a maximum of one parking space for each dwelling unit having fewer than three habitable rooms, a maximum of one and one-half parking spaces for each dwelling unit having three habitable rooms, a maximum of two parking spaces for each dwelling unit having more than three habitable rooms, and no more than one-quarter parking space for each dwelling unit as guest parking.

2. **Bicycle Parking Spaces.** Notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, for any Project with two or more dwelling units, off-street parking spaces for bicycles shall be provided at a ratio of one-half parking space per dwelling unit, and for Projects with non-residential uses, regardless of the underlying zone, off-street parking spaces for bicycles shall be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (c) through (h) of the Code, and the Guidelines.
3. **Commercial.** Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code, for Projects which include commercial uses, the maximum number of off-street parking spaces which may be provided shall be limited to two parking spaces for each 1,000 square feet of combined floor area of commercial uses contained within all buildings on a lot.
4. **Existing Buildings.**
  - a. **Change of use.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code or any other provisions of this Specific Plan, no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan provided that the existing parking is maintained.
  - b. **Extensive Remodeling of Residential Buildings.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code or any other provisions of this Specific Plan, no additional parking shall be required for an Extensive Remodeling of an existing building with residential uses permitted by this Specific Plan.
  - c. **Maintenance of Off Street Parking.** Notwithstanding anything to the contrary in Section 12.21 A 4 (m) of the Code or any provisions of this Specific Plan, off-street automobile parking spaces being maintained in connection with any existing use on a lot as of the effective date of this ordinance shall be maintained, so long as the main building or structure remains, and shall not be reduced.

**H. Conversion Requirements.**

1. **Acoustics and Utilities.** An acoustical report and a utility metering report meeting the requirements of Section 12.95.2 D 1 (c) (2) c and d of the Code, respectively, shall be required as part of any application for a Project Permit Compliance for any Project containing dwelling units.
2. **Permission to Convert to Condominiums.** Notwithstanding the contrary provisions of the Code, including Section 91.106.4.1, Exceptions 5 and 11, building permits and demolition permits may be issued without a requirement for the owner to agree and covenant to refrain from constructing or converting to a condominium, stock cooperative or community apartment Project for any time period following construction or demolition of two or more dwelling units.

- I. **Development Standards.** Projects shall be in substantial conformance with the Guidelines.

**Section 8.**

**SUBAREA B MIXED USE BOULEVARDS**

**50/2.0-MU 35/1.5-C**

- A. **Use.** Notwithstanding any provisions of the Code to the contrary, residential uses permitted in the R3 Zone by Section 12.10 of the Code and commercial uses permitted in the C1.5 Limited Commercial Zone by Section 12.13.5 of the Code, in addition to Live/Work Quarters and Small Assembly Workshops, shall be permitted on any lot located within Subarea B as shown on Map 1, provided that the following requirements are met:
  1. **Commercial Uses.** Commercial uses in a Mixed Use Project shall be limited to the Ground and second floors of any building, and any commercial use in a Live/Work Quarters shall be limited to those uses permitted in a C1.5 Zone;
  2. **Enclosed Activities.** With the exception of outdoor merchandise displays during sidewalk sales, outdoor eating areas and newsstands, all commercial activities, including storage, shall be conducted wholly within an enclosed building;
  3. **Mixed Use Regulations.** Projects shall comply with the Mixed Use Development Standards of Section 13.09 F of the Code; and
  4. **Commercial Corner Exemption.** Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 26 of the Code to the contrary, and except as otherwise required by this Specific Plan, Projects that constitute a Commercial Corner Development or Mini-shopping Center may be developed within Subarea B without first obtaining a conditional use approval pursuant to Section 12.24 W 26 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of

the Code.

**B. Height And Floor Area.**

1. **Mixed Use and Residential Only Projects.** The maximum height of any building for a Mixed-Use Project or a Project comprised exclusively of residential uses, shall not exceed 50 feet, provided, however, that roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, may be erected up to ten feet above the height limit established in this section, if those structures and features are setback a minimum of ten feet from the roof perimeter and are screened from view at street level by a parapet or a sloping roof. The maximum permitted FAR for a Mixed-Use Project shall be 2.0. Commercial uses in a Mixed-Use Project shall be limited to a maximum FAR of 1.5.
2. **Commercial Only Projects.** Projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum FAR of 1.5.

**C. Transitional Height.**

1. **Height Limits.** Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea B shall not exceed the transitional height limits set forth below when located within the distances specified from an abutting lot in Subarea A:

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet

2. **Calculating Distance.** Transitional Height limits as set forth above in Section 8 C of this Specific Plan shall only apply to lots adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street.

**D. Usable Open Space.** Notwithstanding any provisions of Sections 12.21 G of the Code to the contrary, a Project constituting a Mixed Use Project containing two or more residential units or a Project comprised exclusively of residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G 2 of the Code, with the following exceptions:

1. **Above Grade.** Up to 50% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level;
2. **Roof decks.** Roof Decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof

perimeter.

**E. Project Parking Requirements.**

**1. Residential Projects.**

a. **Minimum Standards.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the minimum number of parking spaces required shall be provided at the following ratios: at least one parking space for each dwelling unit having fewer than three habitable rooms, and at least one and one-half parking spaces for each dwelling unit having more than three habitable rooms, in addition to at least one-quarter parking space for each dwelling unit as guest parking.

b. **Maximum Standards.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the maximum number of parking spaces provided shall be limited to the following ratios: a maximum of one parking space for each dwelling unit having fewer than three habitable rooms, a maximum of one and one-half parking spaces for each dwelling unit having three habitable rooms, a maximum of two parking spaces for each dwelling unit having more than three habitable rooms, and a maximum of one-half parking space for each dwelling unit as guest parking.

c. **Guest Parking.** Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code, guest parking spaces for residential uses in Mixed Use Projects, as set forth above, shall be provided through shared use of required commercial parking spaces.

2. **Bicycles.** Notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, Projects with two or more dwelling units, shall provide off-street parking spaces for bicycles at a ratio of one-half parking space per dwelling unit, and for Projects which include non-residential uses, regardless of the underlying zone, off-street parking spaces for bicycles shall be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of floor area, and one bicycle parking space for every additional increments of 10,000 square feet of floor area. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (c) through (h) of the Code, and the Guidelines.

3. **Commercial.** Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code and regardless of the underlying zone, the following parking standards shall apply to Projects which include non-residential uses: (i) Except for medical offices, the maximum

number of off-street parking spaces which may be provided shall be limited to two parking spaces for each 1,000 square feet of combined floor area of non-residential uses contained within all buildings on a lot; (ii) a maximum of 50% of the required non-residential parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided; and (iii) off-site parking facilities may be provided pursuant to leases of existing parking spaces for at least a twenty-year term, in order to provide the parking required by this Specific Plan, and these leased spaces may be shared parking operated or maintained by more than one owner or lessee.

#### 4. Existing Buildings.

- a. **Change of use.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan.
- b. **Remodeling of Residential Buildings.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan, no additional parking shall be required for an Extensive Remodeling of an existing residential or Mixed-Use building with so long as the uses are permitted by this Specific Plan.
- c. **Maintenance of Off Street Parking.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan, off-street automobile parking spaces being maintained in connection with any existing main building or structure as of the effective date of this ordinance shall be maintained, so long as the main building or structure remains, and shall not be reduced.

#### F. Conversion Requirements.

1. **Acoustics and Utilities.** An acoustical report and a utility metering report meeting the requirements of Section 12.95.2 D 1 (c) (2) c and d of the Code, respectively, shall be required as part of any application for a Project Permit Approval for any Project containing dwelling units.
2. **Permission to Convert to Condominiums.** Notwithstanding the contrary provisions of Section 91.106.4.1, Exceptions 5 and 11 of the Code, demolition permits may be issued for residential buildings without a requirement for the owner to agree and covenant to refrain from constructing a condominium, stock cooperative or community apartment Project for any time period following demolition of a building containing two or more dwelling units.

- G. Yards.** Notwithstanding any contrary provisions of the Code, no front, side or back yards shall be required for the development of any Mixed Use, commercial or residential Project on any lot located within Subarea B.
- H. Pedestrian Throughways.** Applicants shall provide one public pedestrian walkway, throughway or path for every 250 feet of street frontage for a Project. An arcade or through interior pedestrian path shall be provided from the rear lot line or from the parking lot or public alley or street, if located to the rear of the Project, to the front lot line, and from the side lot line to the lot line on the opposite side of the lot, if the public street, alley or parking lot is located on the side of the Project. The pedestrian throughway shall be accessible to the public and have a minimum vertical clearance of 12 feet, and a minimum horizontal clearance of ten feet.
1. **Facade Treatment.** The building facade facing the pedestrian walkway shall be improved in accordance with the provisions of the Guidelines.
  2. **In Lieu Provision of Throughways.** The Applicant shall provide one or more or a combination of the following in lieu of the throughway requirement in Subdivision 1 prior to the Director granting a Project Permit Compliance:
    - a. **Off Site.** Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for parks and open space on-site, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks; or
    - b. **On Site.** Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for parks and open space off-site, but within the Specific Plan area, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks and the Councilmember of the District; or
    - c. **Cash Payment.** Deposit in the Parks First Trust Fund an amount equal to the current cost of purchasing land and constructing improvements for the throughway required in Subdivision above to the satisfaction of the L.A. FOR KIDS Steering Committee. This money shall be used for parks or open space meeting the requirements in Section 6 F 2 (c)(3) of this Specific Plan.
- I. Development Standards.** Projects shall be in substantial conformance with the Guidelines.



Section 9.

SUBAREA C COMMUNITY CENTER

75/3.0-MU 35/1.5-C

A. **Use.** Notwithstanding any provisions of the Code to the contrary, residential uses permitted in the R4 Zone by Section 12.11 of the Code, Hospital and Medical Uses, and commercial uses permitted in the C4 Commercial Zone by Section 12.16 of the Code, Live/Work Quarters and Small Assembly Workshops, shall be permitted on any lot located within Subarea C as shown on Map 1, provided that the following requirements are met:

1. **Commercial Uses.** Commercial uses in a Mixed-Use Project shall be limited to the Ground Floor;
2. **Enclosed Activities.** With the exception of outdoor merchandise displays during sidewalk sales, outdoor eating areas and newsstands, all commercial activities, including storage, shall be conducted wholly within an enclosed building;
3. **Mixed Use Regulations.** Projects shall comply with the Mixed Use development standards of Section 13.09 F of the Code and the Pedestrian Orientation development standards of Section 13.07 E of the Code;
4. **Commercial Corner Exemption.** Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 26 of the Code to the contrary, and except as otherwise required by this Specific Plan, Projects that constitute a Commercial Corner Development or Mini-shopping Center, as defined in Section 12.03 of the Code, may be developed within Subarea C without first obtaining a conditional use approval pursuant to Section 12.24 W 26 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of the Code; and
5. **Exemption from Major Projects Conditional Use Permit Requirement.** Notwithstanding the provisions of Section 12.24 U 12 of the Code to the contrary, Unified Hospital Development Projects need not obtain a conditional use permit to operate in Subarea C.

B. **Height And Floor Area.**

1. **Commercial Only Project.** Projects comprised exclusively of commercial uses (not Hospital and Medical Uses) shall not exceed a maximum building height of 35 feet and a maximum FAR of 1.5, provided, however, that roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, may be erected up to ten feet above the height limit established in this section, if the structures and features are set back a minimum of ten feet from the roof perimeter and screened from view at street level by a parapet or a sloping roof.

2. **Mixed-Use Project.** The maximum height of any building for a Mixed-Use Project shall not exceed 75 feet, provided, however, that roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, may be erected up to ten feet above the prescribed height limit established in this section, provided that the structures and features are set back a minimum of ten feet from the roof perimeter and screened from view at street level by a parapet or a sloping roof. The maximum permitted FAR for a Mixed-Use Project shall be 3.0. Commercial uses in a Mixed-Use Project shall be limited to a maximum FAR of 1.5.

3. **Hospital and Medical Uses.**

a. **Height and FAR.** Hospital and Medical Uses shall be developed in accordance with the Guidelines, and shall not exceed a maximum building height of 100 feet and a maximum FAR of 3.0, provided that roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code shall be erected so that structures and features are set back a minimum ten feet from the roof perimeter and screened from view at street level by a parapet or a sloping roof. Notwithstanding anything to the contrary in this subsection, any Existing Hospital Replacement In-Patient Facility Project, may have a building height of up to and including 150 feet, so long as the Project complies with the setback requirements in Section 6 L.

b. **Additional Authority.** In accordance with the provisions in Section 6 L of this Specific Plan and in connection with a Project Permit Compliance pursuant to Section 12 of this Specific Plan, the Director of Planning may approve additional height for Hospital and Medical Use buildings up to 200 feet, plus the height of roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, and additional FAR for Hospital and Medical Uses up to 4.5.

C. **Transitional Height.**

1. **Height Limits.** Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea shall not exceed the transitional height limits set forth below when located within the distances specified therein from a lot within the Subarea A.

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 200 feet	61 feet

2. **Calculating Distances.** Transitional Height limits as set forth above in Section 9 C of this Specific Plan shall only apply to lots

adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street.

**D. Usable Open Space.** Notwithstanding any provisions of Sections 12.21 G of the Code to the contrary, Projects constituting a Mixed-Use Project containing two or more residential units or a Project comprised exclusively of residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G 2 of the Code, with the following exceptions:

1. **Above Grade.** Up to 75% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level;
2. **Roof decks.** Roof Decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter.

**E. Project Parking Requirements.**

1. **Residential.**

- a. **Minimum Standards.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the minimum number of parking spaces required shall be provided at the following ratios: at least one parking space for each dwelling unit having fewer than three habitable rooms, and at least one and one-half parking spaces for each dwelling unit having more than three habitable rooms, in addition to at least one-quarter parking space for each dwelling unit as guest parking.
- b. **Maximum Standards.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the maximum number of parking spaces provided shall be limited to the following ratios: a maximum of one parking space for each dwelling unit having fewer than three habitable rooms, a maximum of one and one-half parking spaces for each dwelling unit having three habitable rooms, a maximum of two parking spaces for each dwelling unit having more than three habitable rooms, and a maximum of one-half parking space for each dwelling unit as guest parking.
- c. **Guest Parking.** Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code, guest parking spaces for residential uses in Mixed-Use Projects, as set forth above, shall be provided through shared use of required commercial parking spaces.

2. **Bicycles.** Notwithstanding the contrary provisions of Section

12.21 A 16 of the Code and regardless of the underlying zone, for Projects with two or more dwelling units, off-street parking spaces for bicycles shall be provided at a ratio of one-half parking space per dwelling unit, and for Projects with non-residential uses, regardless of the underlying zone, off-street parking spaces for bicycles shall be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of floor area, and one bicycle parking space for every additional 10,000 square feet of floor area. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (c) through (h) of the Code, and the Guidelines.

3. **Commercial.** Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code and regardless of the underlying zone, the following parking standards shall apply to Projects with commercial uses, other than Hospital and Medical Uses: (i) the maximum number of off-street parking spaces which may be provided shall be limited to two parking spaces for each 1,000 square feet of combined floor area of commercial uses contained within all buildings on a lot; (ii) a maximum of 50% of the required non-residential parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided.
4. **Hospital and Medical Uses.** Notwithstanding the contrary provisions of Section 12.21 A 4 (d) of the Code, the following parking standards shall apply to Hospital and Medical Use Projects: (i) hospitals shall provide a minimum of one parking space for each patient bed for which the hospital is licensed, and a maximum of two parking space for each patient bed for which the hospital is licensed; (ii) a maximum of 50% of the required hospital parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided; and (iii) off-site parking facilities may be provided pursuant to leases of existing parking spaces for at least a twenty-year term, in order to provide the parking required by this Specific Plan, and these leased spaces may be shared parking operated or maintained by more than one owner or lessee.
5. **Existing Buildings.**
  - a. **Change of Use.** Notwithstanding the contrary provisions of Section 21.21 A 4 (m) of the Code, or any other provisions of this Specific Plan no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan.
  - b. **Extensive Remodeling of Residential Buildings.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan, no additional parking shall be required for an Extensive Remodeling of an existing residential or Mixed - Use building with so long as the uses are permitted by this

Specific Plan.

- c. **Maintenance of Off Street Parking.** Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, off-street automobile parking spaces being maintained in connection with any existing main building or structure as of the effective date of this ordinance shall be maintained, so long as the main building or structure remains, and shall not be reduced.

**F. Conversion Requirements.**

1. **Acoustics and Utilities.** An acoustical report and a utility metering report meeting the requirements of Section 12.95.2 D 1 (c) (2) c and d of the Code, respectively, shall be required as part of any application for a Project Permit Approval for any Project containing dwelling units.
2. **Permission to Convert to Condominiums.** Notwithstanding the contrary provisions of Section 91.106.4.1, Exceptions 5 and 11 of the Code, demolition permits may be issued for residential buildings without a requirement for the owner to agree and covenant to refrain from constructing a condominium, stock cooperative or community apartment Project for any time period following demolition of a building containing two or more dwelling units.

**G. Pedestrian Throughways.**

1. Applicants shall provide one public pedestrian walkway, throughway or path for every 250 feet of street frontage for a Project. An arcade or through interior pedestrian path shall be provided from the rear property line or from the parking lot or public alley or street if located to the rear of the Project, to the front lot line, and from the side lot line to the lot line on the opposite side. The pedestrian throughway shall be accessible to the public and have a minimum vertical clearance of twelve feet, and a minimum horizontal clearance of ten feet.
2. **Facade Treatment.** The building facade facing the pedestrian walk way shall be improved in accordance with the provisions of with the Guidelines.
3. **In Lieu Provision of Throughways.** The Applicant shall provide one or more or a combination of the following in lieu of the throughway requirement in Subdivision 1 prior to the Director granting a Project Permit Compliance:
  1. **On-Site.** Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for public open space on-site, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in

consultation with the Department of Recreation and Parks and the Councilmember of the District; or

2. **Off-Site.** Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for public open space off-site, but within the Specific Plan area, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks and the Councilmember of the District; or
3. **Cash Payment.** Deposit in the Parks First Trust Fund an amount equal to the current cost of purchasing land and constructing improvements for the throughway required in Subdivision 1 above to the satisfaction of the L.A. FOR KIDS Steering Committee. This money shall be used for parks or open space meeting the requirements in Section 6 F 2 (c)(3) of this Specific Plan.

- H. **Yards.** Notwithstanding any contrary provisions of the Code, no front, side or back yards shall be required for the development of any commercial or residential Project on any lot located within Subarea C.
- I. **Development Standards.** Projects shall be in substantial conformance with the Guidelines.

**Section 10.**

**SUBAREA D LIGHT INDUSTRIAL/COMMERCIAL**

- A. **Use.** The use and area regulations of Section 12.17.1 of the Code (CM Zone) shall apply to all lots in the Subarea D, except that Projects with hotel, motel, apartment hotel, and residential uses shall be prohibited.
- B. **Maximum Building Setback.** At least 75 percent of the Ground Floor exterior wall along the building frontage shall be located no more than ten feet from any lot line parallel to a public street, excluding alleys.
- C. **Transitional Height.** Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within Subarea D shall not exceed the transitional height limits set forth in Section 12.21.1 A 10 of the Code when located within the distances specified from a lot within Subarea A.

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 200 feet	61 feet

- D. **Development Standards.** Projects shall be in substantial conformance with the Guidelines.

**Section 11.**

**SUBAREA E PUBLIC FACILITIES**

- A. Permitted Uses.** The use and area regulations of Section 12.04.09 of the Code (PF Zone) shall apply to all lots in Subarea E. Notwithstanding the requirements for conditional use approvals contained in Section 12.04.09 B and 12.24 B of the Code, the following uses shall be permitted by right and allowed to be developed in Subarea E: public elementary, secondary or high schools; police stations and related uses; parks and recreation facilities, including bicycle paths and walking trails, nature trails; park land and lawn areas; children's play areas; picnic facilities; athletic fields (not to exceed 200 seats); senior citizen centers, community centers, clubhouses; swimming pools, libraries; tennis courts; rest rooms; gyms; camping facilities; museums; aquaria, observatories, planetaria and zoos; and any landscaped cover over a freeway right of way.
- B. Development Standards.** Projects shall be in substantial conformance with the Guidelines.

**Section 12.**

**DEVELOPMENT REVIEW PROCEDURES**

- A. Director Approvals.** The Director shall have the authority to approve conditionally, approve or deny one or more of the following for any Project, Lot Assembly, Floor Area Averaging for a Unified Hospital Development Site, Live/Work Project, or Small Assembly Workshop within the Specific Plan Area so long as prior to approving the Project Permit Compliance, he or she finds that the Project conforms with all applicable provisions of this Specific Plan:

  - 1. Project Permit Compliance.** Prior to the issuance of any building permit for any Project, Lot Assembly, Floor Area Averaging for a Unified Hospital Development Site, Live/Work Quarters, or Small Assembly Workshop, a Project Permit Compliance application shall be filed with and acted on by the Director in accordance with Section 11.5.7 C of the Code. The Project Permit Compliance application shall include a site plan drawn to scale that shows the location of the proposed buildings and the location of any existing buildings or structures on adjacent lots. The site plan shall be accompanied by other plans or information as may be required by the Director to demonstrate the conformity of the proposed Project to the Specific Plan ordinance requirements and the Guidelines, as adopted by the City Planning Commission on August 10, 2000, and as amended.
  - 2. Modifications.** The Director may grant a Project Permit Compliance modification if the request is found to be in conformance with the original approval, in accordance with Section 11.5.7 D of the Code.
  - 3. Adjustments.** The Director may grant, as part of the Project Permit Compliance application, minor adjustments for certain Specific Plan requirements in accordance with Section 11.5.7. E.



of the Code.

- B. Specific Plan Exceptions.** The Area Planning Commission may permit exceptions to the Specific Plan in accordance with Section 11.5.7.F. of the Code.

**Section 13.**

**OWNERS'S ACKNOWLEDGMENT OF LIMITATIONS**

The Department of Building and Safety shall not issue any building permit for construction on a lot or lots within the Specific Plan area until the owner of the property has executed and recorded with the County Recorder a covenant and agreement acknowledging and accepting the contents and limitations of this Specific Plan. The covenant and agreement shall be executed by all fee owners of the property, shall run with the land and shall be binding on future owners, successors, heirs, or assignees of the owners. A certified copy of the recorded covenant shall be delivered to the Departments of City Planning and Building and Safety prior to the issuance of any building permit.

**Section 14.**

**SEVERABILITY**

If any provision of this Ordinance or its application to any person, property or circumstances, is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance or the application of those provisions to other persons, property or circumstances which can be implemented without the invalid provisions and to this end, the provisions of this Ordinance are declared to be severable.

# **Exhibit 7**

VERMONT WESTERN STATION NEIGHBORHOOD  
AREA PLAN

DEVELOPMENT STANDARDS AND  
DESIGN GUIDELINES

CPC No. 00-1976 SP  
Accompany Ordinance #173749

PLANNING

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## INTRODUCTION

This document, The Vermont/Western Station Neighborhood Area Plan Development Standards and Design Guidelines, or "Guidelines," contains provisions that direct change on private and public lands within the boundaries of the Vermont Western Station Neighborhood Area Plan (Plan). This document includes criteria regarding site planning, building design, facade treatments, open space, landscaping and other standards for private property as well as for the public right of way and public facilities located within the boundary of the Vermont/Western Station Area Plan.

Applicants seeking to obtain Project Permit Compliance (see Section 11.5.7. C of the Municipal Code) for a new project or extensive re-modeling (See Definitions Chapter XI), must demonstrate to the satisfaction of the Director of City Planning, or his/her representative, that the provisions of the Guidelines have been met as well as the provisions of the Vermont/Western Station Neighborhood Area Specific Plan Ordinance ( City Plan Case No. 00-1976 SP).

The Guidelines are organized around the five key Subareas, as illustrated on the Plan Subarea Map, with a separate Chapter VIII on Hospitals and Medical Centers. Use this document by first locating the site on the Plan Subarea Map. Refer to the standards and guidelines that apply to that Subarea.

The Guidelines implement the Plan and Specific Plan Ordinance. It is recommended that applicants for permits in the Plan area refer to the Plan and the Specific Plan Ordinance as well as the Guidelines.

The Guidelines were initially adopted by the City Planning Commission, but may be amended by the City Planning Commission following public input at a public hearing-see Chapter X. Exceptions for individual projects may be granted by the Director of Planning. Exception procedures for individual projects are described in Chapter IX.

These Guidelines contain both "Development Standards" and "Design Guidelines." Development Standards are legal requirements that address those aspects of site development and building design for which physical specifications can be described. Design Guidelines are strong recommendations that provide direction for more subjective considerations. Never the less, deviation from the Design Guidelines must be justified or explained to the Director of Planning or his/her representative during the

Project Permit Compliance application process.

Illustrative examples and other graphics are provided to demonstrate application of the standards and guidelines. This document is not a substitute for the services of professional architects, engineers and building contractors in new construction and renovation. All development will adhere to the City Building and Safety Code, and to the Federal Americans with Disabilities Act.

## I. Historic Architectural Influences and Preservation of Native Species

It is strongly encouraged, but not required, that some visual reference to local historic architecture styles and/or indigenous flora and plant forms be made in new development. It is suggested that historic buildings be viewed and some of their tradition, such as choice of building materials, courtyards, water features, facade treatments, elaborately tiled entrances, etc. be imitated or passed on in the newer construction. Below is a brief list and general location of some of the design influences in the Plan Area.

Some of the historic design treatments in Hollywood were taken from Mediterranean traditions which evolved in a climate similar to California. The Mediterranean influence includes a number of excellent strategies for coping with summer heat and dry terrain. Because these approaches are more appropriate to the Southern California climate and therefore are more easily sustained-not to mention beautiful-they are particularly encouraged.

The Guidelines also encourage the use of native Southern California plants in the landscape. Native plants tend to be less thirsty and more drought tolerant. They are "sustainable" because they cost less to water, fertilize and maintain, and they naturalize permanently or reseed themselves without human help. Also important is that they are the natural habitat for native butterflies and small animals like lizards and birds. An important goal of the Plan is to bring nature back into the City for the children, and for our overall sense of health and harmony.

Most of the historically significant buildings were constructed and designed when Hollywood was at its economic height in the Twenties and Thirties. These buildings were commonly done in Mediterranean, Spanish-Moorish, Beaux Arts, Spanish/Southwestern, Craftsman and Art Deco styles. These styles and their principal characteristics can be found described in a number of reference books, including A Guide to Architecture in Los Angeles and Southern California, David Gebhard, and Robert Winter. Santa Barbara, Peregrine Smith, 1977.

Inspiration for single family homes, duplexes, apartments and condominiums can be found throughout the Plan Area, but especially along New Hampshire Avenue, Berendo Street, Edgemont Street and Heliotrope Drive. Ideas for institutional buildings can be found along Vermont Avenue, where there are at least four major historical structures: 1. The Hollywood Presbyterian



Medical Center; 2. The Nicholas Prester Building (north west corner of Santa Monica and Vermont); 3. Virgil Junior High School (Council and Vermont) and 4. The Korea Times Building (south of the 101 Freeway).

Another historic influence that may be a design inspiration for landscaping with native plants is the Cahuenga tribe whose name is used for the recently restored local library branch at the corner of Santa Monica Boulevard and Lyman Street. Vermont Avenue was once a trail and trade route for this indigenous tribe who were also known to have built small villages under the native oaks in the area.

Hollywood Boulevard is the location of a number of commercial and mixed use buildings with Art Deco, Mediterranean and Spanish/Moorish influences. These structures were built in the Twenties and Thirties by significant architects for wealthy commercial clients: 1) The Precision Auto Building; 2) The auto showroom located at 5766 Hollywood Boulevard; 3) A highly ornamented two-storey building of Spanish-Moorish design located at 5540-42 Hollywood Boulevard; 4) Another Art Deco commercial building located at 5647-53 Hollywood Boulevard, and 5) The Escrow Center at 5701 Hollywood Boulevard.

Sunset Boulevard-part of the historic Route 66- has most of its historic architecture west of the Hollywood Freeway, immediately outside the Plan Area. However there is an example of a two-storey craftsman style residential building circa 1912 that is located at 5024 Sunset. This building is now used for offices and is part of a group of one-story bungalows. Sunset Boulevard is also notable for its majestic palm trees.

The Plan Area includes the Barnsdall Arts and Crafts Building and the Hollyhock House both designed, by Frank Lloyd Wright for Aline Barnsdall, in 1919 as part of a proposed cultural center for the performing arts. The Arts and Crafts Building was designed in a style Frank Wright called "Romanza". It has cast cement blocks with a flat roof and hollyhock motifs. The house combines a Mayan motif and an abstract motif of hollyhocks.

Recently a Barnsdall Master Plan was prepared to guide and direct the restoration of the park following completion of the Vermont Avenue and Hollywood Boulevard subway stations in July 1999. The site was formally known as Olive Hill, and the Master Plan calls for reestablishing the olive groves. The Master Plan also has landscape suggestions for the development of parcels along the edges of the Park. A copy of this Master Plan can be obtained from the Department of Cultural Affairs at (213)485-8665.

## II. Existing Streetscape Projects

This section applies to both public and private entities making improvements in the public right of way. Dedication and improvement of the public right-of-way are sometimes required of private development as a condition of a new project. However most of the improvements made in the public right of way along public streets are provided by public agencies.

Recently several streetscape design projects that address the look and provision of the improvements along the public right of way have been prepared for the Plan Area. They are listed below. Both public and private entities making improvements in the public right of way shall conform to the standards, design strategies and overall intent of these documents.

**VERMONT AVENUE.** When a project is located along Vermont Avenue, public agencies and private parties shall improve the public right of way in accordance with the Vermont Avenue/Hollywood Boulevard Transit/Pedestrian Improvement Project, Concept Guidelines, Volume One-Vermont Avenue, May 1998, or most current version.

**BARNSDALL PARK MASTER PLAN.** When a project is in an area adjacent to Barnsdall Park that is addressed by the Master Plan, both public agencies and private parties shall improve the public right of way in accordance to the Master Plan. Special consideration shall be given to implementing the broad "Paseo" along Vermont Avenue, and to providing visual and pedestrian access to the Park from Sunset Boulevard or Vermont Avenue.

**HOLLYWOOD BOULEVARD.** When a project is located along the relevant portions of Hollywood Boulevard, both public and private parties shall improve the public right of way in accordance to the provisions in the Hollywood Crossroads-Restoring a Regional Destination with Neighborhood Streetscapes, December 1998, or the most current version. Projects just east of the Hollywood Crossroads boundaries are encouraged but not required to also improve the public right of way in accordance with this streetscape plan.

**VIRGIL AVENUE.** When a project is located along the Los Angeles Neighborhood Initiative-Virgil Corridor Demonstration Project, also known as the Virgil Village LANI, from the 101 Freeway on the south to Fountain Avenue on the north and from Hoover Street on the east and Westmoreland on the west, streetscape improvements shall be consistent with this project.

### III. Parks First Program

The Parks First Program consists of a short term-five to ten year-open space strategy, a park fee on new development, and a trust fund account set up to begin to collect monies with which to finance the strategy. The Parks First Program is not meant to replace efforts to provide more traditional neighborhood parks, but rather it is a practical approach to obtain more open space immediately, far sooner than conventionally developed 5 acre parks could be provided.

The strategy is to invest in:

A. 50 to 80 small parks, or gardens scattered primarily through out the residential neighborhoods; and

B. 10 to 15 blocks of shared streets also located in residential neighborhoods. It is estimated that this combination of small parks and shared streets would result in 10 acres of new open space, and cost the same amount as one conventional 5 acre neighborhood park.

The Vermont/Western Station Neighborhood Area Specific Plan Ordinance includes a park fee to be paid by new residential and commercial development (see Section 6 F of the Specific Plan Ordinance). The purpose of the fee is for new construction to pay for its own need for neighborhood parks.

The fee is calculated assuming one acre of neighborhood park is needed for every 1,000 people living in the Plan Area. It is assumed that each residential unit will have 2.6 persons living in it, and that each person will need approximately 45 square feet of neighborhood park ( 43,000 square feet per acre divided by 1,000 people). Therefore the typical residential unit with 2.6 persons living in it will need to pay the cost of land and improvements for about 120 square feet of park.

However, it is also assumed new commercial uses will realize a benefit from new parks. Therefore a ratio of 25/75 was assign for the benefit of new parks to commercial versus residential. The two million new square feet of commercial uses was assigned 25% of the financial burden of providing neighborhood parks for 3,000 new, unsubsidized residential units that are projected to be constructed by 2020 in the Plan Area.

Based on current construction cost and land costs in 2000, the residential fee is \$4,300 per unit, and the commercial fee is \$2.15 per square foot. The fees will be updated as construction and improvement costs change over time. The fees will be collected when the project applies for Project Permit

# VERMONT/WESTERN STATIONS NEIGHBORHOOD AREA PLAN

## PARKS FIRST PROGRAM

The Parks First Program consists of a short term-five to ten year open space strategy, and a trust fund account set up to begin to collect monies with which to finance the strategy.

The strategy is to invest in approximately 50 small parks, or gardens scattered throughout the residential neighborhoods and 15 to 30 blocks of shared streets also located in residential neighborhoods.

This combination of small parks and shared streets results in 10 acres of new open space, and cost the same amount as one conventional 5-acre neighborhood park.



An example of a small park from Canada

In this strategy, parks or gardens, are as small as 5,000 square feet, or the size of a typical residential lot.



Candidate for Pocket Park - Caltrans recycling Center at Clinton and Kenmore

The idea is to be opportunistic and flexible to rescue and recycle left over urban land scraps into green oases.

Vacant lots, alleyways, cul-de-sacs, rooftops, parking garages, sidewalks, balconies, public institutions, commercial buildings, even freeway right of ways and contaminated lands can be rehabilitated and adapted to serve important open space functions.

Shared streets is modeled after the European notion of a "woonerf."

Woonerf is a Dutch word meaning "street for living" and is a type of street that is equally shared by pedestrians, bicycles, and low-speed cars.

Vehicles are slowed to walking speed by placing trees, planters, parking areas, chicanes and other obstacles in the street.

The street, while available to the public, is not intended to be used for pass through vehicle trips.



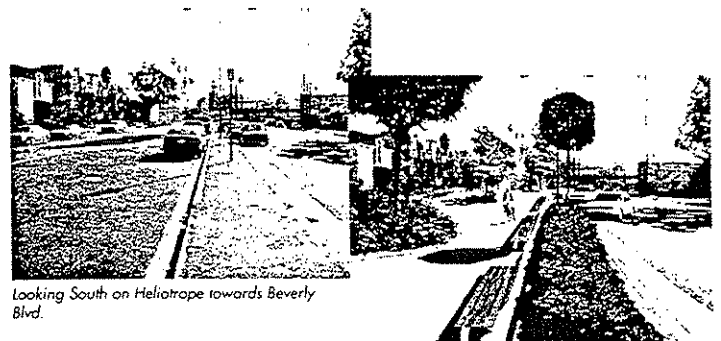
The general criteria for selecting these streets are:

- 1) Residential street;
- 2) Not part of the regional street network;
- 3) Streets of sufficient width; and
- 4) Street can be configured into a pedestrian or bicycle network, especially for school children walking to school.

Additional criteria: parking needs, roadway configuration and a consensus among the residents.



Looking east on Council Street, between New Hampshire and Vermont



Looking South on Heliotrape towards Beverly Blvd.

Compliance, and deposited in the Parks First Fund.

A. Small Parks. In this strategy, parks or gardens, are as small as 5,000 square feet, or the size of a typical residential lot. The idea is to be as opportunistic and flexible as necessary to rescue and recycle left over urban land scraps into green oasis. Vacant lots, tax delinquent properties, alleyways, cul-de-sacs, rooftops, parking garages, sidewalks, balconies, public institutions, commercial buildings, even freeway right of ways and contaminated lands can be rehabilitated and adapted to serve important open space functions.

There are many practical examples of cities developing small parks or gardens based on this model of being frugal and opportunistic. Just outside the Plan Area boundary at Lexington Avenue and Western Avenue is a brand new 5,000 square foot pocket park with a play structure for small children, landscaping, benches and a fence so the park is locked over night. In Highland Park, La Tierra De La Culebra, an art park and community garden, includes an earth works snake sculpture that was built on a vacant hillside parcel along Avenue 57.

New York has an extensive network of community gardens which has resulted, in some cases, in reduced crime and increased property values. Washington D.C. has also organized community gardens, and Philadelphia has undertaken a large-scale effort to green vacant lots with gardens.

Chicago has created a "Neighborspace" Trust fund to purchase tax delinquent parcels and help neighborhood organizations to maintain them as gardens and parks by paying for liability insurance. In one case in Chicago, students participated in converting an abandoned building and vacant lot into a park and recreation area. Indianapolis uses maintenance contracts with community groups and churches to maintain the parks near them.

In Seattle miniature man-made wetlands were constructed as playgrounds in a large parking lot. A small pond with vegetation was created in the midst of the city outside the US Department of the Interior in Washington D.C.

A number of cities, including downtown Los Angeles (at Pershing Square,) have built parks over parking garages: Boston created the Post Office Square Park on a parking garage roof; San Francisco created two-at Union Square and Portsmouth Square; Pittsburgh at Mellon Square; Alexandria, Virginia at Market Square; Portland, Oregon at O'Bryon Square; and Cleveland at Memorial Plaza. And in Seattle, they built a park over a

freeway, appropriately named "Freeway Park."

B. Shared Streets. This component of the open space strategy is modeled after the European notion of a "woonerf." Woonerf is a Dutch word meaning "street for living" and is the common term for a type of street that is equally shared by pedestrians, bicycles, and low-speed cars. Vehicles are slowed to walking speed by placing trees, planters, parking areas, chicanes and other obstacles in the street. Vehicles are considered as intruders, and the street, while available to the public, it is not intended to be used for pass through vehicle trips.

The shared street concept is appropriate when a neighborhood intends to be more pedestrian accessible. It is based on the belief that the street is a physical and social part of the community that should be simultaneously available for vehicular movement, social interaction and civic activities. The public domain of the pedestrian is reclaimed. The streets are evaluated in the planning process in terms of noise, pollution, social interaction, visual aesthetics, as well as ability to carry vehicular and non-motorized traffic. An example of a variation of a shared street is in the Plan Area on L. Road Hubbard Way between Sunset Boulevard and Fountain Avenue.

The shared street accomplishes a number of public policy goals: open space is provided within neighborhoods where it is most likely to be used; because streets are not closed or vacated no public monies are needed to buy the land; it facilitates non-motorized trips and allows pedestrians to take better advantage of the transit system; it provides public spaces for more social interaction; it reduces the heat island effects created by large unshaded expanses of black asphalt; it diminishes pollution run off by providing permeable surfaces that replace the existing asphalt; it provides more opportunities to add to the urban forest thereby improving the air quality; and the open space is more equally distributed throughout the Plan Area.

More than thirty residential blocks have been identified as potential sites for shared streets. These potential sites are shown on the Plan Summary Map. The general criteria for selecting these streets are: 1) Primarily residential uses; 2) Not necessary or not desirable for the segment to be part of the regional vehicle circulation pattern; 3) Street of sufficient roadway width of two lanes and at least one parking lane can be accommodated; 4) street can be configured with other shared streets and small parks into a pedestrian or bicycle network, especially for school children accessing a local school and 5) due to legal and safety considerations, full height curbs and side walks will be provided. Additional criteria needed to make the final choices will require

further analysis of the local street parking needs, roadway configuration and a consensus among the residents and property owners along the block that a shared street is what they want for their neighborhood.

A shared street would have the following physical components: 1) A sign at each entrance, and a special gateway treatment signaling that this is a slow street, possibly including the use of bollards, landscaped islands or large planters; 2) Removal of the asphalt and replacement with a permeable pavement treatment or grass interspersed with pavers; 3) the entire public right of way including existing sidewalks and parkways should be considered as part of the shared street width when designs are being prepared; 4) A low landscaped barrier between the bike and pedestrian paths, and the vehicle lanes; 5) full height curbs and sidewalks are required; 6) abundant use of shade trees and drought resistant landscaping that supports native species of butterflies and other small fauna; and 7) use of several of the following traffic calming techniques-chicanes, speed bumps, angle-parking, frequent landscaped curb extensions, roadway narrowing, sidewalk widening, and one-way street coupling.

#### IV. Subarea A-Neighborhood Conservation

The purpose of this subarea is to preserve the prevailing density and character of the existing neighborhoods. Although some new development and renovation will occur, new development should meld with the surrounding structures and incorporate the best design features that already exist on the block.

#### DEVELOPMENT STANDARDS

The following standards have been established to promote development that enhances the quality of the environment and the living conditions of the residents. These standards shall apply to new development and extensive remodeling projects, unless otherwise indicated. Commercial projects in this subarea shall conform to the development standards for Subareas B and C.

- 1. Landscaped Focal Point.** All New Development Projects shall be designed around a landscaped focal point or courtyard.
- 2. Landscape Plan.** All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, fountains, and any practicable combination so that it is dust free and allows convenient outdoor activities, especially for children. Indigenous plantings are preferred, especially those that can support native species of butterflies and other small insects or animals. All landscaped areas shall be irrigated with an automated watering system. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor.
- 3. Usable Open Space.** No portion of the required common usable open space shall have a dimension of less than 20 feet, or a slope exceeding 10%. Projects that provide private usable open space, such as balconies or patios, with a minimum dimension of six feet for balconies and ten feet for patios, may reduce the required usable open space directly commensurate with the amount of private open space provided. However, at no time shall common usable open space be less than 400 square feet for projects under 10 dwelling units and 600 square feet for projects 10 dwelling units or more. Roof top gardens are strongly encouraged.
- 4. Street Trees.** Shade trees as identified in the street tree list of the Bureau of Street Maintenance, are required for residential streets in Subarea A. At least one 24-inch box tree shall be planted in the public right of way on center, or in a pattern satisfactory to the Bureau of Street Maintenance, for





Edgemont Street

Existing projects like these in the Plan area should be maintained and conserved. They add a sense of character and history to the community.



Melbourne Avenue



Housing on Kenmore and Lexington Avenues



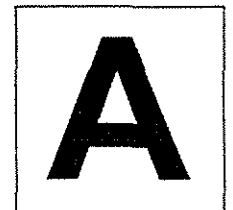
Whitehouse Place



New Hampshire Avenue

## Conservation Subarea *Zona de Conservación*

### Neighborhood Conservation Vermont / Western Stations Neighborhood Area Plan *Area de la Comunidad de las Estaciones Vermont / Western*



every 20 feet of street frontage. An automatic irrigation system shall be provided within the tree well. Tenants and property owners along both block faces are encouraged to collaboratively select a signature tree.

Existing palm trees in the public right of way shall be maintained in residential areas, and are not required to be removed in order to plant new street trees. However, existing trees of any type that have lifted the pavement must either be removed or be contained in such a way that future sidewalk damage will not occur. Sidewalks in front of new development or extensive remodeling projects must be fully restored to a safe condition, including no creaks, or other damage that could result in a trip hazard.

**5. Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.

**6. Pedestrian Access.** Pedestrian access shall be in the form of walks provided from the public street to the main building entrance. Porches and entry courtyards are encouraged, and when provided shall face the public street. The pedestrian entrance shall provide a view into any existing interior courtyard or landscaped open area.

**7. Alley Access.** Vehicle and pedestrian access from existing alleys or side streets shall be preserved and enhanced.

**8. Curb cuts.** Whenever a project must take its vehicle access from a street, only one curb cut shall be permitted for every lot or for every 100 feet of lot frontage on the street, whichever is less. Such curb cuts shall be a maximum width of 20 feet, unless otherwise required by the Departments of Public Works , Transportation or Building and Safety.

**9. Driveways.** The first 25 feet in length shall be constructed of portland cement concrete, pervious cement, grass-crete, or any other porous surface, to the satisfaction of the Department of Building and Safety, that reduces heat radiation and/or increases surface absorption, thereby reducing runoff.

**10. Parking Lots and Structures.** Surface parking lots, structures, garages and carports shall be located at the rear of buildings. Surface parking lots shall be paved with portland cement concrete, pervious cement, grass-crete, or any other porous surface, to the satisfaction of the Department of Building and Safety, that reduces heat radiation and/or increases surface absorption, thereby reducing runoff. The exterior elevations of all parking structures

including garages and carports shall be designed to match the style, materials and color of the main building. At least ten percent of all surface parking areas shall be landscaped, see item 2 above.

**11. Trash, Service Equipment, Satellite Dishes.** Trash, service equipment and satellite dishes shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables

**12. Roofs and Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building as follows:

**Flat Roofs.** Building equipment and ducts shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior materials, design and color of the building.

**Pitched Roofs.** Building equipment and ducts on pitched roofs shall be screened from view from any street, public right of way or adjacent property. The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view. The screening shall be solid and match the exterior materials, design and color of the building.

**Parapet Roofs.** The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior building material, design and color. Roof equipment shall be screened on all sides and shall be integrated architecturally in the building design.

**13. Roof Lines.** All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means.

**14. Privacy.** Buildings shall be designed so that block frontages are varied, attractive and preserve privacy. Buildings shall be arranged to avoid windows facing windows across property lines or facing private outdoor space of other residential units.

**15. Facade Relief.** All exterior building and parking structure elevations, walls or fences shall provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length, created by architectural detail or a change in material. Aluminum framed window or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane. Recommended building articulation techniques are: varied window treatments such as multi-pane, octagonal, circular, green house, or bay windows; and porticos, awnings, terraces, balconies or trellises. Materials such as wood, glass block, brick, and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings.

### Design Guidelines

**1. General Building Design.** Buildings should be compatible in form with the existing neighborhood atmosphere.

**2. Architectural Features.** It is recommended that courtyards, roof gardens, porches, balconies, arbors and trellises be used to add interest to the buildings. Open porches should have attractive bulkheads or balustrade railings and a roof that complements the pitch and materials of the main roof. Open or floating stairs should not be used. Ornamental lighting of porches and walks highlights entrances and adds security. Canopies or fabric awnings and entry courtyards that are visible from the street and include a central amenity like a special planting or water fountain are encouraged.

**3. Shade.** Fabric awnings, canopies, building overhangs and arbors are strongly encouraged on both residential and mixed use buildings, especially on south and west facing exposures to reduce heat gain. They should be sensitive to the overall building and surrounding architecture. An awning, canopy or arbor should not be the dominant element of the facade. All awnings or canopies on any one building should be of the same style, color and material. The total surface area of the awning or canopy should not exceed 30% of the first floor building facade.

**4. Building Color.** It is recommended, but not required, that building color be simple and limited to three colors: Dominant color, subordinate color and "grace note" color. For example, the main color can be used for the building walls, the secondary color for window and door trim, and the accent color for awnings and signs. Light color paints and building materials are encouraged to reflect more of the sun's energy thereby reducing the surface temperature of walls. Retention of building materials in their original or natural state, particularly brick, terra cotta and stone is strongly encouraged.

## V. Subarea B-Mixed Use Boulevards and Subarea C-Community Center

These two subareas are both mixed use designations, but they establish a density gradation, that decreases with distance from the four subway stations, and is generally higher along major highways, and lower along secondary highways. Development standards and design guidelines for hospital uses in Subarea C are described in Chapter VIII. Hospital or medical uses controlled by the provisions in Chapter VIII of this document are thereby exempt from the provisions in this Chapter .

The purpose of Subarea B is to create a low density mix of town homes, small offices, Live/work spaces, workshops and neighborhood serving retail. The Subarea B designation is generally located along secondary commercial streets such as Virgil Avenue, Melrose Avenue, and Beverly Boulevard. The maximum height is 50 feet. There is no minimum requirement for commercial ground floor frontage. Commercial uses are restricted to the ground and second floors. The land use designation of Subarea B in the Community Plans is "Mixed Use Boulevard."

The purpose of Subarea C is to create a denser, livelier pedestrian environment along the major commercial and transit corridors like Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard and Vermont Avenue, near each of the four subway stations. The land use designation of Subarea C in the Community Plans is "Community Center." The mix of uses includes multi-family residences, community serving retail, workshops and offices. The maximum height is 75 feet, except for hospitals.

All of the ground floor frontage in Subarea C must be for commercial or non-residential uses that are community serving, like child care or libraries, etc. Pedestrian arcades or mid block pass throughways are required for projects with more than 250 feet of lot frontage along a major or secondary highway.

### Development Standards

The following standards have been established to promote development that enhances the economic vitality of the community by providing opportunities for offices and stores, live/work space, workshops and affordable housing. These standards apply to all new development and extensive remodeling projects.

Landscaped Buffers, or landscaped setbacks, referred to in this section of the document, unless otherwise indicated, shall conform to the following standards:

*This type of residence supports increased housing needs in the plan while meeting objectives for new buildings with a sense of human scale.*



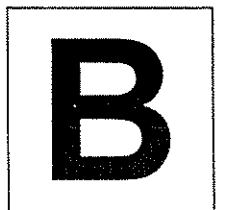
Housing on Carlton Way, Los Angeles, CA



Housing Crescent Heights Boulevard, West Hollywood, CA

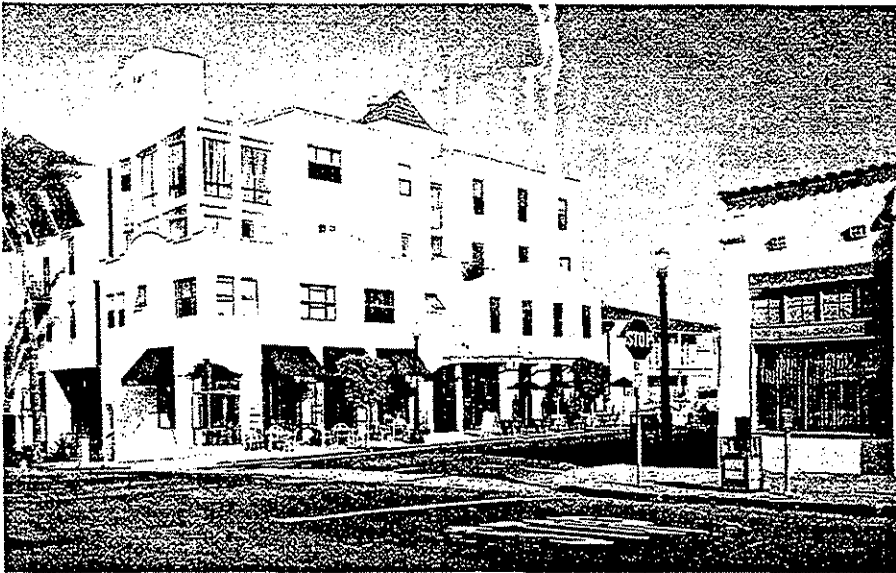
## **Residential Use Only with 50' Height Limit** *Residencial: Limite de Cuatro Pisos*

**Low Density Mixed Use Boulevard**  
**Vermont / Western Stations Neighborhood Area Plan**  
*Area de la Cecedad de las Estaciones Vermont / Western*





Tipping Building, Berkeley, CA

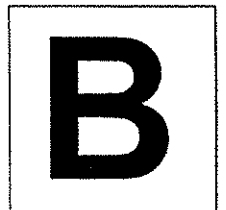


Pensione, San Diego, CA

*These smaller scaled mixed-use projects are characterized by housing and loft-style apartments located above commercial space.*

## **Residential Over Ground Floor Commercial with 50' Height Limit**

*Primer Piso para Comerciantes con Pisos  
Residenciales Arriba con un Limite de 50' de Altura*

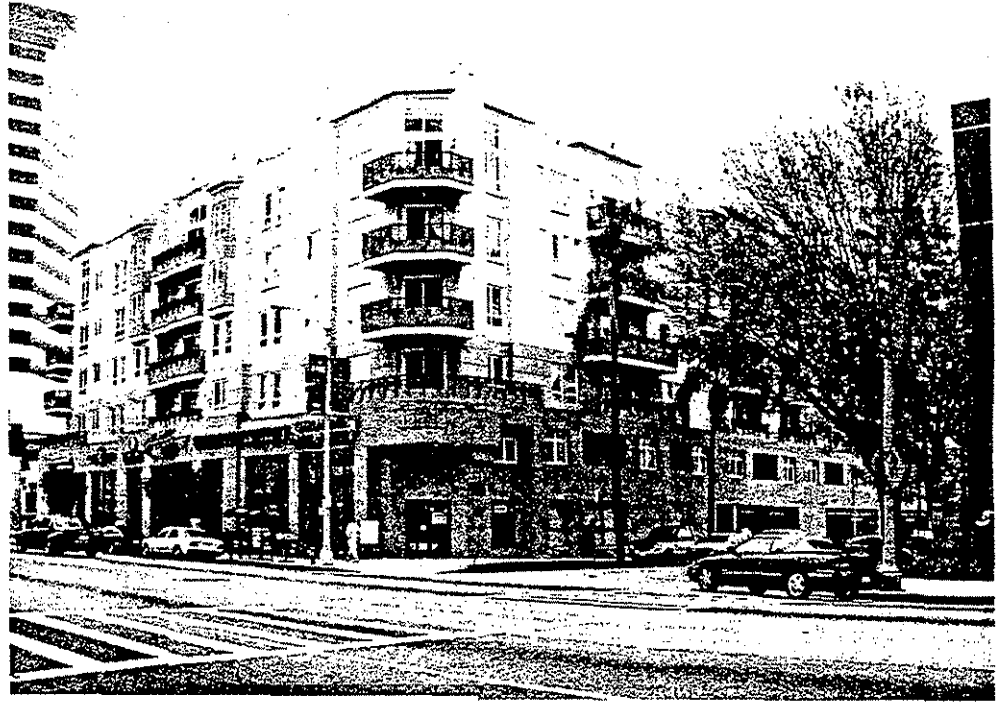


**Low Density Mixed Use Boulevard  
Vermont / Western Stations Neighborhood Area Plan**  
*Area de la Cecindad de las Estaciones Vermont / Western*



*These mixed-use projects include several stories of apartments or for-sale condominiums above office and retail space.*

**Retail Space with Apartments Above, Pasadena, CA**



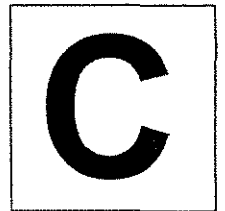
**12222 Wilshire Boulevard, Los Angeles, CA**

## **Residential Over Ground Floor**

## **Commercial with 75' Height Limit**

*Primer Piso para Comerciantes con Pisos*

*Residenciales Arriba con un Limite de 75' de Altura*



## **Medium Density Mixed Use Community Center**

## **Vermont / Western Stations Neighborhood Area Plan**

*Area de la Cecindad de las Estaciones Vermont / Western*



- a. be at least three feet wide;
- b. contain clinging vines along any adjacent walls or fences with a minimum height of three feet at maturity, and continuous ground cover planted over the entire setback;
- c. contain one twenty-four inch shade box tree, not less than ten feet in height at the time of planting, planted every 20 lineal feet. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted;
- d. include an automated irrigation system; and
- e. be in accordance with a landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor.

**1. Landscape Plan.** All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, clinging vines, ground cover, lawns, planter boxes, flowers, fountains, and any practicable combination so that it is dust free and allows convenient outdoor activities, especially for children in mixed use or residential projects. Indigenous plantings are preferred, especially those that can support native species of butterflies and other small insects or animals. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor.

**2. Usable Open Space.** No portion of the required usable open space shall have a slope exceeding 10%. Up to 75% of the usable open space may be provided above the ground floor regardless of the underlying Zone.

**Common Usable Open Space.** No portion of the required common usable open space shall have a dimension of less than 20 feet or be less than 400 square feet for projects under 10 dwelling units and 600 square feet for projects 10 dwelling units or more.

**Private Usable Open Space.** Once the standards for the common usable open space referenced in the paragraph above have been met, Projects may provide private usable open space, such as balconies or patios, with a minimum dimension of six feet for balconies and ten feet for patios, thereby reducing the required usable open space directly commensurate with the amount of private open space provided.

**3. Streetscape Elements.** Any project along Vermont Avenue, Virgil Avenue, Hollywood Boulevard between the Hollywood Freeway and Western, or referred to in the Barnsdall Park Master Plan, shall conform to the standards and design intentions for improvement of the public right of way contained in the Streetscape Plans and other documents prepared for these areas and referenced in Chapter II of these Guidelines. Where those

documents are silent, and for projects along other major and secondary highways without streetscape or landscaping plans, the following provisions shall prevail.

Note that virtually all street furniture requires the issuance of a revocable permit from the Bureau of Street Services in the Department of Public Works, prior to placement in the public right of way.

Some variation in the design of the tree well covers, bike racks, street trees, trash receptacles or public benches may be authorized by the Director of Planning or his /her representative, for aesthetic, consistency or practical purposes. Changes may be made for practical purposes as long as the aesthetic values are maintained.

**Street Trees.** At least one 36-inch box shade tree shall be planted in the public right of way on-center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 30 feet of street frontage. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. An automatic irrigation system shall also be provided within the tree well. Businesses, tenants, and property owners along both block faces of a street are encouraged to collaboratively select a signature tree.

**Tree Well Covers.** A four foot by eight foot, black, cast iron tree well cover shall be provided for each new and reused street tree in the project area. The design shall meet the Americans With Disabilities Act requirements and minimize trip and fall accidents, and provide a cut out adequate for what ever tree used.

**Bike Racks.** One bike rack per lot, or 50 feet of lot frontage for lots with more than 50 feet of frontage, shall be required. Bike racks shall be installed three feet from the curb edge or per the City Department of Transportation's requirements. Simple bike racks painted black are required.

**Trash Receptacles.** One trash receptacle, painted black, per 100 feet of lot frontage along major or secondary highways, to be maintained and emptied by the Project owner, and placed in the public right of way, according to the requirements of the City Department of Public Works.

**Public Benches.** One public bench, painted black with a backrest, three armrests, and intermediate frame, for every 250 feet of lot frontage on a major or secondary highway shall be required and placed in the public right of way according to the requirements of the City Department of Public

Works.

**4. Pedestrian/Vehicular Circulation.** All structures shall be oriented toward the main commercial street where the parcel is located and shall avoid pedestrian/vehicular conflicts by adhering to the following standards:

**Parking Lot Location.** Surface parking shall be located to the rear of all structures if vehicular access is available to the rear of the parcel either via an alley or a public street. Where no vehicular access is available from the rear of any lot, parking shall be provided to the rear of a lot via a "flag" parking layout.

**Waiver.** The Director of Planning or his/her representative may authorize a waiver from the requirement to provide parking in the rear of the lot for mid-block lots that do not have through access to an alley or public street at the rear, and where creation of a flag parking lot results in a total building frontage of 30 feet or less. Applicants requesting a waiver shall submit alternative site plan scenarios with calculations showing total building frontage. Applicants shall incorporate design mitigation measures to ensure the pedestrian oriented streetscape is not undermined.

**Curb cuts.** Whenever a project must take its access from a major or secondary street, only one curb cut shall be permitted for every 150 feet of street frontage on the main commercial street. Such curb cuts shall be a maximum width of 20 feet, unless otherwise required by the Departments of Public Works, Transportation or Building and Safety.

**Pedestrian Entrance.** All buildings that front on a major or secondary highway or main commercial street, including parking structures, shall provide a pedestrian entrance at the front of the building, even when rear public entrances are provided. Maximum spacing of entries along commercial frontages for shops, lobbies or arcades is fifty feet.

**Design of Entrances.** Pedestrian Walkways, mid block throughways, arcades or entrances shall be located in the center of the facade, or symmetrically spaced if there are more than one, or at the corner if in a corner building. Entrances shall be accented by architectural elements such as columns, overhanging roofs, awnings, etc.

**Inner Block Pedestrian Walkway.** Projects shall provide one pedestrian access, walkway or path for every 250 feet of street frontage. An arcade or through interior pedestrian path or throughway shall be provided from the rear property line or from the parking lot or public alley or street if located to the rear of the project, to the front property line. The building facade facing the pedestrian walk way shall provide windows, doors and signs at ground level oriented to pedestrian traffic. The pedestrian walkway shall be accessible to the public and have a minimum vertical clearance of twelve feet, and a minimum horizontal clearance of ten feet.

**Speed Bumps.** Whenever a pedestrian walk way and a drive way share the same path for more than 50 lineal feet, speed bumps shall be provided on the driveway at a distance of no more than 20 feet apart.

**5. Utilities.** When new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. If underground service is not currently available, then provisions shall be made for future underground service.

**6. Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

**Stepbacks.** No portion of any structure located in Subareas B or C shall exceed more than 30 feet in height within 15 feet of the front property line. **(See Figure 1)** All buildings with a property line fronting on a major highway, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard and Vermont Avenue, shall set the second floor back from the first floor frontage at least ten feet.

**Transparent Building Elements.** Transparent building elements such as windows and doors shall occupy at least fifty percent of the exterior wall surface of the ground floor facades for the front and side elevations. **(See Figure 2)** Transparent building elements shall occupy at least twenty percent of the surface area of the rear elevation of the ground floor portion of any building which has surface parking located to the rear of the structure.

**Facade Relief.** All exterior building walls shall provide a break in the plane, or a change in material every 20 feet in horizontal length and every 30 feet in vertical length, created by an articulation or architectural detail such as: a change in plane of at least six inches for a distance of not more than 20 feet; recessed entry ways, recessed windows, or pop-out windows; porticos, awnings, terraces, balconies, or trellises; building overhangs, projections or cantilevered designs; horizontal moldings; cornice lines; or other features or building materials that create a visual break. Aluminum framed window or doors that are flush with the plane of the building shall not be included as a change in material or as a break in the plane. Materials such as wood, glass block, brick, adobe and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings. **(See Figure 3)**

**Building Materials.** All buildings shall apply at least two types of complementary building materials to exterior building facades such as

adobe, wood, brick, stone or tile. Transparent building elements shall not be included as a change in material towards this requirement.

**Surface Mechanical Equipment.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be screened from public view and treated to match the materials and colors of the building which they serve.

**Roof Lines.** All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means. **(See Figure 4)**

**7. Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building as follows:

**Flat Roofs.** Building equipment and ducts shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior materials, design and color of the building.

**Pitched Roofs.** Building equipment and ducts on pitched roofs shall be screened from view from any street, public right of way or adjacent property. The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view. The screening shall be solid and match the exterior materials, design and color of the building.

**Parapet Roofs.** The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior building material, design and color.

**8. Trash and Recycling Areas.** Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash enclosure shall be minimum six feet high, and shall have a separate area for recyclable materials. **(See Figure 5)**

**9. Pavement.** Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

**10. Freestanding Walls.** All freestanding walls shall contain an architectural

element at intervals of no more than 20 feet. All freestanding walls shall be setback from the property line adjacent to a public street with a landscaped buffer. Chain-link, barbed and concertina fences are not permitted. **(See Figure 6)**

**11. Parking Structures-Required Commercial Frontage.** All of the building frontage along major or secondary highways, for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. **(See Figure 7)**

**12. Parking Structures-Facade treatments.** The exterior elevations of all parking structures shall be designed to match the style, materials and color of the main building they serve so there is no notable differentiation between the parking and non-parking structure. **(See Figure 8)** If the parking structure is not architecturally associated with any one building, the wall at ground level shall be screened by a landscaped buffer. **(See Figure 9)**

**13. Parking Structures Across from Residential Uses.** Wherever a parking structure abuts or is directly across an alley or public street from any residential use or zone, the facade facing such residential use or zone shall conform to the following standards: a landscaped buffer in front of a decorative perimeter wall at least three feet six inches in height shall be provided along the sides of any structure which faces any residential use or zone, so that light is blocked and noise deflected; a maximum of 40% of the building facade shall be for openings that allow for natural ventilation; solid panels a minimum of three feet six inches tall shall be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight glare; light standards on any uncovered above ground level areas of the structure shall not be higher than the adjacent perimeter walls; and garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.

**14. Surface Parking lots.** Surface parking lots and driveways shall be paved with portland cement concrete, pervious cement, grass-crete or any other porous surface acceptable to the Department of Building and safety, that reduces heat radiation and/or increases surface absorption. A landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor shall be required. At least ten percent of a surface parking lot shall be landscaped in accordance with the following standards: One 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall

shall be provided behind the three foot landscaped buffer. Shade producing trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after ten years of growth. **(See Figure 10)**

**15. Surface Parking Abutting Residential.** Whenever a surface parking lot abuts or is directly across an alley from an residential use or zone, a decorative wall at least six feet in height shall be erected along the perimeter of the parking area facing such residential lot or use, and a landscaped buffer shall be installed along this wall with one 24-inch box shade tree planted for every 20 feet of landscaped buffer around the property line. A landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor is required.

**16. On-Site Lighting.** On-site lighting shall be installed along all vehicular access ways and pedestrian walkways. Parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

**Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than fifteen degrees (15) below the horizontal plane as measured from the light source. They shall not cast light directly into adjacent residential windows.

**Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be fourteen feet, measured from the finished grade of the area to be lit.

**Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.

**17. Security Devices.** Security devices shall be screened from public view. Alternative methods such as interior electronic security and fire alarm systems are encouraged. If metal security grills are used, grilles which recess into pockets or overhead cylinders, completely concealed and retractable shall be used and shall be integrated into the design of the building, using the space behind signage to house the gate if possible. Vertical or horizontally folding accordion grills in front of a building are prohibited. All security window bars shall be installed on the inside of the

building.

**18. Privacy.** Buildings shall be arranged to avoid windows facing windows across property lines, or the private open space of other residential units.

**19. Hours of operation.** Parking lot cleaning and sweeping, trash collections and deliveries to or from a building shall occur no earlier than 7AM and no later than 8PM, Monday through Friday, and no earlier than 10AM and no later than 4PM on Saturdays and Sundays.

**20. Noise Control.** Any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley, shall be constructed so as to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application of a building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room.

**21. Required Ground Floor Uses.** For Subarea B, any residential, community facility or commercial use permitted by the Specific Plan Ordinance is allowed on the ground floor. For Subareas C, one hundred percent ( 100 %) of the street level floor, excluding entrances to upper floors, must be for commercial uses or community facilities up to a depth of 25 feet.

## DESIGN GUIDELINES

**1. Urban Form.** Implementation of the Plan, Ordinance and Guidelines will begin to transform these commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere. Out door eating areas, and informal gatherings of chairs and benches are encouraged. These streets should begin to function for the surrounding community like an outdoor public living room. Transparency should exist between what is happening on the street and on the ground floor level of the buildings. Mid-block pedestrian walkways and access through buildings is encouraged.

**2. Building Form.** Generally, every building is encouraged to have a clearly defined ground plane, roof expression and middle or shaft that relates the two.



**3. Architectural Features.** The recommendations for Subareas B and C are similar to the recommendations for Subarea A. Courtyards, balconies, arbors, roof gardens, water features, and trellises are all encouraged. Appropriate visual references to historic building forms -especially Mediterranean traditions-are strongly encouraged in new construction.

**4. Building Color.** It is recommended, but not required ,that building color be simple and limited to three colors: Dominant color, subordinate color and "grace note" color. For example, the main color can be used for the building walls, the secondary color for window and door trim, and the accent color for awnings and signs. Light color paints, roof and building materials are encouraged to reflect more of the sun's energy there by reducing the surface temperature of the walls and roofs. Retention of building materials in their original or natural state, particularly brick, terra cotta and stone is strongly encouraged.

**5. Signs.** Appropriate signs include: wall signs; small projecting hanging signs; awnings or canopy signs; small directory signs; and permanent window signs. When a building contains two or more businesses, signs should complement one another in color and shape and be located in the same relative position on each storefront. Signs should be designed to coordinate with the building and not dominate or obscure the architectural elements of the building facades, roofs or landscaped areas. Signs may be lighted but the source of illumination should be hidden from view.

**5. Window Signs.** Open and non-obtrusive views into stores are encouraged. A clear view into the store will provide added security for merchants and attract shoppers into stores. Temporary banner signs create visual clutter and are discouraged. Permanently painted signs or lettering on the inside of windows is encouraged provided it takes up less than ten percent of the total glass surface. Clerestory windows are also encouraged. They are horizontal panels of glass between the ground floor and the second story. They are a traditional main street element, especially in historical buildings. They are good locations for neon or painted window signs.

**6. Pole Signs, Off-site Signs, and Roof Signs.** Pole signs, off-site signs, or roof signs are not permitted. Individual lettering on the building, or painted lettering on the building are preferred.

**7. Awning Signs.** Fabric awnings and awning signs are encouraged. Lettering should occur only on the awning valences and not exceed 10 inches. Awning signs above the first floor are not desirable.

**8. Painted Lettering.** This type of sign is strongly encouraged. Painted murals on the building facade are encouraged provided the lettering is not overly large and is compatible with surrounding signs.

**9. Pedestrian Oriented Signs.** Hanging signs and permanent banners are readable by pedestrians walking by the facade. They are visible from the sidewalk in both directions and help pedestrians to recognize locations quickly without having to stand back and read signs flat against the building. Hanging signs should be located so they protrude from the top of the first floor, are at least seven feet above the finished grade, and extend no more than four feet from the wall. Hanging signs should be no more than twelve square feet in surface area.

**10. Directory signs or kiosks.** These are strongly encouraged. Directory signs should be considered for mounting on buildings at sidewalk locations and near arcades, access ways or passages.

**11. Portable signs.** Portable signs such as menu boards for restaurants are encouraged provided they do not project into the public sidewalk more than 36 inches, are less than 10 square feet in surface area, and are stored indoors after hours of operation.

**12. Figurative Signs.** Figurative signs shaped to reflect the silhouette of a particular object (e.g. a key, a coffee cup, etc.) are encouraged. These may be portable, wall-mounted or projecting.

**13. Canned Signs.** Canned signs should not be used. They are internally illuminated plastic panels within a sheet metal box enclosure. They use a limited range of colors and lettering types and tend to have no relationship to the architectural character of the building.

**14. Custom-made Neon.** Custom-made neon signs are encouraged. They may be either exterior-mounted on a signboard or metal support frame or enclosure, or interior-mounted behind clerestory or display windows.

**15. Plant Materials on Facades.** Facade plant materials are in addition to permanent landscaping. They should be arranged to express individuality and create a welcoming environment for pedestrians. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. They need to be properly maintained so they are fresh and healthy. Drought tolerant, especially indigenous or native California plants are highly recommended. Facade planting should be considered for both first and

second floors of a building. Minimum sidewalk width for placement of planter boxes is 12 feet. Facade plant materials should not extend into the public right of way or side walk more than three feet. Planters should not be more than three feet high. All planters should be secured to the ground-except window boxes-and provide proper drainage. Other furnishings such as tables, chairs and umbrellas may be provided in the pedestrian and open space. Note that virtually all street furniture requires the issuance of a revocable permit from the Bureau of Street Services in the Department of Public Works, prior to placement in the public right of way.

## VI. Subarea D: Light Industrial/Commercial

The purpose of these regulations is to require concealment of offensive elements and activities from view; regulate transitional treatments where industrial sites abut residential uses; provide criteria for improved building design; and to improve the landscape standards.

Landscaped Buffers, or landscaped setbacks, referred to in this section of the document, unless otherwise indicated, shall conform to the following standards:

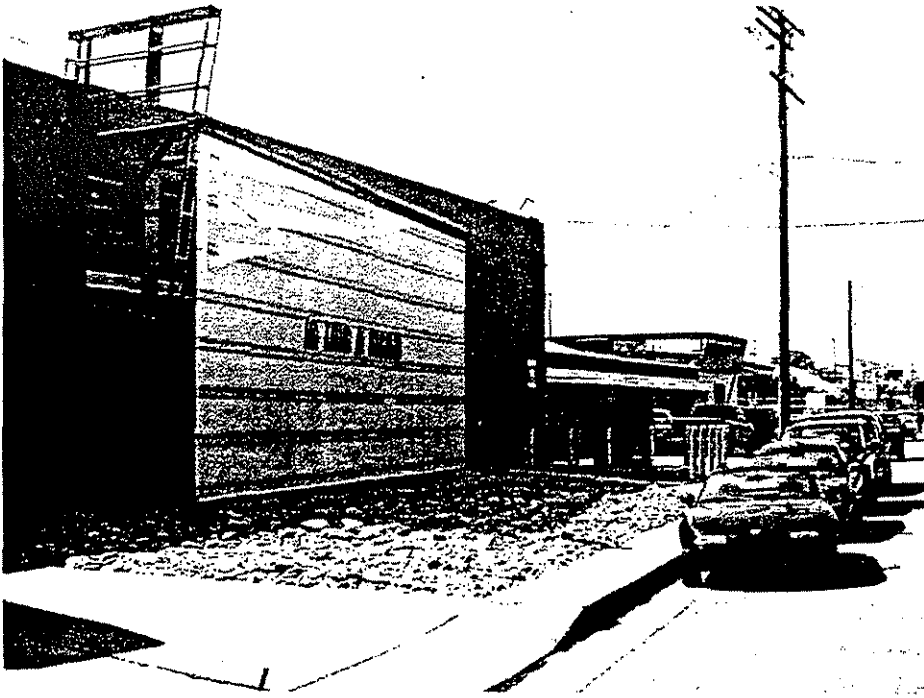
- a. be at least three feet wide;
- b. contain clinging vines along any adjacent walls or fences with a minimum height of three feet at maturity, and continuous ground cover planted over the entire setback;
- c. contain one twenty-four inch shade box tree, not less than ten feet in height at the time of planting, planted every 20 lineal feet. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted;
- d. include an automated irrigation system; and
- e. be in accordance with a landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor.

**1. Landscape Plan.** All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, fountains, and any practicable combination so that it is dust free and allows convenient outdoor activity. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor.

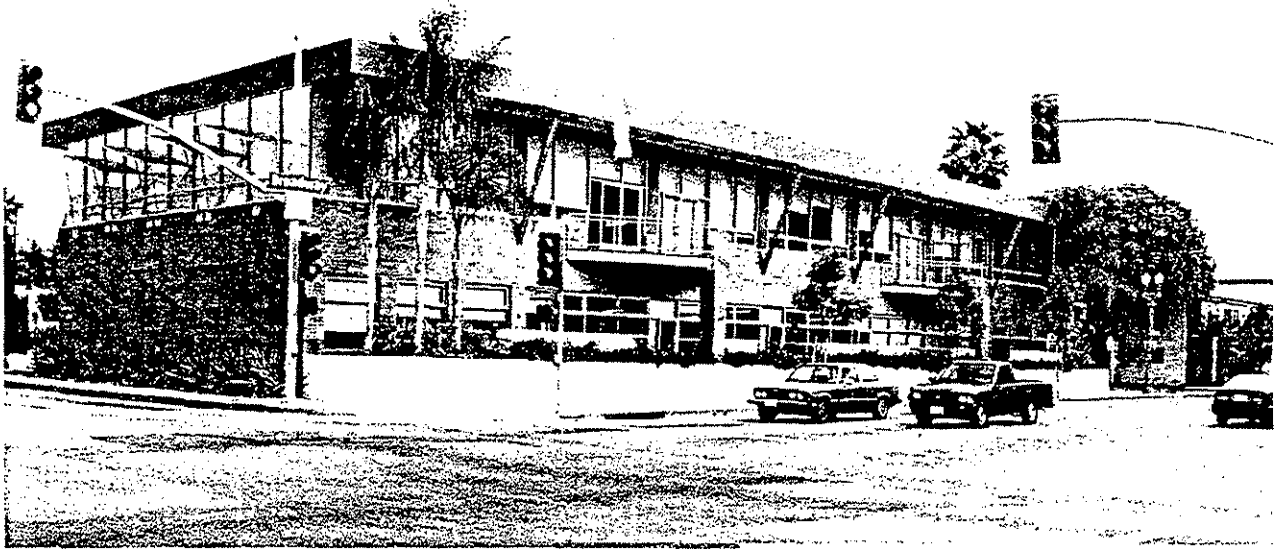
**2. Streetscape.** Note that virtually all street furniture requires the issuance of a revocable permit from the Bureau of Street Services in the Department of Public Works, prior to placement in the public right of way. Some variation in the design of the tree well covers, bike racks, street trees, trash receptacles or public benches may be authorized by the Director of Planning or his /her representative, for aesthetic, consistency or practical purposes, but not for the purpose of lowering costs to the Project.

**Street Trees.** At least one 36-inch box shade tree shall be planted in the public right of way on center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 20 feet of street frontage. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. An automatic irrigation system shall also be provided within the tree well. Businesses, tenants and property owners along both block faces of a

*These commercial and industrial streets are interesting and well-designed. Some have been converted into office space from earlier, industrial uses.*

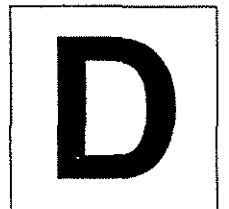


**Marina Del Rey, CA**



**Santa Monica, CA**

## **Light Industrial** *Industria Ligera*



### **Vermont / Western Stations Neighborhood Area Plan** *Area de la Comunidad de las Estaciones Vermont / Western*

street are encouraged to collaboratively select a signature tree.

**Tree Well Covers.** A four foot by eight five foot, black cast iron tree well cover shall be provided for each new and existing street tree in the project area. The design shall meet the Americans With Disabilities Act requirements, minimize trip and fall accidents and provide a cut out adequate for what ever tree used. .

**3. Pedestrian Entrance.** All buildings that front on a public street, including parking structures, shall provide a pedestrian entrance at the front of the building, even when rear public entrances are provided.

**4. Design of Entrances.** Pedestrian entrances shall be accented by architectural elements such as columns, overhanging roofs, awnings, etc.

**5. Speed Bumps.** Whenever a pedestrian walkway and a driveway share the same path for more than 50 lineal feet, speed bumps shall be provided on the driveway at a distance of no more than 20 feet apart.

**6. Utilities.** When new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground.

**7. Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood, and creates a pedestrian friendly environment. Accordingly, the following standards shall be met:

**a. Transparent Building Elements.** Transparent building elements such as windows, and doors shall occupy at least twenty percent of the exterior wall surface of all the ground floor facades.

**b. Facade Relief.** All exterior building walls shall provide a break in the plane, or a change in material every 30 feet in horizontal length and every 30 feet in vertical length, created by an articulation or architectural detail such as: a change in plane of at least six inches for a distance of not more than 30 feet; recessed entry ways, recessed windows, or pop-out windows; porticos, awnings, terraces, balconies, or trellises; building overhangs, projections or cantilevered designs; or other features or building materials that create a visual break. Aluminum framed window or doors that are flush with the plane of the building shall not be included as a change in material or as a break in the plane. Materials such as wood, glass block, brick, and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings.

**c. Building Materials.** All buildings shall apply at least two types of

complementary building materials to exterior building facades such as stone, adobe, wood, brick, or tile. Transparent building elements do not count toward this requirement.

**d. Surface Mechanical Equipment.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be screened from public view and treated to match the materials and colors of the building which they serve.

**e. Roof Lines.** All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means. **(See Figure 11)**

**8. Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building as follows:

**a. Flat Roofs.** Building equipment and ducts shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior materials, design and color of the building.

**b. Pitched Roofs.** Building equipment and ducts on pitched roofs shall be screened from view from any street, public right of way or adjacent property. The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view. The screening shall be solid and match the exterior materials, design and color of the building.

**c. Parapet Roofs.** The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior building material, design and color.

**9. Trash, Storage Areas and Recycling Bins.** All trash and storage areas shall be completely enclosed. Trash bins and storage areas shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash enclosure shall be minimum six foot high, and shall have a separate area for recyclable materials.

**10. Pavement.** Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable

paved surfaces, tile, and/or brick pavers.

**11. Decorative Freestanding Walls.** All freestanding walls shall be decorative. Decorative walls contain an architectural element at intervals of no more than 20 feet. All freestanding walls shall be setback from the property line adjacent to a public street with a landscaped buffer. Chain-link, barbed and concertina fences are not permitted.

**12. Parking Behind Buildings.** Surface parking lots, parking structures, garages and carports shall always be at the rear of buildings, in no case closer than twenty feet of a public street.

**13. Parking Structures Facade treatments.** The exterior elevations of all parking structures shall be designed to match the style, materials and color of the main building they serve so there is no notable differentiation between the parking and non-parking structure. If the parking structure is not architecturally associated with any one building, then the wall at ground level shall be screened by a landscaped buffer.

**14. Structures Across from Residential Uses.** Wherever a structure abuts or is directly across an alley or public street from any residential use or zone, the structure abutting such residential use or zone shall conform to the following standards: a six foot solid decorative wall that blocks light and deflects noise shall be installed along the side of the lot that abuts the residential use or zone; a landscaped buffer shall be provided along the outside of the perimeter walls fronting on an alley or public street across from any residential use or zone; solid panels a minimum of three feet six inches tall shall be installed at the ramps of any parking structure adjacent to residential uses or zones so as to minimize headlight glare; light standards on any uncovered above ground level areas of the structure shall not be higher than the adjacent perimeter walls; and garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.

**15. Surface Parking lots.** At least ten percent of a surface parking lot shall be landscaped in accordance with the following standards: One 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall shall be provided behind the three foot landscaped buffer. Shade producing trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after ten years of growth.



**16. Surface Parking Abutting Residential.** Whenever a surface parking lot abuts or is directly across an alley from an residential use or zone, a decorative wall at least six feet in height, with a landscaped buffer, shall be erected along the perimeter of the parking area facing such residential lot or use.

**17. On-Site Lighting.** On-site lighting shall be installed along all vehicular access ways and pedestrian walkways. Parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

**Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than fifteen degrees (15) below the horizontal plane as measured from the light source. They shall not cast light directly into adjacent residential windows.

**Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be fourteen feet, measured from the finished grade of the area to be lit.

**Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.

**18. Security Devices.** Security devices shall be screened from public view. Alternative methods such as interior electronic security and fire alarm systems are encouraged. If metal security grills are used, grilles which recess into pockets or overhead cylinders, completely concealed and retractable shall be used. Roll-up security gates shall be integrated into the design of the storefront, using the space behind signage to house the gate if possible. Vertical or horizontally folding accordion grills in front of a building are prohibited. All security window bars shall be installed on the inside of the building.

**19. Privacy.** Buildings shall be arranged to avoid windows facing residential windows or private outdoor space of adjacent residential zones.

## VII Subarea E. Public Facilities

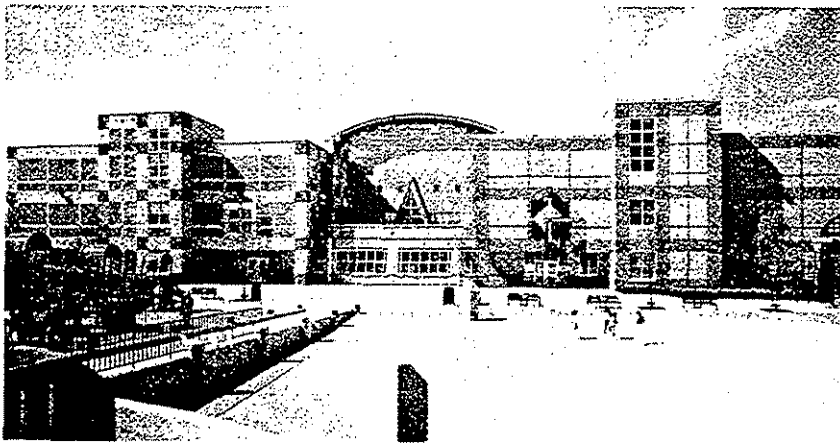
One purpose of this section is to recommend standards and criteria for facility design and public right of way improvements for public projects that are consistent with the standards required of private development. Most public projects will be architecturally unique and have functions that determine how the building or facility must be designed. However, unless the function or purpose of a public project will be detrimentally affected, it is the strong recommendation of this document that the following design principles also be applied.

Another purpose of this section is to encourage substantial resident participation in public projects. Collaborative public projects are an important component of the Neighborhood Vision in this community. Therefore it is strongly recommended that residents surrounding the potential new public facility be involved in the design and siting of the project. Government agencies and City Departments are requested to schedule several public workshops so that neighbors to the project contribute input at an early stage of the design process.

Another goal of the Plan, is to promote multi-functional public facilities. Buildings or amenities should be designed so they can serve more than one public purpose. Examples are public buildings with public open space, public teleconferencing center, or a community room facility. Shared parking between a public use and an adjacent residential use is another technique for creating multi-functional structures. Schools that function as pre-school childcare and after school centers are also consistent with this goal.

Public buildings are asked to evoke historic architectural themes, or reinforce local character and sense of place, when appropriate. Public facilities are also encouraged to become prototypes and models for sustainable techniques in building construction and in drought resistant, indigenous landscaping that supports native butterflies and other small fauna.

**1. Maximize the open space potential of all public facilities, even if open space is not the primary purpose of the site.** All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities should be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, fountains, and any practicable combination so that it is dust free and allows convenient outdoor activity. Indigenous plantings are preferred, especially those that can support native species of butterflies and other small insects or animals. All landscaped areas should be landscaped in accordance with a landscape plan prepared by a licensed landscape



Mary C. Burke Elementary School, Chelsea, MA

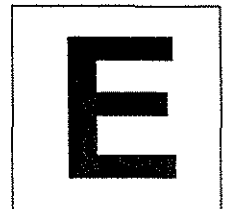


Germantown Friends School, Philadelphia, PA



Robert Louis Stevenson School, Pebble Beach, CA

**Public Facility Subarea**  
*Zona para Edificios Publicos*



**Vermont / Western Stations Neighborhood Area Plan**  
*Area de la Cecindad de las Estaciones Vermont / Western*

**Figure 1. Step Backs**



*Step taller buildings back at upper levels. Building structures should not overwhelm adjacent pedestrian areas. Stepbacks on taller buildings allow the maintenance of small scale character near street level.*

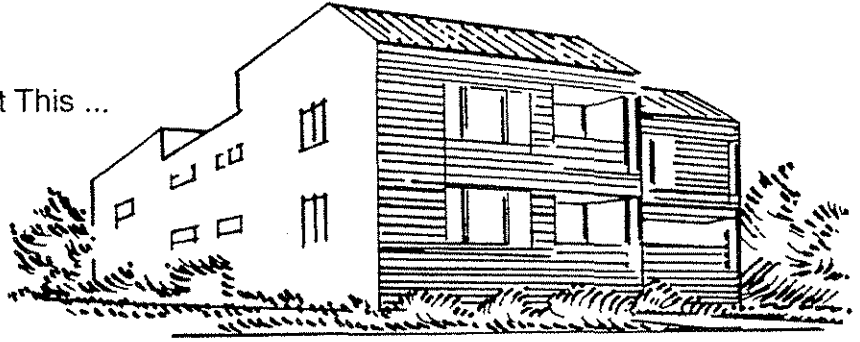
**Figure 2. Transparent Building Element / Facade Treatment**



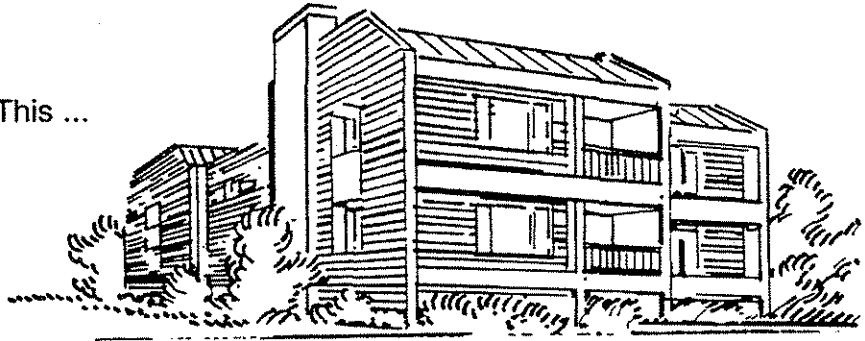
### Figure 3. Facade Treatments on Sides and Rear of Buildings

Similar Architectural Treatments  
on Sides and Rear of Building

Not This ...



This ...

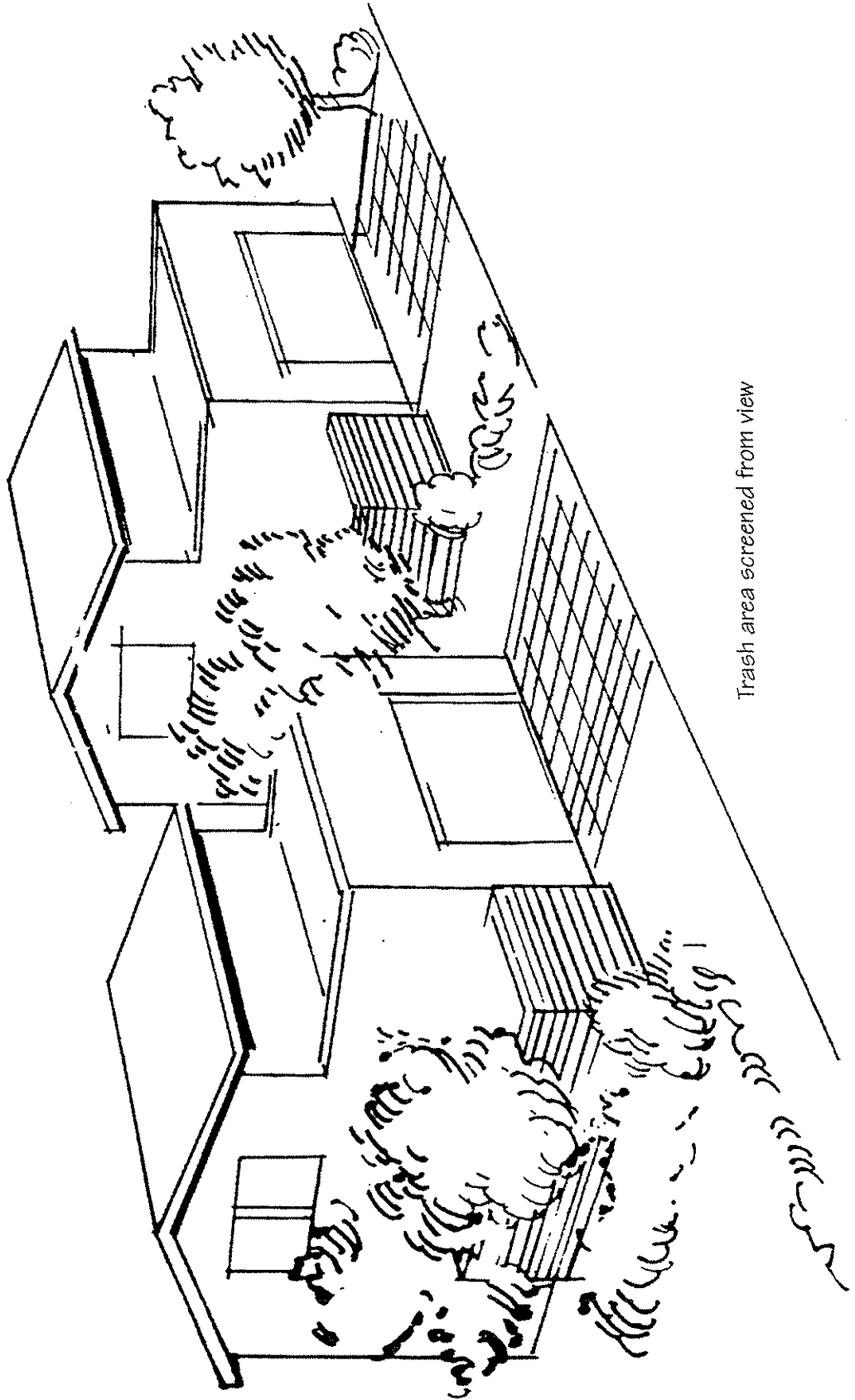


### Figure 4. Facade Treatment and Roof Lines



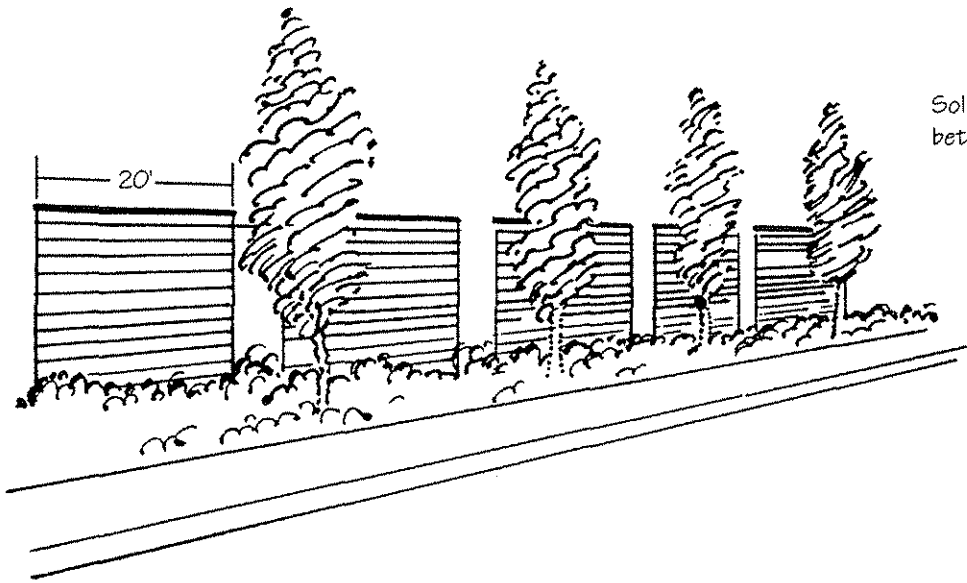
Balconies, windows and other recessed & projecting  
features are used to break up the mass of the Building.

Figure 5. Screening Trash and Recycling Areas



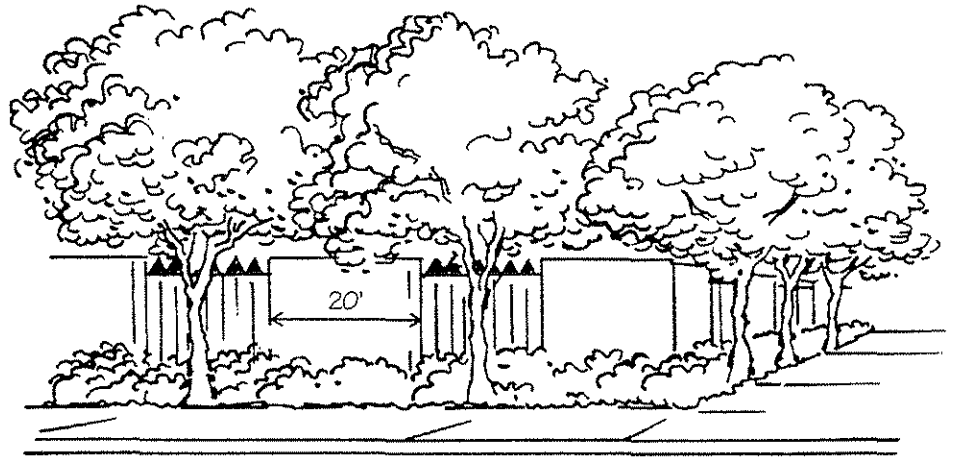
Trash area screened from view

## Figure 6. Walls and Fences

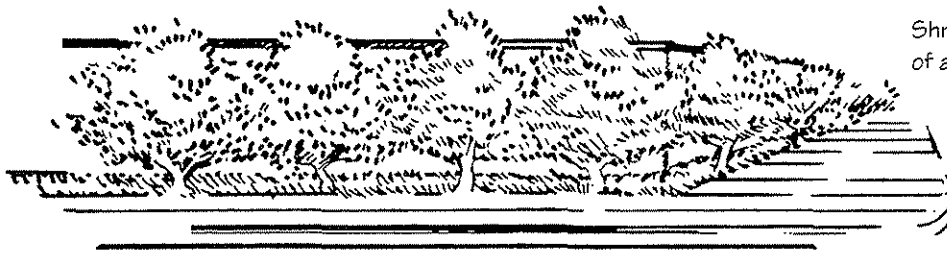


Solid Staggered Wall with Landscaping between Wall and Sidewalk

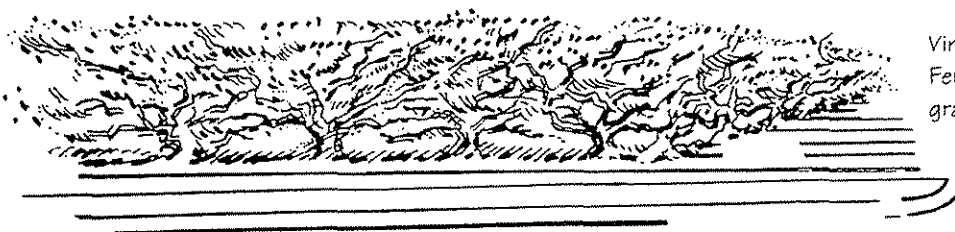
Fences with Solid Sections Interspersed with Wrought Iron Sections



## Plantings

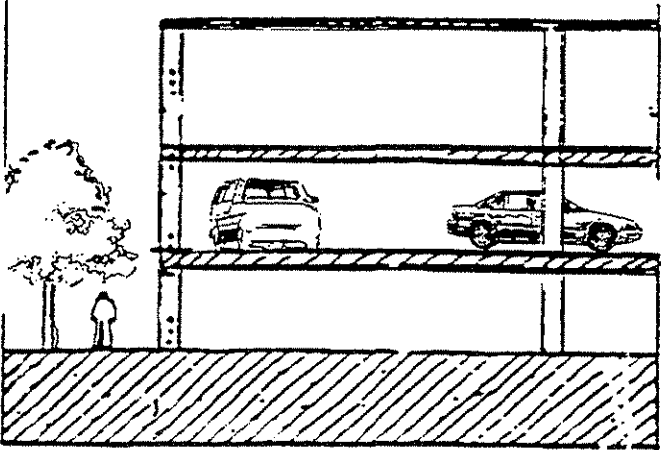


Shrubs and Ground Cover planted in front of a Fence or Wall to prevent graffiti

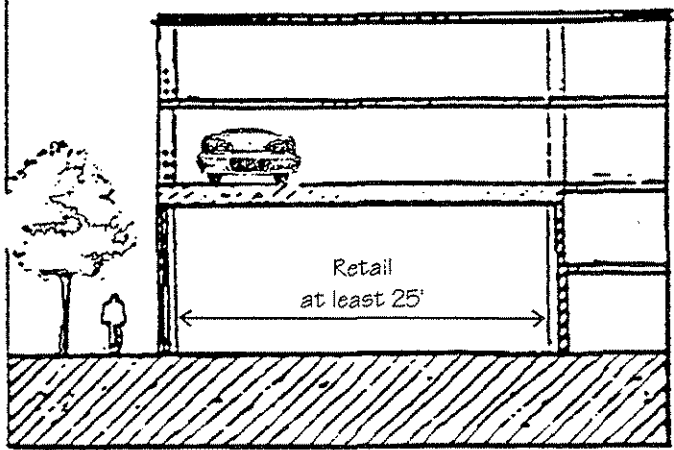


Vines that climb and cling to the Wall or Fence form an effective fighter against graffiti

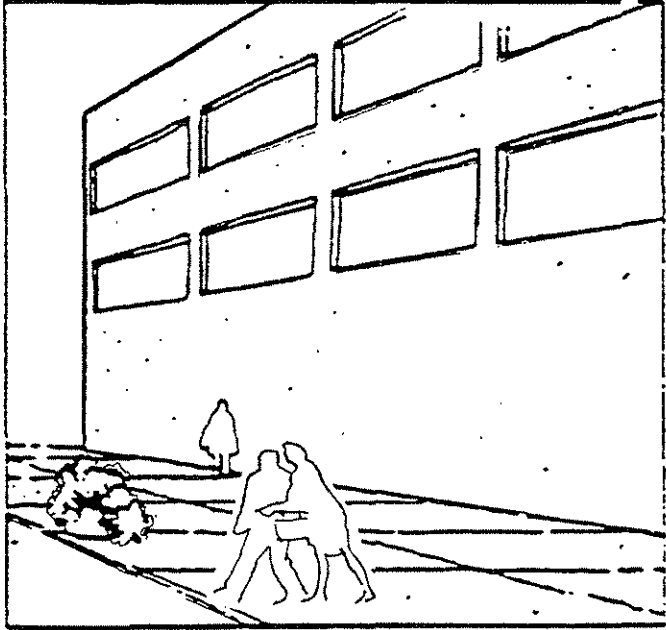
Figure 7. Parking Structure Retail Facade



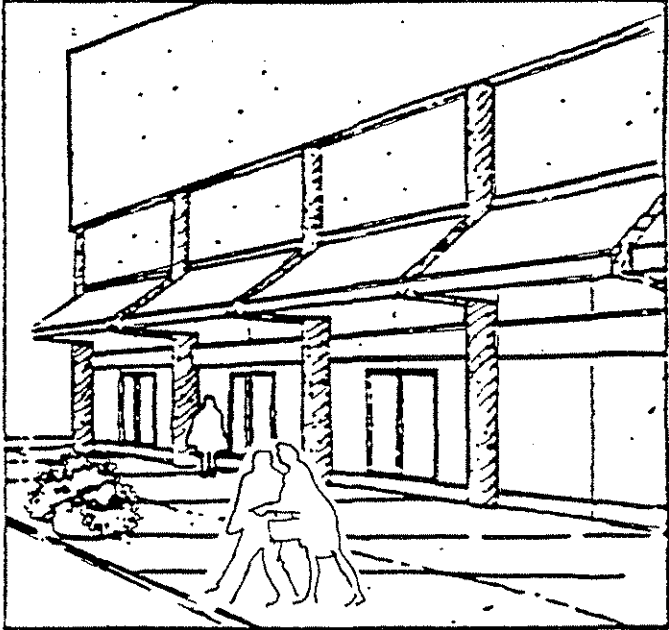
No



Yes



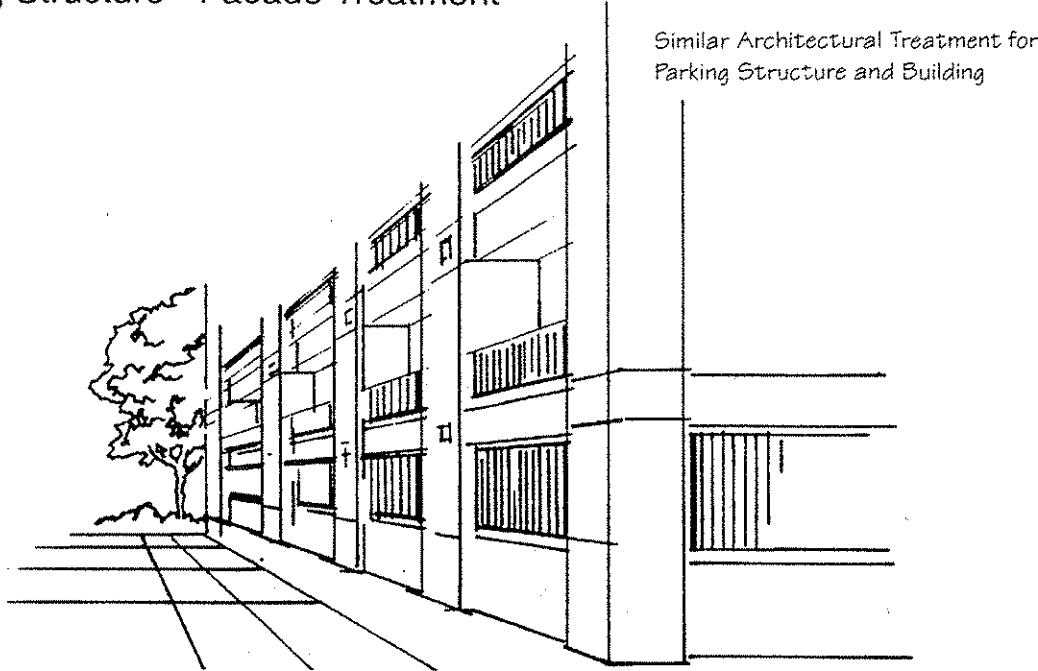
No



Yes



**Figure 8. Parking Structure - Facade Treatment**



**Figure 9. Parking Structure - Landscape Buffer**

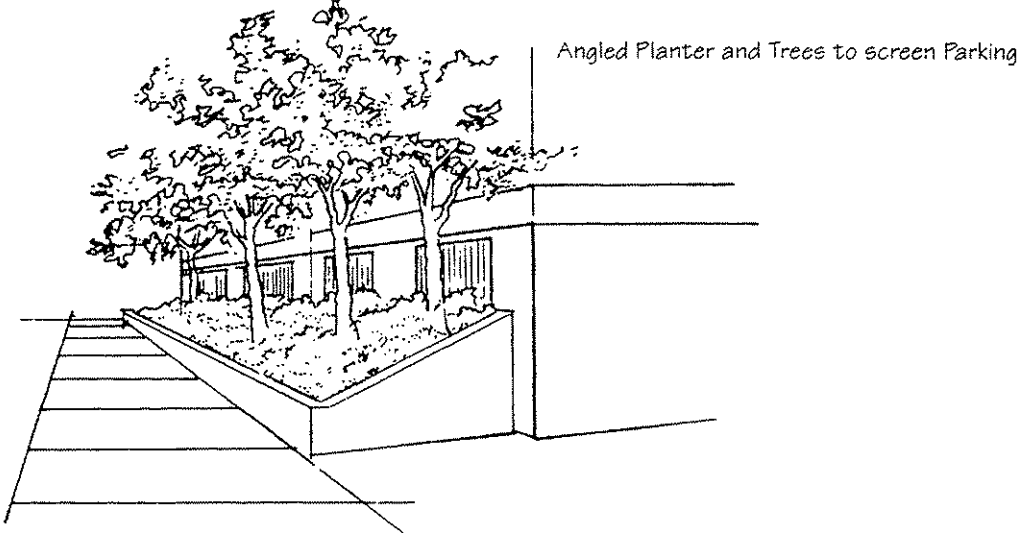
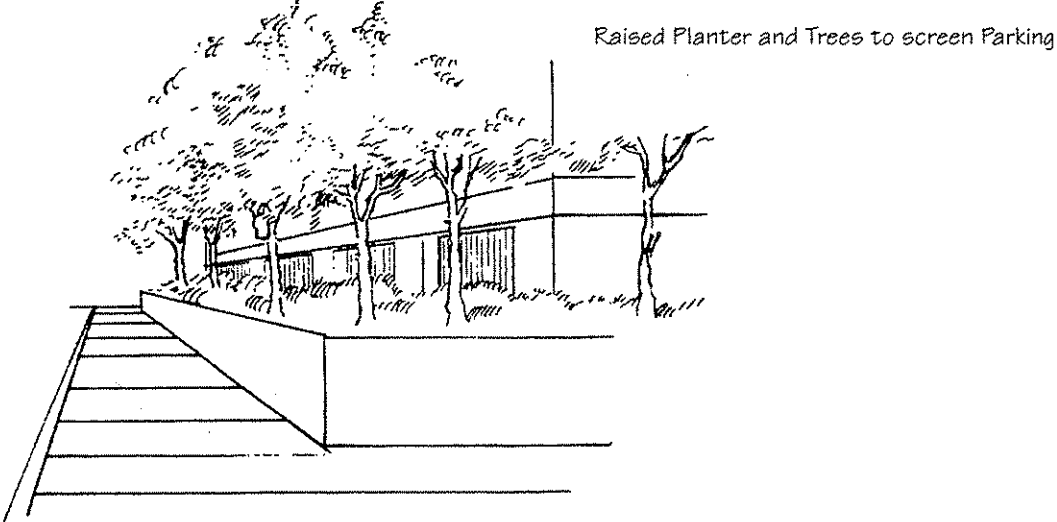
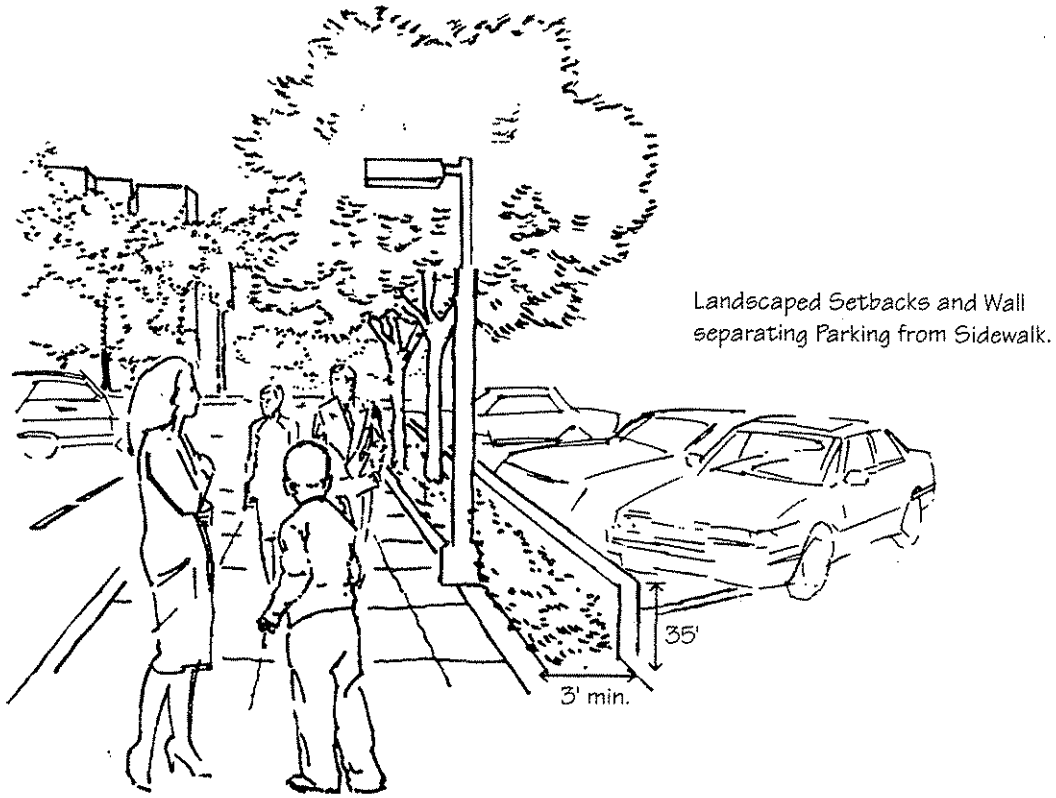


Figure 10. Surface Parking Lot Landscape Elements



Parking Lot Landscape Elements

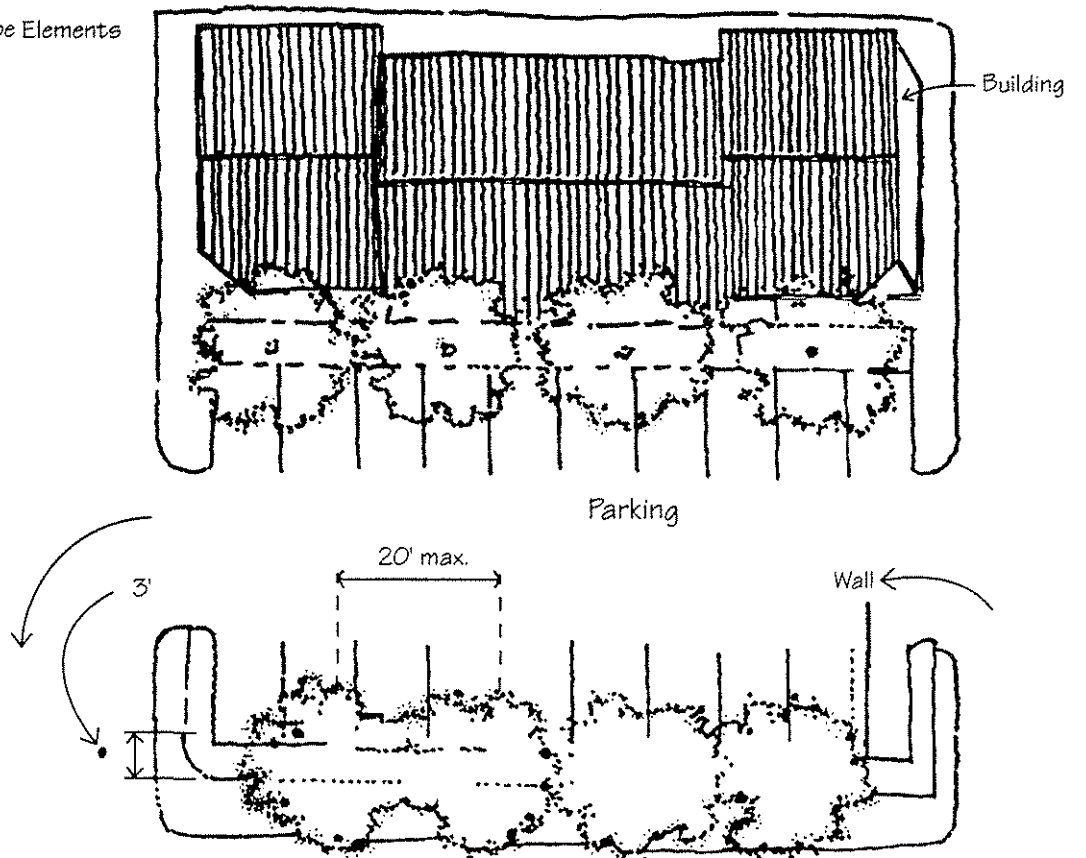
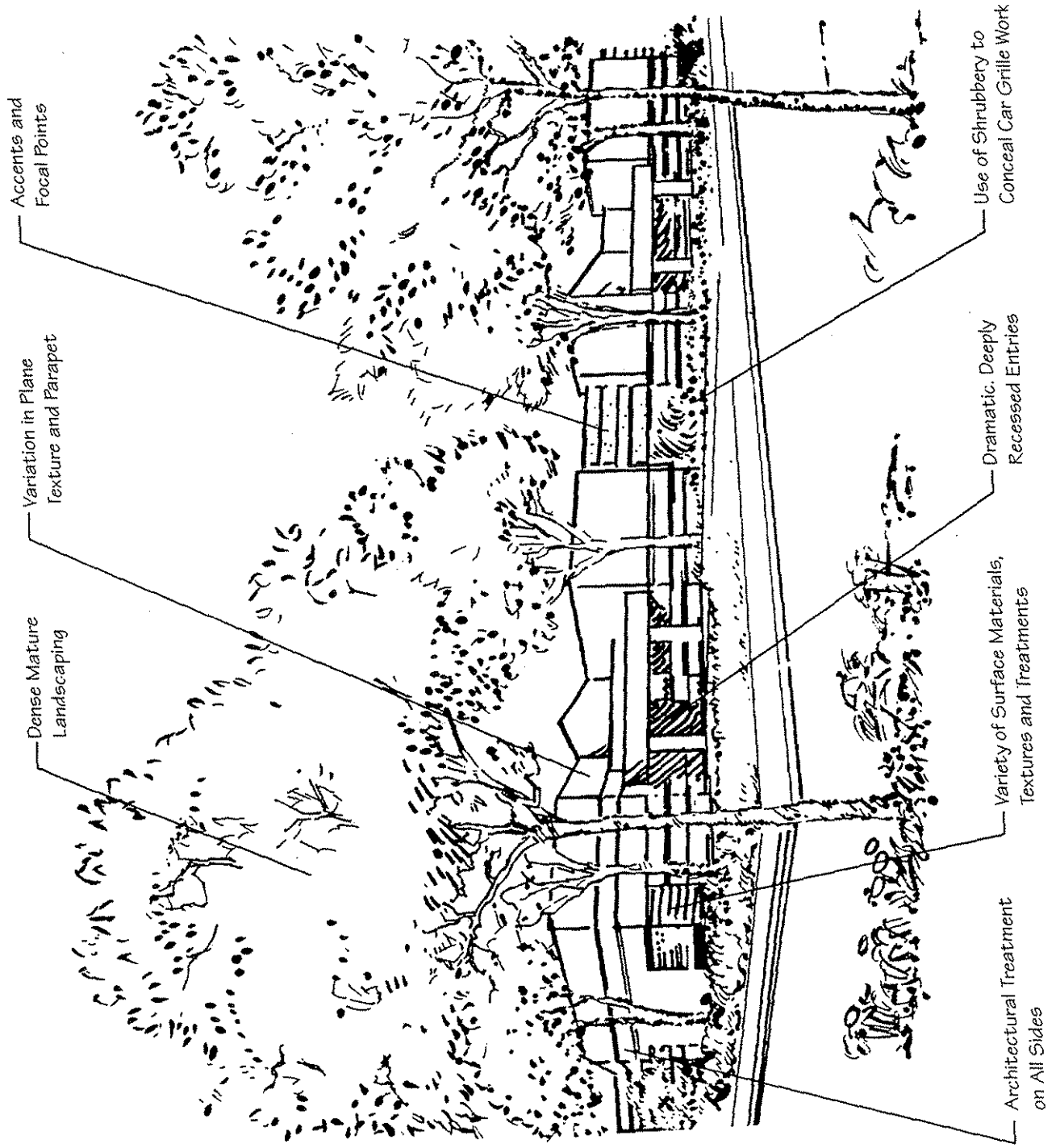


Figure 11. Facade Treatments on an Industrial Building



architect, licensed architect, or licensed landscape contractor.

**2. Streetscape.** The project should strive to be pedestrian and transit accessible, including creating a lively, green, shaded sidewalk area.

**Street Trees.** At least one 36-inch box shade tree should be planted in the public right of way on center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 20 feet of street frontage. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance should be planted. An automatic irrigation system should also be provided within the tree well.

**Tree Well Covers.** A four foot by eight foot, black cast iron tree well cover shall be provided for each new and reused street tree in the project area. The design shall meet the Americans With Disabilities Act requirements and minimize trip and fall accidents and provide a cut out sufficient for the type of tree planted.

**3. Pedestrian Entrance.** All buildings that front on a public street, including parking structures, should provide a pedestrian entrance at the front of the building, even when rear public entrances are provided.

**4. Design of Entrances.** Pedestrian entrances shall be accented by architectural elements such as columns, overhanging roofs, awnings, etc.

**5. Speed Bumps.** Whenever a pedestrian walk way and a drive way share the same path for more than 50 lineal feet, speed bumps should be provided on the driveway at a distance of no more than 20 feet apart.

**6. Utilities.** When new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site should be placed underground.

**7. Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood and creates a pedestrian friendly environment:

**a. Transparent Building Elements.** Transparent building elements such as windows, and doors should occupy at least twenty percent, and as much as fifty percent, of the exterior wall surface of all the ground floor facades.

**b. Facade Relief.** All exterior building walls should provide a break in the plane, or a change in material every 15 to 30 feet in horizontal length

and every 15 to 30 feet in vertical length, created by an articulation or architectural detail such as: a change in plane of at least six inches for a distance of not more than 30 feet; recessed entry ways, recessed windows, or pop-out windows; porticos, awnings, terraces, balconies, or trellises; building overhangs, projections or cantilevered designs; or other features or building materials that create a visual break. Aluminum framed window or doors that are flush with the plane of the building should not be included as a change in material or as a break in the plane. Materials such as wood, glass block, brick, and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings.

**c. Building Materials.** All buildings should apply at least two types of complementary building materials to exterior building facades such as stone, adobe, wood, brick, or tile. Transparent building elements do not count towards this criteria.

**d. Surface Mechanical Equipment.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and treated to match the materials and colors of the building which they serve.

**e. Roof Lines.** All roof lines in excess of forty feet should be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means.

**8. Rooftop Appurtenances.** All rooftop equipment and building appurtenances should be screened from public view or architecturally integrated into the design of the building as follows:

**a. Flat Roofs.** Building equipment and ducts should be screened from view from any street, public right of way or adjacent property. The screening should be solid and match the exterior materials, design and color of the building.

**b. Pitched Roofs.** Building equipment and ducts on pitched roofs should be screened from view from any street, public right of way or adjacent property. The pitched roof should be designed and constructed to accommodate roof-mounted equipment. A platform should be constructed and recessed into the roof such that one side of the equipment should be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch should be screened from view. The screening should be solid and match the exterior materials, design and color of the building.

**c. Parapet Roofs.** The parapet roof should be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet should be screened from

view from any street, public right of way or adjacent property. The screening should be solid and match the exterior building material, design and color.

**9. Trash, Storage Areas and Recycling Bins.** All trash and storage areas should be completely enclosed. Trash bins and storage areas should be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash enclosure should be minimum six foot high, and shall have a separate area for recyclable materials.

**10. Pavement.** Paved areas, excluding parking and driveway areas, should consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

**11. Decorative Freestanding Walls.** All freestanding walls should be decorative. Decorative walls contain an architectural element at intervals of no more than 20 feet. All freestanding walls should be setback from the property line adjacent to a public street with a landscaped buffer. Chain-link, barbed and concertina fences are not acceptable.

**12. Parking Behind Buildings.** Surface parking lots, parking structures, garages and carports should always be at the rear of buildings, in no case closer than twenty feet of a public street.

**13. Parking Structures Facade treatments.** The exterior elevations of all parking structures should be designed to match the style, materials and color of the main building they serve so there is no notable differentiation between the parking and non-parking structure. If the parking structure is not architecturally associated with any one building, then the wall at ground level should be screened by a landscaped buffer.

**14. Structures Across from Residential Uses.** Wherever a structure abuts or is directly across an alley or public street from any residential use or zone, the structure abutting such residential use or zone should conform to the following standards: a six foot solid decorative wall that blocks light and deflects noise shall be installed along the side of the lot that abuts the residential use or zone; a landscaped buffer shall be provided along the outside of the perimeter walls along an alley or public street across from any residential use or zone; solid panels a minimum of three feet six inches tall shall be installed at the ramps of any parking structure adjacent to residential uses or zones so as to minimize headlight glare; Light standards

on any uncovered above ground level areas of the structure should not be higher than the adjacent perimeter walls; and Garage floors and ramps should be constructed with textured surfaces to minimize tire squeal noises.

**15. Surface Parking lots.** At least ten percent of a surface parking lot should be landscaped in accordance with the following standards: One 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall shall be provided behind the three foot landscaped buffer. Shade producing trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after ten years of growth.

**16. Surface Parking Abutting Residential.** Whenever a surface parking lot abuts or is directly across an alley from an residential use or zone, a decorative wall at least six feet in height should be erected along the perimeter of the parking area facing such residential lot or use.

**17. On-Site Lighting.** On-site lighting should be installed along all vehicular access ways and pedestrian walkways. Parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

**Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than fifteen degrees (15) below the horizontal plane as measured from the light source. They shall not cast light directly into adjacent residential windows.

**Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be fourteen feet, measured from the finished grade of the area to be lit.

**Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps should be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent should not be used for ground floor illumination.

**18. Security Devices.** Security devices should be screened from public view. Alternative methods such as interior electronic security and fire alarm systems are encouraged. If metal security grills are used, grilles which recess into pockets or overhead cylinders, completely concealed and

retractable should be used. Roll-up security gates should be integrated into the design of the storefront, using the space behind signage to house the gate if possible. Vertical or horizontally folding accordion grills in front of a building are not acceptable. All security window bars should be installed on the inside of the building.

**19. Privacy.** Buildings should be arranged to avoid windows facing residential windows, or facing private outdoor space of residential units.

**20. Hours of operation.** Parking lot cleaning and sweeping, trash collections and deliveries to or from a building should occur no earlier than 7AM and no later than 8PM, Monday through Friday, and no earlier than 10AM and no later than 4PM on Saturdays and Sundays.

## DESIGN GUIDELINES

**1. Urban Form.** Implementation of the Plan, Ordinance and Guidelines will begin to transform the local commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere. Informal gatherings of chairs and benches are encouraged. These streets should begin to function for the surrounding community like an outdoor public living room. Transparency should exist between what is happening on the commercial street and on the ground floor level of the buildings. Mid-block pedestrian walkways and access through buildings are encouraged.

**2. Building Form.** Generally, every building is encouraged to have a clearly defined ground plane, roof expression and middle or shaft that relates the two.

**3. Architectural Features.** Courtyards, balconies, arbors, roof gardens, water features, and trellises are all encouraged.

**4. Building Color.** It is recommended, but not required that building color be simple and limited to three colors: Dominant color, subordinate color and "grace note" color. For example, the main color can be used for the building walls, the secondary color for window and door trim, and the accent color for awnings and signs.

Light color paints roof and building materials are encouraged to reflect more of the sun's energy there by reducing the surface temperature of the walls and roofs. Retention of building materials in their original or natural state, particularly brick, terra cotta and stone are strongly encouraged.



## VIII. DEVELOPMENT STANDARDS FOR HOSPITAL AND MEDICAL CENTERS

This Chapter applies to hospitals in the Vermont/Sunset hospital core area: Kaiser Permanente, Childrens Hospital Los Angeles and Queen of Angels Hollywood Presbyterian Medical Center. The following development standards were generated uniquely for these entities because of their large institutional nature, special economic and public service contributions, and stringent facility needs.

Each of the hospitals exists as a comprehensive healthcare center typically comprised of a hospital, medical office buildings, parking structures, open space and public services. At teaching centers like Childrens Hospital, research is also included on the site.

The facilities we see today at these institutions have evolved over many decades, however, there will shortly be a dramatic transformation. All three of these hospitals will begin to rebuild their main patient care facility within the next few years. Recent change in State law mandates primary acute care facilities remain operational after a major seismic event, and requires licensed institutions to comply, or perform seismic upgrades, or new hospital construction by the year 2008.

A major opportunity exists to re-establish a strong architectural identity for each of these medical campuses, and for the hospital core area collectively. The purpose of this Chapter is to maximize the economic and urban form potential of the hospitals to continue to uplift the visual, economic and civic life of the community while balancing the hospitals needs to respond quickly to State mandates and other rigorous functional criteria.

**Design Guidelines.** While hospitals are designed from the inside out-being driven by the layout of patient rooms, nursing stations, support space and efficient corridor networks-the overall massing and articulation, architectural identity and integration of these buildings into the surrounding environment are very important to the neighboring community. The following general areas of focus have emerged and were used to inform the nature of the development standards that are described in rest of this Chapter:

**1. Street Level Facade.** The street level facade for new hospitals needs to be inventive since the usual techniques for enlivening the pedestrian experience are not available to hospitals. Hospitals cannot rely on transparency (fenestration), retail activity, or generous pedestrian access into buildings since they are constrained by the need to preserve patient safety and privacy. Therefore hospitals should provide the following

alternative elements that generally enhance the pedestrian experience without compromising the safety and security needs of the hospital:

- a. Improve the access to any adjacent public amenity such as the Metro station portals, and Barnsdall Park;
- b. Provide landscaped open space at street level that is visually accessible to the public view from public streets or walkways;
- c. Widen sidewalks;
- d. Provide a generous amount of street furniture and public art; and
- e. Emphasize the human scale of the street level to balance the massing necessary for the rest of the building.

**2. Architecturally Articulated.** The new buildings will have to be substantial in scale and the height and shape determined by the need to locate patient rooms along perimeter walls for views and natural light. However, the massing of tall towers can be softened by articulation of the upper facades and a visual blending or compatibility with the Hollywood Hills immediately to the north of this intersection of Vermont Avenue and Sunset Boulevard.

**3. Collaborative.** A coordinated approach to creating an architectural identity for the hospital core is encouraged. The three new hospitals, while not looking alike, should seem like they belong together as a group of related facilities. This document does not specify what design or architectural elements should be shared, rather the hospital entities or corporations are encouraged to engage each other in this dialogue and explore what could be accomplished toward this end. One of the themes repeated often in public discussions about this corner is the "Healing Garden" not only because of the presence of the three hospitals, but also because of the newly revived vision to reestablish the olive grove and other planting schemes originally developed for Barnsdall Park.

**4. Context.** The two most physically immediate civic functions next to the hospitals are Barnsdall Park and the two subway portals-one portal being in front of a Kaiser Permanente building. The new hospital structures need to visually and functionally support public access to these sites, and to further the urban design goals of the Barnsdall Master Plan. It is also necessary for the hospitals to widely support and advertise the transit accessibility of their sites by incorporating directional signage to subway and transit stops on their buildings.

### **Development Standards**

The following standards have been established to promote the general urban

form considerations described above.

Landscaped Buffers, or landscaped setbacks, referred to in this section of the document, unless otherwise indicated, shall conform to the following standards:

- a. be at least three feet wide;
- b. contain clinging vines along any adjacent walls or fences with a minimum height of three feet at maturity, and continuous ground cover planted over the entire setback with;
- c. contain one twenty-four inch shade box tree, not less than ten feet in height at the time of planting, planted every 20 lineal feet. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted; and
- d. include an automated irrigation system; and
- e. be in accordance with a landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor.

**1. Landscape Plan.** All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor. All open areas including building setbacks, pedestrian amenities, all areas not used for buildings, driveways, parking, or recreational facilities, shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, fountains or any practical combination so that it is dust free and allows convenient outdoor activity. Indigenous plantings are preferred, especially those that can support native species of butterflies and other small insects or animals. Coordination with the Barnsdall Park Master Plan landscaping themes and the notion of the hospital core as a "Healing Garden" is also encouraged.

**2. Streetscape Elements.** Any hospital related project with frontage along Vermont Avenue and Sunset Boulevard shall conform to the criteria, standards and general design intent of the Barnsdall Master Plan, and the Vermont Streetscape Project as referenced in Chapter II of these Guidelines. Where these documents are silent or lack specificity, and for hospital related projects with frontage along other public streets, the following provisions shall prevail. Note that virtually all street furniture requires the issuance of a revocable permit from the Bureau of Street Services in the Department of Public Works, prior to placement in the public right of way.

Some variation in the design of the tree well covers, bike racks, street trees, trash receptacles or public benches may be authorized by the Director of Planning or his /her representative, for aesthetic, consistency or practical

purposes. Changes may be made for practical purposes as long as aesthetic values are maintained.

The hospitals are encouraged to collaboratively select one or more signature trees, tree well covers, benches, bike racks and trash receptacles. The hospitals are also encouraged to cooperatively provide a "Healing Garden" motif in the hospital core area that is reflected in the streetscape elements and landscaping themes.

**Street Trees.** At least one 36-inch box shade tree shall be planted in the public right of way on-center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 30 feet of street frontage. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. An automatic irrigation system shall also be provided within the tree well. This provision shall not require the removal of any existing street trees that contribute to the overall character of the streets.

**Tree Well Covers.** A four foot by eight foot, cast iron tree well cover shall be provided for each new and reused street tree on the project site. The design shall meet the Americans With Disabilities Act requirements and minimize trip and fall accidents, and provide a cut out adequate for what ever tree is chosen.

**Bike Racks.** One bike rack per 100 feet of lot frontage on Vermont Avenue or Sunset Boulevard shall be required. Bike racks shall be installed three feet from the curb edge or per the City Department of Public Works or Department of Transportation's requirements. Simple arched tubular bike racks painted black are recommended.

**Trash Receptacles.** One trash receptacle, permanently mounted on a public utility pole, or secured to the sidewalk, per 300 feet of lot frontage along any public street, to be maintained and emptied by the Project owner, and placed in the public right of way, shall be required according to the standards of the City Department of Public Works.

**Public Benches.** One public bench, with a backrest, three armrests, and intermediate frame, for every 250 feet of lot frontage along any public street, shall be required and placed in the public right of way according to the standards of the City Department of Public Works.

**3. Pedestrian/Vehicular Circulation.** All structures shall be oriented toward the main commercial street where the parcel is located and shall

avoid pedestrian/vehicular conflicts by adhering to the following standards:

**Surface Parking Lot Location.** Surface parking is not permitted within 50 feet of the Sunset Boulevard, Hollywood Boulevard, Virgil Avenue or Vermont Avenue public right of ways unless the parking lot is behind a building and except for parking ancillary to patient drop off areas, Walk-In/Urgent Care access and drop off, Emergency Department access and drop off, or special critical care clinics. Landscaping of surface parking lots shall be in conformance with the criteria in item #13 below.

**Curb cuts.** Unless otherwise required by the Departments of Public Works, Transportation or Building and Safety, whenever a project must take its access from Sunset Boulevard or Vermont Avenue, only one curb cut shall be permitted for every 150 feet of street frontage. Emergency Department access is exempt from this requirement.

**Pedestrian Entrance.** All hospital related projects, including parking structures, with frontage on Sunset Boulevard or Vermont Avenue, shall provide at least one major pedestrian entrance at the front of the building, even when rear public entrances are provided. Entrances shall be accented by architectural elements such as columns, overhanging roofs, awnings, etc.

**Design of Pedestrian Throughways.** When an arcade or interior pedestrian thoroughway is provided for the public from the rear property line or from the parking lot to a public street, or from street to street-the building facade facing the pedestrian walk way shall provide windows, doors, or alternative facade articulation including public art, public seating, landscaping and signs at the street level oriented to pedestrian traffic, to the satisfaction of the Director of Planning or his/her representative.

**4. Utilities.** When new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. If underground service is not currently available, then provisions shall be made for future underground service.

**5. Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

**Setbacks.** Five foot setbacks required as part of the Unified Hospital Development Site provisions of the Specific Plan Ordinance ( Section 6. L. 5) shall be improved as additional sidewalk space along street frontages or as landscaped buffers along other public streets. The additional sidewalk space shall include additional street furniture, transit signage, directional or community kiosks, public art or planters beyond the streetscape

requirements listed earlier in this Chapter, to the satisfaction of the Director of Planning or his/her representative. The five foot landscaped buffers along other streets shall be improved according to the standards for landscaped buffers described earlier in this Chapter.

**Stepbacks.** Except for hospital related projects that have submitted Design Development Drawings (Preliminary Submittal) to the State of California Health and Human Services Agency, Office of Statewide Health Planning and Development, Facilities Development Division, prior to the effective date of this ordinance, no portion of any hospital related structure located in Subareas C fronting on Sunset Boulevard, and/or Vermont Avenue, shall exceed more than 50 feet in height within 10 feet of the front property line, and shall set the fourth floor and above back at least ten feet from the first floor facade.

**Street Level Facade Relief.** Street level facade treatments that facilitate human scale and pedestrian orientation shall be provided by hospital related projects to the satisfaction of the Director of City Planning or his/her representative using the following criteria. All exterior building walls shall provide a break in the plane, or a change in material in horizontal length and in vertical length, created by an articulation or architectural detail such as: a change in plane; reveals; recessed entry ways; recessed windows, or pop-out windows; porticos, awnings, terraces, balconies, or trellises; building overhangs, projections or cantilevered designs; horizontal moldings; cornice lines; or other features or building materials that create a visual break.

**Articulation of the Building Mass.** Facades above the street level shall be articulated by incorporating changes in materials to soften the effect of the building mass, to the satisfaction of the Director of City Planning or his/her representative using the following criteria. All buildings shall apply at least two types of complementary building materials to exterior building facades; building materials such as wood, glass block, brick, adobe, stone and tile are encouraged; transparent building elements shall not be included as a change in material towards this requirement unless such features are architectural elements such as glass enclosed atria, stair enclosures, etc.; architectural treatments on the building front elevation shall be continued on the sides and back of buildings; and roof lines should be broken up through the use of some architecturally appropriate means.

**Surface Mechanical Equipment.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets visible from a public street shall be screened from view and treated to be compatible with the materials and colors of the building which they serve.

**Heliports.** Heliports, where required, shall be integrated into the roof

landscape to meet functional and regulatory criteria without conflicts of access and air intake/exhaust.

**6. Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building as follows:

**Flat Roofs.** Building equipment and ducts shall be screened from view from any street, public right of way or adjacent property. The screening shall be compatible with the exterior materials, design and color of the building.

**Pitched Roofs.** Building equipment and ducts on pitched roofs shall be screened from view from any street, public right of way or adjacent property. The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view. The screening shall be compatible with the exterior materials, design and color of the building.

**Parapet Roofs.** The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet shall be screened from view from any street, public right of way or adjacent property. The screening shall be compatible with the exterior building material, design and color.

**7. Trash and Recycling Areas.** Trash storage bins shall be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. The trash enclosure shall be minimum six feet high, and shall have a separate area for recyclable materials.

**8. Pavement.** Paved areas, excluding parking and driveway areas, shall include enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, brick pavers and/or other similar materials .

**9. Freestanding Walls.** All freestanding walls shall be integrated with the architecture of the adjacent building. All freestanding walls shall be setback from the property line adjacent to a public street with a landscaped buffer. Chain-link, barbed and concertina fences are not permitted.

**10. Parking Structures-Required Additional 10 foot set back or Commercial Frontage.** All of the building frontage along Sunset Boulevard or Vermont Avenue, for parking structures shall: Contain commercial,

community facilities, or other non-residential uses to a minimum depth of 25 feet; or alternatively be set back an additional 10 feet from the property line than would otherwise be required by other provisions in the Guidelines, the Specific Plan Ordinance or Code. The 10 foot set back shall not have a grade of more than 10%, shall be pedestrian accessible with benches, public art and landscaped with trees, ground cover and clinging vines to the satisfaction of the Director of Planning or his/her representative.

**11. Parking Structures-Facade treatments.** The exterior elevations of all parking structures shall be designed to match the style, materials and color of the main building they serve so there is no notable differentiation between the parking and non-parking structure. If the parking structure is not architecturally associated with any one building, the wall at ground level shall be screened by a landscaped buffer.

**12. Parking Structures Across from Residential Uses.** Wherever a parking structure abuts or is directly across an alley or public street from any residential use or zone, unless such residential use is part of a unified hospital site or complex, the facade facing such residential use or zone shall conform to the following standards: a landscaped buffer in front of a decorative perimeter wall at least six feet in height shall be provided along the sides of any structure which faces any residential use or zone, so that light is blocked and noise deflected-the wall may provide visibility openings for security and safety purposes for users of the parking structure; a maximum of 40% of the building facade shall be for openings that allow for natural ventilation; solid panels a minimum of three feet six inches tall shall be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight glare; light standards on any uncovered above ground level areas of the structure shall not be higher than the adjacent perimeter walls; and garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.

**13. Surface Parking lots.** New surface parking lots and driveways shall be paved with portland cement concrete, pervious cement, grass-crete or any other porous surface acceptable to the Department of Building and safety, that reduces heat radiation and increases surface absorption. A landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor shall be required. At least ten percent of a surface parking lot shall be landscaped in accordance with the following standards: One 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall



shall be provided behind the three foot landscaped buffer. Shade producing trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. The trees shall be located so that an overhead canopy covers at least 50 percent of the parking area after ten years of growth.

**14. Surface Parking Abutting Residential.** Whenever a surface parking lot abuts or is directly across an alley from an residential use or zone-unless such residential use or zone is part of a unified hospital complex or site- a decorative wall at least six feet in height shall be erected along the perimeter of the parking area facing such residential lot or use, and a landscaped buffer shall be installed along this wall with one 24-inch box shade tree planted for every 20 feet of landscaped buffer around the property line. A landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor is required. The wall or fence may provide visibility openings for security and safety purposes.

**15. On-Site Lighting.** On-site lighting shall be installed along all vehicular access ways and pedestrian walkways. Parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

**Lighting Shielded.** Source of illumination shall be shielded from casting light higher than fifteen degrees (15) below the horizontal plane as measured from the light source. They shall not cast light directly into adjacent residential windows.

**Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be fourteen feet, measured from the finished grade of the area to be lit.

**Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.

**16. Security Devices.** Security devices shall be screened from public view. Alternative methods such as interior electronic security and fire alarm systems are encouraged. If metal security grills are used, grilles which recess into pockets or overhead cylinders, completely concealed and retractable shall be used and shall be integrated into the design of the building, using the space behind signage to house the gate if possible. Vertical or horizontally folding accordion grills in front of a building are

prohibited. All security window bars shall be installed inside of the building.

**17. Off-Site Directional Signage.** Off site directional signage, including kiosks and directory signs mounted on buildings, indicating the location of hospital departments, programs, public entrances, subway portals and emergency department access shall be strongly encouraged and integrated into the overall streetscape design.

## IX. Exception Procedures for Individual Projects

The purpose of this Chapter is to describe a mechanism for attaining discretionary relief for an individual project from the strict application of these Guidelines. Exceptions from the provisions of the Guidelines may be granted by the Director of Planning for a particular project following the procedures outlined below.

In connection with a Project Permit Compliance application pursuant to Section 12 of the Vermont/Western Station Neighborhood Area Specific Plan Ordinance, the owner of any property within the Plan Area may apply to the Director of Planning for a project exception. The Planning Director shall prepare a report and schedule a hearing.

Valid reasons for requesting relief from the Guidelines include aesthetics or architectural intent; practical or logistical concerns that emerge as a consequence of physical limitations of a site; or other design related issues that develop over time and were not anticipated by this document. Not a valid foundation for requesting or granting an exception is any intention to avoid payment of development related fees, dedications or exactions.

Notification is to be mailed to all Plan Area residents, businesses and property owners within 500 feet of the project. The mailing of the notification of the public hearing shall be at least twenty-four calendar days before the date of the public hearing. The public notification shall also be published in one local paper at least twenty-four calendar days before the public hearing.

The Director of Planning shall receive and record public testimony regarding the proposed exception to the Guidelines, and shall issue a decision based on a majority vote at a meeting with a quorum.

Granting an Exception for one project does not, however, change or amend the Guidelines for subsequent projects. Any provision or combination of provisions in the Guidelines may be the subject of an Exception.

The Exception process described herein does not apply to any provision of the Specific Plan Ordinance. Exceptions to the Specific Plan must be made in accordance with Section 11.5.7.F. of the Municipal Code.

In granting an Exception, the Director of Planning must make the following Findings:

1. The Project, as modified, will be substantially in conformance with

the goals, policies and intent of the Specific Plan, appropriate Community Plan and General Plan;

2. The Project, as a consequence of the modification or Exception, will not result in any additional vehicle trip generation, parking, density, building mass, height, or bulk; and

3. The Project as modified will continue to be pedestrian and transit oriented, especially in the design and configuration of the street level facades and provision of open space and landscaping.

4. The Project as modified will be in proper relation to adjacent uses or to the development or the community.

5. The Project as modified will be desirable to the public convenience or welfare.

6. The Project as modified will not be materially detrimental to the character of development in the immediate neighborhood.

The Director of Planning in granting an Exception may amend or add conditions to the Project in order to make the Findings, mitigate possible impacts, or address objections raised during the public hearing.

## Chapter X. How to Amend This Document

This document, originally adopted by the City Planning Commission-CPC No. 00-1976 SP, may be subsequently amended following a public hearing before the City Planning Commission. An amendment may be initiated by the Fourth or Thirteenth Council District Members, the Central Area Planning Commission, or the Director of City Planning.

Members of the public wishing to amend the Guidelines must write a letter of request to the Fourth or Thirteenth City Council members or the Central Area Planning Commission. If the Council member or Area Planning Commission agrees to initiate the amendment, they will request the Director of Planning prepare a report on the proposed amendment and schedule a hearing before the City Planning Commission.

Alternatively, the Council member or Area Planning Commission may independently initiate an amendment by requesting the Director of Planning prepare a report and schedule a hearing before the City Planning Commission. The Director may initiate an amendment by preparing a report and scheduling a hearing.

Notification is to be mailed to all Plan Area residents and property owners, and those within 500 feet of the Plan Area Boundaries. The mailing of the notification of the public hearing shall be at least twenty-four calendar days before the date of the public hearing. The public notification shall also be published in one local paper at least twenty-four calendar days before the public hearing.

The City Planning Commission shall receive and record public testimony regarding the proposed change or amendment to the Guidelines, and shall issue a decision based on a majority vote at a meeting with a quorum.

The City Planning Commission must make the following Findings prior to Amending the Guidelines:

1. The Vermont/Western Station Area Plan Development Standards and Design Guidelines, as amended, will be in conformance with the goals, policies and intent of the Specific Plan, appropriate Community Plan and General Plan.
2. The Vermont/Western Station Area Plan Development Standards and Design Guidelines, as amended, will not result in any additional vehicle trip generation, parking, density, building mass, height, or bulk.
3. The Vermont/Western Station Area Plan Development Standards and Design Guidelines, as amended, will continue to be pedestrian and

transit oriented, especially in the design and configuration of the street level facades and provision of open space and landscaping.

4. The Vermont/Western Station Area Plan Development Standards and Design Guidelines, as amended, will be in proper relation to adjacent uses or to the development of the community.

5. The Vermont/Western Station Area Plan Development Standards and Design Guidelines, as amended, will be desirable to the public convenience or welfare.

6. The Vermont/Western Station Area Plan Development Standards and Design Guidelines, as amended, will not be materially detrimental to the character of development in the immediate neighborhood.

The City Planning Commission may modify the original proposed amendment, or add conditions in order to mitigate any impacts the amendment may have on the remainder of the document, or to address concerns raised during the public hearing.

Appeals of the City Planning Commission decision may be made by the Council Offices or the Director of Planning to the City Council.

Amendments or changes to the Guidelines approved by the City Planning Commission are effective thirty days after the date of the City Planning Commission meeting at which the vote was taken to approve. The changes will be made to the document by the Director of Planning, and currently amended copies made available to the public through the Planning Department's Publication Counter.

The amendment process described herein is for any and all provisions of the Guidelines, and is not intended to modify any condition or provision of the Specific Plan Ordinance. Exceptions to the Specific Plan must be made in accordance with Section 11.5.7.F. of the Municipal Code.

## XI. Definitions

**Community Facilities.** Any public service use whose primary purpose is to provide non-profit, or not-for-profit assistance to the general public in the immediate neighborhood in which such use is to be located. Included are government offices and services or privately funded services or charities that are provided to the public at a free, subsidized or reduced rate. Examples are child care centers, job assistance centers, business assistance centers, libraries, schools, adult day care, administrative offices, health clinics, museums, cultural centers, telecommunications centers, gyms or recreation centers, restrooms open to the general public, rooms available to the general public for community meetings, and pedestrian amenities like covered arcades, covered promenades, showers for bicyclist, sites for purchase of transit tokens, tickets or passes, or at which transit information is displayed. Churches or places of worship and public parking structures are not considered Community Facilities under this definition, unless they are the site of another community service like child care or roof top parks, etc.

**Extensive Remodeling.** Any alteration to, including addition to, an existing building in which the aggregated value of such work in any one year exceeds 75% of the replacement value of the existing building, as determined by the Department of Building and Safety.

**Floor Area Ratio (FAR).** A coefficient which is multiplied by the buildable area of a lot to determine the total Floor Area of all buildings on a lot.

**Guidelines.** The Vermont/Western station Neighborhood Area Plan Development Standards and Design Guidelines, as adopted by the City Planning Commission.

**Ground Floor.** The lowest level within a building which: (1) is accessible to the street; (2) has a floor level within three feet above or below curb level; (3) has frontage and is primarily facing any public street; and (4) is at least 25 feet in depth or the total depth of the building, whichever is less.

**Hospital and Medical Uses.** Hospital and medical office uses, medical clinics, medical service facilities and ancillary medical-related uses with respect to such primary uses, including drug stores, medical laboratories and teaching or research facilities.

**Joint Live/Work Projects.** Joint living and working quarters for the

following occupations: architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior, and other designers; insurance, real estate and travel agents; photographers and other similar occupations as determined by the Planning Department, and described in Section 6 C of the Specific Plan Ordinance. Joint Live/Work Projects are approved for Subareas B and C through the Project Permit Compliance process.

**Mixed Use.** Any Project which combines a commercial use with a residential use, either in the same building or in separate buildings on the same lot or lots in a unified development.

**Parks First Fund Account.** A fund established by separate ordinance within the Treasury of the City of Los Angeles for the purpose of retention, receipt and disbursement of funds for the support of the Parks First Program for the Vermont/Western Station Neighborhood Area Plan.

**Parks First Program.** A program described in the Vermont/Western Station neighborhood Plan and Development Standards and Design Guidelines for the purpose of developing ten or more acres of small parks and shared streets within the plan area.

**Plan Area.** The community within the boundaries of the Vermont/Western Station Neighborhood Area Plan as shown on the Map of Subareas.

**Project.** The construction or erection of any new building or structure or the Extensive Remodeling of an existing building or structure on a lot located in whole or in part within the Specific Plan Area, which requires the issuance of a building permit after the effective date of the Specific Plan. Project shall also include a change of use for any building or structure or land.

**Project Permit Compliance.** Property owners seeking to obtain permission to construct new buildings, extensively remodel existing buildings, qualify for the density bonus associated with lot assembly, create a live/work building or small assembly work shop, or be designated a Unified Hospital Development Site, must apply to the Director of Planning for a Project Permit Compliance (see Section 11.5.7. C of the Municipal Code and Section 12 of the Specific Plan). Applicants for Project Permit Compliance must demonstrate to the satisfaction of the Director of City Planning, or his/her representative, that the provisions of the Guidelines have been met



as well as the provisions of the Vermont/Western Station Neighborhood Area Plan and Specific Plan Ordinance (City Plan Case No. 00-1976 SP).

**Replacement In-Patient Facility.** The construction or erection of any building or structure or the Extensive Remodeling of an existing building or structure on a lot located in whole or in part within the Specific Plan Area, pursuant to and in compliance with the Alfred E. Alquist Hospital Facilities Seismic Safety Act as amended and set forth at Health and Safety Code Sections 129675, et seq.

**Small Assembly Workshops.** Small Assembly Workshops are approved for Subareas B and C through the Project Permit Compliance process. The following manufacturing and assembling establishments are permitted on any lot in any commercial or any residential zone in Subarea B-Mixed Use Boulevard and Subarea C-Community Center, that have a lot line adjoining Virgil Avenue, Vermont Avenue, Western Avenue, Hollywood Boulevard, Sunset Boulevard, or Santa Monica Boulevard when conducted wholly within the requirements specified in Section 12.17.1 A 2 (b) of the Code and Section 6 D of the Specific Plan Ordinance:

- a. manufacturing or assembling of clothing or linens from previously prepared materials;
- b. bakery;
- c. book bindery;
- d. box lunch preparation or catering establishment;
- e. candy, confectioner or ice cream manufactory;
- f. cosmetics, toiletries, or perfumes manufacturing or blending; and
- g. Jewelry manufacturing.

**Specific Plan Ordinance.** The Vermont/Western Station Neighborhood Area Specific Plan Ordinance, City Plan Case No. 00-1976 SP.

**Street Level.** See Ground Floor.

**Unified Hospital Development Site.** Unified Hospital Development Sites are approved for Subarea C only through the Project Permit Compliance process, and only applies upon compliance with the requirements set forth in Section 6. L. of the Vermont/Western Station Neighborhood Area Specific Plan Ordinance.

# Exhibit 8

Commission's and the Mayor's recommendations on the Council's proposed changes, or the expiration of their time to act on those changes.

**SEC. 11.5.7. SPECIFIC PLAN PROCEDURES.**

(Amended by Ord. No. 173,455, Eff. 9/22/00.)

**A. Definition, Purpose and Objectives.** (Amended by Ord. No. 173,492, Eff. 10/10/00.) A specific plan is a regulatory land use ordinance specifically designated in the ordinance as a specific plan. A specific plan shall provide by ordinance regulatory controls or incentives for the systematic execution of the General Plan and shall provide for public needs, convenience and general welfare. Except as otherwise provided by this section, procedures for the establishment, amendment or repeal of specific plans are set forth in Section 12.32.

The objectives of this section are as follows:

- 1. To establish uniform citywide procedures for review of applications for projects within specific plan areas in accordance with applicable specific plan requirements and the City Charter; and
- 2. To establish uniform citywide standards and criteria for processing applications for exceptions from, amendments to and interpretations of specific plans.

**B. Relationship To Provisions of Specific Plans.** If any procedure established in a specific plan conflicts with any procedure set forth in this section, the provisions of this section shall prevail.

1. **Definitions.** For the purpose of this section, the following words and phrases are defined as follows:

**Project Permit Compliance** shall mean a decision by the Director that a project complies with the regulations of the applicable specific plan, either as submitted or with conditions imposed to achieve compliance.

**Project Permit Adjustment** shall mean a decision on a project by the Director granting a minor adjustment from certain specific plan regulations, subject to the limitations specified by this section.

**2. Application Procedure.**

**(a) Application, Form and Contents.**

To apply for a Project Permit Compliance, a Project Permit Adjustment, modification of a Project Permit Compliance, specific plan exception, or to request a specific plan amendment or specific plan interpretation, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any applicable adopted guidelines. Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed and fees to be paid.

**(b) Application Fees.**

The application fees for a Project Permit Compliance, Project Permit Adjustment, specific plan exception, request for a specific plan amendment and specific plan interpretation shall be as set forth in Section 19.01J.

**C. Project Permit Compliance Review - Director of Planning With Appeal to the Area Planning Commission.**

1. **Director's Authority.** The Director shall have the initial decision-making authority to decide whether an application for a project within a specific plan area is in conformance with the regulations established by this subsection and in compliance with applicable regulations of the specific plan. In addition, the Director shall have the authority to determine what type of projects are exempt from these Project Permit Compliance procedures based on exemption provisions and other regulations contained in individual specific plans.

(a) The Director shall review and approve, disapprove or approve with conditions an application for a Project Permit Compliance.

(b) In granting a Project Permit Compliance, the Director shall require compliance with the applicable regulations of the specific plan and mitigation of significant adverse effects of the project on the environment and surrounding areas.

2. **Findings.** The Director shall grant a Project Permit Compliance upon written findings that the project satisfies each of the following requirements:

(a) That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

(b) That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

3. **Limitations.** The granting of a Project Permit Compliance shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code. Any corrections and/or modifications to project plans made subsequent to a Director's Project Permit Compliance that are deemed necessary by the Department of Building and Safety for Building Code compliance, and which involve a change in floor area, parking, building height, yards or setbacks, building separation or lot coverage, shall require a referral of the revised plans back to the Department of City Planning (and the Department of Transportation in cases where there are corrections and/or modifications that may affect the calculation of vehicle trips generated, project floor area or parking) for additional review and sign-off prior to the issuance of any permit in connection with those plans.

4. **Director's Decision.**

(a) **Time Limit.** The Director shall make a written decision approving, disapproving or approving with conditions a Project Permit Compliance application within 75 days after:

(1) the date the application is deemed complete; or

(2) when an environmental impact report (EIR) is required, the date the EIR is certified as complete consistent with State law.

This time limit may be extended by mutual consent of the Director and the applicant. The time limit may also be extended as provided in Section 12.25A.

(b) **Transmittal of Written Decision.** Upon making a written decision, the Director shall transmit a copy by First Class Mail to the applicant. Copies shall also be provided to: the Department of Building and Safety; the Councilmember(s) having jurisdiction over the specific plan area in which the property is located; the Department of Transportation, where appropriate; owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; the Department of Neighborhood Empowerment; the chairperson of any design review or plan review board having jurisdiction over the specific plan area in which the property is located; and interested parties who have filed written requests with the City Planning Department.

(c) **Effective Date of Initial Decision.** The Director's Project Permit Compliance shall become effective after an elapsed period of 15 calendar days from the date of mailing of the written decision, unless an appeal is filed on the decision within that period pursuant to Subdivision 6 of this subsection.

(d) **Applicant's Compliance with Project Permit Compliance Terms and Conditions.** Once a Project Permit Compliance is utilized, the applicant shall comply with the terms and conditions of the Project Permit Compliance that affect the construction and/or operational phases of the project. For purposes of this subsection, utilization of a Project Permit Compliance shall mean that a building permit has been issued and construction work has begun and been carried on diligently.

(e) **Expiration.** If a Project Permit Compliance is not utilized within two years after its effective date, the Project Permit Compliance shall become null and void, unless the Director approves an extension of time pursuant to an application filed by the applicant. An application for an extension may be filed in any public office of the Department of City Planning, accompanied by payment of a fee equal to that specified in Section 19.01M. The application shall set forth the reasons for the request and shall be filed prior to the expiration date. Based on this request, the Director may grant an extension of the expiration date for a period of up to one year if the Director decides that good and reasonable cause exists.

(f) **Site Plan Review Regulations.** Project review pursuant to the Site Plan Review regulations in Section 16.05 shall not be required for projects in those specific plan areas, as determined by the Director, where similar project site planning regulations are established by the specific plan and significant project environmental impacts, if any, are mitigated by the measures imposed in the Project Permit Compliance.

(g) **Mini-Shopping Center and Commercial Corner Development Regulations.** Project review pursuant to the Mini-Shopping Center Commercial Corner Development regulations in Section 12.22A23 shall not be required for projects in those specific plan areas, as determined by the Director, where similar mini-shopping center or commercial corner development regulations are established by the specific plan and significant project environmental impacts, if any, are mitigated by the measures imposed in the Project Permit Compliance.

#### 5. Failure to Act - Transfer of Jurisdiction.

(a) If the Director fails to act on an application within 75 days from the date of filing a complete application, or within a mutually agreed upon extension of time, the applicant may file a request for a transfer of jurisdiction to the Area Planning Commission for decision.

(b) When the Area Planning Commission receives the applicant's request for a transfer of jurisdiction, the Director shall lose jurisdiction. However, the Area Planning Commission may remand the matter to the Director, who shall regain jurisdiction for the time and purpose specified in the remand action. In addition, upon receipt of a written request by the applicant for withdrawal of the transfer of jurisdiction prior to the matter being considered by the Area Planning Commission, the matter shall be remanded to the Director.

(c) If the matter is not remanded, the Area Planning Commission shall consider the application following the same procedures and subject to the same limitations as are applicable to the Director, except that the Area Planning Commission shall act within 45 days of the transfer of jurisdiction. The Department of City

Planning shall make investigations and furnish any reports requested by the body to which the matter has been transferred.

#### 6. Appeals.

(a) **Filing of an Appeal.** An applicant or any other person aggrieved by the Director's decision may appeal the decision to the Area Planning Commission. The appeal shall be filed within 15 days of the date of mailing of the Director's decision on forms provided by the Department. The appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was an error or abuse of discretion by the Director. Any appeal not filed within the 15-day period shall not be considered by the Area Planning Commission. The filing of an appeal stays proceedings in the matter until the Area Planning Commission has made a decision. Once an appeal is filed, the Director shall transmit the appeal and the file to the Area Planning Commission, together with any reports responding to the allegations made in the appeal.

(b) **Appellate Decision - Public Hearing and Notice.** Before acting on any appeal, the Area Planning Commission shall set the matter for hearing, with written notice of the hearing sent by First Class Mail at least 15 days prior to the meeting date to: the applicant; the owner(s) of the property involved; owners of properties within 100 feet of the exterior boundaries of the property involved; the Councilmember(s) having jurisdiction over the specific plan area in which the property is located; the Department of Neighborhood Empowerment; the chairperson of any design review or plan review board having jurisdiction over the specific plan area in which the property is located; and interested parties who have requested notice in writing.

(c) **Time for Appellate Decision.** The Area Planning Commission shall act within 75 days after the expiration of the appeal period or within any additional period mutually agreed upon by the applicant and the Area Planning Commission. The failure of the Area Planning Commission to act within this time period shall be deemed a denial of the appeal.

(d) **Appellate Decision.** The Area Planning Commission may reverse or modify, in

whole or in part, a decision of the Director. The Area Planning Commission shall make the same findings required to be made by the Director, supported by facts in the record, and indicate why the Director erred in determining a project's compliance with the applicable regulations of the specific plan.

**(e) Effective Date of Appellate Decision.**

The appellate decision of the Area Planning Commission shall be final and effective as provided in Charter Section 245.

**D. Modification of a Project Permit Compliance - Director of Planning With Appeals to the Area Planning Commission.** Once a Project Permit Compliance becomes effective, any subsequent proposed modification to the project shall require a review by the Director, who shall grant approval of the modification if he or she finds the modification to be substantially in conformance with the original Project Permit Compliance.

**1. Modification Procedure.** To modify an approved project, an applicant shall file an application with the Department of City Planning pursuant to the application procedure set forth in Paragraph (a) of Subdivision 2 of Subsection B. The application shall include an illustrated description of the proposed modification and a narrative justification. Written proof of any modification required by a public agency shall be submitted with the application.

**2. Limitations.** Modification applications and approvals shall only be valid for Project Permit Compliance decisions which have not expired. Unless the Director has granted an extension of time to utilize a Project Permit Compliance pursuant to Paragraph (e) of Subdivision 4 of Subsection C of this section, modifications shall not suspend or extend the authorization period of the original Project Permit Compliance.

**3. Transfers of Jurisdiction - Appeals.** The procedures for processing transfers of jurisdiction and appeals of Director's decisions on modifications shall be the same as those set forth for Project Permit Compliance decisions in Subdivisions 5 and 6 of Subsection C of this section.

**E. Project Permit Adjustments - Director of Planning With Appeals to the Area Planning Commission.**

**1. Director's Authority.** The Director shall have initial decision-making authority to grant a

Project Permit Adjustment for minor adjustments from certain specific plan regulations. The procedures for reviewing applications shall be in Subsection C in addition to those set forth below.

(a) In granting a Project Permit Adjustment, the Director may impose project conditions as the Director deems necessary in order to achieve substantial conformance with the specific plan regulations.

(b) If an application requests more than one Project Permit Adjustment, the Director may determine and advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a specific plan exception pursuant to Subsection F of this section.

**2. Project Permit Adjustments shall be limited to:**

(a) Adjustments permitting project height to exceed the designated height limitation on the property involved by less than ten percent;

(b) When the calculation of the maximum number of permitted multiple-family dwelling units results in a fraction, the number of total dwelling units may be rounded up to the next whole number, if the lot area remaining after calculating the maximum number of permitted dwelling units is at least 90 percent of the lot area required by the specific plan regulation to permit one additional dwelling unit;

(c) Adjustments permitting portions of buildings to extend into a required yard, setback or other open space a distance of less than 20 percent of the minimum width or depth of the required yard, setback or open space;

(d) Adjustments to minimum landscaped area requirements of less than 20 percent, or minor adjustments to required types of landscape materials;

(e) Adjustments to permitted signs that:

(1) exceed the maximum sign size (area) limitation by less than 20 percent;

(2) exceed the limit on the maximum number of signs by no more than 20 percent; or

(3) exceed the maximum sign height by no more than two feet;

(f) Adjustments from the minimum or maximum number of required parking spaces associated with a project of less than ten percent; and

(g) Minor adjustments from other specific plan development regulations, which do not substantially alter the execution or intent of those specific plan regulations to the proposed project, and which do not change the permitted use, floor area, density or intensity, height or bulk, setbacks or yards, lot coverage limitations, or parking standards regulated by the specific plan.

3. **Findings.** The Director shall grant a Project Permit Adjustment upon a written finding that the project satisfies each of the following requirements, in addition to any other required specific plan findings that may pertain to the Project Permit Compliance:

(a) That there are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical;

(b) That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations;

(c) That in granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way; and

(d) That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

**F. Exceptions from Specific Plans - Area Planning Commission With Appeals to the City Council.**

1. **Authority of the Area Planning Commission.** The Area Planning Commission shall have initial decision-making authority for granting exceptions from specific plan regulations. In

accordance with Subsection D of Section 12.24, the Area Planning Commission shall hold a hearing at which evidence is taken.

(a) In granting an exception from a specific plan, the Area Planning Commission shall impose conditions to remedy any resulting disparity of privilege and that are necessary to protect the public health, safety, welfare and assure compliance with the objectives of the general plan and the purpose and intent of the specific plan. An exception from a specific plan shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

(b) If an application for an exception would potentially impact a specific plan policy or a regulation affecting the entire specific plan area or any of its subareas, the Director shall advise the applicant, prior to the application being deemed complete, to request the City to initiate a specific plan amendment pursuant to Subsection G in lieu of processing the application for an exception.

(c) **Exception for Relief from a Specific Plan Regulation and the Same Type of Regulation With the Same Standard in Chapter I of this Code.** (Added by Ord. No. 173,492, Eff. 10/10/00.) If a specific plan contains a regulation that is the same type of regulation with the same standard as one contained in an applicable provision of Chapter I of this Code, an applicant seeking relief from those regulations need only apply for and receive an exception to the specific plan. In this situation, the specific plan regulation is considered to supersede the Code provision and thus a variance is not required.

(d) **Exception for Relief from Specific Plan Regulation and the Same Type of Regulation With a Different Standard in Chapter I of this Code Where Specific Plan Supersedes the Code.** (Added by Ord. No. 173,492, Eff. 10/10/00.) If a specific plan contains a regulation that conflicts with the same type of regulation but with a different standard contained in an applicable provision of Chapter I of this Code and the specific plan supersedes the Code by its terms, then an applicant seeking relief from that specific plan regulation need only apply for and receive an exception to the specific plan. In this situation, a variance is not also required.

(e) **Exception for Relief from Specific Plan Regulation and the Same Type of Regulation With a Different Standard in Chapter I of this Code Where Specific Plan Does Not Supersede the Code.** (Added by Ord. No. 173,492, Eff. 10/10/00.) If a specific plan contains a regulation that conflicts with the same type of regulation but with a different standard contained in an applicable provision of Chapter I of this Code and the specific plan does not supersede the Code by its terms, then an applicant seeking relief from those regulations must apply for and receive both an exception to the specific plan and a variance for relief from those Code provisions.

(f) **Exception for Wireless Telecommunications Facilities.** Notwithstanding the provisions of the first unnumbered paragraph of this subdivision, the installation of wireless antennas and associated equipment cabinets on the rooftops of buildings in the C and M Zones when established in conformance with the standards contained in Section 12.21 A.21. do not need a specific plan exception, except that rooftop antennas located within a scenic parkway specific plan, scenic corridor specific plan, or a roadway designated as a scenic highway within a specific plan area shall be subject to a specific plan exception: Any application involving the use, height, installation or maintenance of wireless telecommunication facilities that do not comply with the provisions of Section 12.21 A.21. and which are located within specific plan areas shall be filed pursuant to Section 12.24 W.49. of this Code and considered by the Zoning Administrator as the initial decision-maker, except that applications located within a scenic parkway specific plan, scenic corridor specific plan, or a roadway designated as a scenic highway within a specific plan area shall be subject to a specific plan exception. (Amended by Ord. No. 177,120, Eff. 12/26/05.)

2. **Findings.** The Area Planning Commission may permit an exception from a specific plan if it makes all the following findings:

(a) That the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan;

(b) That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area;

(c) That an exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;

(d) That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property; and

(e) That the granting of an exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.

### 3. **Decision by Area Planning Commission.**

(a) The Area Planning Commission shall render a decision on an application for an exception from a specific plan within 75 days after filing unless the applicant and Area Planning Commission consent in writing to a longer period.

(b) Decisions by the Area Planning Commission shall be supported by written findings of fact based on evidence in the record. Upon making a decision upon an application for an exception from a specific plan, the Area Planning Commission shall place a copy of its written findings, where required, and decision on file in the City Planning Department and provide a copy to: the Department of Building and Safety; the Councilmember(s) having jurisdiction over the specific plan area in which the property is located; and the Department of Transportation, where appropriate. Copies of the decision shall also be provided by First Class Mail to: the applicant; the Department of Neighborhood Empowerment; the chairperson of any design review or plan review board having jurisdiction



over the specific plan area in which the property is located; and interested parties who have filed written requests with the City Planning Department.

4. **Effective Date of Decision.** The Area Planning Commission's decision shall become final after an elapsed period of 15 calendar days from the date of mailing of the written decision, unless an appeal is filed on the decision within that period pursuant to this subsection.

5. **Expiration.** If a specific plan exception is not utilized within two years after its effective date, the specific plan exception shall become null and void, unless the Director approves an extension of time pursuant to the same procedures for extending the expiration date of a Project Permit Compliance, as set forth in Paragraph (e) of Subdivision 4 of Subsection C of this section.

6. **Failure to Act - Transfer of Jurisdiction from the Area Planning Commission.** If the Area Planning Commission fails to act on an application for an exception from a specific plan within the time limit specified in this subsection, the applicant may file a request for a transfer of jurisdiction to the City Council for a decision upon the original application; in which case, the Area Planning Commission shall lose jurisdiction. A request for transfer of jurisdiction may be filed in any public office of the Department of City Planning.

The Council may approve the application subject to making the findings contained in Subdivision 2 of this subsection, and may impose upon the approval conditions it deems necessary in accordance with those findings. The action of the Council shall be adopted by a majority vote of the whole Council within 45 days of the date the City Clerk receives the request for the transfer.

7. **Appeal of Area Planning Commission Decision.** An applicant or any other person aggrieved by a decision of the Area Planning Commission may appeal the decision to the City Council. The appeal shall be filed within 15 days of the date of mailing of the decision on forms provided by the Planning Department. The appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was an error or abuse of discretion by the Area Planning Commission. Any appeal not filed within the 15-day period shall not be considered by the City Council. The filing of an

appeal stays proceedings in the matter until the City Council has made a decision. Once an appeal is filed, the Area Planning Commission shall transmit the appeal and the file to the City Council, together with any report responding to the allegations made in the appeal.

The Council may reverse or modify, in whole or in part, any decision of the Area Planning Commission only by a two-thirds vote of the whole Council. The decision must contain a finding of fact showing why the proposed exception to a specific plan complies or fails to comply with the requirements of this section. Any vote of the Council in which less than two-thirds of the whole Council vote to reverse or modify the decision of the Area Planning Commission shall be deemed to be an action denying the appeal. The failure of the Council to vote upon an appeal within 90 days after the expiration of the appeal period, or within any additional period agreed upon by the applicant and the Council, shall also be deemed a denial of the appeal.

8. **Hearing by Council. (Amended by Ord. No. 173,992, Eff. 7/6/01.)** Before acting on any appeal, or on any matter transferred to it because of a failure to act, the City Council or its Committee shall set the matter for hearing, giving the same notice as provided in Subdivision 1 of this subsection.

**G. Amendments to Specific Plans - City Planning Commission Recommendation With City Council Decision.** The City Planning Commission shall have the authority for making recommendations for amendments to specific plans. The procedures for amending specific plans are set forth in Subsections A, C and E of Section 12.32, except that the publication and mailing of the hearing notice indicating the time, place and purpose of the City Planning Commission hearing shall be given at least 24 days prior to the date of the hearing. An amendment to a specific plan shall be required for any of the following proposals:

1. To permit establishment of a new principal use or a change of use that the specific plan specifically identifies as a prohibited use (Note: a specific plan exception shall be required for alteration or enlargement of an existing legal nonconforming use.);
2. To permit a use which exceeds the maximum number of permitted establishments or the maximum permitted occupant load for that use within the specific plan area or any of its subareas;

3. To permit a sign which the specific plan specifically identifies as a prohibited sign;

4. To deviate from the requirements of a plan map footnote;

5. To make significant changes to environmental mitigation measures which were adopted as part of the environmental clearance for the specific plan;

6. To make changes to impact fees which affect implementation of the specific plan or planned improvements;

7. To make boundary changes to the specific plan area or its subareas;

8. To change highway/street designations;

9. Any request which causes an inconsistency with the applicable community plan(s) and necessitates a community plan amendment; or

10. Other significant policy changes or modifications to specific plan regulations which affect the entire specific plan area or any of its subareas, as determined by the Director.

**H. Interpretations of Specific Plans.** The Director shall have authority to interpret specific plans when there is a lack of clarity in the meaning of their regulations.

1. **Application Procedure.** To request a specific plan interpretation, an applicant shall file an application with the Department of City Planning pursuant to the application procedure set forth in Paragraph (a) of Subdivision 2 of Subsection B of this section. The application shall include a reference to the specific plan regulation(s) for which clarification is requested and a narrative description of why a clarification is necessary for the project or subject property involved.

2. **Director's Decision.** Upon receipt of a deemed complete application, the Director's written interpretation shall be subject to the same time limit to act, transmittal requirement and effective date of decision as set forth in Paragraphs (a) through (c) of Subdivision 4 of Subsection C.

3. **Appeals.** The City Planning Commission shall hear appeals on Director interpretations which affect an entire specific plan area or any of its subareas, and the Area Planning Commission shall hear appeals on Director interpretations which are applicable only on a site specific basis. The procedures for filing and processing appeals of Director interpretations shall otherwise be the same as those set forth in Subdivision 6 of Subsection C of this section.

**I. Optional Public Informational Meeting.** When provided for in individual specific plans, the Director may hold a public informational meeting in connection with the Planning Department's review of a proposed project pursuant to the specific plan procedures set forth in Subsections C, D or E of this section, if the Director decides that the proposed project may have a potentially significant effect on adjoining properties or on the immediate neighborhood, or that it is likely to evoke public controversy, or that it would be in the public interest to conduct the meeting. In those cases, written notice of the meeting shall be sent by First Class Mail at least 15 days prior to the meeting date to: the applicant; the owner(s) of the property involved; owners of properties within 100 feet of the exterior boundaries of the property involved; the Councilmember(s) having jurisdiction over the specific plan area in which the property is located; to the Department of Neighborhood Empowerment; the chair of any design review or plan review board having jurisdiction over the specific plan area in which the property is located; and interested parties who have requested notice in writing.

**J. Decision-Makers and Appellate Bodies for Other Specific Plan Provisions.** For those specific plan provisions which are not addressed elsewhere in this section, the initial decision-maker and appellate bodies responsible for implementing those provisions shall be the Area Planning Commission and Council, respectively, unless otherwise identified in the following table. Notwithstanding the provisions of any specific plan to the contrary, there shall be only one level of appeal from any initial decision.