

ATTACHMENT C

The following is a list of changes to the Jordan Downs Specific Plan requested by the Atlas Iron and Metal Company and the HACLA, respectively. Attachment C supersedes those changes that were proposed as part of Attachment A and Attachment B.

PART I: ATLAS IRON AND METAL COMPANY

Correction 1: Section 2.1, Subsection B.7:

~~The Specific Plan supersedes LAMC Section 12.21 A.18(f)(1) only, to ensure that existing recycling operations can continue. Sections 12.21 A.18(f)(2-16) are not superseded by the Specific Plan.~~

The Specific Plan supersedes LAMC Section 12.21 A.18(f) for Subarea 2, to ensure that existing recycling operations can continue. Sections 12.21 A.18(f)(2-16) are not superseded by the Specific Plan for any new recycling operations not in existence at the time this Specific Plan is adopted.

Correction 2: Section 7.8, Subsection K:

~~No more than 20% of a block's street frontage shall be comprised of garages, loading docks, or service bays, and these areas shall not exceed 30' in width. Otherwise, loading spaces shall be the same as required by Subsection C-6 of Section 12.21 of the Code. No loading space required if tenant space is less than 5,000 square feet.~~

Except for uses permitted in the CM-UV zone pursuant to Specific Plan Sections 7.8.B2, D, and E, no more than 20% of a block's street Frontage shall be comprised of garages, loading docks, or service bays, and these bays shall not exceed 30' in width.

Correction 3: Section 16, Subsection G:

~~The Specific Plan acknowledges that proposed land uses may conflict with the existing manufacturing operations located on Alameda Street on blocks 31 and 32. These blocks are divided into parcels that are privately owned and have hosted heavy industrial operations for many years. To mitigate the impacts of locating multi-family residential next to heavy industrial uses, abundant landscaping on Block Z and on the perimeter of Blocks 4 and 4A and solid masonry sound walls shall be utilized as a buffer. In addition, residential buildings on Blocks 4A and 4B shall minimize any transparent elements that have a direct line of site to Block 31 by restricting transparent elements to openings that face directly south or east, thereby avoiding direct views of Block 31.~~

The Specific Plan acknowledges that proposed land uses may conflict with the existing manufacturing operations located on Alameda Street on Blocks 31 and 32. These blocks are divided into parcels that are privately owned and have hosted heavy industrial operations for many years. To mitigate the impacts of locating multifamily residential next to heavy industrial uses, abundant landscaping on Block Z and on the southerly perimeter of Blocks Y, 4, 4A, and Z shall be planted and mitigation measures in the Final EIR shall be implemented, including the installation of solid masonry sound walls a minimum of 10 feet in height. At a minimum, a continuous landscape buffer of Cypress trees (or any other species of tree that provides an equally effective buffer) shall be

provided along the southern edge of Blocks Y, 4, 4A, Z, and 2 to further buffer future residential and commercial uses from existing industrial businesses. In addition, residential buildings on Blocks 4 and 4A shall be designed so that no balconies face the existing industrial business on Block 31 and so that any transparent elements (i.e., windows) that have a direct line of site to Block 31 will be minimized to the maximum extent feasible as permitted under applicable building, safety, and fire codes.

Correction 4: Map 8:

Height District Map is hereby revised:

Block No.	Original Height	Revised Maximum Height
Block 3	Max. height: 75', or 6 stories; min. height: 32'	Max. height: 45', or 4 stories; min. height: 30'
Block 3A	Max. height: 75', or 6 stories; min. height: 32'	Max. height: 45', or 4 stories; min. height: 30'
Block 4	Max. height: 75', or 6 stories; min. height: 32'	Max. height: 45', or 4 stories; min. height: 30'
Block 4A	Max. height: 75', or 6 stories; min. height: 32'	Max. height: 45', or 4 stories; min. height: 30'

Correction 5: Section 3, Subsection A:

This designation is intended for areas where a mixture of residential and job-producing uses is desired. Residential uses can include, but are not limited to, live-work configurations. Light industrial uses are allowed but heavy industrial uses are prohibited except for heavy industrial uses in existence at the time this Specific Plan is adopted. Limited amounts of supportive small-scale retail and service uses may be allowed to service the needs of both the residential and non-residential occupants; big-box retail uses are prohibited. Generally, this designation allows uses at a minimum FAR of 1.5:1. For the purposes of the Specific Plan, all parcels zoned CM are within this Designation.

Correction 6: Section 8, Subsection B.3.b

Minimum Height- Building or structures in all zones except A1 shall be a minimum of 30 feet in height. This provision does not apply to Subareas 2 and 3 as defined on Map 5.

Correction 7: Map 8

1VL; maximum height of 45 feet or 4 stories, and a minimum height of 30 feet except for Subareas 2 and 3, as defined in Map 5.

Correction 8: Section 9: Parking Design and Location

Description: On-street parking shall be the only surface parking allowed, except in Subareas 2 and 3 as defined on Map 5.

Correction 9: Table 4, Parking Standards

5. Maximum parking standards provided for Light Industrial, Industrial, Manufacturing and R&D shall apply except for Subareas 2 and 3 as defined in Map 5.

Correction 10: Section 16, Subsection A

This Section sets forth the process for review and approval of permits for all buildings, structures, additions, streetscape amenities, signage, and site improvements proposed for construction within the Specific Plan Area so as to ensure consistency with the provisions of this Specific Plan. All Projects within the Specific Plan area will be reviewed for compliance with the Design Guidelines and Standards prior to issuance of a building permit, except for uses permitted in CM-UV pursuant to Specific Plan Sections 7.8.B.2, D and E . . . The Director of Planning may issue a Building Permit clearance administratively for any Project that complies fully with the Development Standards contained herein and complies Substantially with the Design Standards contained within this Specific Plan, except for uses permitted in CM-UV pursuant to Specific Plan Sections 7.8.B.2, D and E, which shall receive administrative Building Permit clearance subject to the CM-UV standards.

Correction 11: Specific Plan, Attachment A

Attachment A from Draft Specific Plan is hereby revised:

1. No scrap, salvage, junk or other raw materials, equipment or finished products shall be placed or allowed to remain outside of an enclosed yard area or within the access ways needed for parking spaces, driveways or fire access driveways,
2. The hours of operation shall be limited to 7:00 am to 3:30 pm Monday through Friday, and 7:00 am to 11:30 am on Saturday,
3. Raw material, equipment or finished products shall be stored and secured within an enclosed storage area,
4. No wrecked or dismantled vehicles, salvage, junk or other raw materials, equipment or finished products shall be stored at a height greater than that of the surrounding fence if located within 10 feet of the surrounding fence,
5. All new operations and storage, including all equipment used in conducting a scrap metal yard use, other than parking, shall be confined within an enclosed building or within an area enclosed by a 10-foot high solid wall or solid fence,
6. All new fences and walls shall be of a uniform height in relation to the ground upon which they stand and shall be between eight and 15 feet in height. Fences or walls exceeding 10 feet in height and located on a street or highway frontage

- must be set back at least 3 feet from the property line and the setback area shall be fully landscaped,
7. Fences and walls directly adjacent to any public street or highway or any area in a residential or commercial zone shall be constructed of metallic panels, at least .024 inches thick, painted with "baked-on" enamel or similar permanent finish, masonry or other comparable materials approved by the Director,
 8. All fences and walls shall be painted a uniform, neutral color excluding black, and improvements shall be maintained in a neat and orderly condition at all times,
 9. Except for required landscaping, the entire property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way or adjacent properties,
 10. Incineration of waste materials shall be strictly prohibited,
 11. Operations involving the use of heavy equipment for the breaking and dismantling of material, including but not limited to a breaking ball, shall be adequately shielded and located to prevent ejection of materials onto adjacent properties,
 12. Storage and processing of live or declassified explosives devices and material or military ordnance of any kind shall be strictly prohibited,
 13. All storage containers or tanks shall be depressurized and free of explosive or flammable materials before processing. The property owner shall post and maintain signage in conspicuous locations informing its customers of the materials that are prohibited at the facility.
 14. Amplified sound equipment intended to be audible outside the building shall only be mounted facing northeast. The volume shall be controlled so that it is only audible to persons on the site,
 15. The use of vibration equipment shall not exceed the perception level of 0.01 in/s of motion velocity at the nearest occupied dwellings or buildings,
 16. All portions of outside storage areas are required to provide adequate grading and drainage and shall be continuously maintained,
 17. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare,
 18. All landscaped areas shall be continuously and properly maintained in good condition,
 19. The permittee property owner shall provide a buffer area of not less than fifty (50) feet in width along the westerly and southerly property line. The buffer area shall be clearly delineated and maintained. Except for required parking area located along the southerly property line and storage of non-hazardous and non-combustible materials, operations associated with the scrap metal yard are strictly prohibited within this buffer area,
 20. Such required buffer area may be used for storage of non-hazardous and non-combustible material to the satisfaction of the Director of Planning, in consultation with pertinent City Departments. The property owner shall provide a list of material proposed for storage within this buffer area, subject to review and approval by the Director of Planning.
 21. Any new signage proposed on the property shall be subject to review and approval by the Director,
 22. A meeting shall be hosted by the property owner annually, to which the administrator or principal of David Starr Jordan High School and a representative of the Los Angeles Unified School District Board of Education District 7 shall be invited. A representative of the Department of City Planning, Office of Zoning Administration shall also be present at this meeting. The meeting shall provide the school an opportunity to discuss issues and concerns

- regarding the facility's operations. Following each meeting the property owner shall provide a report to the Department of City Planning within 30 days of said meeting. Should any concerns be identified, the property owner shall diligently address these issues to the satisfaction of the Director of Planning,
23. All structures shall comply with the requirements of the Los Angeles Department of Building and Safety.
 24. The subject facility shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services,
 25. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises,
 26. In the event any such extraneous markings occur, the permittee property owner shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be a color that matches, as closely as possible, the color of the adjacent surfaces,
 27. The property owner shall maintain a minimum of thirty-three onsite parking spaces (28 standards and 5 truck spaces), including two spaces designated and reserved for disabled persons, one of which shall be van accessible. Adequate access to all required parking spaces shall be maintained. The parking spaces shall be available for business and employee usage at all times, and no inoperable vehicles shall be parked or stored in the required parking spaces,
 28. The property owner shall comply with all regulations, laws, and ordinances of the County of Los Angeles and the State of California,
 29. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials, where such used materials will provide the equivalent in service, appearance, and useful life,
 30. No structures shall be used as part of the yard boundaries. All structures that are exposed to view from the street frontage shall be painted a neutral color, excluding black, to conform the color of the fencing/walls,
 31. The property owner shall diligently exercise discretion in the intake and processing of materials that pose a potential health or safety risk. The designated Safety Coordinator or a qualified employee shall be assigned to inspect every incoming load of materials for the presence of prohibited or otherwise hazardous materials. Said safety coordinator or qualified employee shall reject the intake of all prohibited or otherwise hazardous materials,
 32. The permittee property owner shall provide contact information to the facility's designated safety coordinator to the Department of Regional Planning, the Los Angeles Unified School District, and David Starr Jordan High School. Appropriate corrective measures to address complaints regarding the operation shall be implemented promptly by the property owner to the satisfaction of the Director,
 33. The permittee property owner shall post sign(s) on the subject property in English and Spanish with the contact telephone numbers for the facility manager, Safety Coordinator, and the City of Los Angeles, Department of Building and Safety, Code Enforcement Section,
 34. All activities, including the use of equipment and machines at the project site shall be required to comply with the provisions and restrictions of the Los Angeles County Noise Ordinance,
 35. The permittee property owner shall provide and continuously have on file with the Department of City Planning a contact name and phone number of an

authorized operator of the recycling facility, in the event, that communication by the Department is warranted relative to these conditions.

Environmental Finding: This revision is consistent with the EIR, as this is only a technical correction. The full impacts of the existing operations of Atlas are covered in the EIR.

Correction 12: Section 16, Subsection B

~~The Phasing of the Specific Plan shall be included in the subsequent tract map approval, to ensure adequate infrastructure for the future residents and the orderly development of the proposed Project. Blocks 18B and 30A may be exempted from any phasing plan due to their existing operations and ownership.~~

The Phasing of the Specific Plan shall be included in the subsequent tract map approval, to ensure adequate infrastructure for the future residents and the orderly development of the proposed Project. Blocks 18B, 30A, 30C, 31 and 32 shall be exempted from any phasing plan due to their existing operations and ownership.

PART II: HACLA

Correction 13: Section 2.1, Subsection 11

~~11. Low and Moderate Income Housing. The Specific Plan supersedes those requirements found under LAMC 12.39, as the HACLA shall continue to operate Jordan Downs as a public housing complex upon the adoption of the Specific Plan, and the HACLA or any sub-developer shall record a covenant so that a housing agreement ensuring its operation as public housing is attached to the land.~~

Correction 14: Section 6, Subsection B

The majority use of the Specific Plan is residential development, consisting of the replacement of the existing 700 dwelling units, plus a proposal for up to 1,100 new dwelling units to

be built in a variety of residential building types, including townhouses and stacked flats in multiple and varied configurations, for a total project yield of up to 1,800 units. Community facilities include the Family Resource Center and a new gym, ~~to be jointly used with Jordan High School.~~ The Specific Plan concept includes up to 250,000 square feet of new commercial/office/retail Floor Area on seven acres of existing industrial land along the Alameda Street corridor, plus up to 20,000 gross square feet of community-serving retail and services Floor Area in mixed-use buildings. In addition to residential, commercial, and educational uses, the plan includes a network of parks and open space totaling approximately 8.9 acres, centered in or around the central park.

Implementation of the Specific Plan is anticipated to result in up to 1,800 residential units, which will contain a mix of replacement public housing, affordable rental units (including senior housing units), and market rate (for rent and home ownership) condominium units. HACLA is committed to preserving the present level of affordability for the residents of the existing 700 public housing units. The affordable and replacement units may, as required by HUD, the HACLA or other funders, be evidenced by recorded use restrictions.

Correction 15: Section 6, Subsection 6.D

The Housing Authority (HACLA) and the Los Angeles Department of City Planning have a goal that the Jordan Downs ~~Community-Specific Plan be~~ designed to meet the LEED-ND certified at the Gold Level.

Correction 16: Section 7.3, Subsection B (PF-UV Zone)

6. Other public uses, such as, parks, municipal services, easements and rights of way.

Correction 20: Section 7.6, Subsection C (RAS3-UV Zone)

~~No residential uses are allowed on the Ground Floor of buildings that contain Frontage along Century Boulevard. Otherwise, r~~ Residential uses may occupy all floors of a building.

Correction 22: Section 7.7, Subsection C (RAS4-UV Zone)

~~No Residential uses are allowed on the ground~~ may occupy all floors of a buildings that front Century Boulevard.

Correction 23: Section 7.7, Subsection E: (RAS4-UV Zone)

- E. Density - Residential Uses. The minimum lot area per dwelling unit shall be ~~600~~400 square feet.

Correction 24: Section 11, Subsection A

- A. Building Typologies: The following building typologies and design standards are intended to create clear and predictable design and development of the buildings that will comprise Jordan Downs, consistent with the vision created by the Master Plan. Refer to Map 9 and Table 4 5 for block assignments. One or more of the typologies provided herein shall be used in various combinations for each residential block. Each of the following typologies may be used within zones RAS3, RAS4, and R3, but must adhere to their respective height district. The typologies are not assigned to any particular zone or subarea, thereby creating flexibility due to market demand, sub-developers preference, or any other variables that can occur during a build out that will occur over many years. The building typologies described in this Section are illustrative, and additional building typologies may be permitted provided the Director of Planning finds that such additional building typologies are consistent with the purpose and intent of this Specific Plan.

Correction 25: Section 11, Subsection B.3

Description: The townhouse type is characterized by attached 2- and 3- story townhouses placed along an alley. The front of each townhouse and its entry is from public sidewalks and features small semi-private front yard areas and stoops. The rear of townhouses, along the alley, provides for parking tucked under the units. Street frontages should be faced with buildings as shown and parking drives lined with garage doors should not be open to streets.

Correction 26: Section 11, Subsection B.5

Description: The stacked flat apartment type is characterized by 3-, 4-, and 5-story elevator buildings which may be wrapped around a courtyard. Upper level Apartment access is from shared entries or a lobby oriented to a public sidewalk or the courtyard which may be private. Ground floor units are accessed directly from public streets or the courtyard. Ground floors may incorporate stores, residential units, live-work units, offices, and services. Parking is provided within a common garage screened from view by building uses.

Correction 27: Section 11, Subsection B.6

Typology deleted, in its entirety.

Correction 28: Section 11, Subsection B.7,

Description: ~~The mid-rise stacked flat apartments over stacked flat apartment base building type is similar to the stacked flat apartment over townhouse type and incorporates limited area residential towers.~~ Buildings up to 75' in height may contain stacked flats or multi-level units. Maximum floor plate above 45' is 9,000 square feet gross area.

- ~~1) Stacked flat apartments with parking below grade or in wrapped parking podium.~~
- 1) Parking must be below grade, partially below grade, or wrapped with other uses.

- ~~2) Community service, office, and local retail use opportunities at ground floor~~
- 2) Ground floor uses allowed: residential, live-work, retail, office, community services, management.

Correction 29: Section 11, Subsection B.13-B.17

Add new building typologies 13-17 as shown on the attached exhibits.

Correction 30: Section 14:

The Specific Plan features a range of street classifications and amenities to create a clear hierarchy of circulation opportunities to maximize efficiency, create a clear and organized neighborhood, encourage alternative transportation, and promote public safety. Refer to Map 10, Jordan Downs Specific Plan Street Classifications Map, for an illustration of these street classifications. The locations and classifications of streets shown on Map 10 may be changed, if required in connection with any specific development proposal, provided that the Director of Planning finds that any such change is consistent with the purpose and intent of this Specific Plan. In the event that such a change is made by the Director of Planning, the land use designation and zone for any previously undesignated portions of land shall be the adjacent, least intensive designation and zone of any adjacent land. This section is intended to create standards for Jordan Downs, and to guide the HACLA, as the Master Developer, to work with the City of Los Angeles Department of Transportation (DOT), Department of Public Work-Bureau of Engineering (BOE), Sub-Developers, and any other agencies/entities to ensure that these standards are implemented during the tract map and construction process.

Correction 31: Section 16, Subsection D.1

1. Purpose: Transfer of Development Rights (TDR) is established to provide development flexibility by permitting shifts of permitted density between specific blocks and subareas over the life of the Specific Plan. Whenever a specific block/sub-area does not achieve the maximum dwelling unit yield allowed by the Specific Plan, the remaining balance of dwelling units, up to the maximum unit yield allowed for that block/sub-area, may be transferred to another block or sub-area. The transfer of units may result in the maximum dwelling unit yield allowed by the Specific Plan to be exceeded in the Recipient block, while maintaining the intent and regulatory requirements of the Plan. Refer to Table 4 for the TDR chart.

3. Limitations
 - ~~a. Whenever a specific block/sub-area achieves only the minimum dwelling unit yield allowed by the Specific Plan, the remaining balance of dwelling units, up to the maximum unit yield allowed for that block/sub-area, may be transferred to another block or sub-area, so long as the Donor and Recipient are within the same Phase of the Specific Plan.~~
 - a. In no event shall the Recipient exceed the height allowed by its respective height district.
 - b. All other zoning and floor area ratio regulations apply to both Donor and Recipient.
 - c. Under no circumstance shall the total yield of the Specific Plan exceed 1,800 dwelling units.
 - d. Notwithstanding the density limits prescribed in Sections 7.5, 7.6 and 7.7 of this Specific Plan, in no event shall the transfer of dwelling units result in a density that is greater than one unit for each 400 square feet of lot area (108 dwelling units per acre).

Correction 32: Table 9

Delete Table 9.

Correction 33: Section 20, Subsection A

As mentioned in Section 6.D, the goal of the Specific Plan is ~~committing to~~ satisfying the Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) requirements at the Gold level, ~~at a minimum~~. This objective will promote Jordan Downs as a housing development that features sustainable strategies throughout its design.