

**ORDINANCE NO. 180083**

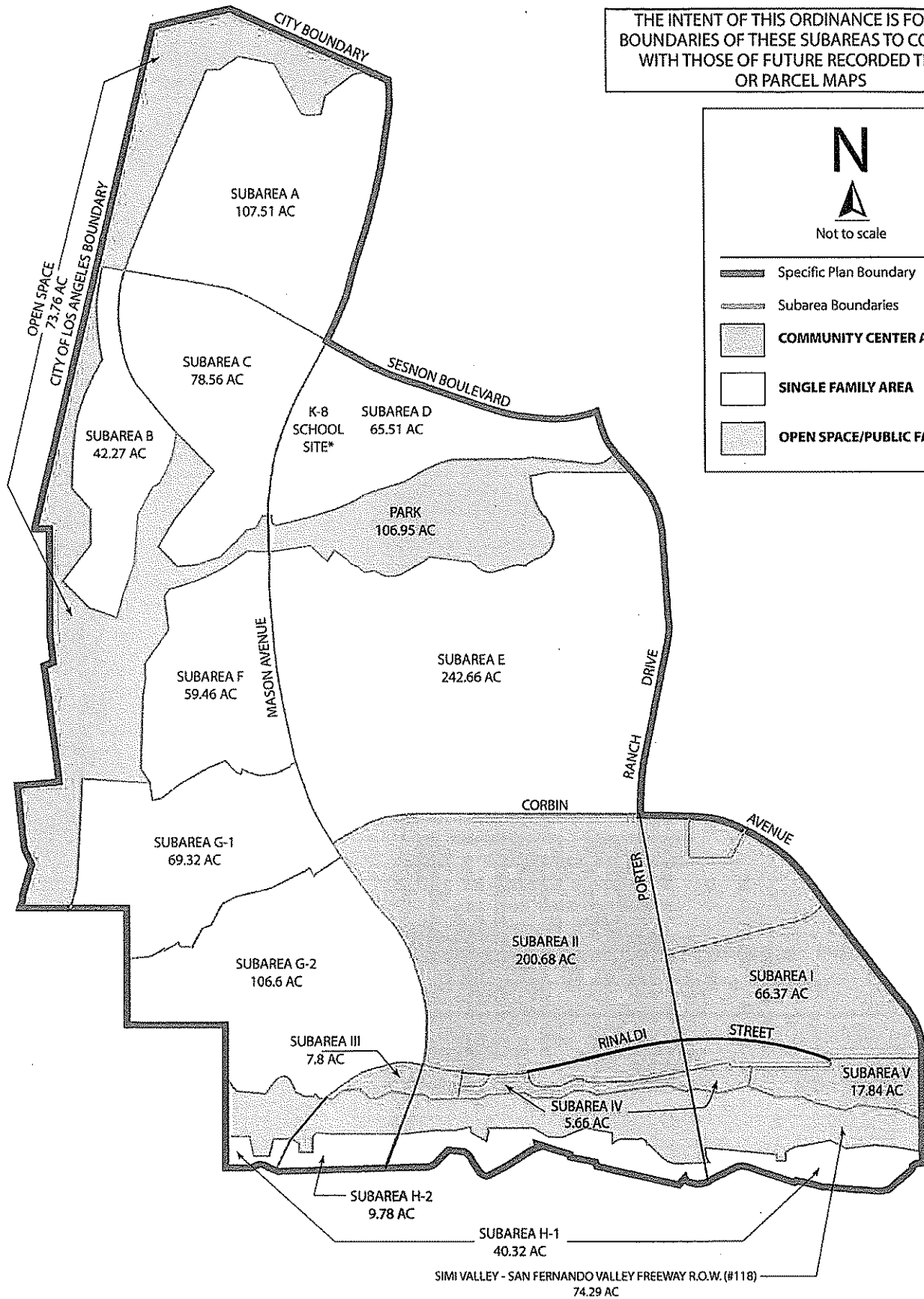
An ordinance amending Ordinance No. 173,872, commonly known as the Porter Ranch Specific Plan (as previously amended by Ordinance Nos. 175,070 and 175,641).

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Section 1 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended by replacing the attached map with the following map.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THESE SUBAREAS TO COINCIDE WITH THOSE OF FUTURE RECORDED TRACT OR PARCEL MAPS



**N**  
Not to scale

- Specific Plan Boundary
- Subarea Boundaries
- COMMUNITY CENTER AREA
- SINGLE FAMILY AREA
- OPEN SPACE/PUBLIC FACILITY

\*FINAL LOCATION WITHIN SUBAREA D TO BE DETERMINED BY LAUSD (REV. 12/11/2007).

**PORTER RANCH SPECIFIC PLAN - SUBAREA BOUNDARIES**

Sec. 2. Section 3 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended by adding a new definition of the term "Senior Assisted Living Units" in the proper alphabetical order to read:

**SENIOR ASSISTED LIVING UNITS:** Guest rooms or suites of rooms located in a residential building that may also contain dwelling units, where some or all of the following services are provided on-site and only for residents, all of whom must be senior citizens as defined by state law; group dining, cleaning similar to hotels, recreational facilities, medical clinic, medical assistance or medical help, medication by medical or non-medical staff, regular nurse supervision, weekly/daily doctor visits, and counseling and referral facilities.

Sec. 3. Subdivisions 4 and 5 of Subsection A of Section 6 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

**4. Subarea III:** Notwithstanding the provisions of LAMC Section 12.16 to the contrary, the only uses permitted in Subarea III are restaurants with sit-down food service, childcare facilities, Senior Assisted Living Units, medical service and office uses, general office uses, banks, schools, religious institutions, open space and public and quasi-public uses.

**5. Subarea IV:** Notwithstanding the provisions of LAMC Section 12.05 to the contrary, the only uses permitted in Subarea IV are residential uses permitted in the A1 Zone, and open space and public and quasi-public uses. An additional use of parking shall be permitted within the portion of Subarea IV located south of Rinaldi Street and east of Porter Ranch Drive on Lot 22 of Tract 52154, provided that the parking use serves a permitted use in Subareas I, IV and V south of Rinaldi Street.

Sec. 4. Subdivision 1 of Subsection C of Section 6 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175, 070 and 175,641, is amended to read:

**1. Maximum Permitted Floor Area.** No building permit may be issued for any Project within the Community Center Area that would cause the total non-residential floor area in the Community Center Area to exceed 3,048,000 square feet.

Sec. 5. The first paragraph of Subdivision 2 of Subsection C of Section 6 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

**1. Floor Area Use Limitations.** Except as provided in Paragraphs 3 and 4 below, no building permit may be issued for any non-residential Project that would exceed the following floor area use square footage limits, by Subarea:

Sec. 6. Paragraphs (b) and (c) of Subdivision 2 of Subsection C of Section 6 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

**(b) Subarea II** - 2,050,000 total square feet of floor area, consisting of the following Base Permitted Floor Area subtotals: 460,000 square feet of commercial office use, including government office use; 80,000 square feet of medical office use; 140,000 square feet of hotel use (300 rooms); and 1,370,000 square feet of retail use.

**(c) Subarea III** - 45,000 square feet of restaurant use, childcare facilities, Senior Assisted Living Units, medical service and office uses, general office uses, banks, schools, religious institutions, open space or public and quasi-public uses.

Sec. 7. Paragraphs (a), (b) and (d) of Subdivision 3 of Subsection E of Section 6 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

**(a) Wall Signs.**

**(1)** No more than one wall sign may be permitted for each face of each building or structure that has frontage on a public street and has a public entrance from that street frontage.

**EXCEPTION:** Notwithstanding LAMC Section 14.4.10 to the contrary and the limitations in Paragraph (1) above, within Subarea I, one wall sign may be permitted for each business frontage facing any public or private street or drive.

**(2) Area.** Notwithstanding LAMC Section 14.4.10 A to the contrary, the total area of each wall sign shall not exceed two square feet for each one foot of street frontage.

**(3) Projections.** Notwithstanding LAMC Section 14.4.10 D to the contrary, no wall sign may project from the building face more than 12 inches.

**(b) Pole Signs.**

**(1) Permitted.** No more than one pole sign for each lot frontage on a public street is permitted. For shopping centers, only one pole sign per street frontage, regardless of the number of individual lots in the shopping center, is permitted.

**(2) Height.** Notwithstanding LAMC Section 14.4.12 C to the contrary, no pole sign may be more than 20 feet in height.

**(3) Area.** Notwithstanding LAMC Section 14.4.12 B to the contrary, no pole sign may exceed 75 square feet in area, for each face of the sign.

**(d) Projecting Signs.**

**(1) Permitted.** No more than one projecting sign may be permitted for each public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.

**(2) Area.** Notwithstanding LAMC Section 14.4.9 B to the contrary, the area of a projecting sign is limited to 16 square feet.

Sec. 8. Paragraph (c) of Subdivision 2 of Subsection G of Section 6 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

**(c)** The north side of Rinaldi Street between Porter Ranch Drive and Mason Avenue: 25 feet.

Sec. 9. Paragraph (a) of Subdivision 1 of Subsection A of Section 7 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

**(a)** Single-family dwellings, except in Subarea C, which may have more than one detached single-family dwelling unit on a lot;

Sec. 10. Paragraphs (a) and (d) of Subdivision 2 of Subsection A of Section 7 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

**(a) Subarea A:** Every lot in Subarea A shall have a minimum width of 50 feet and a minimum lot area of 7,000 square feet. In addition, however, a minimum of 40 of the lots in Subarea A shall be horsekeeping lots. To qualify as a horsekeeping lot, a lot shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet, a minimum of 9,000 square feet of which shall be a level building pad. Additionally, a minimum of 2,000 square feet of area with a slope no greater than two percent shall be provided for horsekeeping purposes.

**(d) Subarea D:** Every lot in Subarea D shall have a minimum width of 45 feet and a minimum lot area of 5,000 square feet.

Sec. 11. Subdivision 1 of Subsection B of Section 7 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

**1. Base Permitted Dwelling Units:** A maximum of one single-family dwelling unit shall be permitted on each lot, except in Subarea C. The density of the Single-Family Area shall be distributed as follows:

**(a) Subarea A -** The density in Subarea A shall not exceed a total of 220 dwelling units, provided, however, that if the conditions in Subdivision 2 of this subsection have been satisfied, then additional density of up to 105 dwelling units, not to exceed a total of 325 dwelling units, may be permitted;

**(b) Subarea B -** The density in Subarea B shall not exceed a total of 74 dwelling units;

**(c) Subarea C** - The density in Subarea C shall not exceed a total of 270 dwelling units, provided, however, that if the conditions in Subdivision 2 of this subsection have been satisfied, then additional density of up to 130 dwelling units, not to exceed a total of 400 dwelling units, may be permitted;

**(d) Subarea D** - The density in Subarea D shall not exceed a total of 230 dwelling units, provided, however, that if the conditions in Subdivision 2 of this subsection have been satisfied, then additional density of up to 20 dwelling units, not to exceed a total of 250 dwelling units, may be permitted;

**(e) Subarea E** - The density in Subarea E shall not exceed a total of 515 dwelling units;

**(f) Subarea F** - The density in Subarea F shall not exceed a total of 159 dwelling units;

**(g) Subareas G-1 and G-2** - The density in Subareas G-1 and G-2, combined, shall not exceed a total of 653 dwelling units; and

**(h) Subarea H** - The density in Subarea H shall not exceed a total of 61 dwelling units.

Sec. 12. Subdivision 2 of Subsection B of Section 7 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

2. Subareas in the Single-Family Area may not exceed the Base Permitted Dwelling Unit density as indicated above, without an approved transfer of dwelling unit density between Subareas, pursuant to Subdivision 3 of this subsection. The additional density specified above for Subareas A, C and D shall be allowed when the following conditions have been satisfied: (1) an additional density of 121 dwelling units shall be permitted in Subareas A, C and D after the Los Angeles Unified School District has acquired title to the K-8 school site provided for in Section 9 H; and (2) a further additional density of 121 dwelling units shall be permitted in Subareas A, C and D after the Los Angeles Unified School District has broken ground on the K-8 school site provided for in Section 9 H. Subareas may exceed the Base Permitted Dwelling Unit density with density transfers from Donor Subareas to Receiver Subareas, provided that the total units in the Single-Family Area do not exceed 2,437 units and the number in any one Subarea does not exceed 110% of the Base Permitted Dwelling Unit density for that Subarea.

Sec. 13. Paragraph (b) of Subdivision 2 of Subsection G of Section 8 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

**(b) Private Open Space:** In accordance with the provisions of LAMC Section 17.05 H and Section 7 A of this Specific Plan, if the Advisory Agency finds that: (1) at least 20% of the combined net area in Subareas A, C, D, E and F of the Single-Family Area is devoted to open space, including slope areas

within portions of residential tracts, which are maintained by a property owners' association; (2) the density for Subareas A, C, D, E and F combined does not exceed three units per gross acre; and (3) no lot in Subareas A, C, D, E and F of the Single-Family Area is less than 6,000 square feet in area, except as permitted by Section 7 A 2, then the Advisory Agency may approve lot sizes that are less than the RE-11 zone would otherwise require. The remaining open space not required for streets or other public improvements shall be an open space lot or lots maintained by the property owners' association, in accordance with Paragraph (d) below. This open space may be utilized for active and passive recreation as well as for drainage ways.

Sec. 14. Subsection I of Section 8 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is deleted.

Sec. 15. Subsections H, I, J and K of Section 9 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

**H. School: Elementary School or K-8 School Site.** The Applicant shall reserve a 7-acre, level parcel at the southeast corner of Sesnon Boulevard and Mason Avenue to be used for the construction of instructional facilities for kindergarten and grades 1 through 6, consistent with the provisions of Section 1 of the October 22, 1991 agreement between Porter Ranch Development Company and the Los Angeles Unified School District, a copy of which is attached as Exhibit "F" of the Development Agreement applicable to the Specific Plan Area, unless, within the time period specified below, the Applicant and the Los Angeles Unified School District have amended their 1991 agreement or entered into a new agreement to provide for a new approximately 13-acre K-8 school site in Subarea D. The time period within which a new agreement or an amendment of the 1991 agreement shall be entered into by the Applicant and the Los Angeles Unified School District shall be the same time period that is specified in Section 1 of the parties' 1991 agreement for the Los Angeles Unified School District to acquire the 7-acre elementary school site, which is "the expiration of three (3) years following completion of the sale (close of escrow) of sixty percent (60%) of the single-family residential units authorized by the Specific Plan."

**I. Library and Other Municipal Facilities:** The Applicant shall provide and dedicate to the City of Los Angeles a two-acre site for government offices or other municipal buildings and uses, including a public library facility, as determined by the City Council, within Subareas I, II, III or IV of the Community Center Area, or as part of the K-8 school site as provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the City Council have entered into a joint use agreement regarding that site. If no such agreement has been reached prior to the Los Angeles Unified School District breaking ground on the K-8 school site, then the Applicant shall provide this site within Subareas I, II, III or IV of the Community Center Area.

**J. Community Meeting Facility:** The Applicant shall construct a community meeting facility within Subareas I, II, III or IV of the Community Center Area, or as part of the K-8 school site as provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the City Council have entered into a joint use agreement regarding that facility. If no such agreement has been reached prior to the Los Angeles Unified School District's breaking ground on the

K-8 school site, then the Applicant shall provide this facility within Subareas I, II, III or IV of the Community Center Area. The facility shall seat no fewer than 300 people and shall be designed so that it can be divided into four separate meeting areas of 75 seats each.

**K. Child Care:** The Applicant shall construct or provide for an operational child care facility, as defined under applicable state laws and regulations, within the Community Center Area, or as part of the K-8 school site provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the Applicant have entered into a joint use agreement regarding that facility. If no such agreement has been reached prior to the Los Angeles Unified School District's breaking ground on the K-8 school site, then the Applicant shall provide the child care facility within the Community Center Area. The physical location of the child care facility shall be consistent with the requirements of applicable state laws and regulations for these facilities. The child care facility shall be constructed prior to or concurrent with the issuance of a building permit for the 800<sup>th</sup> home within the Specific Plan area, and shall have an initial capacity of 100 children. After the facility becomes operational, the City Planning Commission, as part of its annual review of the Porter Ranch Development Agreement, may require that the capacity be increased, up to a maximum of 250 children, based on demand for additional capacity as demonstrated by the number of children on the waiting list for admission to the facility. The Applicant shall provide waiting list information each year as part of its Development Agreement compliance report. Floor area provided as part of the child care facility shall not count against the floor area limitations for non-residential space as set forth in Section 6 C 2 of this Specific Plan.

Sec. 16. Subdivisions 1, 2 and 4 of Subsection L of Section 9 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

**1. Low and/or Moderate Income Housing for Senior Citizens:** The Applicant shall provide (construct or have constructed) and set aside for at least 30 years, a minimum of 400 dwelling units, located either within the Community Center Area or immediately adjacent to that Area, for occupancy by at least one person who is a senior citizen as defined by state law and of low and/or moderate income. Any low and/or moderate income senior housing for which guarantees have been made to maintain affordable rent levels or sale prices consistent with the regulations promulgated by the State Department of Housing and Community Development for low and moderate income households may, if eligible, be used as a credit toward any housing linkage fees or exactions the developer would otherwise have to pay under City ordinances that may be enacted prior to the construction and occupancy of these dwelling units.

**2. Senior Assisted Living Units:** The Applicant may set aside a maximum of 200 of the 400 senior units required in Subparagraph 1 of this subsection in the form of Senior Assisted Living Units for senior citizens as defined by State Law and without any income restriction, if a Project Permit Compliance is obtained for the Senior Assisted Living Units pursuant to Section 11 of this Specific Plan. These units must also be reserved for at least 30 years and be located either within Subarea II of the Community Center Area or immediately adjacent to that Area.



4. The Applicant shall record a covenant that restricts the rental or sale of the senior dwelling units (or Senior Assisted Living Units) to senior citizens as defined by state law. The covenant shall run with the land and be binding on any subsequent owners, heirs, successors or assigns. The covenant shall be approved by the Director of Planning, and executed and recorded by the owners of the property to be developed. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

Sec. 17. Subdivisions 2 and 3 of Subsection A of Section 11 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, are amended to read:

2. Transfer of unused Base Permitted Floor Area from a Donor Site within Subareas I, II and III of the Community Center Area to a Receiver Site within Subarea II of the Community Center Area, pursuant to Section 6 C 4 of this Specific Plan;

3. Transfer of Base Permitted Dwelling Units pursuant to Sections 6 C 6 and 7 B 3 of this Specific Plan;

Sec. 18. The first paragraph of Subdivision 3 of Subsection C of Section 11 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

**3. Additional Findings For Transfer of Base Permitted Floor Area or Residential Density.** In approving a Project Permit Compliance authorizing transfers of Base Permitted Floor Area pursuant to Section 6 C 4 of this Specific Plan or transfers of Base Permitted Dwelling Units pursuant to Sections 6 C 6 and 7 B 3 of this Specific Plan, the Director of Planning must find, in addition to the general findings referenced above, that:

Sec. 19. Paragraph (a) of Subdivision 3 of Subsection C of Section 11 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

(a) The transfer is consistent with the purposes and objectives of the Specific Plan and conforms to the requirements of Section 6 C 4 of this Specific Plan, for transfers of Base Permitted Floor Area, or the requirements of Sections 6 C 6 and 7 B 3 of this Specific Plan for transfers of Base Permitted Dwelling Units;

Sec. 20. Paragraph (a) of Subdivision 6 of Subsection C of Section 11 of the Porter Ranch Specific Plan, Ordinance No. 173,872, as amended by Ordinance Nos. 175,070 and 175,641, is amended to read:

(a) The units are restricted to senior citizens as defined by State Law.

Sec. 21. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 22 2008.

KAREN E. KALFAYAN, City Clerk

By 

Deputy

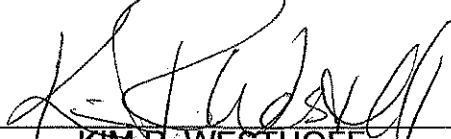
Approved JUL 25 2008



Mayor

Approved as to Form and Legality


ROCKARD J. DELGADILLO, City Attorney

By   
KIM R. WESTHOFF  
Deputy City Attorney

Date April 19, 2008

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted .....

March 17, 2008

See attached report.  
  
S. Gail Goldberg  
Director of Planning

File No. CF No. 07-3660

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 180083 – Amending Ordinance No. 173,872, commonly known as the Porter Ranch Specific Plan (as previously amended by Ordinance Nos. 175,070 and 175,641) – CPC-2006-8999-GPA-ZC-SP-DA** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 22, 2008**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **July 31, 2008** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on **July 31, 2008** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **31st** day of **July 2008** at Los Angeles, California.

  
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Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date: September 9, 2008**

**Council File No. 07-3660**