

MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 1 4 - 0 0 5 5
FEB 1 8 2014

REPORT RE:

**ORDINANCE ESTABLISHING THE PONTE VISTA
AT SAN PEDRO SPECIFIC PLAN**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 13-1646
CPC No. 2012-2558-GPA-ZC-SP-CA

Honorable Members:

This Office has prepared and now transmits for your consideration, approved as to form and legality, a draft ordinance establishing the Ponte Vista at San Pedro Specific Plan.

Summary of Ordinance Provisions

The draft ordinance would create a specific plan comprising the approximately 61.5-acre site located at 26900 South Western Avenue, bordered by the United States Navy's Defense Fuel Support Point to the north, Mary Star of the Sea High School to the east, Fitness Drive and multi-family residential developments to the south, and Western Avenue to the west.

If adopted, the ordinance would create unique zoning regulations for the specific plan area, authorizing the construction of up to 700 dwelling units consisting of single-family homes, townhomes and flats. In exchange for the waiver of Quimby fees, the plan would call for the reservation of 14.3 acres of open space and recreation areas, including publicly accessible parkland and an extensive trail system along the perimeter of the Plan area.

Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved this revised draft ordinance on behalf of the City Planning Commission. Should you adopt this ordinance, you may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his report dated February 13, 2014, or by making your own findings.

CEQA Determination

If the City Council wishes to adopt the ordinance, it must first comply with the California Environmental Quality Act (CEQA). The Director of Planning recommends that you adopt all Environmental Findings set forth in his report, and specifically that you find that: (1) the final EIR (Environmental Clearance No. ENV-2005-4516-EIR, SCH. No. 2010101082) has been completed in compliance with CEQA; (2) the EIR reflects the City Council's independent judgment and analysis; and (3) the EIR was presented to the City Council, and the City Council reviewed and considered the information in the final EIR before approving the project.

The Director also recommends that you adopt the Statement of Overriding Considerations contained in his report setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur, and that you adopt the Mitigation Monitoring and Reporting Program set forth as Appendix 7 of the Specific Plan.

Council Rule 38 Referral

The draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety and the Department of Transportation.

If you have any questions regarding this matter, please contact Deputy City Attorney Michael Bostrom at (213) 978-8068. He or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON
Chief Assistant City Attorney

DM/MJB:zra
Transmittal

ORDINANCE NO. _____

An ordinance establishing a Specific Plan known as the Ponte Vista at San Pedro Specific Plan in a portion of the Wilmington – Harbor City Community Plan area.

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

Section 1. The City Council hereby establishes and adopts the attached Ponte Vista at San Pedro Specific Plan for the area bounded by heavy lines in the Plan Boundary Map set forth in Figure IV of the Plan.

Sec. 2. 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 _____.

HOLLY L. WOLCOTT, Interim City Clerk


By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality


MICHAEL N. FEUER, City Attorney

By 
MICHAEL J. BOSTROM
Deputy City Attorney

Date February 18, 2014

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission

February 14, 2014

See attached report.

Michael LoGrande
Director of Planning

File No(s). CF 13-1646; CPC 2012-2558-GPA-ZC-SP-CA

PONTE VISTA AT SAN PEDRO SPECIFIC PLAN

City of Los Angeles

Ordinance No. _____

Effective _____

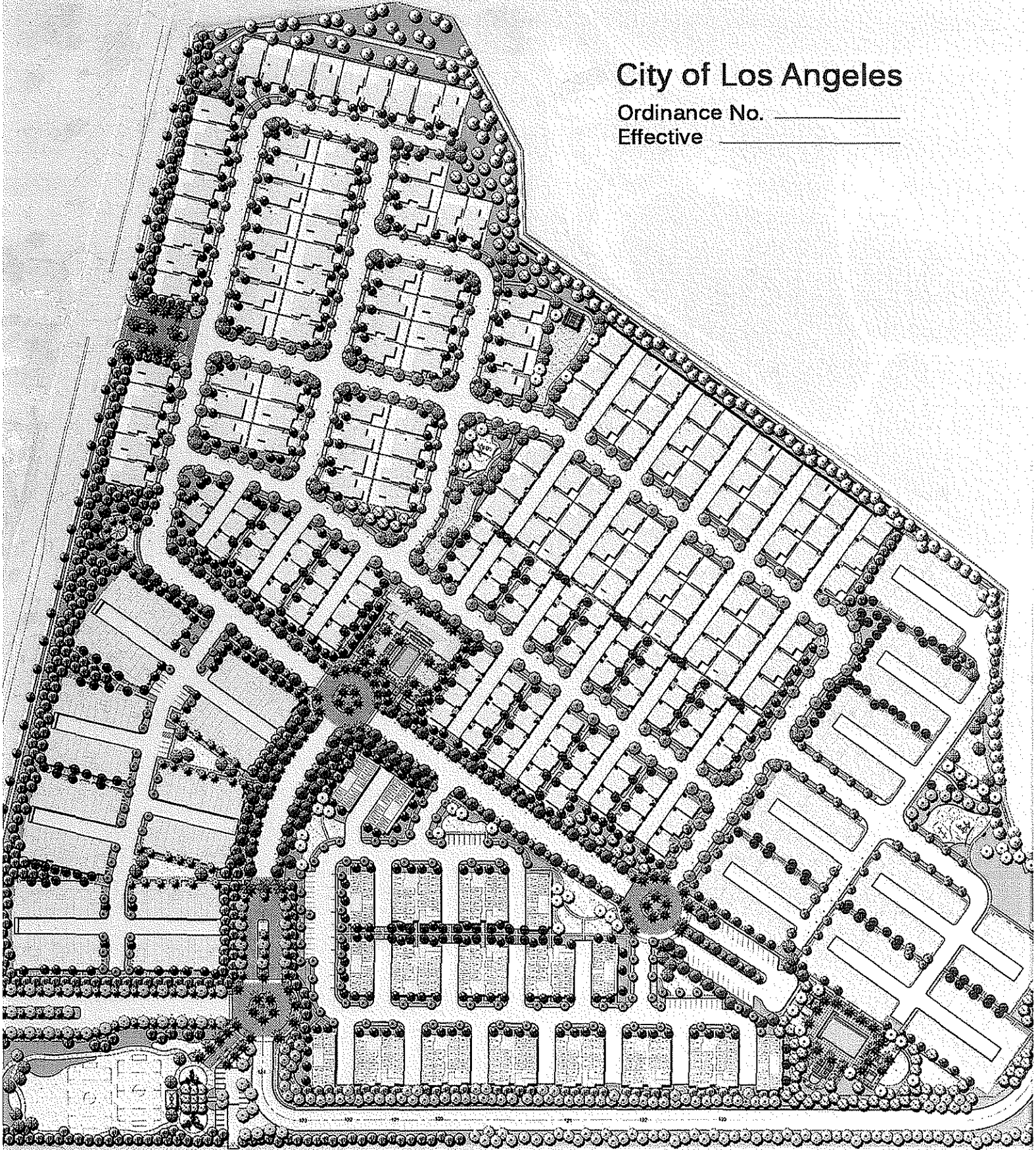


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PONTE VISTA AT SAN PEDRO SPECIFIC PLAN

Section 1. ESTABLISHMENT OF THE PONTE VISTA AT SAN PEDRO SPECIFIC PLAN

A. Authority and Scope

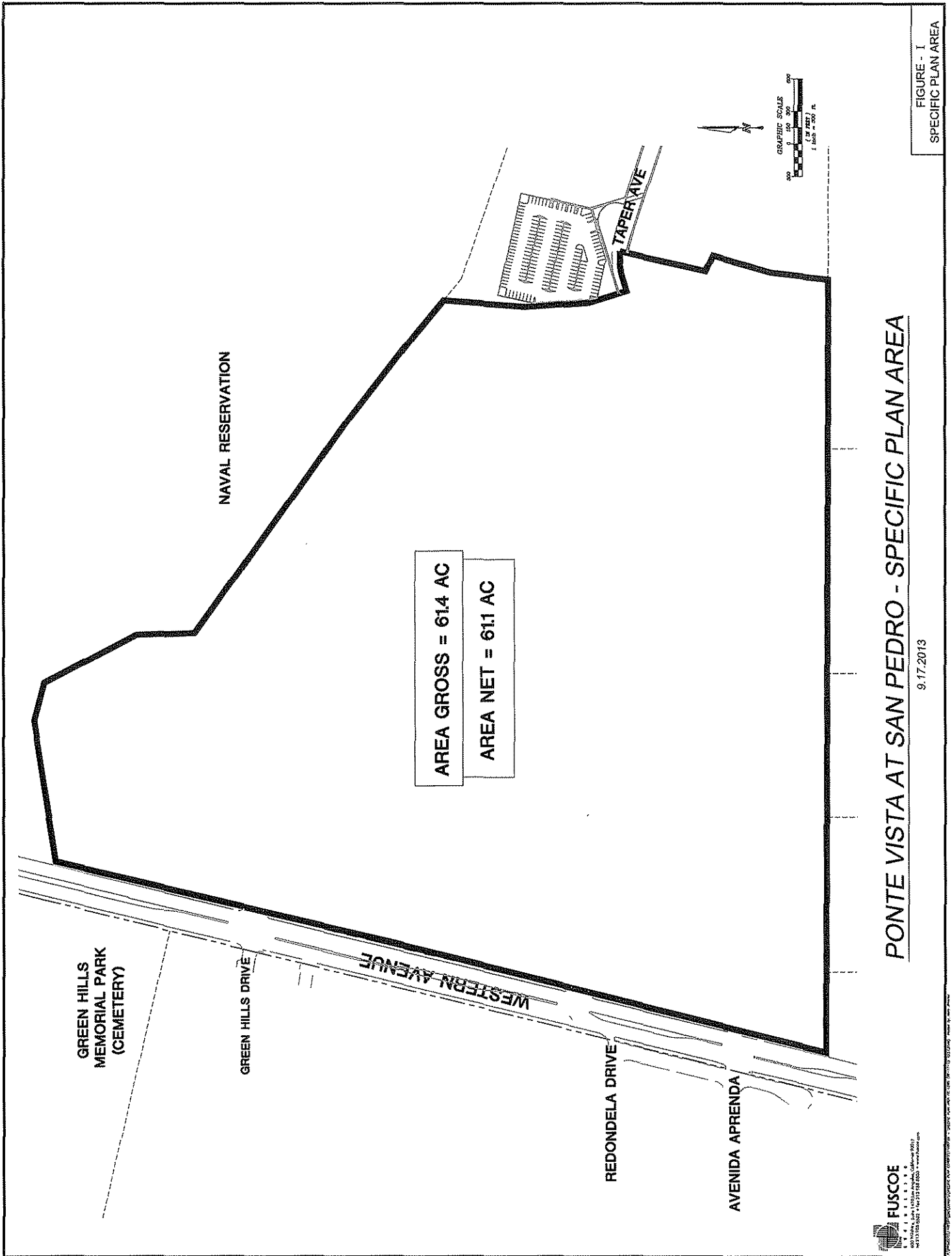
Pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC), the City Council hereby establishes the Ponte Vista at San Pedro Specific Plan, which shall be applicable to that area comprising the approximately 61.5-acre site located at 26900 South Western Avenue in the City of Los Angeles, bordered by the U.S. Navy’s Defense Fuel Support Point to the north, Mary Star of the Sea High School to the east, Fitness Drive and multi-family residential developments to the south, and Western Avenue (State Route 213) to the west. This area is referred to as the “Specific Plan area” and is depicted on **Figure I**. This Specific Plan serves as both a policy and regulatory document for the development of the Specific Plan area.

B. Subareas

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into the following seven land use Subareas and Subarea classifications listed below. The location and boundaries of these Subareas are depicted in **Figure II**.

- Subarea 1:** Single-Family 1
- Subarea 2:** Single-Family 2
- Subarea 3:** Single-Family 3
- Subarea 4:** Townhomes
- Subarea 5:** Townhomes & Flats
- Subarea 6:** Flats
- Subarea 7:** Open Space/Recreation

The Site Plan, including proposed product types, for the Specific Plan area is depicted on **Figure III-1**. Site plan details for each residential Subarea are depicted on **Figures III-2 through III-6**. The Zoning Map is attached at **Figure IV**.

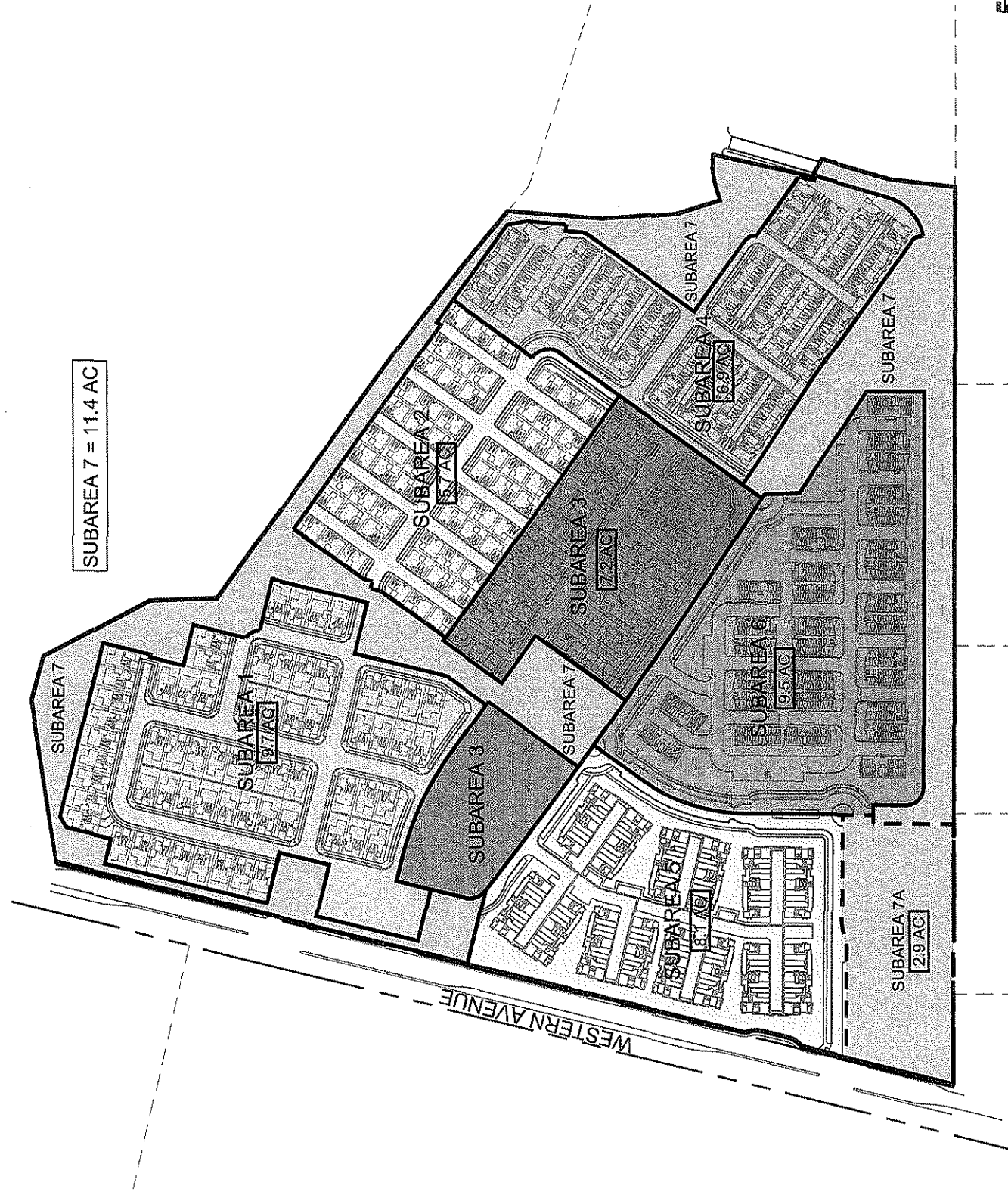


9.17.2013

FIGURE - I
SPECIFIC PLAN AREA

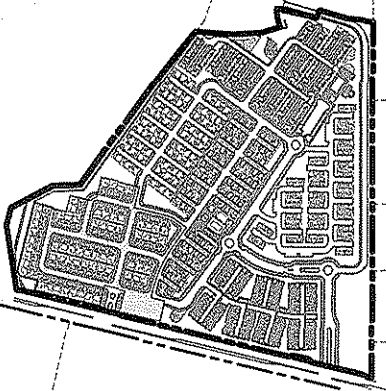


FIGURE - II
SUBAREA BOUNDARIES



PONTE VISTA AT SAN PEDRO - SUBAREA PLAN EXHIBIT

10.11.2013



KEY MAP
SCALE 1"=100'

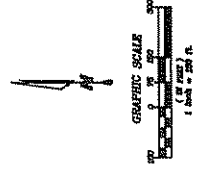
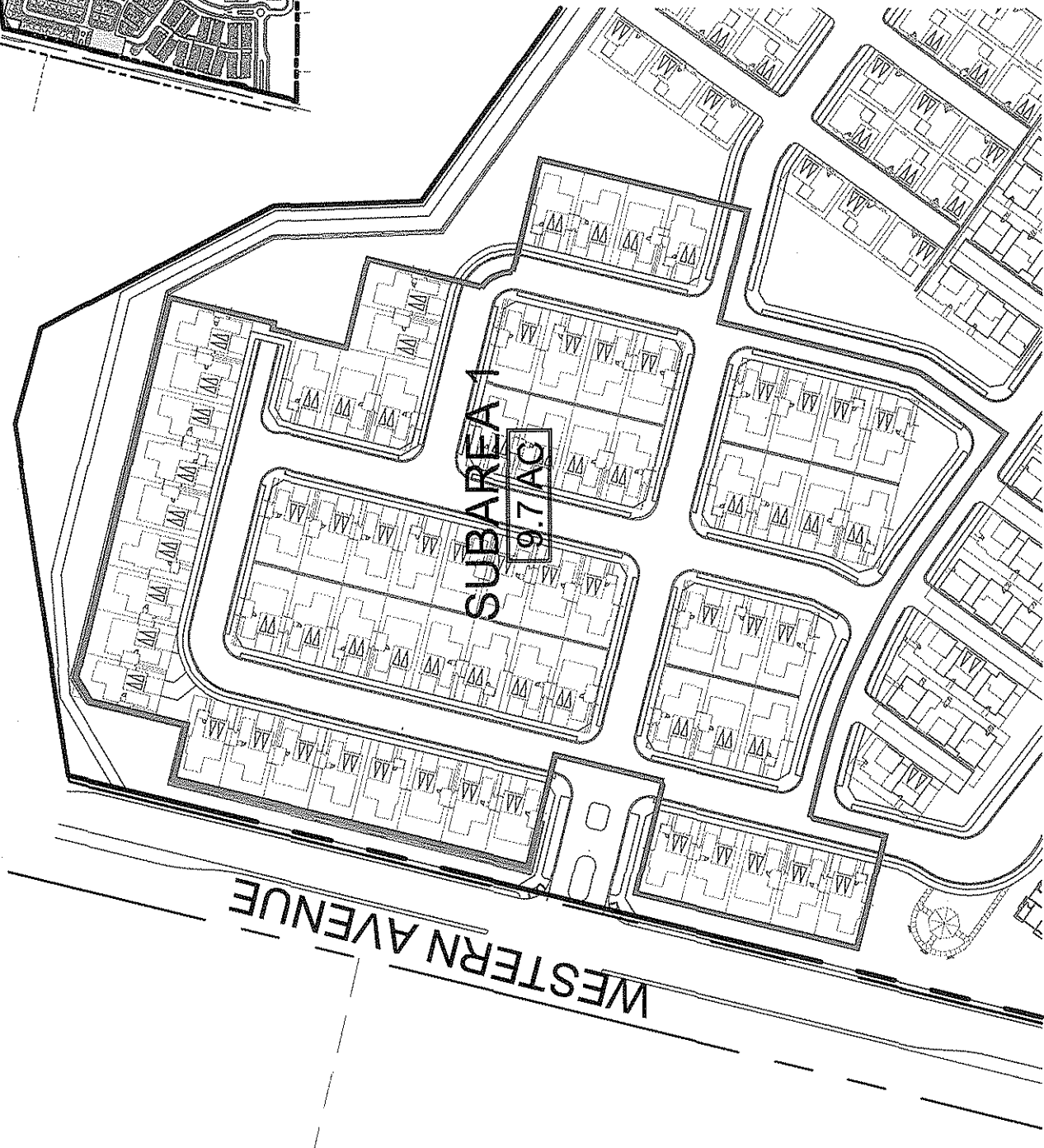


FIGURE - III-1
SPECIFIC PLAN AREA

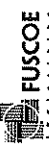


SUBAREA 1
9.7 AC

WESTERN AVENUE

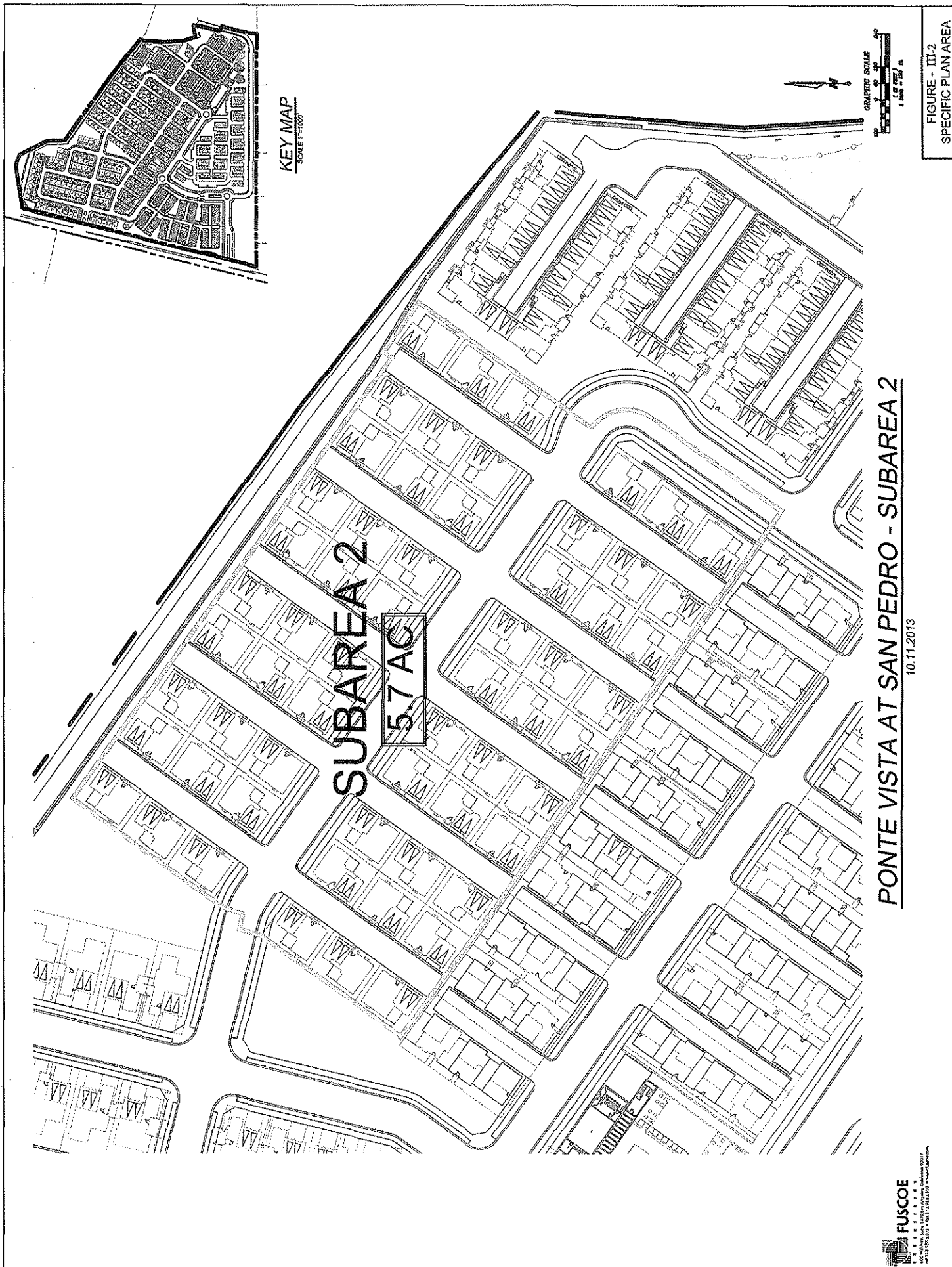
PONTE VISTA AT SAN PEDRO - SUBAREA 1

10.11.2013



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PROJECT: PONTAVISTA AT SAN PEDRO - SUBAREA 1 (10-11-13) (3-15-13) (3-15-13) (3-15-13) (3-15-13) (3-15-13) (3-15-13) (3-15-13) (3-15-13) (3-15-13)



KEY MAP
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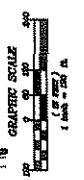


FIGURE - III-2
SPECIFIC PLAN AREA

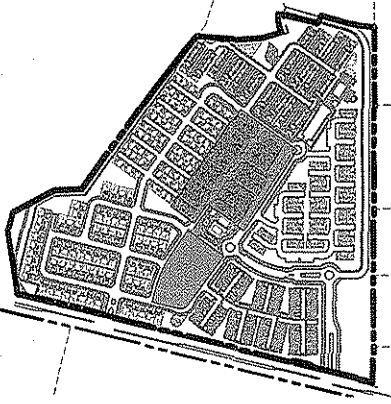
SUBAREA 2

5.7 AC

PONTE VISTA AT SAN PEDRO - SUBAREA 2

10.11.2013

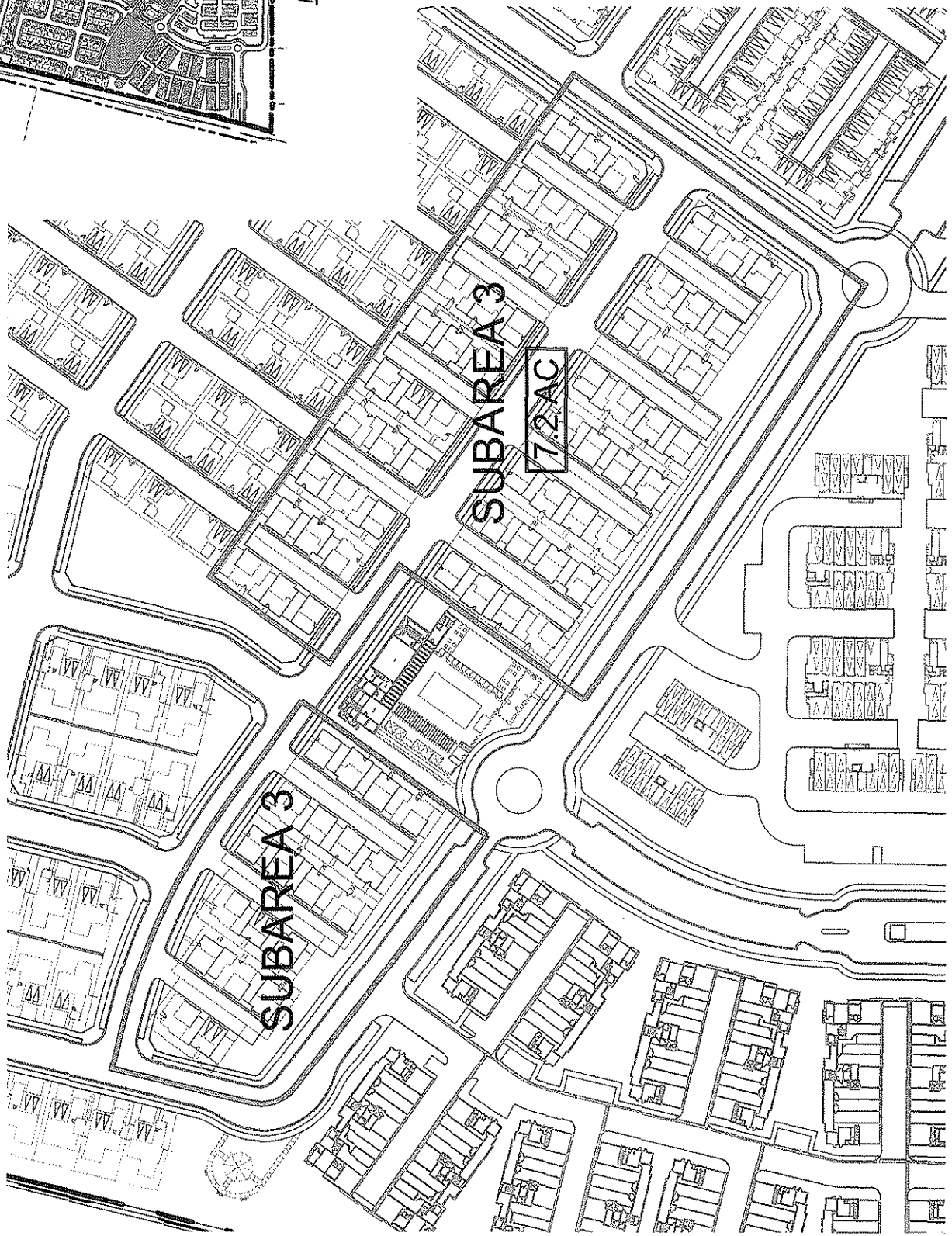
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PLANNERS
ENGINEERS
10000 W. 10th Avenue, Suite 1000
Denver, CO 80202
303.750.2000 • FAX 303.750.2005 • www.fuscoe.com



KEY MAP
SCALE 1"=100'

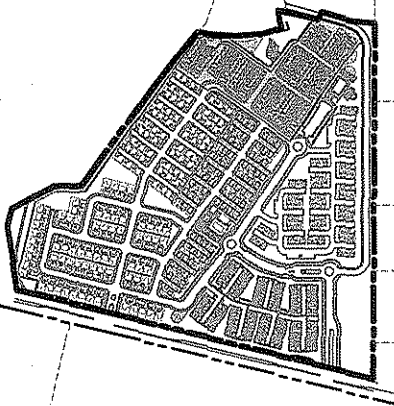


FIGURE - III-3
SPECIFIC PLAN AREA



PONTE VISTA AT SAN PEDRO - SUBAREA 3

10.11.2013



KEY MAP
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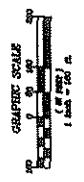
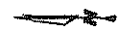
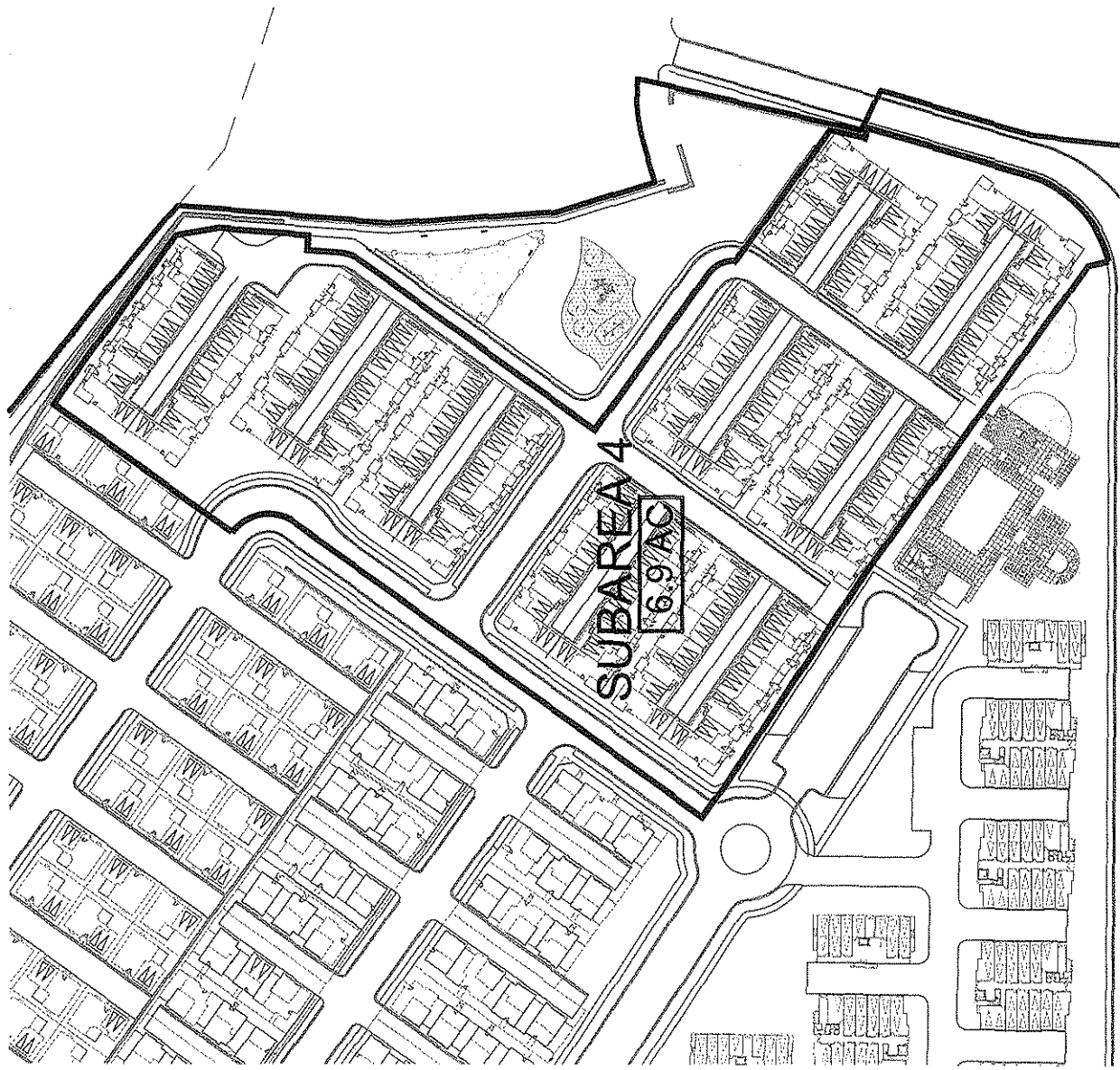
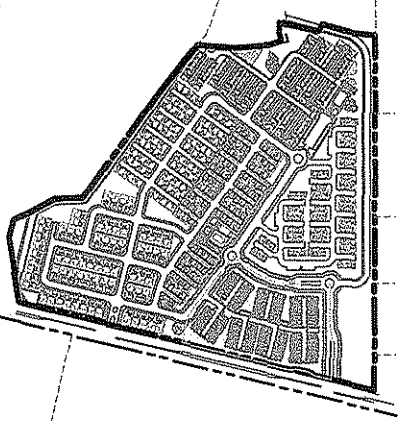


FIGURE - III-4
SPECIFIC PLAN AREA



PONTE VISTA AT SAN PEDRO - SUBAREA 4

10.11.2013



KEY MAP
SCALE 1"=100'

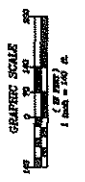


FIGURE - III-5
SPECIFIC PLAN AREA



WESTERN AVENUE

SUBAREA 5

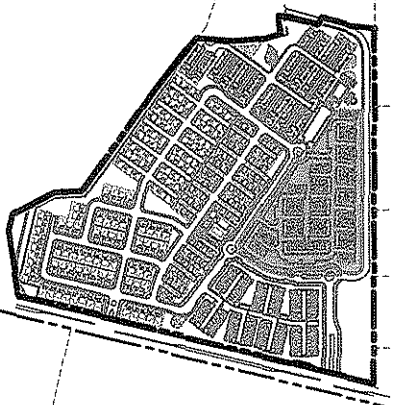
8.1 AC

PONTE VISTA AT SAN PEDRO - SUBAREA 5

10.11.2013



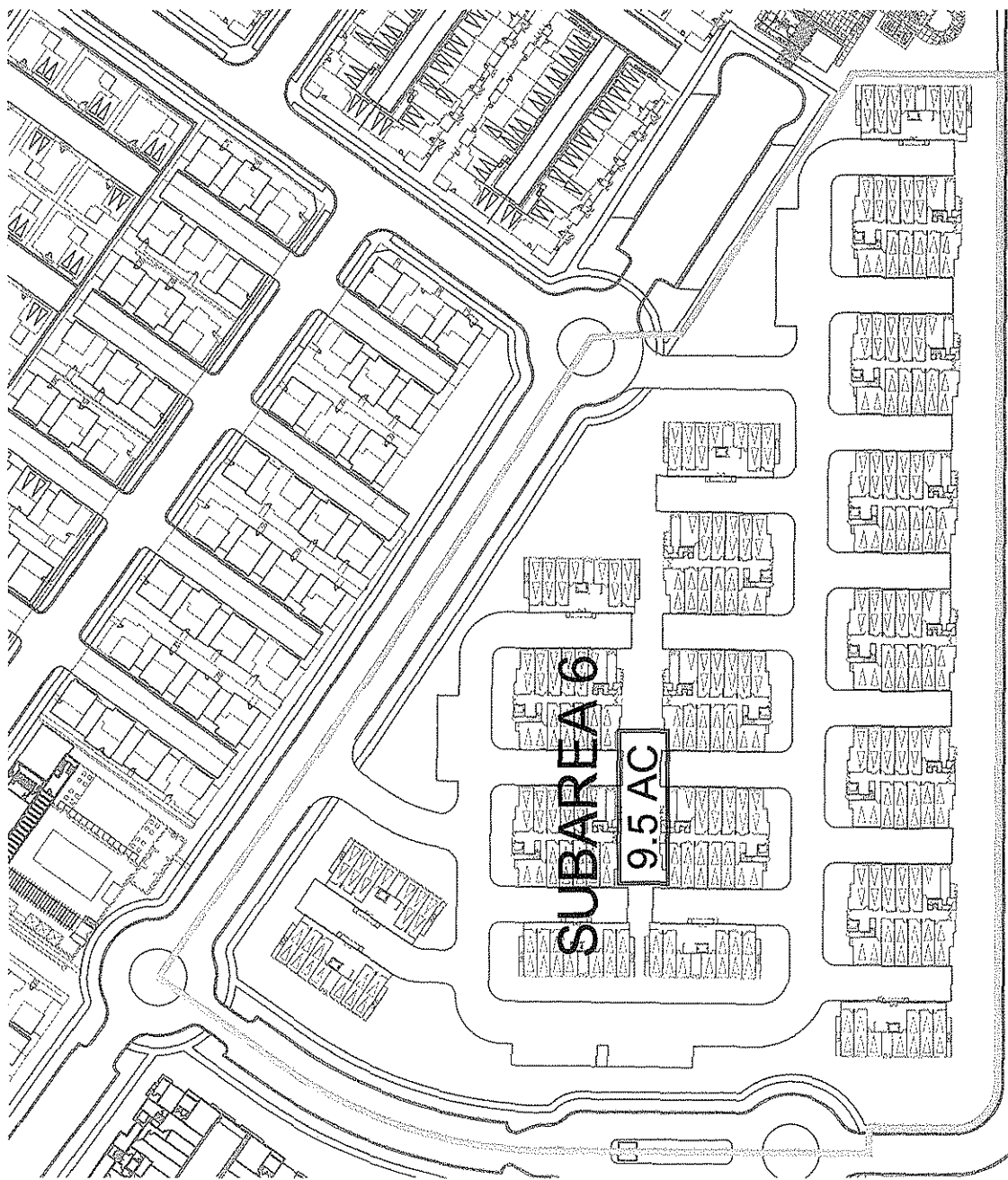
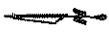
FUSCOE CONSULTANTS
1405 S. WILSON AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78202
TEL: 214.342.8000 FAX: 214.342.8001



KEY MAP
SCALE 1"=100'



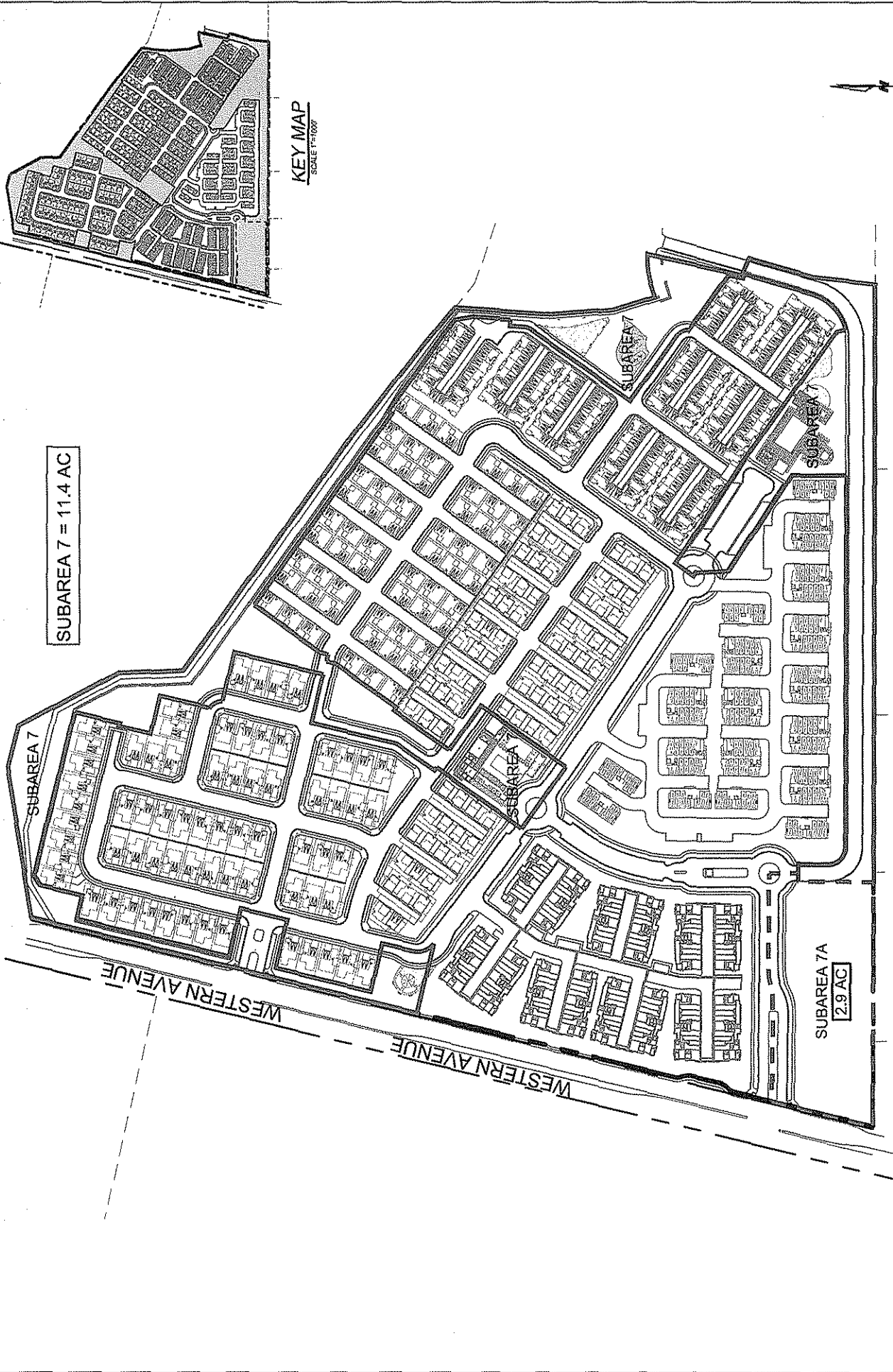
FIGURE - III-6
SPECIFIC PLAN AREA



PONTE VISTA AT SAN PEDRO - SUBAREA 6

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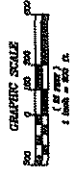
SUBAREA 7 = 11.4 AC

SUBAREA 7A
2.9 AC

WESTERN AVENUE
WESTERN AVENUE

PONTE VISTA AT SAN PEDRO - SUBAREA 7 & 7A

10.11.2013

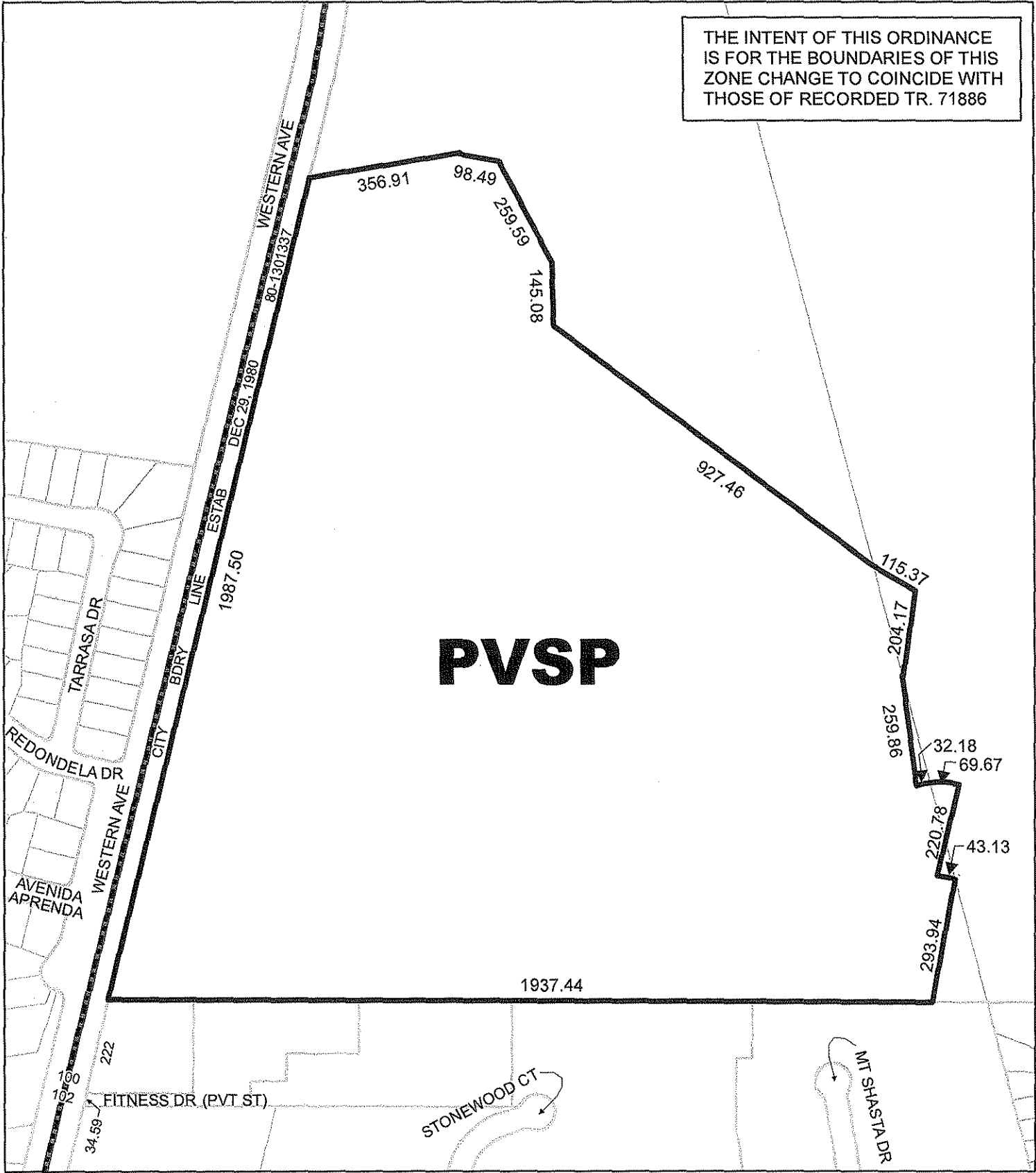


KEY MAP
SCALE 1"=100'

FIGURE - III-7
SPECIFIC PLAN AREA

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424.218.1800 • 424.218.1800 • www.fuscoecorp.com

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR. 71886



PVSP

PONTE VISTA SPECIFIC PLAN

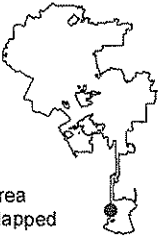
— Pointe Vista Specific Plan Boundary



Data Sources: Department of City Planning, Bureau of Engineering



C.M. 027 B 193 CPC-2012-2558-GPA-ZC-SP-CA



Area Mapped

102213 CF/LSJ

C. **Specific Plan Overview, Purposes and Objectives**

1. **Specific Plan Overview**

This Specific Plan provides the regulatory framework for the redevelopment of the Specific Plan area with up to 700 residential units, including a combination of single-family homes, townhomes, and flats. The Specific Plan will also include recreational facilities, parks, open space, and a trail along the perimeter of the Specific Plan area. Streets within the Specific Plan area will be private, with access to the Specific Plan area through two entrances from Western Avenue, at Green Hills Drive and at a new east-west road near the southerly boundary of the Project that will connect through the Specific Plan area to the property currently occupied by the Mary Star of the Sea High School campus to the east. A single vehicular access point will also be provided and maintained to the neighboring multi-family development to the south (Seaport Homes) to allow those residents secondary access to Western Avenue via the project's new east-west road. The access road to the Mary Star of the Sea High School campus and the access point to the neighboring multi-family development will be privately maintained, but publicly accessible, and not gated.

2. **Purposes and Objectives**

The purposes and objectives of this Specific Plan are as follows:

- To provide regulatory controls and a framework for the development of that portion of the General Plan that relates to the Specific Plan area and to provide for public needs, convenience and general welfare as the development of such area necessitates;
- To transform an abandoned former military housing site into a new community offering a range of housing types and price levels that provide a full range of choices for people of diverse ages, household sizes and incomes;
- To increase access to parks and open space;
- To implement the General Plan and the Wilmington-Harbor City Community Plan for the Specific Plan area;
- To provide much needed single-family and multiple-family housing to serve the housing needs of the City of Los Angeles;
- To enhance future commercial development of the Port of Los Angeles and the Port of Long Beach Harbor by providing necessary housing options adjacent to these major industrial uses;
- To guide development, including use, height, density, parking, landscaping, architectural design and other related factors to ensure development compatible with the community;

- To set forth principles, standards and general procedures to assure the orderly development of the Specific Plan area;
- To promote increased flexibility in the design of large sites in order to ensure a combination of residential uses with adequate open space;
- To provide design guidelines for review and approval of landscape and exterior of buildings and structures; and
- To implement procedures for compliance within the Specific Plan that will encourage functional and professional site planning and design practices, quality exterior design, and better appearance to improve the community.

Section 2. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section 2 and the definitions of the terms set forth in this Section 2 shall supersede the definitions set forth in the LAMC including, without limitation, Section 12.03 of the LAMC. Words and phrases not defined here shall be construed as defined in Section 12.03 of the LAMC or pursuant to Section 12 of this Specific Plan.

Building Pad Elevation shall mean the building pad denoted in the preliminary grading plan (Appendix No. 6), as such plan may be finalized after its review by the Bureau of Engineering prior to the recordation of each final map unit within the Specific Plan Area. The Building Height Limitation established by this Specific Plan for a proposed building shall be measured from the Building Pad Elevation established for such building.

City shall mean the City of Los Angeles.

Community Plan shall mean the adopted Wilmington-Harbor City Community Plan, a part of the General Plan of the City of Los Angeles.

Developer as used in either this Specific Plan or the mitigation conditions adopted with this plan shall refer to SFI Bridgeview, LLC. The Director of Planning may approve the transfer of the Developer's obligations under this Plan and the mitigation conditions to a third party upon transfer of the Specific Plan area in whole or in part to a third party, provided that SFI Bridgeview, LLC provides the Director with sufficient assurances and guarantees that such third-party can and will comply with these obligations.

Dwelling Unit, Single-family shall mean construction, alteration or addition to a one-family dwelling or any accessory building, for which a building permit is required, on a lot located in whole or in part within the Specific Plan area.

Flat shall mean a multi-family residential product where all living space within a unit is enclosed within a single level.

Floor Area shall mean the total of the gross area of the floor surfaces within the exterior wall of the building, not including space devoted to stairwells, basement storage, required corridors, public restrooms, elevator shafts, light courts, vehicle parking and areas incidental thereto, mechanical equipment incidental to the operation of such building, and covered public pedestrian circulation areas, including atriums, lobbies, plazas, patios, decks, arcades and similar areas, except such public circulation areas or portions thereof that are used solely for commercial purposes.

Height shall be measured as the vertical distance from grade (adjacent ground level) to the highest point of the roof. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, or fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, wireless masts, water tanks, or similar structures, may be erected above the height limit specified for the Subarea in which the property is located, but no such penthouse or roof structure, or any other space above the height limit shall be allowed for the purpose of providing additional floor area.

LAMC shall mean the Los Angeles Municipal Code.

Project shall mean any building, structure or use of property which requires a building or use permit, excluding interior remodeling of any building that does not result in a change of use, an increase in floor area, an increase in the number of dwelling units or an increase in the occupant load.

Project Applicant as used in either this Specific Plan or the mitigation conditions adopted with this plan shall refer to SFI Bridgeview, LLC. The Director of Planning may approve the transfer of the Project Applicant's obligations under this Plan and the mitigation conditions to a third party upon transfer of the Specific Plan area in whole or in part to a third party, provided that SFI Bridgeview, LLC provides the Director with sufficient assurances and guarantees that such third-party can and will comply with these obligations.

Project Permit Compliance shall mean an approval issued pursuant to Section 10 of this Specific Plan.

Setback shall mean the distance from the face of a building to another designated property line, excluding architectural features, roof eaves, patios, decks, or balconies projecting from the face of a building.

Specific Plan area shall mean that area shown within the heavy lines of the Zoning Map in this ordinance.

Subareas shall mean Subareas 1, 2, 3, 4, 5, 6 and 7 as described in Section 1.B of this Specific Plan.

Woonerf shall mean a thoroughfare type that is characterized by a narrow width. A woonerf is a living street where pedestrian and cyclist safety is promoted by use of shared spaces, traffic calming, low speed limits, and other similar measures.

Zoning Map shall mean the zoning map contained in this ordinance, attached as **Figure IV**.

Section 3. EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW

A. Wilmington-Harbor City and San Pedro Communities

The Specific Plan area is situated in the far southern portion of the Los Angeles Basin, near Los Angeles Harbor. It is depicted within the Wilmington-Harbor City Community Plan (Community Plan) between the planning communities of Harbor Gateway, San Pedro, and the Port of Los Angeles, and adjacent to the cities of Torrance, Lomita, Rancho Palos Verdes, Carson, Long Beach and an unincorporated area of Los Angeles County. The immediate surrounding area includes established single-family neighborhoods and newer multiple-family uses, a memorial park, high school, and commercial land uses along Western Avenue.

The Specific Plan will redevelop an abandoned former military housing complex with high-quality residential, recreation, and open space uses compatible with nearby surrounding uses and planned development.

B. Existing Site Conditions

The Specific Plan area is the location of the former U.S. Navy San Pedro Housing complex, located approximately two miles north of downtown San Pedro and 1.5 miles northwest of the Port of Los Angeles. Abandoned homes and buildings from the prior use remain on the site.

The Specific Plan area is sloping, with elevation ranges from 101 feet to 249 feet above mean sea level (msl) sloping downward to the southeast. The highest area within the Specific Plan occurs along a steep cut slope that forms the Specific Plan's northern boundary, adjacent to the Navy's Defense Fuel Support Point. The Specific Plan area also includes significant fill. The U.S. Navy regraded the site and added fill to create building pads for roads and residential construction.

The federal government acquired ownership of the property within the Specific Plan area in 1942, when the property was undeveloped. In 1944, the government constructed a fire fighting training facility, which operated until 1950 and was demolished. The remaining area was utilized as a storage area for shipping containers from 1947 to 1962. The Navy constructed a residential community in approximately 1962 to house U.S. Navy personnel stationed at the Long Beach Naval Shipyard. The Navy housing facility was vacated and closed in 1999, and sold to private owners in 2005. The abandoned residential community still exists on the property within the Specific Plan area.

C. Project Description

The project includes demolition of the existing, abandoned structures and redevelopment of the Specific Plan area with up to 700 residential units, including a combination of single-family homes, townhomes, and flats. The Specific Plan will also include recreational facilities, parks, open space and a trail along the perimeter of the Specific Plan area. Streets within the Specific Plan area will be both private and publicly accessible, with access to the Specific Plan area through two entrances from Western Avenue, at Green Hills Drive and at a new east-west road near the southerly boundary of the Project that would connect through the Specific Plan area to the property currently occupied by the Mary Star of the Sea High School campus to the east. A single vehicular access point would also be provided and maintained to the neighboring multi-family development to the south (Seaport Homes), to allow those residents secondary access to Western Avenue via the project's new east-west road. The access road to the Mary Star of the Sea High School campus and the access road to the neighboring multi-family developments will be privately maintained, but publicly accessible, and not gated.

Section 4. RELATIONSHIP TO CITY LAND USE AND PLANNING REGULATIONS

A. Relationship to the General Plan

The General Plan is a comprehensive long-range policy document that guides the ultimate physical development of the City. The General Plan includes certain state mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan is a broad policy document, a specific plan is a policy statement and implementation tool that is used to address a single project or planning area. A specific plan must be consistent with the General Plan by furthering the objectives and policies of the General Plan, and not obstruct their attainment, pursuant to California Government Code Section 65454.

This Specific Plan is consistent with the City's General Plan. The City will administer the provisions of this Specific Plan in accordance with the City's General Plan including the Wilmington-Harbor City Community Plan.

This Specific Plan is consistent with the land use, housing, urban form and neighborhood design, open space and conservation, and transportation goals and objectives of the General Plan and Community Plan. The proposed residential densities are consistent with the Low, Low Medium I, and Low Medium II land use categories outlined in the Community Plan, and the Specific Plan is an area that includes single-family housing, multi-family housing, parks and other community-oriented uses.

B. Consistency with the Community Plan

The Specific Plan area is regulated by the Community Plan, one of 35 community plans that comprise the Land Use Element of the General Plan. The Community Plan encourages development that provides for transition in scale, density and character of multiple-family housing and other uses adjacent to single-family homes, promotes rehabilitation of residential areas to improve quality of housing, encourages residential and mixed-use development along

commercial corridors, and strives for the development of more neighborhood parks to disperse recreational amenities throughout the Community Plan area.

This Specific Plan is a focused regulatory document that promotes these important Community Plan goals. The Specific Plan is consistent with both the Community Plan and General Plan, and reflects unique constraints and opportunities of the Specific Plan area. The Specific Plan creates a regulatory framework that accounts for the special needs of the Specific Plan area and the surrounding community, and allows flexibility for adapting to future changes that could occur in public and private industries and markets.

C. Relationship to the Los Angeles Municipal Code

The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Code (LAMC), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC and other ordinances, except as provided for in this Specific Plan.

Whenever this Specific Plan contains provisions establishing regulations (including, but not limited to, standards such as densities, heights, floor area ratio, uses, yards, lot widths, lot area, building separations, setbacks, parking, open space and landscape requirements), different from, more restrictive or more permissive than would be allowed pursuant to Chapter I of the LAMC and the provisions of other portions of the LAMC specifically referenced below, this Specific Plan shall prevail and supersede the applicable provisions of that Code.

The procedures for granting Project Permit compliance, adjustments, modifications, exceptions, or interpretations to the requirements of this Specific Plan are set forth in Section 11.5.7 of the LAMC.

D. Applicability of the Specific Plan

Immediately upon the effective date of this Specific Plan, the rules and regulations established by this Specific Plan shall become applicable to the property within the Specific Plan area.

E. Relationship to CEQA

Pursuant to the California Environmental Quality Act (CEQA), the Ponte Vista Project Environmental Impact Report (EIR) was prepared for the Ponte Vista Project, which includes the implementation of this Specific Plan. The EIR (SCH No. 2010101082) identifies potential impacts on the environment of the Ponte Vista Project and sets forth mitigation measures to reduce those impacts. The design features and mitigation measures are hereby incorporated in and made mandatory by this Specific Plan, as applicable. The Mitigation Monitoring and Reporting Program is attached at Appendix No. 7.

Section 5. LAND USE

A. Use Regulations

1. Permitted Uses

The Specific Plan area is comprised of seven Subareas as depicted on **Figure II** and described in Section 1.B of this Specific Plan. Residential land uses consistent with the maximum development limitations established in Table 1 of this Specific Plan, supportive land uses enumerated in Section 5.C, and open space/recreational land uses (including ancillary uses such as, but not limited to, community gardens, clubhouses, exercise equipment, trash receptacles, active recreational facilities, roads, trails, dog dropping receptacles and bag stations, and street furniture) are the “Permitted Uses” under this Specific Plan.

2. Supplemental Regulations

The following supplemental regulations will apply with respect to Permitted Uses:

- Proposed uses not listed in Section 5.A.1 above may be permitted upon determination by the Zoning Administrator pursuant to Section 12.21 A 2 of the LAMC that such uses are similar to and no more objectionable to the public welfare than the Permitted Uses provided herein. The Area Planning Commission shall hear appeals on such Zoning Administrator interpretations. Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under this Specific Plan.
- Ancillary uses incidental to Permitted Uses and consistent with the purposes and objectives of this Specific Plan are Permitted Uses for all purposes under this Specific Plan.

3. Additional Conditional Uses

Any conditional uses listed in Section 12.24 of the LAMC that are not Permitted Uses under this Specific Plan shall be permitted when processed and approved in accordance with the procedures established in Section 12.24 of the LAMC.

B. Prohibited Uses

Commercial and industrial uses are prohibited within the Specific Plan area, with the exception of the following accessory uses within Subarea 7:

- Community-serving day care, as an accessory use within an improved recreational building;
- Community-serving commissary, as an accessory use within an improved recreational building; and

- Community-serving business center, as an accessory use within an improved recreational building.

C. Development Regulations

Development regulations for each residential Subarea are provided in this Section 5.C. Development regulations for Subarea 7 are provided in Section 6.A. A summary table of development regulations for each Subarea is provided at Appendix No. 8.

1. Maximum Permitted Development

Development of the Specific Plan area shall comply with the maximum permitted dwelling units per Subarea provided below in Table No. 1.

**Table No. 1
Maximum Permitted Dwelling Units by Subarea**

Subarea No.	Use	Maximum Dwelling Units	DU/Acre	Area (Gross Acres)
1	Single-Family	69	8	9.7
2	Single-Family	60	11	5.7
3	Single-Family	79	11	7.2
4	Townhomes	140	21	6.9
5	Townhomes & Flats	140	18	8.1
6	Flats	212	23	9.5
7	Open Space/Recreation	N/A	N/A	14.3
TOTAL		700	11.4 (avg)	61.4

The Advisory Agency shall not approve a subdivision map allowing the creation of dwelling units exceeding the Maximum Dwelling Units set forth above, unless the City Council first amends this Specific Plan.

a. Residential Limitations

Notwithstanding the provisions of Sections 12.10 C 4 and 12.11 C 4 of the LAMC to the contrary, the total allowable dwelling units within the Specific Plan Area shall not exceed 700 dwelling units. The Specific Plan permits the maximum dwelling units per acre allocated to each zone in Table 1, as well as any product type that provides less dwelling units per acre and generates less traffic trips. Single-family housing is permitted in the entire Specific Plan area except for Open Space zones. Whenever a product type allowed and intended primarily for development in one Subarea is developed in another Subarea as provided for in this Section, the Residential Regulations prescribed in Section 5.C.4 of the corresponding Subarea shall apply, except that the maximum dwelling units for each Subarea outlined in Table No. 1 shall not be exceeded.

A maximum of 212 residential units are permitted within Subarea 6, although only 188 units are currently proposed on the site plan. In order to provide additional housing within Subarea 6, exceeding the currently proposed 188 units, but not more than 212 units, a new subdivision map shall be obtained, but no Specific Plan Amendment shall be required.

b. Allocation of Development Rights

The total number of dwelling units and a current accounting of the cumulative totals of Floor Area utilized within each Subarea described in Section 5.C.1 of this Specific Plan shall be maintained by the Department of City Planning. Allocation of development rights to each lot within a subdivision shall be made at the time of subdivision, and prior to the recordation of Parcel Maps or Final Maps. Deed restrictions or covenants running with the land shall be recorded to limit development in accordance with such allocated development rights and in conformity with Section 6 of this Specific Plan.

2. Lot Area

Notwithstanding provisions of the LAMC to the contrary, the minimum lot area for any residential lot within the Specific Plan area shall be 1,800 square feet.

3. Small Lot Subdivision

In addition to any provisions of this Specific Plan and notwithstanding Section 5.C above, the Specific Plan permits development in compliance with the City's Small Lot Subdivision Ordinance (Ord. 176354) in Subareas 4, 5 and 6 only. In no circumstances, however, shall a Small Lot Subdivision approval authorize the construction of dwelling units exceeding the maximum permitted dwelling units set forth in Table No. 1 above.

4. Residential Regulations

a. Subarea 1

Subject to the applicable limitations and provisions set forth in Sections 6, 7, 8 and 9 of this ordinance, the following requirements shall apply to all lots within Subarea 1 of the Specific Plan area.

i) Use

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses:

- One-family dwellings;
- Parks, playgrounds, recreational or community centers, or other similar recreational or open space amenity, public or private; and

- Accessory buildings, including private garages, accessory living quarters, servants' quarters, or recreation rooms, subject to the same limitations as are set forth in Section 12.08 A 7 of the LAMC.

ii) **Height**

No building or structure shall exceed two (2) stories or 30 feet in height.

iii) **Density**

The density shall be limited to a maximum of 8 dwelling units per gross acre, and the total number of residential dwelling units in Subarea 1 shall be limited to 69 dwelling units.

iv) **Product Type**

Product Type 1 in the Design Guidelines is permitted in Subarea 1.

v) **Lot Width**

The minimum lot width for each lot within Subarea 1 shall be 20 feet.

vi) **Setbacks**

The yard setbacks within each lot within Subarea 1 shall be at least:

- **Front:** 8' setback
- **Side:** 4' setback
- **Rear:** 8' setback

b. **Subarea 2**

Subject to the applicable limitations and provisions set forth in Sections 6, 7, 8 and 9 of this ordinance, the following requirements shall apply to all lots within Subarea 2 of the Specific Plan area.

i) **Use**

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses:

- One-family dwellings;
- Parks, playgrounds, recreational or community centers, or other similar recreational or open space amenity, public or private; and

- Accessory buildings, including private garages, accessory living quarters, servants' quarters, or recreation rooms, subject to the same limitations as are set forth in Section 12.08 A 7 of the LAMC.

ii) **Height**

No building or structure shall exceed three (3) stories or 30 feet in height.

iii) **Density**

The density shall be limited to a maximum of 11 dwelling units per gross acre, and the total number of residential dwelling units in Subarea 2 shall be limited to 60 dwelling units.

iv) **Product Types**

Product Types 1 and 2 in the Design Guidelines are permitted in Subarea 2.

Notwithstanding the requirements of this Section 5.C.4.b, if Product Type 1 is developed within Subarea 2, then the Residential Regulations prescribed in Section 5.C.4.a for Subarea 1 shall apply, with the exception of density where Section 5.C.4.b.iii shall continue to apply.

v) **Lot Width**

The minimum lot width for each lot within Subarea 2 shall be 20 feet.

vi) **Setbacks**

The yard setbacks within each lot within Subarea 2 shall be at least:

- **Front:** 2' setback
- **Side:** 4' setback
- **Rear:** 5' setback

c. **Subarea 3**

Subject to the applicable limitations and provisions set forth in Sections 6, 7, 8 and 9 of this ordinance, the following requirements shall apply to all lots within Subarea 3 of the Specific Plan area.

i) **Use**

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses:

- One-family dwellings;

- Parks, playgrounds, recreational or community centers, or other similar recreational or open space amenity, public or private; and
- Accessory buildings, including private garages, accessory living quarters, servants' quarters, or recreation rooms, subject to the same limitations as are set forth in Section 12.08 A 7 of the LAMC.

ii) **Height**

No building or structure shall exceed three (3) stories or 40 feet in height.

iii) **Density**

The density shall be limited to a maximum of 11 dwelling units per gross acre, and the total number of residential dwelling units in Subarea 3 shall be limited to 79 dwelling units.

iv) **Product Types**

Product Types 1, 2 and 3 in the Design Guidelines are permitted in Subarea 3.

Notwithstanding the requirements of this Section 5.C.4.c:

- If Product Type 1 is developed within Subarea 3, then the Residential Regulations prescribed in Section 5.C.4.a for Subarea 1 shall apply, with the exception of density where Section 5.C.4.c.iii shall continue to apply.
- If Product Type 2 is developed within Subarea 3, then the Residential Regulations prescribed in Section 5.C.4.b for Subarea 2 shall apply, with the exception of density where Section 5.C.4.c.iii shall continue to apply.

v) **Lot Width**

The minimum lot width for each lot within Subarea 3 shall be 20 feet.

vi) **Setbacks**

The yard setbacks within each lot within Subarea 3 shall be at least:

- **Front:** 8' setback
- **Side:** 4' setback
- **Rear:** 2' setback

d. **Subarea 4**

Subject to the applicable limitations and provisions set forth in Sections 6, 7, 8 and 9 of this ordinance, the following requirements shall apply to all lots within Subarea 4 of the Specific Plan area.

i) **Use**

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses:

- Uses permitted in the Subareas 1, 2 and 3;
- Dwellings, one-family attached, two-family, multiple; and apartment houses and/or condominium units; and
- Parks, playgrounds, recreational or community centers, or other similar recreational or open space amenity, public or private.

ii) **Height**

No building or structure shall exceed three (3) stories or 35 feet in height.

iii) **Density**

The density shall be limited to a maximum of 21 dwelling units per gross acre, and the total number of residential dwelling units in Subarea 4 shall be limited to 140 dwelling units.

iv) **Product Types**

Product Types 1, 2, 3, and 4 in the Design Guidelines are permitted in Subarea 4.

Notwithstanding the requirements of this Section 5.C.4.d:

- If Product Type 1 is developed within Subarea 4, then the Residential Regulations prescribed in Section 5.C.4.a for Subarea 1 shall apply, with the exception of density where Section 5.C.4.d.iii shall continue to apply.
- If Product Type 2 is developed within Subarea 4, then the Residential Regulations prescribed in Section 5.C.4.b for Subarea 2 shall apply, with the exception of density where Section 5.C.4.d.iii shall continue to apply.
- If Product Type 3 is developed within Subarea 4, then the Residential Regulations prescribed in Section 5.C.4.c for Subarea 3 shall apply, with the exception of density where Section 5.C.4.d.iii shall continue to apply.

v) **Lot Width**

The minimum lot width for each lot within Subarea 4 shall be 50 feet.

vi) **Setbacks**

The yard setbacks within each lot within Subarea 4 shall be at least:

- **Front:** 5' setback
- **Side:** 4' setback
- **Rear:** 0' setback

e. **Subarea 5**

Subject to the applicable limitations and provisions set forth in Sections 6, 7, 8 and 9 of this ordinance, the following requirements shall apply to all lots within Subarea 5 of the Specific Plan area.

i) **Use**

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses:

- Uses permitted in Subareas 1, 2, 3, and 4;
- Dwellings, one-family attached, two-family, multiple; and apartment houses and/or condominium units; and
- Parks, playgrounds, recreational or community centers, or other similar recreational or open space amenity, public or private.

ii) **Height**

No building or structure shall exceed four stories (4) stories or 48 feet in height.

iii) **Density**

The density shall be limited to a maximum of 18 dwelling units per gross acre, and the total number of residential dwelling units in Subarea 5 shall be limited to 140 dwelling units.

iv) **Product Types**

Product Types 1, 2, 3, 4 and 5 in the Design Guidelines are permitted in Subarea 5.

Notwithstanding the requirements of this Section 5.C.4.e:

- If Product Type 1 is developed within Subarea 5, then the Residential Regulations prescribed in Section 5.C.4.a for Subarea 1 shall apply, with the exception of density where Section 5.C.4.e.iii shall continue to apply.

- If Product Type 2 is developed within Subarea 5, then the Residential Regulations prescribed in Section 5.C.4.b for Subarea 2 shall apply, with the exception of density where Section 5.C.4.e.iii shall continue to apply.
- If Product Type 3 is developed within Subarea 5, then the Residential Regulations prescribed in Section 5.C.4.c for Subarea 3 shall apply, with the exception of density where Section 5.C.4.e.iii shall continue to apply.
- If Product Type 4 is developed within Subarea 5, then the Residential Regulations prescribed in Section 5.C.4.d for Subarea 4 shall apply, with the exception of density where Section 5.C.4.3.e.iii shall continue to apply.

v) **Lot Width**

The minimum lot width for each lot within Subarea 5 shall be 50 feet.

vi) **Setbacks**

The yard setbacks within each lot within Subarea 5 shall be at least:

- **Front:** 5' setback
- **Side:** 5' setback
- **Rear:** 0' setback

f. **Subarea 6**

Subject to the applicable limitations and provisions of Section 6, 7, 8 and 9 of this ordinance, the following requirements shall apply to all lots within Subarea 6 of the Specific Plan area.

i) **Use**

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses:

- Uses permitted in the Subareas 1, 2, 3, 4 and 5;
- Dwellings, one-family attached, two-family, multiple; and apartment houses and/or condominium units; and
- Parks, playgrounds, recreational or community centers, or other similar recreational or open space amenity, public or private.

ii) **Height**

No building or structure shall exceed four (4) stories or 55 feet in height.

iii) **Density**

The density shall be limited to a maximum of 23 dwelling units per gross acre, and the total number of residential dwelling units in Subarea 6 shall be limited to 212 dwelling units.

iv) **Product Types**

Product Types 1, 2, 3, 4, 5 and 6 in the Design Guidelines are permitted in Subarea 6.

Notwithstanding the requirements of this Section 5.C.4.f:

- If Product Type 1 is developed within Subarea 6, then the Residential Regulations prescribed in Section 5.C.4.a for Subarea 1 shall apply, with the exception of density where Section 5.C.4.f.iii shall continue to apply.
- If Product Type 2 is developed within Subarea 6, then the Residential Regulations prescribed in Section 5.C.4.b for Subarea 2 shall apply, with the exception of density where Section 5.C.4.f.iii shall continue to apply.
- If Product Type 3 is developed within Subarea 6, then the Residential Regulations prescribed in Section 5.C.4.c for Subarea 3 shall apply, with the exception of density where Section 5.C.4.f.iii shall continue to apply.
- If Product Type 4 is developed within Subarea 6, then the Residential Regulations prescribed in Section 5.C.4.d for Subarea 4 shall apply, with the exception of density where Section 5.C.4.f.iii shall continue to apply.
- If Product Type 5 is developed within Subarea 6, then the Residential Regulations prescribed in Section 5.C.4.e for Subarea 5 shall apply, with the exception of density where Section 5.C.4.f.iii shall continue to apply.

v) **Lot Width**

The minimum lot width for each lot within Subarea 6 shall be 50 feet.

vi) **Setbacks**

The yard setbacks within each lot within Subarea 5 shall be at least:

- **Front:** 5' setback
- **Side:** 5' setback
- **Rear:** 0' setback

D. Design Requirements

This Specific Plan includes detailed Design Guidelines provided at Appendix No. 1. The Design Guidelines provide standards to guide the visual and physical appearance of the residential development and pedestrian areas. People differ in their interpretation of what constitutes aesthetic design in particular circumstances, and flexibility should be permitted to encourage design innovations and changes in design standards over time. For these reasons, rigid adherence to each Design Guideline is not intended. Rather, it is intended that developments be evaluated for their conformance to the general intent of the applicable Design Guideline and to the Specific Plan objectives.

This flexible standard, however, does not apply to the Visitor Parking regulations in Section 2.4 or the Building Requirements set forth in Sections 2.11 through 2.16 of the Design Guidelines. Each Project shall comply with these regulations and requirements, unless relief is granted pursuant to LAMC Section 11.5.7.

A variety of architectural styles and related building forms and details will be allowed within the Specific Plan area, with the goal of providing a cohesive string of distinct architectural influences that tie the community together yet allow for variety and individual expression. The following four architectural styles are permitted within the Specific Plan area: Mediterranean; Mediterranean Eclectic; Early California Modern; and California Modern. All Projects shall comply with the architectural site guidelines of the Design Guidelines.

E. Determination of Compliance

No building, structure or land within the Specific Plan area shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained within the Specific Plan area without Project Permit Compliance approval. The project applicant may concurrently apply for Project Permit Compliance and subdivision approval.

F. Relief from Development Regulations

An application to modify or deviate from the development regulations in this Specific Plan shall be processed in accordance with the procedures for Project Permit Adjustments or for exceptions, amendments, or interpretations of this Specific Plan, as set forth in Section 10 of this Specific Plan and Sections 11.5.7 of the LAMC.

G. Adjustment to Boundaries

The subarea boundaries shown upon the Subarea Plan Exhibit in **Figure II**, and in greater detail in Figures III-1 through III-7 of this Specific Plan, are approximate, and subarea boundary interpretations or adjustments may be made as part of the Project Permit Compliance review and approval process under Section 10 of this Specific Plan when such subarea boundary interpretations or adjustments meet the overall intent of the Specific Plan regarding location of land uses, and/or when necessary to ensure that such subarea boundaries precisely coincide with future street, alley or lot lines.

Adjustments in the boundaries of the Subareas and of further components thereof that result in an increase or reduction of land area of any Subarea or component thereof of 15 percent or less of the land area shall be permitted by the Planning Director as a Specific Plan interpretation as set forth in Section 10. An adjustment in the boundaries of the Subareas or of further components thereof in excess of 15 percent shall require a Specific Plan amendment governed by LAMC Section 11.5.7.

Section 6. Open Space, Pedestrian Linkages and Streetscape

A. Subarea 7

The purpose of Subarea 7 is to limit uses to open space and recreational activities to provide amenities for the owners and tenants within the Specific Plan area, as well as the general public. All open areas (including any roof of any subterranean parking building or structure) not utilized for buildings, driveways, parking areas, recreational facilities, plazas, patios, decks or walks shall be landscaped.

a. Use

The following facilities, uses and activities are permitted within Subarea 7: parks, playgrounds, swimming pools and jacuzzis, paths and trails, open lawns, water features, drinking fountains, public art, exercise stations, athletic fields, picnic facilities, pedestrian amenities and features, landscape and landscape amenities, game courts, community gardens, recreational or community facilities, public or private, roads, infrastructure and equipment, community-serving commissary, day care and business centers as accessory uses within an improved recreational building, and similar uses as determined appropriate by the Director.

A park shall be provided within the dotted line boundary of **Figure II** depicted as Subarea 7A, prior to the issuance of the first residential certificate of occupancy for a Project. The park shall be designed in general accordance with one of the conceptual plans provided at Section 4 of the Design Guidelines. If the Planning Director determines during Project Permit Compliance review that the park design differs substantially from the conceptual plans provided in the Design Guidelines, the developer shall consult with the City Department of Recreation and Parks on an alternative park design acceptable to the Department of Recreation and Parks. The park shall be maintained by the property owners' association and shall be accessible by the public in perpetuity, subject to reasonable rules and limitations that do not discriminate between project residents and the general public. As part of the Project Permit Compliance review, the owner or owners of the lot on which the park is to be provided and maintained shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide and maintain the park as described in this Section 6A.a.

b. Height

No building or structure shall exceed three (3) stories or 40 feet in height.

c. **Maximum Permitted Floor Area**

The floor area ratio of each lot within Subarea 7 shall be limited to 3:1.

d. **Setbacks**

The yard setbacks within each lot within Subarea 7 shall be at least:

- **Front:** 5' setback
- **Side:** 5' setback
- **Rear:** 10' setback

e. **Transportation and Parking**

No automobile parking shall be required for any uses located within Subarea 7.

f. **Required Park and Recreation Space**

At least one recreation center shall be provided as an amenity for project residents. Additional recreational centers may also be provided. In addition, at least three neighborhood pocket parks with a minimum area of 0.3 acres each shall be provided within the Specific Plan area. A perimeter trail shall be provided in general accordance with Landscape Design Guidelines in the Design Guidelines.

Required open space may be located at or above grade, or on rooftops. Parking areas, driveways and service facilities shall not qualify as open space, except to the extent provided for the parks themselves. Required open space may be provided in the form of courtyards, plazas, pedestrian paseos, trails, private setbacks, roof terraces, gardens, picnic areas, playgrounds, exercise areas, and sports related facilities (e.g., tennis courts, swimming pools, basketball courts) or other similar outdoor gathering places. Open space may be distributed throughout the Specific Plan area.

The park and recreation space and associated equipment and improvements required to be provided under this Section is hereby found to satisfy the requirements of Sections 17.12, 17.58, 12.21 G and 12.33 of the LAMC for the dedication of real property for park and recreational purposes, or for the payment of a fee in lieu thereof, in connection with the construction or development of any and all dwelling units in the Specific Plan area. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Sections 17.12, 17.58, 12.21G or 12.33 of the LAMC.

g. **No dedication required**

Required open space need not be dedicated to the City as publicly owned property. Where not dedicated, the property owners' association shall be responsible for the ownership and maintenance of the park and recreation space. The property owners' association may impose

reasonable regulations relating to open space and recreational amenities not dedicated to a public agency, including, but not limited to, restricting hours of operation from dawn to dusk.

h. Implementation

Parks shall be developed, including construction and the provision of equipment and improvements, in general accordance with the open space plan in Sections 4.3 and 4.4 of the Design Guidelines, attached as Appendix No. 1. All park facilities shall be constructed prior to the issuance of the first residential certificate of occupancy for a Project. The Department of Recreation and Parks may approve adjustments to the open space plan in the Design Guidelines as necessary to achieve the intent of this Specific Plan. Neither a Specific Plan Exception nor a Specific Plan Amendment pursuant to Section 10 of this Specific Plan shall be required for an open space modification.

B. Pedestrian Linkages

The street network within the Specific Plan area shall accommodate all pedestrians walking through the Specific Plan area as shown on the Walks and Trails diagram in the Design Guidelines. The street system in the Specific Plan area shall provide sidewalks in the dimensions provided in Appendix No. 2, Streetscape Standards. Streets and secondary connections within the Specific Plan area shall be treated with hardscape, landscape, lighting improvements and directional signs as described in Section 9 of this Specific Plan and Section 4 of the Design Guidelines.

C. Streetscape

The Specific Plan street system will serve to separate the types of traffic by destination and minimize interference with the new residential uses. All streetscape improvements including landscaping and signage shall comply with Section 4 of the Design Guidelines. The Specific Plan will include two types of roadways: (i) primary access roads; and (ii) internal streets or driveways.

1. Primary Access Roads

The Specific Plan includes two primary access roads from Western Avenue. The northern primary access road crosses through a private gate and provides a loop to the recreational uses and northern residential uses. The southern primary access road provides direct access to Mary Star of the Sea High School across the Specific Plan area, and connects also to a single access point connecting to the neighboring multi-family development to the south (Seaport Homes).

2. Internal Streets and Driveways

A number of roadways, consisting of private streets, as well as community driveways, shall generally be developed as conceptually shown on Appendix No. 2, Streetscape Standards. Streets may be constructed in phases. Woonerfs are permitted within Subarea 2 of the Specific Plan, in general accordance with Section 2.0 and Section 4.0 of the Design Guidelines.

3. **Street Standards**

Additional standards for streets are provided in Appendix No. 2. The Street Standards in the Specific Plan shall supersede any street requirements of the LAMC.

4. **Street Lighting**

Any street lighting shall comply with the regulations of Section 17.08 of the LAMC. The Bureau of Street Lighting and Bureau of Engineering shall approve adjustments to the LAMC lighting requirements, as necessary to meet the intent of the Specific Plan.

D. **Landscape**

Sections 2 and 4 of the Design Guidelines provide conceptual details and guidance for the landscaping of streets, trails, parks, community entry points, the buffer area between the development and the property to the north of the Specific Plan area, and within each residential Subarea. Development within the Specific Plan area shall comply with the landscape design guidelines in Sections 2 and 4 of the Design Guidelines. Once installed, the property owners association shall be obligated to maintain landscaping on its property in substantial compliance with the Section 4 of the Design Guidelines.

E. **Entrances and Plazas**

Development within the Specific Plan area shall comply with Section 2 of the Design Guidelines, which provides details and guidance for development of the community entrances and plazas.

The primary entrance to the community shall be developed in general accordance with the monument entry, community drive, and community entry drive guidelines in Section 2 of the Design Guidelines. The primary gated entry point shall also comply with the following standards:

- Separate access lanes for residents and guests, where feasible;
- Provide turnaround capacity in front of the control entry gate;
- Separate pedestrian entry from the vehicular access gate;
- Pedestrian entrances shall be open to the general public and not gated;
- Provide adequate queuing distance for cars waiting for admittance at entry gate;
- Provide clear, visible signage to accommodate residents, service deliveries and guests;
- The gate shall be constructed from high quality metal, wrought iron or equivalent material and shall maintain visibility into the community;

- Access to the park within Subarea 7A, to the perimeter trail, and to the access road connecting Western Avenue to the Mary Star of the Sea High School shall be accessible to the public and remain ungated; and
- An access point shall be provided and maintained to residents of the multi-family development to the south (Seaport Homes).

A secondary access point to the Specific Plan shall be provided in the area along Western Avenue. The secondary access point shall be a monument court entry in general accordance with the Design Guidelines.

Section 7. TRANSPORTATION, CIRCULATION, AND BICYCLE AND RESIDENT PARKING

A. Traffic Improvements

1. Required Transportation Improvements

The Specific Plan shall provide transportation improvements as required by the Mitigation Monitoring and Reporting Program provided at Appendix No. 7. The Specific Plan shall provide an access road to connect Western Avenue to the existing parking lot of the Mary Star of the Sea High School within the southern portion of the Specific Plan area. The Specific Plan shall provide a single vehicular access point connecting to the neighboring multi-family development to the south (Seaport Homes), to allow those residents secondary access to Western Avenue via the project’s new east-west road. The access road to the property currently occupied by the Mary Star of the Sea High School campus and the access road to the neighboring multi-family developments will be privately maintained, but publicly accessible, and not gated.

2. Implementation

Prior to the issuance of a Project Permit Compliance approval for a Project, the LADOT, in consultation with the Director and the developer, shall assign traffic improvements, if any, to a Project.

Prior to the issuance of the first Project Permit Compliance approval for the first Project development under this Specific Plan, the developer shall submit a Traffic Mitigation Phasing Plan (TMPP) to the LADOT for approval. The Plan shall identify which improvements must be constructed in connection with individual development sites. LADOT, in consultation with the Director and the developer, may modify the approved TMPP, if he or she determines the TMPP to be impractical or infeasible, or if the Project is modified.

Prior to the issuance of a building permit for the Project or any component thereof, the developer shall guarantee, to the satisfaction of the LADOT General Manager, the construction of any transportation improvements for such component of the Project for which the developer is directly responsible. Prior to the issuance of a certificate of occupancy, the developer shall implement, or cause to be implemented, the required transportation improvements. If the LADOT General Manager determines that construction of any required transportation improvement is infeasible at the time the developer seeks a certificate of occupancy, then the

developer shall pay the cost of or provide a suitable guarantee for the future implementation of the improvement to the satisfaction of the LADOT General Manager. Any guarantee required pursuant to this section may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the LADOT General Manager.

Vehicular access to the proposed buildings from divided major or major arterials shall only be from intersecting public roadways or private roadways approved by the LADOT and the City Engineer.

Collector streets serving the Specific Plan area shall intersect the arterial system within the Specific Plan area in a manner to facilitate the safe and efficient flow of traffic, as approved by the LADOT and the City Engineer.

The LADOT shall prepare annual mitigation monitoring reports to review the status of implementation of the traffic improvements required by the Specific Plan. The annual report shall be submitted to the Planning Director on July 1st of each year, beginning in the first year that a traffic improvement is required. The developer shall fund all costs associated with the preparation of the annual reports. The obligation to prepare the annual reports shall cease in the year following completion of all traffic improvements required by the Specific Plan.

3. Transportation Demand Management Regulations

Transportation Demand Management measures or incentives shall be utilized where feasible within the Specific Plan area. Transportation demand management measures or incentives shall be implemented as part of the Mitigation Monitoring and Reporting Program where applicable.

Transportation Demand Management measures may include, without limitation, the following types of measures:

- Parking locations
- Parking management measures
- Access and egress routes to transit
- Pedestrian and wayfinding signage
- Pedestrian circulation management
- Provision of bicycle racks to promote bicycle use
- Provision of electrical plug in locations for electrical vehicles
- Provision of supportive land uses such as day care or business center to reduce vehicle trips

The Specific Plan area is currently served by public transit and is immediately adjacent to a public transit route along Western Avenue. The Project shall incorporate sidewalks on primary streets and shall provide a network of pathways throughout the Specific Plan area to create opportunities for residents to walk to local destinations and transit stops. The Project will incorporate Design Standards, in Appendix No. 1, to improve landscaping and transit stops on Western Avenue.

B. Parking Regulations

The purpose of this Section is to provide regulatory standards pertaining to the off-street parking of motor vehicles. Except as provided in this Specific Plan, the provisions of Section 12.21 A 4 of the LAMC shall apply to property within the Specific Plan area.

1. Residential Parking Space Requirements

a. Dwelling Unit, Single-family and Multiple-family

- There shall be at least one (1) covered parking space provided for each dwelling unit with less than two bedrooms.
- There shall be at least two (2) parking spaces provided for each dwelling unit with two (2) or more bedrooms. At least one of the parking spaces shall be covered.
- There shall be .25 parking spaces per residential unit reserved for, and accessible to, visitors and guests. Guest parking may be uncovered and may be satisfied on private streets.

Up to 40 percent of all required parking spaces may be allotted for compact cars.

2. Subarea 7 Parking Space Requirements

There shall be at all times adequate space provided outside the vehicular gates within Subarea 7 to accommodate parking for 67 vehicles. Such parking may be provided as parallel street parking on the access road to property currently occupied by the Mary Star of the Sea High School or within a parking area at the park site within Subarea 7A, or any combination thereof. Such parking shall be accessible to the general public. Appropriate signage shall be provided to indicate that such parking is open and available to the general public.

3. Illustrative Parking Plan

An illustrative parking plan for each Subarea is provided for informational purposes in Table 2 below. The parking plan is conceptual and may change over time as the Specific Plan area is developed.

**Table No. 2
Illustrative Parking Plan**

Subarea	Dwelling Units (DU)	On-Site Parking		Off-Site (Street) Parking	Total Parking Slots	Parking Slots/DU
		Garage Parking	Driveway Parking			
Subarea 1	69	138	138	88	364	5.28
Subarea 2	60	120	0	28	148	2.47
Subarea 3	79	158	0	59	217	2.75
Subarea 4	140	280	0	35	315	2.25
Subarea 5	140	266	0	44	310	2.21
Subarea 6	188*	360	0	69	429	2.28
Subarea 7	0	0	30	74	104	N/A
Total	676	1,322	168	397	1,887	2.79

*The intent of the illustrative parking plan is to demonstrate conceptually the proposed parking per Subarea. These numbers are based on a design for a 676-unit project within the Specific Plan area. The parking plan is subject to change depending on the total units built, and pursuant to any alternative requirements approved pursuant to the procedures set forth in this Plan.

4. Alternative Requirements

Notwithstanding any provision in the LAMC or this Specific Plan to the contrary, parking requirements may be reduced beyond those that would otherwise be required under the LAMC or this Specific Plan, if the Director of Planning finds, in connection with the review and approval of the Project Permit Compliance as provided in Section 10.D of this Specific Plan, that such reduction is justified based on substantial evidence, including, but not limited to, a parking demand analysis (demonstrating that parking needs for certain uses or combination of uses is less than the number of parking spaces which would otherwise be required for such uses) and/or measures (such as Transportation Demand Management programs) implemented or to be implemented by owners and/or tenants of the project covered by such Project Permit Compliance to reduce traffic to and from, and therefore parking requirements at, such project.

C. Bicycle Parking and Bicycle Circulation

The Specific Plan shall be accessible to and accommodating of bicycles. Bicycles shall share the road with vehicles and, where feasible, woonerfs and signage may be used to promote safety to bicyclists and pedestrians. Long-term bicycle parking will be accommodated in private garages for each dwelling unit. Short-term bicycle parking shall be provided for the multi-family

housing developments and community recreation areas. Bicycle parking shall be provided in general accordance with the Site Furnishing Diagram in the Design Guidelines.

D. Trail Standards

The Specific Plan includes a recreational trail surrounding the new community. The trail shall incorporate amenities, which may include exercise stations, benches, signage and lighting, landscaping, gardens, rest areas taking advantage of ocean views, and other similar improvements. The perimeter trail should be decomposed granite, or equivalent material. The perimeter trail is intended for recreational use and also for access for maintenance of community fencing, landscaping, and utilities. Portions of the perimeter trail will be within areas of steep terrain, where it may be structurally impracticable to construct the trail in accordance with the readily accessible standards for handicapped access. In these areas, consideration should be given to the addition of safety railings as appropriate and signage warning of steep terrain. Efforts should be made to provide amenities and, where feasible, view locations in portions of the trail where it would not be structurally impracticable to construct handicapped accessible facilities or where such construction would not alter the nature of the experience of the trail as a recreational and nature trail facility.

Section 8. INFRASTRUCTURE AND UTILITIES

A. General

Site development for the Project will consist of: (1) demolition and removal of existing improvements; (2) site grading, including grading for building pad sites, access, and other necessary improvements; (3) construction of the residential units, associated recreation amenities, storm drainage facilities, and access improvements; (4) installation of utilities (e.g., water lines, fire hydrants, and sewers); (5) construction of the public park and appurtenant structures; and (6) landscaping and streetscape improvements.

B. Demolition/Site Preparation

Demolition and Site Preparation. Preparing the site for development will require the export of organic soil materials and materials resulting from demolition work.

Grading. Grading of the Specific Plan area to accommodate the proposed development has been designed to balance within the Specific Plan area. Movement of earth related to Projects within the boundaries of this Specific Plan shall be permitted regardless of lot lines. Project grading shall comply with the preliminary grading plan, attached as Appendix No. 6, and any applicable changes or conditions required by the Department of Building and Safety or any other relevant government agency.

C. Retaining Walls

Except as provided herein, all new retaining walls shall comply with the following regulations.

- The provisions of this Specific Plan shall supersede any requirements for retaining walls in the LAMC.
- All freestanding retaining walls may be built on any lot with a maximum height for any single retaining wall of 25 feet, as measured from the top of the wall to the lower side of the adjacent ground elevation.
- Notwithstanding Sections 12.21 C 8 and 12.24 X 26 of the LAMC, multiple wall systems are permitted without restrictions on the number of walls.
- Retaining walls may be located within setbacks, open space and landscaping, as measured from the top of the wall to the lower side of the adjacent ground elevation.
- All retaining walls, including those located within setbacks, open space and landscaping, shall comply with the height restrictions and other design requirements set forth in Appendix No. 3, unless the Director issues an adjustment under LAMC Section 11.5.7.
- Any retaining wall less than 3 feet in height shall not be subject to the requirements above, but shall comply with the LAMC, as applicable.
- Appropriate screening shall be provided so that retaining walls are visually compatible with the hillside through methods such as wall façade treatments and landscaping (e.g., “green walls”).

D. Storm Drainage

The Specific Plan area includes an existing storm drain surface channel that crosses the southwestern corner of the Specific Plan Area. Development of the Specific Plan area will remove the surface channel and construct a subterranean drain by conveying the off-site stormwater runoff from the culvert at Western Avenue, and discharge the runoff to the City storm drain system at the present location on the Specific Plan’s southern boundary. Supplemental drainage improvements (e.g., stormwater detention and/or stormwater bio swale amenities) may be approved as part of the Project Permit Compliance review in Section 10 of this Specific Plan, in conjunction with the development of the park in Subarea 7A. The Director may request other technical departments to review and make a recommendation on the supplemental drainage improvements prior to acting on the Project Permit Compliance application. The time limit for the Director to act on the Project Permit Compliance application shall be extended for a reasonable time period, if necessary, to obtain such recommendation.

Prior to the issuance of a grading permit, the owner must prepare a Storm Water Pollution Prevention Plan (“SWPPP”) and Standard Urban Storm Water Mitigation Plan, and would include Best Management Practices, including low impact development features, such as infiltration basins, trenches and planters, catch basin inserts and screens, vegetative swales or other vegetative entrapments, and/or storm drain inlet labeling. The SWPPP will also support limited use of small water cisterns to capture roof runoff for garden irrigation.

No final map for a Project shall be recorded within the Specific Plan Area unless and until a flood control plan for the entire Specific Plan area has been approved by the Los Angeles County Flood Control District.

E. Sewer and Water System

The Specific Plan area is within the City of Los Angeles, and is served by Los Angeles Department of Water and Power (“LADWP”) for water service, and by both the (i) Los Angeles Bureau of Sanitation, and (ii) the Los Angeles County Sewer District No. 5 (“LACSD”) for sewer service.

For water service, LADWP infrastructure near the Specific Plan area includes a 12-inch water line south of the Specific Plan area under Western Avenue that terminates at Avenida Aprenda, and a 49-inch supply line that runs along the southern boundary of the Specific Plan area in a 14-foot easement. The property owner shall replace the existing on-site water system with new water lines configured in a looped system that shall be maintained and supplied by LADWP via two connection points to the existing 12-inch LADWP water main under Western Avenue. The new on-site water system may consist of public lines within easements over the private streets. The 12-inch line shall be extended approximately 6,000 feet from the southerly boundary of the Specific Plan area to John Montgomery Drive to connect to the internal loop. All infrastructure improvements shall be built to LADWP and Los Angeles City Plumbing Code Standards.

For sewer service, the existing City wastewater system includes an 8-inch sewer main at the western terminus of Taper Avenue, approximately 20 feet east of the Specific Plan area. Projects within the Specific Plan area may discharge into a single connection point to the 8-inch sewer main at Taper Avenue and be conveyed to the Terminal Island Water Reclamation Plant. The City has approved a Sewer Capacity Availability Request, certifying that the City has adequate conveyance and treatment capacities to serve the Project.

The existing County wastewater system includes a sewer main within the Western Avenue right of way on the southwest corner of the Specific Plan area. Projects within the Specific Plan may discharge into a single connection point via a new sewer lateral connection. Connection to this sewer main in Western Avenue is an alternative for the Specific Plan project.

Any Project shall implement mandatory measures of the LA Green Building Code relating to water consumption, and shall comply with Ordinance No. 170,978 (Water Management Ordinance) and Ordinance No. 180822, which imposes numerous water conservation measures in landscape, installation and maintenance.

F. Solid Waste

The Specific Plan area is served by the Sunshine Canyon City/County Landfill in Sylmar and the Chiquita Canyon Landfill, which have estimated remaining lives of 22 years and 5 years, respectively. Several recycling facilities also are available to accept waste from the Specific Plan area, including the South Gate Transfer Station, Commerce Refuse-to-Energy Station, the Downy Area Recycling and Transfer Facility, and the Puente Hills Material Recovery Facility.

All construction within the Specific Plan area shall comply with the City's Construction and Demolition Waste Recycling Ordinance.

G. Energy – Electricity and Natural Gas

The Specific Plan area receives electricity from LADWP by a line located to the east of the Specific Plan area, and another line near the southwest corner of the Specific Plan area at Western Avenue and Fitness Drive. It is anticipated that LADWP will supply the entire Specific Plan area from the existing system. The Specific Plan area receives natural gas from the Southern California Gas Company, a subsidiary of Sempra Energy. All new utility lines shall be installed underground.

All new buildings shall be designed to comply with Title 24, Part 6 of the California Code of Regulations (2005) energy requirements, and must also comply with the Los Angeles Green Building Code. All buildings must also provide future access space for an electrical solar system.

Section 9. SIGNAGE AND LIGHTING

Signs and other graphics are essential elements of the Ponte Vista community. Community signage shall have a coordinated design with organizational unity and an overall cohesive visual identity, establishing a brand for the community. Signage should be provided at all levels, from monuments and street signs to pedestrian way-finding signs, and should be an integrated part of the project's architecture, landscape, and site furnishings.

Prior to the issuance of a Project Permit Compliance approval for a Project, the developer shall submit a sign program to the satisfaction of the Planning Director, which shall comply with the following standards:

- Signs shall be visible and legible;
- Signs shall be compatible with their surroundings;
- Signs shall be appropriate to the type of activity to which they pertain;
- Signs shall be expressive of the identity of the Ponte Vista community and the individual Subarea; and
- Signs shall comply with this Section 9 of the Specific Plan and Section 2 of the Design Guidelines.

Similarly, lighting is an important design element to add character and to enhance community themes and identity. Prior to the issuance of a Project Permit Compliance approval for a Project, the developer shall submit a lighting program to the satisfaction of the Planning Director, which shall comply with the standards provided in this Section 9 of the Specific Plan and Section 4 of the Design Guidelines.

A. Monument/Identification Signs

The Specific Plan shall include monument entry signs to announce arrival at the Ponte Vista community and other appropriate identification signs. All monument and identification signage shall be compatible with the surrounding physical and visual character of the project, and be sized in accordance with the Los Angeles Citywide Sign Ordinance. Monument signs shall not exceed 1.5 square feet per foot of street frontage and shall be less than 75 square feet of total sign face. All signs shall be of a size proportional to the area in which they are located and/or the building upon which they are placed. The primary monument entry sign shall be in general accordance with Section 2 of the Design Guidelines.

B. Signage for Vehicles

Directional signs shall be provided at each street intersection. Street signs may be single-faced or double-faced and shall be Information signs, legible, adequately repaired and maintained, and at all times visible to motorists and pedestrians. Appropriate lighting of street signs is allowed to ensure night-time visibility. Permissible materials include wood, aluminum, or equivalent material, if permitted by the Los Angeles Building Code, with a high-end appearance and a long, durable life. Such signage shall be included in the sign program to be approved by the Planning Director in accordance with this Section 9.

C. Signage for Pedestrians

Wayfinding signs shall be provided at appropriate intervals on pedestrian walkways to ensure adequate pedestrian circulation throughout the site. At least one (1) sign shall be maintained within the park site in Subarea 7A, which depicts the recreational amenities within the entire Specific Plan area and the pedestrian access points for the general public to the portion of the Specific Plan area within the vehicular gates. Such signage may be single-faced or double-faced and shall be legible, adequately repaired and maintained, and at all times visible to pedestrians. Appropriate lighting of street signs is allowed to ensure night-time visibility. Permissible materials include wood, aluminum, or equivalent material with a high-end appearance and a long, durable life. Such signage shall be included in the sign program to be approved by the Planning Director in accordance with this Section 9.

D. Trail Signage

Wayfinding signs shall be provided at appropriate intervals on the perimeter trail to ensure adequate pedestrian circulation. Such signage may be single-faced or double-faced and shall be legible, adequately repaired and maintained, and at all times visible to pedestrians. Permissible materials include wood, aluminum, or equivalent material, if permitted by the Los Angeles Building Code, with a high-end appearance and a long, durable life. Such signage shall be included in the sign program to be approved by the Planning Director in accordance with this Section 9.

E. Recreational Signage

At least one (1) sign shall be maintained, visible from Western Avenue, which clearly identifies that the park within Subarea 7A and perimeter trail are accessible to the general public.

F. Prohibited Signs

All signs prohibited in the LAMC are also prohibited within the Specific Plan area, including, but not limited to, off-site and supergraphic signs.

G. Lighting

The use of architectural lighting shall be encouraged for monument signs and architectural and landscape features. Lighting is also essential for safety and security. Lighting of streets and recreational facilities shall be used appropriately to minimize visual nuisance and to maximize safety. Lighting of roadways shall be designed to enhance vehicular safety and pedestrian flows. Lighting should be concentrated at intersections and crosswalks. To ensure pedestrian safety, light fixtures shall be located at building entries and along walkways.

Lighting standards should blend in scale and character with buildings, sidewalks, streets, trails, and landscape and plaza areas. Lighting fixtures shall be designed to reflect the architectural character and be positioned to minimize glare or distraction for motorists and pedestrians. Lighting fixtures shall be in compliance with all state and local safety and illumination standards. Outdoor lighting should be energy-efficient and directed so as to prevent direct rays from reaching adjacent properties. All lighting shall comply with Section 4 of the Design Guidelines.

H. Amenities

Site furnishings and other amenities may be provided within open space and recreational areas, including the perimeter trail. Such amenities shall comply with the Permitted Uses of this Specific Plan and shall comply with Section 4 of the Design Guidelines.

Section 10. SPECIFIC PLAN IMPLEMENTATION AND AMENDMENTS

A. Applicability of LAMC Section 11.5.7

Requests for Project Permit Compliance, Project Permit Adjustment, or modification to a Project Permit Compliance with respect to a Project, or for an exception, amendment or interpretation of this Specific Plan with respect to a Project, shall be made in accordance with the procedures set forth in Section 11.5.7 of the LAMC.

B. Other Specific Plan Provisions

For purposes of Section 11.5.7 J of the LAMC, the decision-making body will be the Area Planning Commission and the Appeal Body will be the City Council.

C. Project Determination

No building permit shall be issued for any building, structure or other development of property, including any infrastructure or community facilities, unless a Project Permit Compliance for such development has been reviewed and approved by the Director of Planning in accordance with the specific plan procedures of Section 11.5.7 C of the LAMC. The foregoing

requirement shall not apply to grading of less than 50,000 cubic yards within the Specific Plan area, temporary uses, construction trailers, landscaping, or for remodeling, rehabilitation or repair work solely within the interior of a building or structure.

D. Project Permit Compliance

Except as otherwise set forth in this Section 10.E, no grading permit, foundation permit, building permit, use of land permit or permit for a change of use shall be issued for a Project unless a Project Permit Compliance application has been approved pursuant to the procedures set forth in this Section 10.

Issuance of a Project Permit Compliance shall require a finding that the Project is consistent with the development regulations set forth in this Specific Plan and/or any exception, amendment, or interpretation of this Specific Plan applicable thereto.

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Planning Director shall, upon application by an owner, application, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan. A request for an interpretation shall be filed pursuant to Section 11.5.7 H of the LAMC (Interpretations of Specific Plans).

Project Permit Compliance shall not be required for any construction for which a permit is required to comply with an order issued by the Department of Building and Safety to repair or replace an unsafe or substandard condition.

No Project Permit Compliance review or other action shall be required under this Specific Plan with respect to construction or modification of any building, improvement or structure or any change or relocation in use that is not a Project.

E. Conditions of Approval

In approving a Project Permit Compliance, the Director of Planning may impose conditions including, but not limited to, those deemed necessary to ensure that the Project Permit Compliance will be in accord with the design standards set forth in Section 5 of this Specific Plan and may make such zone boundary interpretations or adjustments as may be necessary when such zone boundary interpretations or adjustments meet the overall intent of the Specific Plan regarding location of land uses, and/or to ensure that the affected zone boundaries precisely coincide with street, alley or lot lines.

F. Exemption from Site Plan Review

Notwithstanding any other provision of the LAMC, all development within the Specific Plan area shall be exempt from the regulations and requirements for Site Plan review (LAMC Section 16.05, et seq.). The Project Permit Compliance procedure required for all Projects within the Specific Plan is deemed to be an equivalent and appropriate procedure to ensure compliance with the provisions of the Specific Plan.

G. Fees

All application fees shall be in accordance with the LAMC.

H. Subdivision Regulations

The location for public and private streets shall be set forth on the Tentative Tract Map for the Specific Plan area. The phasing of construction shall be determined by the conditions of the Tentative Tract Map(s) for each Project within the Specific Plan area.

All streets, highways and alleys adjoining the subject area shall be dedicated and improved with streets, sewers and storm drain improvements to the satisfaction of the City Engineer.

Section 11. DESIGN GUIDELINES

This Specific Plan includes Design Guidelines applicable to the development of the Specific Plan project. The Design Guidelines are attached as Appendix No. 1. Any modification or amendment to the Design Guidelines shall be processed in accordance with the applicable procedures and standards set forth for exceptions in Sections 11.5.7 of the LAMC.

Section 12. GENERAL

A. Time Limits

Any time limit established by this Specific Plan may be extended by mutual agreement between the developer and the Director of Planning, the Planning Commission or the City Council.

B. Severability

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Specific Plan is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Specific Plan or any part thereof. The Los Angeles City Council hereby declares that it would have passed each section, subsection, division, subdivision, paragraph, subparagraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, divisions, subdivisions, paragraphs, subparagraphs, sentences, clauses, or phrases be declared unconstitutional, invalid, or ineffective.

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