CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

ZI No. 1318

REVISED: 3/28/90

EFF. DATE: 6/6/86

ADDRESS: Various

DISTRICT OFFICE: West Los Angeles

LEGAL DESCRIPTION: See map in Section 2 of Ordinance

DISTRICT MAPS:

96 B 149

96 B 153

99 A 151

99 B 153

99 B 157

102 B 153

102 B 157

COMMENTS: Playa Vista Area B Specific Plan Ordinance #165,638 replaces previous Ordinance #160,521. Issue no permit for any Project unless all the requirements of the Specific Plan have been met.

Always check DAFS for the latest information in the ZI NOTE: file.

RICK BECKER

Zoning Engineer

RB:sh

TZ0050490ZI/1ZO

PLAYA VISTA AREA B SPECIFIC PLAN GRDINANCE NO. 165638

An Ordinance establishing a Specific Plan for the Playa Vista Area B portion of the Westchester-Playa del Rey District Plan.

WHEREAS, Proposition 20, passed by the people of the State of California in 1972, declared the California Coastal Zone a resource of statewide significance; and

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WHEREAS, the California Coastal Act of 1976, Public Resources Code Section 30000 et. seq. (the "Coastal Act"), was promulgated to implement the goals of Proposition 20 and to establish certain basic goals, as follows:

- To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment;
- 2. To assure balanced utilization of Coastal Zone resources;

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- 3. To maximize public access and recreational opportunities consistent with resource conservation principles and private property rights;
- 4. To assure priority for coastal-dependent development over other development;
- To encourage State and local efforts to coordinate planning for mutually beneficial uses; and

WHEREAS, the Coastal Act requires local government to prepare a Local Coastal Program for that portion of the Coastal Zone which lies within its jurisdiction; and

WHEREAS, Playa Vista Area B lies within that portion of the Westchester-Playa del Rey District Plan located within the Coastal Zone as designated by the State legislature; and

WHEREAS, after many public meetings addressing key issues of access, recreation, environmentally sensitive habitat areas, new development, visual resources, water and marine resources and visitor-serving facilities, a Coastal Land Use Plan was prepared; and

WHEREAS, the State Coastal Commission approved such Land Use Plan; and

WHEREAS, concurrently herewith the City of Los Angeles has adopted amendments to the Westchester-Playa del Rey District Plan which are consistent with such Land Use Plan; and

WHEREAS, the development of a Specific Plan has been deemed the most appropriate mechanism for preparing specific land use policies and regulations to implement such amendments to the Westchester-Playa del Rey District Plan; and

WHEREAS, such Specific Plan and such amendments to the Westchester-Playa del Rey District Plan are intended to constitute the City's Local Coastal

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Program for Plays Vista Area B.

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

SECTION 1 - ESTABLISHMENT OF SPECIFIC PLAN

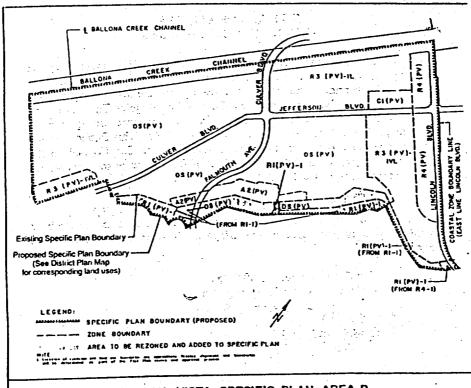
The City Council hereby establishes the Playa Vista Area B Specific Plan applicable to that area of the City of Los Angeles shown within heavy lines on the Map in Figure 1.

This Specific Plan is intended to provide, together with the regulations set forth in Chapter 1 of the Code, regulatory controls and incentives for the systematic implementation of that portion of the Westchester-Playa del Rey District Plan which includes the above-described area and to provide for public needs, convenience and general welfare as the development of such area necessitates. Such regulations limit the density of land use to that which can be accommodated under existing and presently planned public street improvements and transportation programs which impact the area covered by this Specific Plan.

SECTION 2 - PURPOSE

The following purposes shall apply in the Playa Vista Area B Specific Plan area:

- To implement the goals and policies of the Coastal Act.
- To establish a Local Coastal Program for that portion of the Westchester-Playa del Rey District within the Coastal Zone as designated by the State Legislature.
- To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources.



PLAYA VISTA SPECIFIC PLAN AREA B

- To assure that maximum public access to the coast and public recreation areas is provided.
- To prepare specific provisions tailored to the particular conditions and circumstances of Playa Vista Area B, consistent with the general policies of the adopted Los Angeles General Plan.
- To regulate all development, including use, height, density and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement.

SECTION 3 - RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES

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The regulations of this Specific Plan are in addition to those set forth in Chapter 1 of the Code and do not convey any rights or privileges not otherwise granted under the provisions and procedure contained in said Chapter, except as specifically provided for herein. Wherever this Specific Plan contains provisions different from or in conflict with provisions contained elsewhere in Chapter 1, this Specific Plan shall supercede such other provisions. Procedures for the granting of exceptions to the requirements of this Specific Plan are established in Section 11.5.7-D of the Code.

SECTION 4 - DEFINITIONS

Any term used in this Ordinance shall have the meaning specified for such term in either Section 12.03 of the Code or the meaning specified below, unless the context clearly indicates to the contrary:

"City" shall mean the City of Los Angeles.

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"Code" shall mean the Municipal Code of the City of Los Angeles.

"Commercial Billboard" shall mean a sign which directs attention to a business, product, or service, sold or offered or existing elsewhere than upon the site where such sign is located and which either expressly or implicitly invites a commercial transaction.

"Convenience Commercial" shall mean a commercial area or uses designed to satisfy the needs of the surrounding residential community.

"District Plan" shall mean the adopted Westchester-Playa del Rey District
Plan, a part of the General Plan of the City of Los Angeles.

"Dwelling Unit, Low Income" shall mean (a) housing renting for a monthly rental or not more than 25% of the monthly household income of a household earning up to 80% of the Median Income or (b) housing selling for a total purchase price not exceeding two and one-half times the annual household income of a household earning up to 80% of the Median Income.

"Dwelling Unit, Market Rate" shall mean dwelling units permitted to be constructed under this Ordinance other than Low and Moderate income dwelling units.

"Dwelling Unit, Moderate Income" shall mean (a) housing renting for a monthly rental of not more than 30% of the monthly household income of a household earning between 80% and 120% of the Median Income or (b) housing you selling for a total purchase price not exceeding three times the annual.

household income of a household earning between 80% to 120% of the Median Income.

"Dwelling Unit, Senior Citizen" shall mean a dwelling unit made available to a person or persons over the age of \$2 who meet the low- or moderate-income requirement.

"Feasible" shall mean capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic,

environmental, social and technological factors.

"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 incident thereto, mechanical equipment incidental to the operation of such building, and covered public pedestrian circulation areas, including striums, lobbies, plazas, patics, decks, areades and similar areas, except public circulation areas or portions thereof that are used solely for commercial purposes.

"Map" shall mean the Map contained in Section 1 of this Ordinance.

"Median Income" shall mean an income value as established and published periodically by the Federal Department of Housing and Urban Development or its successor agency for the Los Angeles metropolitan area.

"Plot Plan" shall mean a document or documents which pictorially describe, by means or professionally accepted architectural graphic techniques, the location, appearance, configuration and dimensions of any proposed buildings, structures and attendant site improvements including, but not limited to, landscaping and Signs, and any public or private easements.

"Sign" shall mean any display, board, screen, object or part thereof used to announce, declare, demonstrate, display, identify or otherwise advertise, and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises.

"Specific Plan Area" shall mean that area shown within the heavy lines of the Map in Section 1 of this Ordinance.

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SECTION 5 - ZONE REGULATIONS

A. General Provisions

Section 12.04 of the Code is hereby amended by adding to the Zoning Map which is incorporated in and made a part of Article 2 of Chapter 1 of the Code the zones and zone boundaries shown upon the Map, so that the portion of the Zoning Map covering the Specific Plan Area shall be as designated on the Map. The zone boundaries shown upon the Map are approximate, and zone boundary interpretations or adjustments may be made as part of the Plot Plan review and approval process under Section 7 of this Ordinance when such zone 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 zone boundaries precisely coincide with future street, alley or lot lines. Notwithstanding any provision of Article 2 of Chapter 1 of the Code to the contrary, every lot within the Specific Plan Area shall conform to the requirements

ordinance, 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 a Plot Plan approval as provided in said Section 7 having been first obtained. The Plot Plan approval process set forth in said Section 7 shall be in addition to, and not in lieu of, any subdivision proceeding, including public hearings as required therein, involving the property for which Plot Plan approval is requested. No building permit shall be issued for any building, structure or other development of property 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.

B. Residential Regulations

1. General Provisions

a. "Quimby" Dedication Requirements

- (i) The dedication and restoration of the Ballona Wetlands as defined and set forth in Section 10 of this Ordinance, together with the park or recreational space required to be provided under subsection (ii) below, are hereby found to satisfy the requirements of Section 17.12 of the Code for 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 within the Specific Plan Area. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Section 17.12 of the Code.
- (ii) Park or recreation space in an amount equal to 100 square feet per dwelling unit within the Specific Plan Area shall be provided to meet the recreation needs of the future residents. Park or recreational space provided anywhere within the Specific Plan Area shall satisfy the foregoing requirement, for any particular residential development provided that such space will be accessible to the residents of such development.

b. Low and Moderate Income Housing Provisions

Low and Moderate Income Dwelling Units in an amount equal to 15% of the total number of dwelling units permitted to be constructed within the Specific Plan Area pursuant to Section 6A of this Ordinance shall be provided to meet the needs of low and moderate income individuals and families. At least 225 of such Units shall be Senior Citizen Dwelling Units to be located on an 8-acre site at the southwest corner of the Specific Plan Area.

The Low and Moderate Income Dwelling Units may be constructed in one or more phases and shall be completed not

Dwelling Units; provided, however, that if necessary governmental housing subsides are not available in a timely manner for the construction of the Low and Moderate Income Dwelling Units, land must be reserved for such Units. Such land shall be reserved or suitably guaranteed to the satisfaction of the Advisory Agency at the time of approval of any subdivision covering Market Rate Dwelling Units, and the area of the reserved land shall be sufficient to permit under the applicable zoning the eventual construction of a number of Low and Moderate Income Dwelling Units equal to 15% of such Market Rate Dwelling Units. Such reserved land may be located, at the option of the subdivider, anywhere within the Specific Plan Area, within the areas governed by Ordinance No. (Playa Vista in Area C Specific Plan) and Ordinance No. 160,523 (Playa Vista D Specific Plan), or anywhere outside such area or areas; provided, however, that if the latter option is chosen, the reserved land shall be of a sufficient area to permit the eventual construction of a number of Low and Moderate Income Dwelling Units equal to 1.25 times 15% of the Market Rate Dwelling Units covered by the subdivision. The exact location of the Low and Moderate Income Units shall be

determined by the developers of such units, but Plot Plan review and approval pursuant to Section 7 of this Ordinance shall be obtained prior to the construction of such units.

The Low and Moderate Income Dwelling Units may be provided outside of the Specific Plan Area (the "offsite Units"), so long as such offsite Units are provided at a ratio of 1.25 offsite units for each Low and Moderate Income Dwelling Unit required but not provided within the Specific Plan Area. Offsite units shall be constructed at the same time as each phase of the onsite units and at least fifty percent (50%) of the total required Low and Moderate Income Dwelling Units shall be onsite units.

Notwithstanding anything in the foregoing to the contrary, some or all of the Low and Moderate Income Dwelling Units required by this subsection may be located within the areas governed by Ordinance No. (Playa Vista Area C Specific Plan) and Ordinance No. 160,523 (Playa Vista Area D Specific Plan) and, if so located, shall not be considered offsite units for the purpose of the 1.25 offsite unit ratio described above.

2. R1(PV)-1 Residential Zone

Subject to the applicable limitations and provisions set forth in Section 6 of this Ordinance, the requirements of the R1 zone and height district No. 1, as modified by the provisions herein, shall apply to all lots soned R1(PV)-1 within the Specific Plan Area.

- a. 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:
 - 1. One-family dwellings

- Accessory buildings, including private garages, accessory living quarters, servants quarters, recreation rooms or private stables, subject to the same limitations as are set forth in Section 12.08 A.7 of the Code.
- 3. Accessory uses, including the office of a physician.

 dentist, minister of religion or other person suthorized by

 law to practice medicine or healing subject to the same

 limitations as set forth in Section 12.08 A.8 of the Code.
- 3. "R3(PV)-1VL" Residential Zone

Subject to the applicable limitations and provisions set forth in Section 6 of this Ordinance, the requirements of the "R3" Zone and Height District No. 1VL shall apply to all lots zoned "R3(PV)-1VL" within the Specific Plan Area, except that (i) the yard requirement adjacent to the boundary of the "OS(PV)" Zone shall be not less than fifty (50) feet, (ii) no building or structure located within one hundred 100 feet of the "OS(PV)" Zone shall exceed thirty-five (35) feet in height, and (iii) for the development of Senior Citizen Dwelling Units, a 6-story height limit shall be permitted subject to Plot Plan review and approval pursuant to Section 7 of this Ordinance and (iv) only uses permitted in the R3(PV)-1L zone shall be allowed.

4. "R3(PV)-1L" Residential Zone

Subject to the applicable limitations and provisions set forth in Section 6 of this Ordinance, the requirements of the "R3" Zone and Height District No. 1L shall apply to all lots zoned "R3(PV)-1L" within the Specific Plan Area except that only the following uses shall be permitted:

- a. Uses permitted in the R1(PV) Zone
- b. Dwellings, one-family attached, two family, multiple and spartment houses
- c. Boarding or rooming houses
- d. Child care facilities for not more than 20 children
- e. Child care facilities or nursery schools for more than 20 children when approved pursuant to the provisions of Section 12.24C of the Code
- f. Educational institutions, including elementary and high schools,
 as provided in Section 12.24-C 1.5 of the Code
- g. Housing developments of the kind provided for in Section

 12.24C.1.1(g) of the Code, when approved pursuant to the

 provisions of Section 12.24C
- h. Parks, playgrounds or recreational community centers operated
 by a government agency
- i. Youth hostel, restricted to a two-acre site
- 5. "R4(PV)" Residential Zone

Subject to the applicable limitations and provisions set forth in Section 6 of this Ordinance, the requirements of the "R4" Zone, as modified by the provisions herein, shall apply to all lots zoned "R4(PV)" within the Specific Plan Area.

 Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for these uses in the "R4" Zone including conditional uses enumerated in Section 18-24 of the Gode when the location is approved pursuant to the provisions of such Section. Notwithstanding the foregoing, the following uses shall be prohibited: the following uses:

- (1) Hotels; spartment hotels; motels and motor lodges
- (2) Educational institutions; including elementary and high schools; colleges and universities
- (3) Fraternity and sorority houses and dormitories
- Uses permitted in the R3(PV)-1L zone.
- Boarding home for the aged, with special care, philanthropic.
- Child care facilities or nursery schools.
- Church, temple, house of worship.
- Community center, owned and operated by a governmental agency.
- Educational institutions, including elementary and high schools, colleges and universities.
- Special care home.
- Height. No building or structure shall exceed a height of ten (10) stories.
- C, "C1(PV)-1VL" Commercial Zone
 - Subject to the applicable limitations and provisions set forth in Section 6
 - of this Ordinance, the requirements of the "C1" Zone and Height District
 - No. 1VL shall apply to all lots zoned "C1(PV)-1VL" within the Specific
- Plan Area, except that no building or structure or land shall be used and
- no building or structure shall be erected, structurally altered, enlarged
- or maintained except for those the following Convenience Commercial uses which are in the "Gi" Zone including-conditional uses enumerated in Section 19-34 of the Gode when the location is approved pursuant to the

provisions of such Section: No Commercial Billboards are permitted.

Which stell the Will Idde including idealitable uses enumerated in Ebotion 12128 of the Code which the included is approved pursuant to the provisions of such Ebotion!

- Bank, financial institution, loan office.
- Child care facilities or nursery schools.
- Clubs or lodges, fraternal or religious associations.
- Community Center, owned and operated by a governmental agency.

 Hospital, sanitarium, or clinics (except animal hospitals, or hospitals or sanitariums for contagious, mental or drug or liquor addict cases.
- Library.
- Newsstand.
- Medical office uses.
- Parking area, public.

- Pharmacy.
- Recycling center, collection.
- Restaurant, cafe, sandwich shop, tea room (excluding dancing or entertainment.)
- Stores, shops or businesses (e.g. dress shop, beauty shop)

 pemilted in the C1 zone (except Adult Book store)

D. "A2(PV)-1VL" (Public Utility) Zone

The requirements of the "A2" Zone and Height District No. 1VL shall apply to all lots zoned "A2(PV)-1VL" within the Specific Plan Area, except that no building or structure shall be erected, structurally altered, enlarged or maintained except for the public utility uses and facilities for the continued operation of defrated by the Southern California Gas Company gas storage facility which belief as of the infective date of this Ordinated including operation and maintenance of surface and subsurface facilities, the replacement of facilities for the injection, storage and withdrawal of natural gas and associated liquids in and from subsurface strata, including the drilling of new wells, reconditioning of existing wells, structures and other facilities, and performing operations incidental thereto.

New gas company uses shall require a Conditional Use Permit and removal or expanded uses shall be subject to the Plan Approval process.

E. *OS(PV)* Open Space Zone

The following requirements shall apply to all lots zoned "OS(PV)" within the Specific Plan Area.

- 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:
 - a. Those uses specified in the Ballona Wetlands Management
 Program prepared pursuant to the provisions of Section 10 of
 this Ordinance.
 - b. The public utility facilities operated by the Southern California

 Cas Company for the continued operation of the gas

 storage facility which exist as of the effective date of this

 Grdinance; including operation and maintenance of surface and subsurface facilities, the replacement of facilities for the injection, storage and withdrawal of natural gas and associated liquids in and from subsurface strata, including the drilling of new wells, reconditioning of existing wells, structures and other facilities, and performing operations incidental thereto, provided that such facilities are operated and maintained in accordance with the applicable policies set forth in the Ballona

Wetlands Management Program prepared pursuant to Section 10 of this Ordinance.

c. New gas company uses shall require a Conditional Use Permit for removal or expanded uses and shall be subject to the Plan Approval process.

F. Subdivision Regulations

(1) Any application for approval of a subdivision within the Specific Plan

Area shall be accompanied by a thorough site specific geologic and soils

study, including a specific geotechnical study relating to mitigation of liquefaction and lateral spreading and the effect of seismic sea waves on the siting of development within the proposed subdivision to the satisfaction of the City Engineer.

- (2) Prior to new development over old, unused or previously abandoned wells, the Geological and Solls Section of the Bureau of Engineering must be asked to determine that the wells have been abandoned in accordance with current standards. Development over wells will not be allowed to take place until this determination has been made. The City Engineer and Southern California Gas Company shall jointly determine appropriate gas well setbacks from streets and new development for existing wells associated with gas storage projects.
- (3) All development permitted in the Westchester Bluffs be consistent with all applicable provisions of the Municipal Code including the Westchester Bluffs ICO and/or the subsequent Specific Plan.
- (4) Prior to the issuance of building permits, clearance must be obtained from the State Division of Oil and Cas for oil wells that may be located on the site.
- (5) All streets, highways and alleys adjoining the subject area be dedicated and improved with streets, sewers and storm drain improvements to the satisfaction of the City Engineer.

 SECTION 6 DENSITY

A. Residential Limitations

Notwithstanding the provisions of Sections 12.10 C4 and 12.11 C4 of the Code to the contrary, the total allowable number of dwelling units within the Specific Plan Area shall not exceed 2,333 dwelling units. Excluded from the foregoing limitation shall be any Low and Moderate Income Dwelling Units as defined in Ordinance No. (Playa Vista Area C Specific Plan) which are required to be constructed under said Ordinance but which are located within the Specific Plan Area. It is the intent of this Specific Plan that lower buildings be located near the Ballona Wetlands and that taller buildings generally define the residential development toward Lincoln Boulevard.

B. Commercial Zone Limitations

Within the portion of the Specific Plan Area zoned "C1(PV)-1VL", the total Floor Area devoted to Convenience Commercial uses shall not exceed 70,000 square feet.

C. Allocation of Development Rights

The total number of dwelling units and a current accounting of the cumulative totals of Floor Area utilised within each zoning category described in Section 5 of this Ordinance shall be maintained by the Departments of Planning and Building and Safety. Allocation of development rights to each lot 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 Ordinance.

The purpose of this Section is to provide standards and a process for review and approval of Plot Plans for all buildings, structures and attendant site improvements proposed for construction within the Specific Plan Area so as to ensure consistency with the provisions of this Specific Plan.

A. Jurisdiction

No building permit shall be issued for any building, structure or other development of property, including transit facilities, unless a Piot Plan for such development has been reviewed and approved by the Director of Planning. The foregoing requirement shall not apply to building permits for single-family residences or for remodeling, rehabilitation or repair work solely within the interior of a building or structure.

B. Procedure

Upon the filing of the Plot Plan for approval, the Director of Planning shall, within 30 days of such filing approve the Plot Plan if such Plot Plan complies with the following standards:

- 1. Building Standards
 - a. All proposed buildings or structures conform to all applicable provisions contained within this Specific Plan.
 - b. The proposed buildings or structures are harmonious in scale with surrounding buildings.
 - c. All proposed buildings are designed so as not to cast shadows on any residential development adjacent to the Specific Plan Area between the hours of 9:00 a.m. and 3:00 p.m. at the spring equinox.
 - d. The design of all proposed buildings or structures is applied with equal consideration to all elevations visible from adjacent major public streets, plazas or pedestrian walkways.
 - e. Proposed buildings are sited and designed so as not to obliterate (but they may limit) existing views of bluffs from Jefferson Boulevard and from Lincoln Boulevard (to approximately 2,000 feet south of Jefferson Boulevard).
 - f. Colors and types of exterior building materials and the facade of any parking structure shall be designed so that they reasonably complement the exterior of adjoining structures.
 - g. Any balconies are of usable dimension.
 - h. The facade or landscaping of any parking structure is designed in a manner which substantially screens automobiles contained therein when viewed from adjacent major public streets, plazas or pedestrian walkways.
 - fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances are adequately acreened when viewed from adjacent major public streets, plazas or pedestrian walkways, unless such appurtenances have been employed as an integral and harmonious component in the design.
 - . All proposed buildings or structures are designed in such a fashion so as to reduce energy consumption and utilize

energy-efficient construction.

- k. All buildings or structures are designed so as to utilize

 earthquake resistant construction and engineering practices to

 the satisfaction of the City Engineer. All buildings or

 structures shall be sited so as (i) to avoid channels constructed

 in areas of liquefiable soils unless it can be shown that the

 failures of the areas adjacent to the channels can be engineered

 to preclude or mitigate the impacts of liquefaction, and (ii) to

 insure that structures affecting life safety, such as gas lines,

 shall not occupy or transect liquefiable soils adjacent to

 constructed channels subject to lateral movement as a result of

 earthquake shaking, unless such structures can be engineered

 to preclude or mitigate the impact of liquefaction.
- 1. All proposed buildings or structures are designed to utilize

 water conservation measures consistent with all provisions of
 the Municipal Code.

2. Landscape, Sign and Buffering Standards

- a. All open areas (including any roof or any subterranean parking building or structure) not utilized for buildings, driveways, parking areas, recreational facilities, plazas, patios, decks or walks are landscaped.
- b. All proposed signs are appropriate given their proposed location, size and purpose.
- Appropriate buffering of potentially incompatible uses is provided in the form of visual or spatial separations.
- d. The proposed development conforms to the standards set forth in Section 8 of this Ordinance.

3. District Plan Standards

The proposed development is consistent with and implements, as necessary, the District Plan policies with respect to (i) bikeways, pedestrian walkways, trails and bridges, (ii) accommodation of transit service and facilities, (iii) the provision, if applicable, in office and commercial development of multi-use and peripheral parking facilities, (iv) provisions for pollution traps to limit point (development-related) and non-point (general origin) pollutants from entering the wetlands system from freshwater sources and the diversion of the Jefferson drain into Ballona Creek east of the Specific Plan Area, and (v) providing required notifications upon discovery of cultural heritage resources and, where feasible, for the collection and maintenance of such resources.

4. Transportation and Traffic Standards

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

- Vehicular access from divided major or major arterials to driveways shall be prohibited except as approved by the Department of Transportation and the City Engineer.
- c. Collector streets serving the proposed development 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 Department of Transportation and the City Engineer.
- d. The proposed development shall comply with the provisions of the Coastal Transportation Corridor Specific Plan in affect as of the date of approval of the Plot Plan by the Director of Pianning.

C. Findings

If the Director of Planning fails to act on a request for Plot Plan approval within the time limit specified in this subsection B, the Plot Plan shall be deemed approved. Any prior findings or determinations of compliance, conformity or consistency with any of the above-listed standards, or portions thereof, made by the City in connection with the approval of a subdivision which includes the property for which Plot Plan approval is requested, shall be binding on such Plot Plan approval, and vice versa.

D. Conditions of Approval

In approving a Plot Plan, the Director of Planning may impose reasonable conditions deemed necessary to insure that the Plot Plan will be in accord with the design standards set forth in Sections 7, 8 and 9 of this Ordinance and may make such sone boundary interpretations or adjustments as may be necessary when such sone 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.

E. Fees

Fees for filing of any required Plot Plans shall be the same as those for approval of an application required for a landscaping plan, as established in Section 19.01 of the Code.

P. Advisory Determination

An applicant may request a preliminary Plot Plan review by the Director of Planning for a non-binding, advisory determination of compliance with the provisions contained within this Specific Plan, when such applicant determines, with the concurrence of the Director of Planning, that such applicant's project, because of its size or complexity, requires a preliminary determination of compliance before proceeding with more detailed design.

SECTION 8 - LANDSCAPE STANDARDS

The purpose of this Section is to establish landscape standards that will promote an attractive setting throughout the Specific Plan. More specifically, the standards are intended to provide for a neat and well maintained appearance in areas not covered by buildings or parking.

A. General Requirements

The erection of any building or structure within the Specific Plan Area

after the effective date of this Ordinance shall conform to the following requirements:

- A landscape plan prepared by a licensed landscape architect shall be submitted as part of a Plot Plan for review under Section 7 of this Ordinance.
- Landscape plans shall include the approximate size and location of all
 proposed plant materials, the scientific and common names of such
 plant materials, the proposed irrigation plan and estimated planting
 schedule.
- Parking lots shall be acreened from view from adjacent major public streets, plazar and pedestrian walkways by the use of berms, landscaping and/or walls or other architectural devices.
- Minimum landscaped areas of surface parking lots shall be 10 percent.

B. Street Trees

- Street trees appropriate to the location and approval by the Street Tree Division of the Bureau of Street Maintenance shall be planted at a minimum of one every 40 lineal feet of street frontage.
- Street trees shall be in a minimum 15-gallon container and 8 feet in height at the time of planting.

C. Other Landscaped Areas

- On landscaped portions of individual sites, tree types shall be selected on the basis of attractiveness, hardiness and suitability for the local environment.
- Ground cover and lawn areas shall be planted and maintained to achieve complete coverage of landscaped areas.
- Rear and side yards shall be landscaped with plant materials that complement those used at the front of a building or structure.
- Wherever such rear or side yard areas provide secondary access to buildings or structures, such entrances shall be landscaped in an attractive manner.

SECTION 9 - PARKING

The purpose of this Section is to provide regulatory standards pertaining to the off-street parking of motor vehicles. Except as provided herein, the provisions of Section 12.21-A4 of the Code shall apply to property within the Specific Plan Area.

A. Parking Space Requirements

1. Residential Parking Requirements

- There shall be at least two parking spaces provided for each dwelling unit. In addition, there shall be at least one parking space provided for each four multiple-family dwelling units which shall be reserved for and accessible to visitors and guests.
- b. There shall be at least one parking space for the first 30 guest rooms or suite of rooms; one additional for each two rooms in

excess of 30, not exceeding 60; one additional parking space for each three rooms in excess of 60 provided in a boarding or rooming house or youth hostel.

c. There shall be at least one parking space for each bed plus one
space for each employee and guest room provided in a special
care home or home for the aged.

2. Commercial Parking Requirements

- a. For general and professional (other than medical) offices uses,

 there shall be at least one parking space provided for each 250

 square feet of floor area.
- b. For medical office uses, there shall be at least one parking
 space provided for each 150 square feet of gross floor area.
- c. For financial institutions, there shall be at least one parking
 space for each 225 square feet of floor area.
- d. For restaurants and bars, there shall be at least one parking space for each 50 square feet of floor area.
- e. For general retail uses, there shall be at least one parking space provided for each 225 square feet of gross floor area.

3. Places of Assembly and Recreation Use

- a. For auditoriums and churches, there shall be at least one parking space provided for every three fixed seats contained therein, where there are no fixed seats, there shall be at least one parking space for each 21 square feet of floor area contained therein. In addition, for auditoriums, there shall be one parking space for each two employees.
- b. For community centers, clubs, lodges and fraternal organizations, there shall be at least one parking space provided for each three persons allowed within the maximum occupancy or for each 72 square feet of gross floor area whichever is greater.
- c. For libraries, there shall be at least one parking space
 provided for each 250 square feet of gross floor area.
- 4. For child care facilities or Day nurseries, at least one parking space per employee and one space for each five children shall be provided.
- 5. For convalencent hospitals and sanitariums, there shall be at least one parking space provided for each three beds plus one space for each employee.
- 6. Up to 40 percent of all required parking spaces may be allotted for

 compact cars consistent with the provisions of the Municipal Code. Ar Parking

 Space Requirements
- it Residential Parking Requirements: For dwelling units; there shallbe at least two parking spaces provided for each dwelling unit with two or more bedrooms and one and one half parking spaces for each bachelor; efficiency and one-bedroom unit; in addition; there shall be at least one parking space provided for each four dwelling units which shall be reserved for; and accessible to; visitors and guest;
- 9. Gommercial Parking Requirements.
- ar For office and retail uses, there shall be at least two and one half parking spaces provided for each 1,800 square feet of Floor Arear

FRANKLIN P. EBERHARD CHIEF ZONING ADMINISTRATOR ASSOCIATE ZONING ADMINISTRATORS

> JAMES J. CRISP DARRYL L. FISHER

ROBERT JANOVICI WILLIAM LILLENBERG JOHN J. PARKER, JR.

JON PERICA

JACK C. SEDWICK

CITY OF LOS ANGELES

CALIFORNIA

DEPARTMENT OF CITY PLANNING KENNETH C. TOPPING

KEI UYEDA DEPUTY DIRECTOR

TOM BRADLEY

MAYOR

OFFICE OF

ZONING ADMINISTRATION

ROOM 600, CITY HALL LOS ANGELES, CA 90012-4801 (213) 485-3851

March 15, 1990

John T. McAlister, Jr. Vice President Maguire Thomas Partners 355 South Grand Avenue, #4300 Los Angeles, CA 90071

2I 1318

Sharon Kapian, Vice President Psomas and Associates 3420 Ocean Park Boulevard Santa Monica, CA 90405

Department of Building and Safety

INTERPRETATION - PLAYA VISTA DEVELORMENT - PERMISSIBLE USES

By recent letter, the representative of the owner/developer of the "Playa Vista" area of the Westchester-Playa Del Rey community has queried as to the permissibility of certain activities within "Area B" of the property as indicated in and governed by a Specific Plan adopted under Ordinance No. 160,521. This area is within the Coastal Zone as defined by the California Coastal Act of 1976 and nearby unique coastal/ Such fact has precipitated the instant environmental resources. request.

The specific activities for which an answer/direction is sought are:

- creation of a native plant nursery;
- environmental education; and
- field blologist endeavors, all as more specifically described below.

After careful review of the material submitted, it is determined that within only the specific geographical area delineated and under the auspices of the relevant specific plan and applicable zoning regulations, the activities involved are permitted by right. Following is a description of the activities and setting and the application of the appropriate regulations to same.

Native Plant Nursery

It is explained that the National Audubon Society is desiring to underake a wetlands restoration effort by initiation of a native plant nursery. This is not however, a nursery in the traditional sense, but only will serve the Bailona Wetlands with the area to be occupied being approximately 6 acres. Basic goals of the specific plan include: "... where feasible, ... restore the overall quality of the Coastal zone environment". Additionally, the Plan further acknowledges the existence of "environmentally sensitive habital areas".

The zoning regulations of the City of Los Angeles are Euclidian in nature - cumulative as in the case of a landmark zoning decision issued by the U.S. Supreme Court many years ago. As such, uses permitted by right in more restrictive zones are generally carried forth into less restrictive zones. In reviewing the permissible uses in the R3-1 Zone, it is noted that farming is allowed by right; and therefore, such activity would be allowed in the R3(PV)-11. Zone by right (see Official Use List No. 2 adopted January 9, 1989 under ZA 88-1114 ZAI), as I interpret that zone after review of the specific plan.

Field Biologist

As part of this activity, a biologist would live on the site within one trailer with a second trailer to house staff (four persons) who would partake in assisting the restoration effort as well as providing educational enrichment (see below). In effect, the presence of the biologist is equivalent to the Code allowing a farmer to live on the site which is farmed. Further, with respect to staff, their function is to be virtually identical to that work performed by field personnel in traditional farming activities. A parking area for 10-12 automobiles would be provided for staff and visitors as well.

Educational Component

With respect to the educational function, this is analogous to those provisions in the Code which allow adult home education courses by right under Section 12.22-A,8 of the Municipal Code. While a single trailer has been previously determined to be the equivalent of a single-family dwelling by the Department of Building and Safety, on this site which is to be basically devoted to farming, such a use (single-family dwelling) would normally be deemed incidental if it served a caretaker or custodian.

In considering the nature of the request, I find that living quarters for persons having affiliation with the farming function could be considered as a normal accessory use for the reasons noted below.

To be deemed <u>normally</u> incidental, an activity incidental to a main use would have to be the plan and custom followed by a particular use on a standard basis. In researching the question, I came upon a City Attorney Opinion (No. 406-A - 1952) dealing with the question of whether a parochial school would normally be deemed a customary incidental use to a church. The City Attorney decided that matter in the affirmative when the school is an adjunct of and incidental to the principal use of the premises as a church.

The City Attorney opinion also indicates that to determine whether a parochial school is a use customarily incidental to a church is a

question of fact in each individual case. The City Attorney notes that where a parochial school is conducted on the church premises as an adjunct to to the principal use as a church, then the parochial school would be a use incidental to the main use and thus permitted. The test the City Attorney applies is whether it could be shown that it was the usual plan and custom of the religious institution elsewhere was to regularly provide parochial schools on a site. By analogy and using the same test in the situation before us now, the question would be whether the activity of farming regularly provided housing for the staff at its facilities; if so, then such an activity could qualify as being customarily incidental to the farming use.

I have concluded it is the usual plan and custom of a farming operation to have staff living on-site and that educational activities on a limited basis as envisioned here is also to be allowed in a manner analogous to adult education courses in homes.

ROBERT JANOVICI

Zoning Administrator

RJ: Imc

cc: Councilwoman Ruth Calanter Sixth District HAR SER TES MEN BUT

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

ZI NO.

1318

EFF. DATE June 6, 1986

ADDRESS:

DISTRICT OFFICE:

LEGAL DESCRIPTION: See Map

DISTRICT MAP:

Various

INSTRUCTION:

Grading preinspection required for all areas

in Playa Vista areas B,C,D, Specific Plan (re-

cently annexed). (see Ord. # 160,521, 22,23).

FRANK CRBIN Zoning engineer

Posts

CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

Date:

June 6, 1986

To:

K.R. Ayers, Chief of Building Bureau

From:

P. Prancevic, Principal Building Inspector

Subject: Required change to District Maps to reflect that a

Grading Pre-Inspection is required in the newly annexed

Playa Vista Area.

In February of this year the City Council adopted a resolution approving annexation of approximately 903 acres of County land located, generally, southeasterly of Marina Del Rey as shown on the attached map.

The majority of this land is covered by wetlands, former wetlands and other topographic features which must be evaluated by soils engineers and/or geologists prior to development. We will be preparing a new ordinance to include this area into the designated "Hillside" area. However, until this is accomplished it is necessary to flag the district maps to insure that a Grading Pre-Inspection is made prior to issuing Building Permits in this area.

I request that, as soon as possible, a note be placed on each district map in the subject area stating that a "Grading Pre-Inspection is required.

CLTY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

Dane: June 6, 1986

To: K.R. Ayers, Chief of Building Bureau

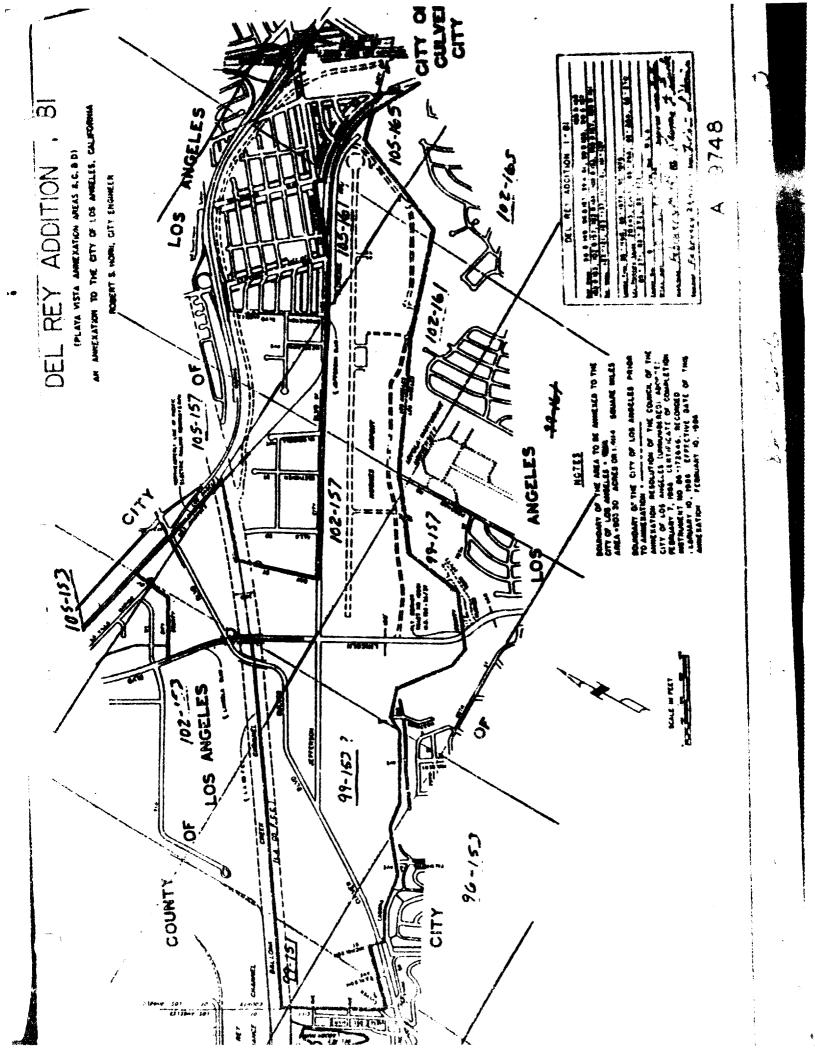
From: P. Prancevic, Principal Building Inspector

Subject: Required change to District Maps to reflect that a Grading Pre-Inspection is required in the newly annexed Playa Vista Area.

In Sebruary of this year the City Council adopted a resolution approving annexation of approximately 903 acres of County land located, generally, southeasterly of Marina Del Rey as shown on the attached map.

The majority of this land is covered by wetlands, former wetlands and other topographic features which must be evaluated by soils engineers and/or geologists prior to development. We will be preparing a new ordinance to include this area into the designated "Hillside" area. However, until this is accomplished it is necessary to flag the district maps to insure that a Grading Pre-Inspection is made prior to issuing Building Permits in this area.

I request that, as soon as possible, a note be placed on each district map in the subject area stating that a "Grading Pre-Inspection is required."



PLAYA VISTA AREA B SPECIFIC PLAN BROHANCE NO.168521

As Ordinares establishing a Specific Plan for the Playe Visto Area B parties of the Testabester-Plays del Ray District Plan.

UNIQUEAL Proposition 20, passed by the people of the State of California in 1972, decord the California Cossial Zone a resource of exacustde algorithmenos; and

THE REAS, the Colfornic Coasts Act of 1976, Public Resources Code Section Studies of the "Constal Act"), was premalgated to implement the goals of This section 19 and to establish contain book goals, as follows:

- To protect, apinishin, enhance and, where decades, restore the overall quality of the Cassasi Zone environment:
- To assure belonged utilities tien of Constal Zone resources;
- To miximize public access and recreational apparaunities conditions with resource conservation principles and private property rights;
- To seems priority for exectal-dependent development over other development;
- To ensturings State and least offerts to coordinate planning for mutually beneficial uses; and

7 mg

WHERLAS the Coastal Act requires least government to propore a Local Coastal Program for that portion of the Coastal Zone which lies within its jurisdiction; and

WHEREAS, Playo Visto Area 8 New within that gentlen of the Westchester-Plays del Roy District Plan legated within the Cassesi Zone as designated by the State legalistics, and

WHEREAS, after many public maxings addressing key teauss of escess, recreature anvaramentary sensitive habitet areas, new development, violet resources water and marine resources and violet-parving facilities, a Coasta: Lone Use Plan was prepared; and

WHEREAS, the State Constal Commission approved such Land Use Plant and

WHEREAS, concurrently horosish the City of Les Angeles has adapted anonquents to the Bestahester-Playa del Rey District Plan which are consistent with each Land Use Plan; and

WHEREAS, the development of a Specific Plan has been deemed the most appropriate mechanism for propering specific land use policies one regulations to implement such amendments to the Nestchester-Plays del Rey District Plan, and

WHEREAS, such Specific Plan and such amendments to the Hostehester-Playe del Roy District Plan are intended to constitute the City's Least Capabil Program for Plays Vista Area B.

NOW THEREFORE THE PROPLE OF THE CITY OF LOS ANCELES DO ORDAIN AS FOLLOWS

SECTION 1 - ESTABLISHMENT OF SPECIFIC PLAN

This City Council hardly addablishes the Playa Vista Area 8 Specific Plan adjulkable to that area of the City of Lee Angelos shown eighte nassy lines in the Map in Playare 1.

This Specific Pion is intended to provide, together with the requisions are forth in Chapter 1 of the Code, requisions centrate and incentives for the eyetematic implementation of that parties of the Westchester-Plays cell to, District Pion which includes the above-described area and to provide for public needs, convenience and general writers as the development of such area nessectates. Such regulations that the density of tend use to that which can be accommodated under existing and presently planned public street improvements and transportation programs which impact the area covered by this Search's Pion.

SECTION) - PURPOSE

The following purposes shall apply in the Playe Vibto Area & Specific Plan area:

- . To Implement the gools and policies of the Constit Act.
- To establish a Least Coastel Program for that parties of the Beatchaster-Plays del Ray Bistrict within the Coasta Zone of designated by the State Legislature.
- To protect, materials, enhance and, where flee-life, replace the everall quality of the Cooptal Zone environment and its natural and man-reads resources.
- To assure that maximum public assess to the case: and public repression areas to provided.
- To propose appoints provisions satural to the particular conditions and arrangements of Playo Viola Area B. consisters with the general policies of the adopted Las Angeles Conoral Plan.
- To regulate off development, including use, height, denote, and other factors in order that it be compatible in alternation with the existing estimately and to provide for the consideration of purphettes and comit preservation and compensation.

SECTION 3 - RELATIONSHIP TO STREET PROVINCING OF CHAPTER 1 OF THE MUNICIPAL COOR OF THE CITY OF LOS ANCELOS

The regulations of Urb Specific Plan are in addition to those out forth in Chapter 1 of the Cade and do not convey any rights or privileges not otherwise granted under the provident and precedure contained in solid Chapter, except as openifically provided for foreity. Therever this Specific Plan agrigate provident different from or in applica with previous contained electrics in Chapter 1, this Specific Plan shall supercook such empressions. Procedures for the granting of energetics to the reduirements of the Specific Plan are contained in Section 11 § 7-0 of the Cade.

SECTION 4 - DEFINITIONS

Any term used in this Ordinance shall have the meaning specified for buch term in either Section 13.03 of the Code or the meaning specified busyn, unless the content clearly indicates to the opening.

"Code" shall mean the Municipal Code of the City of Lot Angelos.

"Commercial Bilibeard" shall mean a sign which directs attention to a business, product, or service, sold or offered or existing electricity than upon the other matter such sign is located and which atther expressiv or implicitly invites a commercial transaction.

Convenience Commercial shall mean a commercial area or uses designed to selectly the needs of the surrounding residential community.

District Plan shall main the adopted Westchester-Nevs or Rey District Plan, a part of the General Plan of the City of Lee Aracia,

THE THE RES TRANSPORTER TO or ter three. Admitibulgading any providing of Artific 2 of 1984 of the Code to the servicery, every let citylen the Spincific Papi fares shall conferm to the requirements set furth in this Section S. Bresset so provided in Sestion 7 of this Ordinance, no building, structure or and within the Specific Pion Area shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained within the Specific Plan Area without a Plot Plan approval as provided In said Section ? Naving bean first obtained. The Plot Plan approval process set forth in said Section 7 shall be in addition to, and not in No. of, any subdivision proceeding, including public hearings as required therein, invelving the property for which Plot Plan approval to requested. He building permit shelt be issued for any building, structure or other development of property within the Specific Plan Artic unives and until a flood control pion for the entire Specific Pion Area has been approved by the Los Angeles County Pland Control JIMTEL.

E Residential Regulations

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- t. Conerst Provisions
 - A. "Cultary" Deditation Requirements
 - (i) The dedication and restaration of the Bollona Bellonia as defined and set furth in Section 10 of this Gratiness, together with the park or recreational opens required to be provided under subsection (ii) below, are hereby flural to eatlefy the requirements of Section 17,12 of the Code for dedication of real property for park and recreational purposes, or for the payment of a fee in Hou shored, in connection with the construction or development of the one all shuftling units within the Specific Plan Area. Subdivision maps for residential or condemnium purposes are increase authorized to be recorded without any further recopiones with Section 17,12 of the Code.
 - (h.) Perk or repression space in an attent equal to 100 equare feet per dealing unit within the Specific Plan Area shall be provided to meet the repression needs of the future residents. Park or repressions apace provided envisions the Specific Plan Area shall actiofy the foregoing requirement for any pertucular residential development provided that such space mill be accessible to the residential of such development.
 - b. Low and Maderate Income Housing Provisions

Law and Mederate Pricanc Divisions Units in an amount aguel to 196 of the been number of divisions units permitted to be conscripted within the Specific Plan Area pursuant to Section 6A of this Ordinance shall be provided to meet the needs of low and memorate income individuals and families. At teast 235 of bush units shall be Senior Citizen Divisions Units to be lessed on an divisor site at the southwest corner of the Specific Plan Area.

The Low and Mederate Income Deciling Units new be constructed in one or stone phases and shall be exteplated not loter than the tampiation of the final phase of the Market Rate Uselling Units' provised, however, that if recessory governmental Resempesables are lest evaluable in a Stooly manner for the construction of the Low and Mederate Income Deciling Units, land must be reserved for such Units. Such land shall be reserved or multiply guaranteed to the actrofestion of the Advisory Agency at the time of approval of any subdivision according Market Rate Buelling Units, and the area of the reserved land shall be sufficient to permit under the applicant spring the evantual appointments of a symptor of Low and Meserate income Deciling

assessing within the Selline Black College of the Arms to Arms to Selline Black College to Arms to anythere extends such Arms or arms provided tone shall be of a sufficient arms to permit the eventual tenturization of a number of Law and Medical Income Overline Units square to 1.55 times 155 of the Market Rate Desting Units square to 1.55 times 155 of the Market Rate Desting Units appeared by the substitution. The anest location of the Law arms Memorate Priceme Units stuff to determined by the developers of such Unite. Sell the review and operaval purbuses to Section 7 of the Ordinance shall be obtained prior to the gardenicists of such Units.

The Law and Medarate Income Deating Unite day as provided exteds of the Specific Pien Area (the "officia (Initia"), as large as such offices Unite are provided at a ratio of 1.25 officia Unite for each Law and Medarate Income Dualing Unit required but not provided estatin the Specific Pien Area. Offices Units shall be constructed at the same time as each phase of the analte Units and as least fifty percent (186) of the coast required Low and Medarate Income Dualing Units shall be emplie Units.

Ordinance No. ____ (Playe Visto Area & Specific Plan) and If so tesseed, shall not be considered offsite Units for the purpose of the 1.55 offsite Units ratio described stance.

2. "RO(PV)-IVL" Restauras Sans

Subject to the applicable Shrittlens and provisions and forth in Seation 6 of this Ordinance, the requirements of the "82" Zone and Relight District No. 1Vs. after apply in all less could "83(PV)-1VL" attain the Specific Plan Area, anaton that (i) the yord requirement adjacent to the boundary of the "88(PV)" Zone stath he not not than 80% (80) that, (II) he building or structure leasted enterior one hundred 100 fast of the "86(PV)" Zone stath exceed thereprive its fast in height, one (III) for the development of Sonior Criter Swelling Units, a 6-story height that shall be parasted subject to that Non rovice and approval pursuant to Seation 7 of IP-4 Ordinance.

3. "RS(PV)-IL" Residential Jone

Busines to the applicable finitetiens and provisions set forth in Septem 6 of this Ordinance, the requirements of the "R3" Zone and Maight District No. 16 shall apply to all loss somes "R3! Pv1-16" suiple the Specific Plan Area

s, "Rs(PV)" Assistantial Zone

Subject to the applicable limitations and providens set forth in Section 6 of this Grainense. The requirements of the "RM" Zone, at modified by the provident horsin, shall apply to all late sones "SELENI" within the Specific Plan Area.

- e. No. No building, otrusture or land shall be used one no building or otrusture shall be pressed, constructive attends, enterpole or maintained except for these uses in the "RA" Zero technique conditional uses onemarpted in Section 12.24 of the Cade when the receipt is approved pursuent to the proviolent of supp. Section. Retwithstanding the foregoing, the following uses shall be pre-toled.
 - (1) Notele, approment hersle, messis and mater ledges

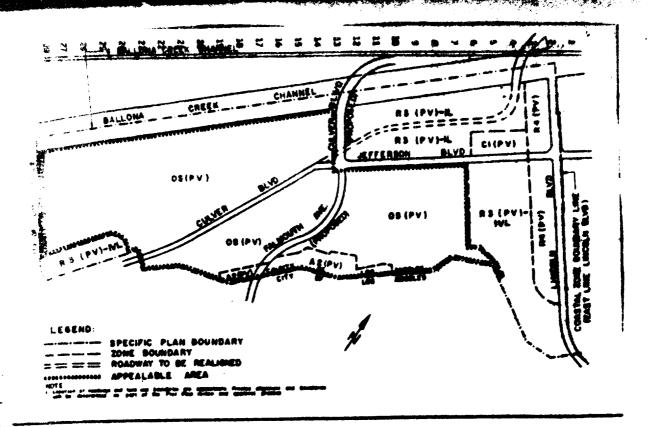


FIGURE ! PLAYA VISTA SPECIFIC PLAN AREA B

Desiring Unit, Law Ensure shall make (a) haveing renting for a monthly rental of not more than 35% of the monthly beauthold income of a havelength corning up to 35% of the Median Income or (b) beauting colling for a sold purchase price not exceeding two and executed these the annual hazardaid income of a havesheld corning up to 35% of the Median Income.

-Depthing Unit, Market Rate shall mean depthing units parabled to be corretricted under this Ordinance other than Law one Medicate Income Depthing Units.

repreting Unit, Medical Income" shall main (a) Rejoing renting for a monthly rental of not more than 365 of the contriby household income of a household corning between 805 and 1395 of the Medical Income or (b) housely selling for a total purchase price not according three Miles the annual household income of a household corning between 805 to 1305 of the housen income.

"Despiting Unit, Senior Cistaen" shall seem a desiling unit made available to a person or persons over the age of 61 who most the low- or maderate-inches resultestate.

"Favolate" shall mean capable of being accomplished in a successful standard subtract within a necessarily period of size, taking into account economic, environmental, sector and technological factors.

"Pleas Ares" shall meen the total of the grees ares of the floor ourfaces within the emprior unit of the building, not including opens devoted in stairmate, becoment storage, required corridors, public restreams, violater shalls, light courts, validate parting and areas incident thereto, implication equipment incidental to the operation of such building, and covered public padeories directation areas, including striums, labeles places, golder, dealer, areades and statler areas, except public circulation areas or parties thereof that are used souly for commercial purposes.

"Hap" shall seen the Map contained in Section 1 of this Ordinance.

"Modern invested after over an investe value as assessment and published perturbatily by the flatient Department of Haveing and Urban Development or the excessor against for the Life Angeles matropology area.

right from shall coom a deciment or deciment which peterolly decembe, by means of professionally assepted evaluations graphic techniques, the leastlen, appearance, configuration and dimensions of any proposes buildings, structures and attendent also improvements including, but not tested to, landscoping and Signs, and any politic or private assessments.

rigger shall mean any display, beard, screen, object or part thorsel used to announce, destare, demonstrate, display, identify or athermise advantion and attract the attention of the quipic, including signs identifying services or products evoluble on the promotes or identifying the accupant

"Specific Flow Ares" shall mean that area shown orthin the heavy lines on the blop in Section 1 of this Ordinance.

SECTION 5 - SOME RECULATIONS

A. General Provision

Seation 13.00 of the Code is hardly aborated by adding to the Zoning Map which by incorporates in and node a part of Article 2 of Chapter 1 of the Code the sones and some boundaries about upon the Map to that the parties of the Zoning Map executing the Specific Plan Area chalf be as designated on the Map. The same boundaries about upon the Map are approximate, and some boundary incorporations or adjustments may be made as part of the Plat Plan review and approximates under Sertion 7 of this Ordinance when such some boundary incorporations or adjustments that overall intent of the Seat for Plan regarding leastless of land uses, and/or other necessary to ensure

(2) Balantanai irottustima, inghining gingminy any bigh acheels, astrono and universities

ware green that a rain green's

- (3) Presponity and security houses and developing
- Meight, he building or structure shall encode a height of ten (18) section.

C. *CI(PV)-IVL* Commercial Zone

Subject to the applicable imilations and provisions out forth in Section 6 of this Ordinance, the requirements of the "C1" Zone and Height District No. 1VL shell apply to all left sened "C1(PV)-1VL" within the Specific Plan Area, except that no building or structure shall be arected, saructurally altered, enlarged or melntained except for those Convenience Commercial uses which are in the "C1" Zone including associations assessmented in Section 12.2% of the Code when the Insetten is approved pursuant to the provisions of such Section. No Commercial Biliboards are permitted.

D. "A2(PV)-1VL" (Public Utility) Sono

The requirements of the "A2" Zone and Hatght District No. TVL shall apply to all loss soned "A2(FV1-1VL" within the Specific Flon Area, except that no building or structure shall be areased, structurally attends, enlarged or maintained except for the public utility uses and facilities operated by the Southern Colifornia Gas Company which exist as of the effective date of this Ordinance, impleding operation and maintenance of surface and subsurface facilities, the replacement of facilities for the injection, storage and withdraneal of reduced gas and associated liquids in one from subsurface street, including the drilling of new wolfs, reconsistenting of entating smile, structures and other facilities, and performing operations incidental thereto.

g. *OS(PV)* Open Space Zane

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The reliabing requirements shall apply to all lots asked 400(FV)* within the Specific Plan Area.

- Use, to building, structure or tend shall be used and no building or structure shall be eracted, structurally altered, enlarged or maintained except for the following uses:
 - a. These uses specified in the Bellene Wellends Management Program property pursuant to the provisions of Section 10 of this Grainance
 - b. The public utility facilities approach by the Sarthern Colifornia Cas Company which exist as of the effective date of this Ordinance, including approxime and assistances of surface and subsurface facilities, the replacement of facilities for the injection, eterage and withdrawel of natural gas and apposited flouids in and from subsurface etrats, including the drilling of new selfs, reconditioning of existing selfs, etructures and other facilities, and performing approxime incidented thereto, gravided that such facilities are operated and maintained in approaches with the applicable policies self-forth in the Saftene Stational Management Program propored pursuent to Section 18 of this Orienance.

TECTION C DENSITY

A Residential Landstations

tecturshesanding the provisions of Sections 12.18-Ca and 12.11-Ca of the Code to the controlly, the total allowable number of dealting units within the Specific Plan Area shall not accose 2.883 dealting units. Excluded from the foreigning similation shall be any Low and Medicate Income Dwelling Linite as defined in Ordinance No. _____ (Plays Viota Area C Spt.-fix Plan) which are required to be constructed under eid Ordinance but which are located within the Specific Plan Shat leaver buildings are topologically the following the Plans of this Specific Plan shat leaver buildings generally define the residential development topology.

D. Londonto long Lampages

¢

Militio the pareign of the Reputite Mon Area gange "C1(8V)-152." the total Plan Area develop to Convenience Commercial uses shall not exceed 70.000 liquing fact.

C. Allegation of Development Rights

The total number of dwelling units and a purrent assuming of the dustrictive totals of Pieer Area utilized ordini dean raining category described in Section 5 of this Ordinance shall be mointained by the Departments of Planning and Building and Safety. Allection of development rights to each los shall be made at the time of subdivision, and prior to the recordation of Parcel Maps or Final Maps, deed restrictions or development running with the load shall be recorded to limit development in decordance with each allected development rights and in development with Sartian 6 of this Ordinance.

SECTION 7 - BESICH REVIEW AND STANDARDS

The purpose of this Section is to provide examined and a process for review and approved of Plot Pione for all buildings, serustures and economics and expensive from the improvements proposed for construction extens the Seasific Pion.

Area so so to ensure consistency with the provisions of this Seasific Pion.

A. Arriedtenen

No building persist state by social for any building, seructure or other development of property. Including transit Spatition, unless a flat from for such development has been reviewed and approved by the Streeter of Flanting. The foregoing residences are not apply to building parastic for single-family residences or for remosphing, rehabilitation or repair each solely within the interior of a building or structure.

B. Procedure

Upon the fitting of the Plot Plan for approval, the Birector of Planning that, maken 30 days of such hing approve the Plat Plan of such Plat Plan assemble with the following standards.

1. Building Standards

- a. All proposes buildings or structures continue to all applicable provisions consumed within this Specific Plan.
- B. The process buildings or atructures are harespieus in 162's with surrounding buildings
- 6. All proposed buildings are designed so so not to each shadows un any residential development designed to the Specific Plan Area between the hours of 9 of a.m., and 3:00 p.m. at the spring designed.
- d. The design of all proposed buildings or objectures in applied with aqual consideration to all absolutes visible from adjacent major public streets, places or padestrian authoritys.
- e. Proposes buildings are sted and designed so as not to obliterate (but they day Mark) existing visus of Bluffs from Jefferson Beatsward one from Lineau Boulevard (to approximately 7 and fast south of Jefferson Boulevard).
- Colors and types of exterior building spherous and the feature of any parking structure shall be designed as that they researce/s complement the exterior of adjaining structures.
- g. Art asistants are of reable demandian.
- h. The focade or landscaping of any garking structure is designed for a manner which substantially screens automobiles contained therein when visited from adjacent major public structs piezes or sudantrian well-ways.
- 1. All proposed buildings or atrustains are designed in such a flamium so that all varietiesten, leading or oir despitationing ducts fulled, equipment, or other rolated open-taments are adaptitive contented when visuad from adjacent super public streets, places or pagestrian weak-ways, unless outh appurtaneous from bean

expensed as an integral and introduction orapidates in the Carlos.

1. As proposed includings or abruments are distributed in 1980 at the lates or any arrangetion and addition and account of the lates of the lates

2. Landauspe, Styn and Bufforing Standards

- a. All open oreas (traineding any reaf of any subterventern parking building or estructure) not utilized for buildings, distributes, parking areas, represidently facilities, places, patter, distribute units are landscaped.
- All proposed Signs are appropriate given their proposed legition, play and purpose.
- c. Appropriate buffering of potentially incompetible units in provided in the form of visual or opation opportune.
- d. The proposed development conforms to the yearderds set forth in Section 8 of this Ordinance.

1. Diseriet Flan Standards

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a. The proposed development is consistent with and implements, as necessary, the Disertet Plan policies with respect to (f) bittomays, padestrian melissays, drafts and bridges, (ff) assumedation of transit corvins and facilities, (ff) the provision, if applicable, in office and conservable development of multi-ness and peripheral parting facilities, (iv) provisions for policies traps to their policies development-related and companie (general origin) policies from controls of the training the motivate system from freshouter courses and the diversion of the Afferson draining required coefficients upon discovery of authorish british reported coefficients upon discovery of authorish britishs reported authorises, over flucible, for the authorise and authorises of each resources.

4. Transportation and Traffic Stangards

- a. Whitester access to the proposed buildings or structures from divided noter or online arterials shall only be from incorporate public readways or private readways approved by the Department of Transportation and the City Statemer.
 - all Veneziar sesses from divided dept or dept offerful to gravesys shall be prohibited exampl as approved by the Department of Transportation and the City Segimen.
 - c. Collector streets serving the proposed development shall interest the orderful system within the Specific Flori Area in a sunner to Specificate the safe and officials flow of braffle, as approved by the Department of Transportation and the City Segiment.
 - d. The proposed development shall escaply with the provisions of the Cassed Transportation Carridor Specific Plan in effect as of the arts of approved of the Plat Plan by the Director of Planning.

If the Director of Planning falls to set on a request for Plan approval within the than findt specified in this subsection B, the Plan Plan shall be deemed approved. Any prior findings or determinations of compliance, conferrably or consistency with any of the above-listed standards, or portions thereof, made by the City in connection with the approval of a subdivision which traducts the property for which Plan approval is requested, shall be binding on each Plan approval, and view verse.

C. Conditions of Approval

In approving a Plot Plan, sho Streeter of Planno-y may impres resconsible conditions extend necessary to Indure that the Plan Plan will be in assert with the design residents out furth in Sections 7, 8 and 8 of this Greinance and very make such asso boundary Security Company to the Company of Security Co

D. Fees

flows for fitting of any respected flight flame shall be the same on these for approval of an application required for a landscaping plan or application 10.011 of the Costs.

E. Advisory Beteretration

An applicant way request a protestary Pips Pips review by the Streets of Planning for a handwaday, adularly approximation of compilates with the provisions assisting algoin this Specific Plannian main such applicant determines, with the assurrance of the Sirector of Planning, that each applicant's graphs, because of its older or complication, requires a proliminary determination of compliance before presenting with more detailed design.

SECTION 8 - LANDSCAPE STANDARDS

The purpose of this Baston is to coupling syndpease pandordy that will present an extractive acting throughout the Specific Flor Area. More appellically, the standards are intended to provide for a real and well appearance in order text are topically or partially.

A. General Regularements

The areaton of any building or directors within the Specific files Area often the effective data of this Britisham plant contains to the following reactivements:

- A tendespe plot property by a Repeat tendespe artifical shall be extended to part of a Past Plan for review uncor Septem 7 of this Ordinance.
- Landscape plans shall findule the approximate size and learners of all proposed plant materials, the adendiffs and quantum manuof seath plant materials, the proposed irrigation plan and extra mater planting constitute.
- Parting lots shall be acreated from view from adjacent mode guidle servers, places and padjetries redinages by the use of barries, landscaping and/or radio or other architectures divisors.
- Minimum fendosoped areas of surface parting total phone by 19 percent.

Street Tress

- Street trust shall be in a minimum 15-gatten gensairer and 8 fort in height at the class of planting.

C. Other Landscannel Arms

- On landscaped partition of individual attent true types shall be editated on the basis of attractiveness, handliness and surfament; for the lessi environment;
- Groundsover and form areas shall be planted and maintained to achieve complete coverage of landaceand areas.
- Rear and side yards shall be landscaped with plant materials their complement these used at the front of a building or structure.
- 4. Sharquer such rear or olds yord areas provide extenders bester to buildings or atructures, such entrances shall be lenguaged in an attractive exemps.

MICTION 9 - BOOK HAS

The purpose of this Section is to provide regulatory elements participally the off-corner parting of easter vehicles. Breeze as provided herein, the providings of Section 13.21-A4 of the Code shall apply to property within the Specific Plan Area.

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A. Partition Seaso Requirements

- Residenced Parking Requirements. For dealing units, there
 what he at least two parking species provided for each dealing
 unit with two or more badrates and one and one-half parking
 appears for each bashelor, officiency and ene-bashaps unit. In
 eachtion, there shall be at least one parking ones provided for
 much flour dealing units which shall be reserved for, and
 accordate to, violates and guests.
- 2. Commercial Forking Requirements.
 - For office and resalt uses, there shall be or tasse see and another parking speece provided for each 1,000 square fact of Floor Area.
 - For restourants and bore, there shall be at least one opace for every three seets contained therein.
- For auditorhains and churches, there shell be at topot one parking space for every three scale contained therein. Where there are no fitted costs, there shall be at topot one parking agent for each 25 square fact of Picer Area (analysis of steps) serviced therein.

S. Alternotive Requirements

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temperatures anything in the Code or this Ordinance to the conservy, parting requirements may be reduced beyond these that could structure be required under the Code or this Ordinance of the Property of Planning Fluids, in connection with the its review and approved of the Plan Plan as provided in Section 7 of this Ordinance, that each reduction is justified based on exhibitable ordeance, including, but not libited to, a parting demand analysis Educantering that parting meads for cortain uses or combination of uses is less than the number of parting spaces which result orbitable to required for such uses) and/or measures (such as Transportation Demand temperature programs) implemented or to be implemented by country and/or seconds of the project atverted by such Plot Flan in reduce yothic to and from, and therefore parting resultaneous at, such project.

MICTION 19 - THE BALLONA WETLANDS MASITAT MANAGEMENT

the building parast shall be leased for any building, structure or other development of property within the Specific Plan Area unique and until District Plan policies with respect to the properation of the Habitat Management Plan for the Rollens Motionds and the funding thereof. On funding for the restaration of the Saliene Metionse in asserdance with such Plan, and the conveyance of fee title to the Habital Managament Area to the designated const/memager, have been communitied. Such Hablert Management Plan for the Ballane Patiends will be proposed and submitted to the City Council for approval. The Makital Management Plan swet be consistent with the Marine del Ray/Bollana Land Use Flor (LUP) opproved by the Collfornia Casatal Commission on October 11, 1664 and must provide for the constitution and restoration of all metionds and environmentally assaultive Actilizes within the Ballane area on part of a player appropriate your become within the area designated "OS/PV)" at the Map, including the repteration of 175.4 acres of motionds and 21.6 and Tales or Brains sparts discharge discharge

- Militare the detailing and quality at major angering the Augitor Management Area.
- . Improve the leteral describetion of dates assets the matterials.
- Imprise and increase the breading begins for the California cost form and Boding's assumed operate, two engagered species.
- Congellate Southern Collection Gos Congerny's Societies within the preserve where feasible and consistent team the long-serve modes of the Gos Conserv.
- Provide a system of return trails, sverigens and or interpretive senter for commutate public soluenten and engineers.
- Provide public assess to and stong the boundaries of the visiones, impliciting assess to the coutherly shareline of Ballone Creek in assessment with the Life Angeles County Flood Central Sectroit, consistent with procession of corrective habitats and fragile sections resources.
- Create a Square system of appreciately 16 cores between the western and proposed development to serve as 1) a habital area for asturates plants. 31 an overfee area for when runoff, 31 a filter to remove pollutants from store easier runoff before exchanger is allowed to enter the voltaries, 6) a course of regulating the voter level in the westernes, 6) and a matter of regulating the voter level in the westernes, even recessory.
- Resource templant and other non-register requirement drops areas with inthe workers researcher than one revergation states areas with native registation authority to transferrate states between a sext marsh and section floority.
- Construct enterts under all despiting and future readways that areas planneds to allow for unadpaged data flow shrough the march.

MCTION 11 - PHASING

No building parast shall be bessed for any building, structure or other development of property stilling the Specific Plan Area unions and union a phasing plan for denotration of reasonable and examplest uses within the Specific Plan Area has been proposed and automated to the City County for approval or approval by the Besontractic of City Planning and Transportation pursuant to the Phasing Propose provisions of the Capital Transportation Consider Specific Plan. Such planing plan shall be designed to designed the secure that reseasery infrastructure facilities (i.e., reads, water and secure) are in place before such residential and examercial uses are exampled.

RECTION 12 - TIME LIMITS

Any time limit combines by this Ordinance say be estended by mutual agreement between the aspikant and the Burggier of Planning, the Planning Commission or the City Council, as the case say be.

SECTION 15 - APPEALS

Any applicant, mamber of the City Council, the Mayor, or any other interested person solversely effected by a determination or actor of the Director of Planning pursuant to this Specific Plan may appeal the determination or actor to the Planning Commission and to the City Council in the Manner prescribed for tentative maps in Seption 17.06 of the Code

SECTION IN - POST-CERTIFICATION CHASTA, DEVELOPMENT PRIMIT PROCEDURES

, exampling Sect on 12.20 2 of the Planning and Saning Code and adding Section 13.20.2.1 shorate, personing to Capatal

SECTION IS - SEVERABILITY

If any provision of this Ordinance or the opplication thereof, to any on, graperty or straumotoness, is hold invalid, the remainder of this r circumstances, shall not be effected thoraby.

SECTION IS - OWNER ACKNOWLEDGMENT OF LENITATIONS

The Department of Basising and Sectory shell seeds no surriging solars tot construction abou broberth attwite the Specific Flan Aces until Such time as the owner of such property was recorded wath the County Recorder and supplices to the Director of Planning and the Separament of Surraing and Serety, on accommendant and acceptance of the centents and limitations of this

The City Clark shiph certals to the passage of this one to be published in some daily newspaper printed and presence and course the name to be for published in the City of Los Angelos

I hereby series that the furnpoint ordinance was present by the Council of the City of Los Angeles, at its meeting of 80V 191985

PLIAS MARTINEZ () CIM

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