

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.

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



RICK BECKER
Zoning Engineer

RB:sh
TZO050490ZI/1ZO

PLAYA VISTA AREA B SPECIFIC PLAN

ORDINANCE 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

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:

1. 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;
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;
5. 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

Program for Playa Vista Area B.

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

SECTION 1 - ESTABLISHMENT OF SPECIFIC PLAN

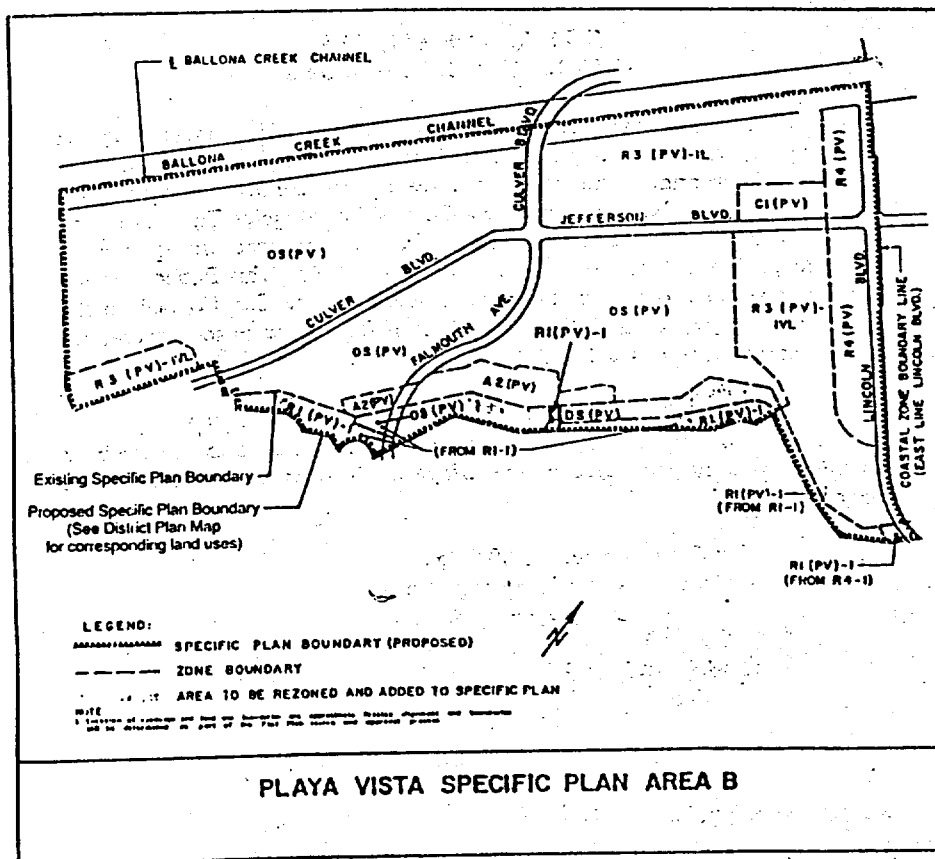
The City Council hereby establishes the Playa Vista Area B Specific Plan applicable to that area of the City of Los Angeles shown within heavy lines on the Map in Figure 1.

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.



- 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

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.

"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 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 62 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 atriums, lobbies, plazas, patios, decks, arcades 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 valid 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 of 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.

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

set forth in this Section 5. Except as provided in Section 7 of this 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 later than the completion of the final phase of the Market Rate

Dwelling Units; provided, however, that if necessary governmental housing subsidies 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 zoned 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

2. 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 authorized 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 apartment 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.

- 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 these uses in the "R4" Zone including conditional uses enumerated in Section 18-24 of the Code 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, apartment 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.

b. 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 "C1" Zone including conditional uses enumerated in Section 18-24 of the Code when the location is approved pursuant to the

provisions of such Section: No Commercial Billboards are permitted, which are in the "C1" Zone including conditional uses enumerated in Section 18-24 of the Code when the location is approved pursuant to the provisions of such Section:

- 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) permitted 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 ~~operated by~~ the Southern California Gas Company gas storage facility which exist as of the effective date of this Ordinance, 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.

1. 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 Gas Company for the continued operation of the gas storage facility which exist as of the effective date of this Ordinance, 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 Soils 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 Gas for all 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 utilized 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.

SECTION 7 - DESIGN REVIEW AND STANDARDS

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 Plot 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.
- i. All proposed buildings or structures are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances are adequately screened 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.
- j. 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.

- l. 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.
- c. 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

- a. 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.

- b. 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 effect as of the date of approval of the Plot Plan by the Director of Planning.

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 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.

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.

F. 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:

1. 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.
2. 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.
3. Parking lots shall be screened from view from adjacent major public streets, plaza and pedestrian walkways by the use of berms, landscaping and/or walls or other architectural devices.
4. Minimum landscaped areas of surface parking lots shall be 10 percent.

B. Street Trees

1. 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.
2. Street trees shall be in a minimum 15-gallon container and 8 feet in height at the time of planting.

C. Other Landscaped Areas

1. On landscaped portions of individual sites, tree types shall be selected on the basis of attractiveness, hardiness and suitability for the local environment.
2. Ground cover and lawn areas shall be planted and maintained to achieve complete coverage of landscaped areas.
3. Rear and side yards shall be landscaped with plant materials that complement those used at the front of a building or structure.
4. 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

- a. 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 convalescent 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.

Parking Space Requirements

- 1- Residential Parking Requirements: For dwelling units, there shall be 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.

2- Commercial Parking Requirements:

- a- For office and retail uses, there shall be at least two and one-half parking spaces provided for each 1,000 square feet of Floor Area.

CITY OF LOS ANGELES
CALIFORNIA

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



TOM BRADLEY
MAYOR

DEPARTMENT OF
CITY PLANNING
KENNETH C. TOPPING
DIRECTOR

KEI UYEDA
DEPUTY DIRECTOR

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

21 1318

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

Department of Building and Safety

INTERPRETATION - PLAYA VISTA DEVELOPMENT - 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/environmental resources. Such fact has precipitated the instant request.

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

- o creation of a native plant nursery;
- o environmental education; and
- o field biologist 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 undertake 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 Ballona 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 habitat 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)-1L 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 normally 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 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:lmc

cc: Councilwoman Ruth Galanter
Sixth District

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

ZI NO. 1318 EFF. DATE June 6, 1986
ADDRESS: -----
DISTRICT OFFICE: WLA
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

FO:ts

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 6, 1986
To: K.R. Ayers, Chief of Building Bureau
From: P. Prancevic, ^{PP}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."

CITY OF LOS ANGELES
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ROBERT S. WOOD, CITY ENGINEER



PLAYA VISTA AREA B SPECIFIC PLAN
ORDINANCE NO. 160521

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

WHEREAS, Proposition 30, passed by the people of the State of California in 1972, declared the California Coastal Zone a resource of statewide significance; and

WHEREAS, the California Coastal Act of 1972, Public Resources Code Section 30200 et seq. (the "Coastal Act"), was promulgated to implement the goals of Proposition 30 and to establish certain basic goals, as follows:

- To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment;
- To assure balanced utilization of Coastal Zone resources;
- To maximize public access and recreational opportunities consistent with resource conservation principles and private property rights;
- To secure 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 Program for Playa Vista Area B.

NOW THEREFORE THE PEOPLE OF THE CITY OF LOS ANGELES DO 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.
- 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

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 supersede such other provisions. Procedures for the granting of exceptions to the regulations 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 12.05 of the Code or the meaning specified below, unless the context clearly indicates to the contrary.

"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.

that such same shall be immediately available with respect to any, any or for them. Notwithstanding any provision of Article 12 of Chapter 1 of the Code to the contrary, every lot within the Specific Plan Area shall conform to the requirements set forth in this Section 3. Except as provided in Section 7 of this 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.

1. Residential Regulations

1. General Provisions

a. "Quinary" Dedication Requirements

(1) 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 (2) 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.

(2) 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 recreation 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 75% 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 22% 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 later than the completion of the final phase of the Market Rate Dwelling Units provided, however, that if necessary governmental housing subsidies 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 applicant's zoning the eventual construction of a number of Low and Moderate Income Dwelling

units within the Specific Plan Area, within the area governed by Ordinance No. _____ (Plays Veto in Area D Specific Plan) and Ordinance No. _____ (Plays Veto in Area B 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 1.75 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. _____ (Plays Veto Area C Specific Plan) and Ordinance No. _____ (Plays Veto 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. "R2(PV)-1VL" Residential Zone

Subject to the applicable limitations and provisions set forth in Section 6 of this Ordinance, the requirements of the "R2" Zone and Height District No. 1VL shall apply to all lots zoned "R2(PV)-1VL" within the Specific Plan Area, except that (1) the yard requirement adjacent to the boundary of the "R2(PV)" Zone shall be not less than fifty (50) feet, (2) no building or structure located within one hundred feet of the "R2(PV)" Zone shall exceed thirty-five (35) feet in height, and (3) 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.

3. "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.

4. "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.

6. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for those uses in the "R4" Zone including conditional uses enumerated in Section 12.14 of the Code when the action is approved pursuant to the provisions of such Section. Notwithstanding the foregoing, the following uses shall be prohibited:

- (1) Hotels, apartment hotels, motels and motor lodges

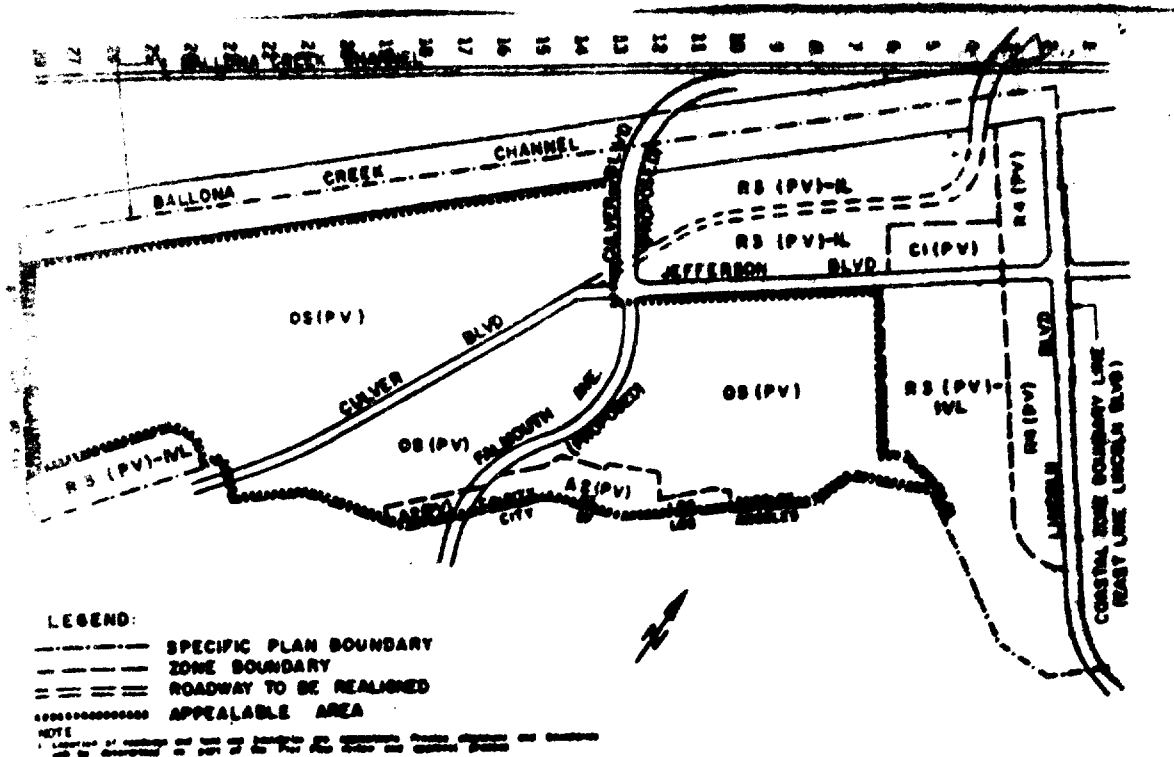


FIGURE 1
PLAYA VISTA SPECIFIC PLAN AREA B

"Dwelling Unit, Low Income" shall mean (a) housing rented for a monthly rental of not more than 20% 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 rented for a monthly rental of not more than 35% of the monthly household income of a household earning between 80% and 130% of the Median Income or (b) housing selling for a total purchase price not exceeding three times the annual household income of a household earning between 80% and 130% of the Median Income.

"Dwelling Unit, Senior Citizen" shall mean a dwelling unit made available to a person or persons over the age of 62 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 arcades, lobbies, plazas, patios, decks, breezeways and other 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 of 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 on the Map in Section 1 of this Ordinance.

SECTION 5 - ZONE REGULATIONS

A. General Provisions

Section 12.06 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

(2) Educational institutions, including elementary city high schools, colleges and universities

(3) Fraternality and security houses and dormitories

a. 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 shall be erected, structurally altered, enlarged or maintained except for those Convenience Commercial uses which are in the "C1" Zone including conditional uses enumerated in Section 13.24 of the Code when the location is approved pursuant to the provisions of such Section. No Commercial Billboards are permitted.

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 operated by the Southern California Gas Company which exist as of the effective date of this Ordinance, 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, recommissioning of existing wells, structures and other facilities and performing operations incidental thereto.

E. "OS(PV)" Open Space Zone

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

1. 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 Gas Company which exist as of the effective date of this Ordinance, 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, recommissioning 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.

SECTION 4 - DENSITY

A. Residential Limitations

Notwithstanding the provisions of Sections 12.10-Ca and 12.11-Ca 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. ____ (Plays 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. Specific Plan Area 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 utilized 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 recording 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 5 of this Ordinance.

SECTION 7 - DESIGN REVIEW AND STANDARDS

The purpose of this Section is to provide standards and a process for review and approval of Plot Plans for all buildings, structures and other 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 trench facilities, unless a Plot 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 block) 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 finish of any parking structure shall be designed so that they reasonably complement the exterior of adjoining structures.

g. Any antenna are of visible 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.

i. All proposed buildings or structures are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related opportunities are adequately screened when viewed from adjacent major public streets, plazas or pedestrian walkways, unless such opportunities have been

employed as an integral and harmonious component in the design.

1. All proposed buildings or structures are designed to, and are located in so as to reduce energy consumption and utilize energy-efficient construction.
2. Landscape, Sign and Buffering Standards
 - a. All open areas (including any roof of any outdoor 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.
 - c. 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

- a. 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 to Bollans 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.
- b. 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 Capital Transportation Corridor Specific Plan in effect as of the date of approval of the Plat Plan by the Director of Planning.

If the Director of Planning fails to act on a request for Plat Plan approval within the time limit specified in this subsection B, the Plat Plan shall be deemed approved. Any prior findings or determinations of compliance, conformity or nonconformity 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 Plat Plan approval is requested, shall be binding on such Plat Plan approval, and vice versa.

C. Conditions of Approval

In approving a Plat Plan, the Director of Planning may impose reasonable conditions deemed necessary to ensure that the Plat Plan will be in accord with the design standards set forth in Sections 7, 8 and 9 of this Ordinance and may make such zone boundary

adjustments or amendments to any of the standards or standards interpretations as delineated upon the zoning map of the Specific Plan regarding location of land uses, prior to ensure that the affected zone boundaries precisely coincide with street, alley or lot lines.

D. Fee

Fee for filing of any required Plat Plan shall be the same as those for approval of an application required for a landscaping plan as established in Section 10.011 of the Code.

E. Advisory Determination

An applicant may request a preliminary Plat 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 6 - LANDSCAPE STANDARDS

The purpose of this Section is to establish landscape standards that will promote an attractive setting throughout the Specific Plan Area. 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 creation of any building or structure within the Specific Plan Area after the effective date of this Ordinance shall conform to the following requirements:

1. A landscape plan prepared by a licensed landscape architect shall be submitted as part of a Plat Plan for review under Section 7 of this Ordinance.
2. 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.
3. Parking lots shall be screened from view from adjacent major public streets, plazas and pedestrian walkways by the use of trees, landscaping and/or walls or other architectural devices.
4. Minimum landscaped areas of surface parking lots shall be 10 percent.

B. Street Trees

1. Street trees appropriate to the location and approved by the Street Tree Division of the Bureau of Street Maintenance shall be planted at a minimum of one every 60 linear feet of street frontage.
2. Street trees shall be in a minimum 15-gallon container and 8 feet in height at the time of planting.

C. Other Landscaped Areas

1. On landscaped portions of individual sites, tree types shall be selected on the basis of attractiveness, hardiness and suitability for the local environment.
2. Groundcover and lawn areas shall be planted and maintained to achieve complete coverage of landscaped areas.
3. Rear and side yards shall be landscaped with plant materials that complement those used at the front of a building or structure.
4. 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 on-street parking of motor vehicles. Except as provided herein, the provisions of Section 12.21-44 of the Code shall apply to property within the Specific Plan Area.

A. Parking Space Requirements

1. **Residential Parking Requirements.** For dwelling units, there shall be 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 guests.
2. **Commercial Parking Requirements.**
 - a. For office and retail uses, there shall be at least two and one-half parking spaces provided for each 1,000 square feet of Floor Area.
 - b. For restaurants and bars, there shall be at least one space for every three seats contained therein.
3. For auditoriums and churches, there shall be at least one parking space for every three seats contained therein. Where there are no fixed seats, there shall be at least one parking space for each 25 square feet of Floor Area (exclusive of stage) contained therein.

B. Alternative Requirements

Notwithstanding anything in the Code or this Ordinance to the contrary, parking requirements may be reduced beyond those that would otherwise be required under the Code or this Ordinance if the Director of Planning finds, in connection with the review and approval of the Plat Plan as provided in Section 7 of this Ordinance, 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 Plat Plan to reduce traffic to and from, and therefore parking requirements at, such project.

SECTION 10 - THE BALLONA WETLANDS HABITAT MANAGEMENT PROGRAM

No building permit shall be issued for any building, structure or other development of property within the Specific Plan Area unless and until District Plan policies with respect to the preparation of the Habitat Management Plan for the Ballona Wetlands and the funding thereof, the funding for the restoration of the Ballona Wetlands in accordance with such Plan, and the conveyance of fee title to the Habitat Management Area to the designated owner/manager, have been implemented. Such Habitat Management Plan for the Ballona Wetlands will be prepared and submitted to the City Council for approval. The Habitat Management Plan must be consistent with the Marine del Rey/Ballona Land Use Plan (LUP) approved by the California Coastal Commission on October 11, 1984 and must provide for the acquisition and restoration of all wetlands and environmentally sensitive habitats within the Ballona area as part of a single management unit located within the area designated "OS/PV" on the Map, including the restoration of 175.4 acres of wetlands and 21.0

acres of saltmarsh habitat and the Habitat Management Plan also shall include the following specific objectives:

- Improve the quantity and quality of water entering the Habitat Management Area.
- Improve the lateral distribution of water across the estuary.
- Improve and maintain the breeding habitat for the California least tern and Scaevola's avian community, two endangered species.
- Consolidate Southern California Gas Company's facilities within the preserve where feasible and consistent with the long-term needs of the Gas Company.
- Provide a system of nature trails, overlooks and an interpretive center for controlled public education and enjoyment.
- Provide public access to and along the boundaries of the wetlands, including access to the southerly shoreline of Ballona Creek in cooperation with the Los Angeles County Flood Control District, consistent with protection of sensitive habitats and fragile wetland resources.
- Create a riparian system of approximately 10 acres between the wetland and proposed development to serve as 1) a habitat area for estuarine plants, 2) an overflow area for urban runoff, 3) a filter to remove pollutants from storm water runoff before such water is allowed to enter the wetlands, 4) a means of regulating the freshwater-saltwater mix in the wetlands, 5) and a means of regulating the water level in the wetlands, when necessary.
- Remove invasive and other non-native vegetation from areas within the wetland restoration area and revegetate these areas with native vegetation suitable to transitional zones between a salt marsh and upland habitats.
- Construct culverts under all existing and future roadways that cross channels to allow for unobstructed tidal flow through the marsh.

SECTION 11 - PHASING

No building permit shall be issued for any building, structure or other development of property within the Specific Plan Area unless and until a phasing plan for construction of residential and commercial uses within the Specific Plan Area has been prepared and submitted to the City Council for approval or approved by the Departments of City Planning and Transportation pursuant to the Phasing Program provisions of the Coastal Transportation Corridor Specific Plan. Such phasing plan shall be designed to assure that necessary infrastructure facilities (i.e., roads, water and sewers) are in place before such residential and commercial uses are completed.

SECTION 12 - TIME LIMITS

Any time limit established by this Ordinance may be extended by mutual agreement between the applicant and the Director of Planning, the Planning Commission or the City Council, as the case may be.

SECTION 13 - APPEALS

Any applicant, member of the City Council, the Mayor, or any other interested person adversely affected by a determination or action of the Director of Planning pursuant to this Specific Plan may appeal the determination or action to the Planning Commission and to the City Council in the manner prescribed for tentative maps in Section 17.06 of the Code.

SECTION 14 - POST-CERTIFICATION COASTAL DEVELOPMENT PERMIT
PROCEDURES

Ordinance No. _____, amending Section 12.20.2 of the Planning and Zoning
Code and adding Section 12.20.2.1 thereto, pertaining to Coastal
Development Permit procedures is hereby incorporated by reference.

SECTION 15 - SEVERABILITY

If any provision of this Ordinance or the application thereof, to any
person, property or circumstances, is held invalid, the remainder of the
Ordinance, or the application of such provisions to other persons, prop-
erty or circumstances, shall not be affected thereby.

SECTION 16 - OWNER ACKNOWLEDGMENT OF LIMITATIONS

The Department of Building and Safety shall issue no
building permit for construction upon property within
the Specific Plan Area until such time as the owner of
such property has recorded with the County Recorder
and submitted to the Director of Planning and the
Department of Building and Safety, an acknowledgment
and acceptance of the contents and limitations of this
Ordinance.

Sec. 16. The City Clerk shall certify to the passage of this
ordinance and cause the same to be published in some daily newspaper printed and
published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the
City of Los Angeles at its meeting of **NOV 18 1985**

ELIAS MARTINEZ City Clerk

D. *Elias Martinez*
Deputy

Approved *11/18/85*

Tom [Signature]

File No **85-460**
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DATE **1/17/86**