CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

ZI No. 1319

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:

102 B 153 102 B 157 105 B 157

COMMENTS: Playa Vista Area B Specific Plan Ordinance #165,639 replaces previous Ordinance #160,522. 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

TZ0050490ZI/1Z0

PLAYA VISTA AREA C SPECIFIC PLAN ORDINANCE NO. 165439

An Ordinance amending Ordinance No. 160,522 which established a Specific Plan for the Playa Vista Area C portion of the Palms-Mar Vista-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 20000 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;
- To maximize public access and recreational opportunities consistent with resource conservation principles and private property rights;
- 4. To assure priority for coastal-dependent 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 C lies within that portion of the Palms-Mar Vista-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 Paims-Mar Vista-Dei 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 Palms-Mar Vista-Del Pey District Plan; and

WHEREAS, such Specific Plan and such amendments to the Palms-Mar Vista-Del Rey District Plan are Intended to constitute the City's Local Coastal Program for Playa Vista Area C.

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

SECTION 1 - ESTABLISHMENT OF SPECIFIC PLAN

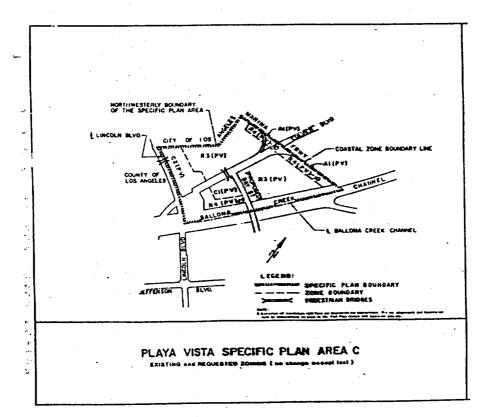
The City Council hereby establishes the Playa Vista Area C Specific Plan applicable to that area of the City of Los Angeles shawn within heavy lines on the Map in Figure 1.

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 Palms-Mar Vista-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 C Specific Plan

- To implement the goals and policies of the Coastal Act.
- The establish a Local Coastal Program for that portion of the Palms-Mar Vista-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
- 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 C, 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 ANGÉLES

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 Biliboard" 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 Palms-Mar Vista-Del Rey District Plan, a part of the General Plan of the City of Los Angeles.

"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, 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, Moderate Income" shall mean (a) housing renting for a monthly rental of not more than 384 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 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.

"Visitor Serving Commercial" shall mean commercial uses which serve visitors to the specific plan area. The uses permitted herein are a mix of overnight accommodations, service and convenience oriented commercial, shopping and dining facilities.

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 bailding 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 Ballona Wetlands Management.

 Program prepared pursuant to Section 10 of Ordinance No.______ (Playa Vista Area & Specific Plan), 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.
 - (iii) 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. In no event shall less than 5 acres of such park or recreation space be provided upon completion of the total number of dwelling units permitted to be constructed within the Specific Plan Area pursuant to Section 6A of this Ordinance. 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.

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. Such 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 government 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 Area B Specific Plan), Ordinance No. 160,523 (Playa Vista Area 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 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. location of the low and moderate income dwelling 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 (506) 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 B 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. "R3(PV)-1L" Residential Zone

Subject to the applicable limitations and provisions of Section 6 of this Ordinance, the requirements of the "R3" Zone and Height District No. 1L shall apply to all lists zoned "R3(PV)-1L" within the Specific Plan Area, except that [1] within 70 feet south of the northerly boundary line of the Specific Plan Area, as shown on the map in Section 1 of this ordinance, no building or structure shall exceed a height of forty-five (45) feet or three (3) stories and (ii) no building, structure or land shall be used and no building or structure shall be erected, structurally aftered, enlarged or maintained except for the following uses:

- Dwellings, one family detached, one family attached, two family
- Multiple and apartment houses
- Accessory buildings, including private garages, accessory living guarters, servants guarters, recreation rooms, or private stables, subject to the same limitations as are set forth in Section 12.68

 A.7 of the Code.
- Boarding or rooming houses
- Child care facilities for not more than 20 children
- Child care facilities or nursery schools for more than 20 children, when approved pursuant to the provisions of Section 12.28C of the Code.
- Housing developments of the kind described in Section
- 12.24C.1.1(g) of the Code, when approved pursuant to the provisions of Section 12.24C.
- Parks, playground or recreational or community centers when operated by a government agency.
- 3. "R4(PV)" Residential Zone

Subject to the applicable limitations and provisions of Section 6 of this Ordinance, the requirements of the "R*" Zone, as modified by the provisions herein shall apply to all lots zoned "R*(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 the following uses: permitted in the "RA" Zone including conditional uses enumerated in Section 12:24 of the Gode when the location is approved pursuant to the provisions of such Section: Notwithstanding the foregoing; the following uses shall be prohibited:
 - (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 dorastories
 - Any use permitted in the "R3(PV)-1L Zone"
 - Boarding home for the aged
- Child care facilities or nursery schools
- Church, temple or 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.
 - Within the area designated on the Map "R4(PV)-10", no building or structure shall exceed ten (10) stories.
 - ii. Within the area designated on the map "R4(PV)-15", no building or structure shall exceed fifteen (15) stories.

C. Commercial Zone Regulations

1. "C1(PV)-1VL" Commercial Zone

Subject to the applicable fimitations and provisions of 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, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following convenience commercial uses: which are permitted in the "C1" Zone including conditional uses enumerated in Section 12-24 of the Gode 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 association
- Community center, owned and operated by a governmental agency
- Grocery stores
- Hospital, sanitarium or clinic (except animal hospitals or hospitals or sanitariums for contagious, mental or drug or liquor addict cases)
- Library
- "- Newsstand
- Parking area, public
- Parks, playgrounds or recreational or community centers
- Pharmacy
- Recycling center, collection
- Restaurant, cafe, sandwich shop, tea room (excluding dancing or entertainment)
- Service establishments permitted in the C1 Zone (e.g. dress-making, hair dresser, laundry, shoe repair, excluding adult book stores)

No Commercial Biliboards are permitted.

2. "C2(PV)" Commercial Zone

Subject to the applicable **limitations** and provisions of Section 6 of this Ordinance, the requirements of the "C2" Zone, as modified by the provisions herein, shall apply to all lots zoned "C2(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 the following office and Visitor Serving Commercial and fire station uses: permitted in the *G2** Zone including conditional uses enumerated in Section 12:24 of the Gode when the location is approved pursuant to the provisions of such Section:

Notwithstanding the foregoing, the following uses shall be prohibited:

- ~ Adult Arcade
- Appliance Repair (except as-strictly a service for new-articles sold at-retail on the premises).
- Archery Range
- Automobile for Hire (except in a completely enclosed building)
- Automobile Painting (except when incidental to an authorized agency dealing in new automobiles)
- Automobile Sales (except as incidental to an authorized agency dealing in new automobiles and located on same or contiguous lot)
- Auto Ride Amusement
- Automobile Repair Garage (except when conducted in conjunction with an authorized agency dealing in new automobiles and on the same premises)
- Automobile Storage Area (except as incidental to an authorized agency dealing in new automobiles and located on same or contiguous lot)
- Awning Store or Shop
- Baseball Park
- Daseball Batting Range
- Battery Store or Shop
- --Billiard Hall or Parlor
- Boats for Hire
- Body and Fender Repairing (except when conducted in conjunction with an authorized agency dealing in new automobiles)
- Boxing Arena
- Building Materials, Retail Sale of (except when incident to-retail hardware store)
- -- Galibration and Repair Service Shops for Precision Instruments and Small Metal Objects
- Carnival; Transient
- Esrousel
- Garpenter Shop
- Church, Temporary Revival
- Eircus, Transient
- Eleaning Establishment, Self-service
- Clothing Store; Secondhand
- Commercial Billboard
- Compressed Natural Gas Refueling Station
- Concession; Beach
- Contractors! Establishment (except as-strictly an-office use)
- Diaper Supply Service

- --Electric Motor Repair (except as-strictly a service for new
 -articles sold at-retail on the premises)
 Fairgrounds, Public
- Feed Store
- Ferris Wheel
- fire Sale
- Football Stadium
- Frozen Food Locker Plant
- Fuel Store
- Fun House
- Furniture Cleaning (except as-strictly a service for new-articles sold et-retail on the premises)
- Garden Equipment Rental
- Handyman Shop
- Horse Show
- Household Appliance Repair (except as-strictly a service for new -articles sold at-retail on the premises)
- Household Goods Storage
- Hug Bell
- ice Storage House
- Laundry or Eleaning Establishment; Self service type
- Lumber Store
- Magazine Business; Second hand
- Merry-Go-Round
- Pawnshop
- Pest or Insect Control Business
- Plumbing Shop
- Refrigeration Equipment-Installation and Service (except as -strictly a service for new-articles sold at-retail on the premises)
- Pory Riding Ring
- Repair Shop (except as-strictly a service for new-articles sold at -retail on the premises)
- Safe and Vault Repair and Servicing (except as-strictly a service for new-articles sold at-retall on the premises)
- Sanitarium
- Scenic Rallway
- Second Hand Store (other than Antique Shops; Art-Galleries; Book
 Dealers; Postage Stamps and Coin Stores; see Z:A:1; Case
 No:-2472)
- Sheet Metal Shop
- Shooting Gallery
- Side Show; Eircus
- Special Care Home
- Sports Arena
- Storage Building for Household Goods
- Strip Tease Show
- Tattoo Studio
- Toxi Dance Hall
- Tinamith Shop

- Termite or Post Control Business
- Tire Shop
- Tractor Ride Amusement
- Trailer Sales Area (except as incidental to an authorized agency dealing in new-trailers and located on same or contiguous lot)
- Fransfer Business
- Traveling Theatrical Performances (under canvas)
- Used Car Lot (except as incidental to an authorized agency dealing in new automobiles and located on same or contiguous lot)
- Venetian Blinds; Laundering; Servicing and Repairing of (except as-strictly a service for new-articles sold-principally at-retail)
- Window and Exhibit Booth Displays, Designing, Fabricating and Fashioning of
- Woodworking Equipment Rental Shop
- Wirestling Arena

1. Office and related uses

- Office uses permitted in the C2 Zone
- Bank, financial Institution, loan office
- Parking building
- Restaurant
- Station, bus or rail
- University, college or private school

2. Visitor Serving Commercial and related uses

- Amusement enterprise
- Art gallery
- Bakery
- Bank, financial Institution
- Bicycles, sales, repair, rental (including skate sales and rental)
- Concert Hall (Maximum 3,000 seating capacity)
- Grocery store
- Motion picture theatre
- Museum, aquarium
- Night club
- Parking building
- Pharmacy
- ~ Post office
- Restaurant, cafe, sandwich shop, tea room
- Stores, shop stands (e.g. newsstands) permitted in the C2 Zone
- Theatre, line
- 3. Fire Stations
- b. Height. No building or structure shall exceed a height of two hundred forth (240) feet above grade.
 - No commercial billboards shall be permitted

SECTION 6 - DENSITY

A. Residential Limitations

Notwithstanding the provisions of Sections 12.10-C.4 and 12.11-C.4 of the Code to the contrary, the total allowable number of dwelling units within the Specific Plan Area shall not exceed 2,032 dwelling units. Excluded

from the foregoing limitation shall be any Low and Moderate Income

Dwelling Units, as defined in Ordinance No._____ (Playa Vista Area B

Specific Plan) which are required to be constructed under said Ordinance but which are located within the Specific Plan Area.

B. Commercial Zone Limitations

- Within the portion of the Specific Plan Area zoned "C1(PV)-IVL," the total Floor Area devoted to Convenience Commercial uses shall not exceed 50,000 square feet.
- 2. Within the portion of the Specific Plan Area zoned "C2(PV)," the following limitations on total Floor Area devoted to office uses and Visitor Serving Commercial uses shall apply:
 - a. Office. The total Floor Area shall not exceed 900,000 square feet.
 - b. Visitor Serving Commercial. The total Floor Area shall not exceed 100,000 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:

Building Standards

- 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. 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.
- f. Any balconles are of usable dimension.
- 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.
- h. 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.
- All proposed buildings or structures are designed in such a fashion so as to reduce energy consumption and utilize energy-efficient construction.
- J. All buildings or structures are designed so as to utilize earthquake resistant construction and engineering practices to the satisfaction of the City Engineer.
- k. All proposed buildings or structures are designed so as to utilize water conservation measures consistent with all applicable 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.
 - 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

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) providing required notification upon discovery of cultural heritage resources and, where Feasible, for the collection and maintenance of such resources, (III)

accommodation transit service and facilities, and, if applicable, (iv) the provision in office and commercial development of multi-use and peripheral parking facilities...

- 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.

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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 filling 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 19.011 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 or 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.
- 3. Parking lots shall be screened from view from adjacent major public streets, plazas 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

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 and at a
distance no greater than 10 feet from the curb.

 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.
- Groundcover 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.
- a. Wherever such rear or side yard areas provide secondary access to buildings or structures, such entrances shall be landscaped in an attractive manner.

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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. For dwelling, units, there shall be at least two parking senaces 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 senace 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 bases, 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.
- 4. Up to 40 percent of all required parking spaces may be alloted for compact cars consistent with Section 12.21A-5(c) of the Los Angeles Municipal Code.

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 its review and approval of the Plot 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 temants of the project covered by such Plot Plan to reduce traffic to and from, and therefore parking requirements at, such project.

SECTION 10 - THE BALLONA WETLANDS MABITAT MANAGEMENT PROGRAM

No building permit shall be issued that any building, structure or other development 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 Department 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, wanter and sewers) are in place before

such residential and commercial uses are occupied.

SECTION 11 - PHASING

No building permit shall be issued for any building, structure or other development of property within the Specific Plan Area unless consistent with the and North a phasing plan in the land use plan for construction of residential and commercial uses within the Specific Plan Area Mas Badd printpadded and submitted to the City Chindu for approved by the Departments of City Planding and Transportation Corridor Specific Plan. Such phasing plan is within the designed to assure that necessary infrastructure facilities (i.e., roads, water and sewers) are in place before such residential and commercial uses are occupied.

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. 160,524 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 this Ordinance, or the application of such provisions to other persons, property or circumstances, shall not be affected thereby.

SECTION 16 - OWNER ACKNOWLEDGEMENT 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.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 1.4.1990.....

ELIAS MARTINEZ, City Clerk,

y Gelevant Wanted

MAR 2 2 1990

File No. 89 - 1794

LAJ 400544 3/28

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

ZI NO.

1319

EFF.DATE June 6, 1986

ADDRESS:

DISTRICT OFFICE:

NLA

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 ennexed) (see ord # 160,521,22,23).

FRANK ORBIN 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, 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."

PLAYA VIETA AREA C SPECIFIC PLAN ORDINANCE NO.__160522

An Ordinance establishing a Specific Flor for the Playe Visto Area C garties of the Potes-Mar Visto-Dol Ray District Flox,

WHEREAS. Proposition 30, possed by the people of the State of California in 1972, declared the California Casasai Zana a resource of staggarda abgnificance; and

SMERBAS, the California Cassesi Act of 1976, Public Resources Cado Section 16810 etc. coq. (the "Cassesi Act"), tea promulgated to implement the gasts of Proposition 38 and to establish contain basic gasts, as follows:

- Ye protect, mointain, enhance and, where facelois, restore the evereti quality of the Coostal Zone environment;
- 2. To secure belonged utilitation of Cametal Zone resources;
- To maintee public excess and represident apportunities apreciate tent with resource appearanties principles and private preparay rights;
- To assure priority for estatal-department development over estar development;
- To ensurage State and least offerts to operations planning for mutually beneficial uses; and

SHEREAS, the Country Act requires least government to propers a Lagge Country Program for that parties of the Country Zone enigh iles within its jurisdiction, and

9

- ()

BHEREAS. Plays Visto Area C iles within that garden of the Point-flor Visto-Dai Roy Statutt leasted within the Cassad Zone as designated by the State Impointure; and

DHEREAS, other many public meetings addressing they because of decess, recreation, environmentally consisted and areas, now development, visual resources, motor and deciring resources and violat serving facilities, a Cassal Land Use Finn mas programs; and

BHERCAS, the State Counted Commission approved such Land Lice Plan; and

SHEREAS, consurrantly harpoith the City of Les Angeles has adopted exercitants to the Palmo-Har Vieto-Dal Ray Biotries Plan which are consistent with such Land Use Plan; and

WHEREAS, the development of a Specific flow has been dested the most appropriate machanism for proporing specific land use policies and requirely to the following visit will flow the following visit will flow the following visit flow the following visit flow that the following visit flow is the following visit flow that the following visit flows and the following visit flows and the flow is the following visit flows the flow is the flow of the flow is the flow of the flow is the flow is the flow in the flow in the flow is the flow in the flow in the flow is the flow in the fl

EMEREAS, such Specific Plan and such amendments to the Palmo-Mar-Vision-Dol Ray District Plan are intended to constitute the City's Lasel Casses Program for Plays Vista Area C.

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

SECTION 1 - ESTABLISHMENT OF SPECIFIC PLAN

The City Council norsely establishes the Playa Vieta Area C Sectific Plan applicable to that area of the City of Los Angeles stream within heavy lines on the Map in Figure 1.

This Specific Plan is incurred to arrover, together this addition, you term in Chapter I of the Cate, regulatory governed and improvince for the extension biggiglionation of that stratch of the Potential Vigo-but the District Plan which includes the above-described area and to provide no public rases, convenience and governi surface so the development of your area necessitates. Such regulations limit the density of land use to the which can be accommissed under asseting and presently provide public simple disprovements and transportation programs which impact the area except by this Specific Plan.

SECTION 1 - PURPOSE

The following purposes shall aggly in the Playe Visto Area C Specific Plan

- . To implement the goots and policies of the Cookel Act
- To establish a Local Coccial Program for that portion of the Palmo-Nor Visto-Ball Roy Statistic within the Cossess Zone, as designated by the State Legislature.
- To protest, maintain, annotes and, where feesing, restore the oversit quality of the Cassal Zane environment one its nature and man-made resources.
- To desure that maximum public access to the coost one public repression areas to provided.
- To propose specific provisions sollared to one perfector conditions and circumstances of Playa Vigita Area C., consistent extra the general policies of the accepted Les Angeles Conors: Plan.
- To regulate all development, including use, height density, and
 other factors in order tips it be compositive in character with the
 onesting estimately and to provide for the consideration of
 accordance and ocenic procuration and uniquesition?

SECTION 3 - RELATIONSMIP TO GIVER PROVISIONS OF CHAPTER . OF THE MUNICIPAL COCK OF THE CITY OF LOS ANCELES

The requisitions of this Seasific Plan are in addition to those our filters of Chapter 1 of the Cade and do not derively any rights or privileges not observice granted under the previous and precedures contained in 54 d. Chapter, accept to specifically gravided for heroin. Sherover this Specific Plan contains provided different from or in conflict with proyients destinated alcoholes in Chapter 1, this Specific Plan shall successes such other provisions. Procedures for the granting of exceptions in the requirements of this Specific Plan are solublished in Section 11.5 Total the Code SECTION 4 - DEFINITIONS

Any term used in this Ordinance shall have the meening specified for such term in either Section 13.83 of the Case or the meening seecified below unless the dentest clearly indicates to the contrary.

"Code" shall mean the Municipal Code of the City of Las Angels

"Commercial Billboard" shall mean a sign which directs attention to a business, product, or service, and or offered or existing elements than upon the offer where such angle to tested and which offer empress's or impligitly invites a commercial freneaction.

"Convenience Commercial" shall shadn a commercial area or uses sesigned to satisfy the needs of the surrounding residential commun.",

"District Pipr" shell mean the adapted Westcroster-Pinys as it a District Pipr a part of the General Pipn of the City of Les Angeles

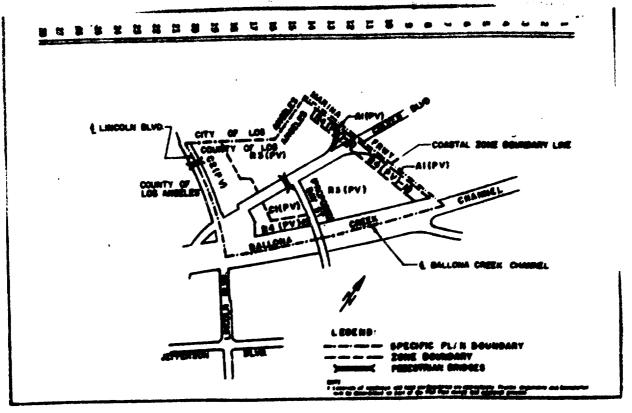


FIGURE I PLAYA VISTA SPECIFIC PLAN AREA C

"Questing Unit. Law Income" shall mean (a) housing renting for a monthly named of not more than 206 of the associaty housingled because of a household corning up to 606 of the Madian Income or (b) housing calling for a total purchase price not exceeding two and eno-test times the annual household income of a household corning up to 606 of the Madian Income.

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"Distribute Unit, Market Rate" shall exam dealing units parasities to be constructed under this Ordinance other than Lee and Audersta Insuing Dualing Units. \sim

"Divelling Unit, Maderate Income" shall exam (a) housing runting for a monthly rented of not more than 305 of the examine household income of a household corning between 801 and 1205 of the Madlen Income or (b) raveling selling for a total purphase price not exceeding three times the annual translated income of a household corning between 805 to 1205 of the baselon Income.

"Ducking Unit, Senior Citizen" shall mean a deciting unit medevaluate to a person or persons over the age of 62 who east the law- or automati-means resultered.

"President shall mean expecte of being exceptioned in a executive sunner whole a reconside partial of time, taking into account executive, provingeness, pastel and technologism factors.

"Place Area" shall agen the total of the grees area of the floar our-flows untain the enterior sold of the building, not including opens devoted to equivable, becament storage, required corridors, public restrains, devoter shalls, tight storie, validate parting and areas includes thereto, seatherfloar or each building, and covered public pasteriors alreadation alreadation areas, broading strains, labours,

places, philos, deales, areados and statler props, quantit guistic direviolities areas or parties diament that are upod eately the apparately purposes

"Map" that men the Map entertial in Seather 1 of this Orphones.

"Moder frame" shall mean an beame value as acceptance and published participally by the Rederst Eugenment of Housing and Unter-Bereloptunk or to matterer against the Lau Angussa averagation area.

Most Plant shall seem a deciment or deciments under placerality describe, by seems of professionally assessed antifesture graphic techniques. On teaster, appearance, configuration and attendant are improvements including, but not thirted to, fundamenting and Signa, and any public or private assessments.

rigion" shall mean any dioplay, beard, screan, object or part thereof used to enseauce, decore, demonstrate, display, identify or otherwise advantus and attract the attention of the public, including signs identifying parvises or advantifying the accurant or promises.

"Specific Flow Area" shall seem that area shown within the bear; lines on the line in Section 1 of this Grainesse.

White Serving Commercial shall mean assumercial uses which servingiture to the Specific Plan Area. The uses paralited herein are a site of everette accommediations, service and convenience oriented commercial shapping and diving facilities.

A. Concret Previotens

Section 12.84 of the Code to hereby arranded by adding to the Janing Map which is incorporated in and made a part of Article 2 of Chapter 1 of the Code the series and some boundaries shown upon the Map, so that the parties of the Zoning Map covering the Specific Plan Area shall be as designated on the Map. The same boundaries shown upon the Map are approximate, and some boundary interprotestanc or adjustments may be made so part of the Plot Plan review and approval process under Section 7 of this Ordinance when such sone boundary interpretations or adjustments meet the overall intent of the Spoolis Plan reporting location of land uses, and/or when necessary to insure that such some boundaries precisely asimples with future street, alley or let lines. Notwithetending any provision of Article 2 of Chapter 1 of the Cude to the centrery, every let within the Speakly Plan Area shall conform to the requirements set forth in this Seption 5. Encopt as previded in Section 7 of this Ordinance, no building, structure or tend within the Specific Plan Area shall be used and no building or structure shall be erected, elevaturally altered, enlarged or maintained within the Specific Plan Area without a Plat Plan approval as provided In said Section 7 having been first obtained. The Plu, Plan approval process set forth in sold Soution 7 sholl be in addition to, and not in ties at any subdivision preceding, including public hearings as required therein, involving the property for which flot flon approver s requested. He building permit shall be lessed for any building, at A Life to either development of property within the Specific Plan this upless and until a flood control plan for the entire Specific Flori size has been approved by the Los Angeles County Fixed Control S 410 11

Paragnital Regulations

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- Talliana Pr. visign 6
- . "County" Dedication Requirements
- critical and contention and instantished of the Boliusa Metiones are derived and contents in the Boliusa Potlanda Management Program Proposed pursuant to Section 18 of Ordinance in _______ [Plans Vista Area 8 Specific Plans, tagester with the park or recreetion space required to be provided under subsection (H) below, are hereby found to conferly the requirements of Section 17.12 of the Code for dedication of raci property for park and recreetional purposes, or for the payment of a fee in lieu thereof, in connection with the construction or development of any and all deathing units within the Specific Plan Area. Subdivision maps for residential or condeminium purposes are hereby authorised to be recorded without any further compliance with Section 17.12 of the Code.
- (III) Pork or recreation oppose in an amount again to 100 square feet per dwelling unit within the Specific Plan Area shall be provided to meet the recreation needs of the future recigents, in no event shall less than 5 acres of such pers or recreation spile be provided upon completion of the total number of dwelling units paralitized to be constructed within the Specific Plan Area pursuant to Section 8A of this Ordinance. Park or recreational space provided anywhere attitude Specific Plan Are shall satisfy the foregoing requirement for any particular residential development gravided that such space will be accessible to the residents of such development.

. Age and Respects Image laying fronts

Lee and Melerote legan posting Units in an amount except to 195 of the total number of dealing units parallised to be constructed within the Specific flow Area pursuant to Section 6A of this Grainence shall be provided to meet the needs of lev and mederate income individuals and families. Sure Units may be constructed in one or more phases and shall be completed not total than the completion of the final phase of the Market Rate Swelling Units provided, however, that if necessary government haveing subsidies are not available in a Majory manner for the construction of the Los and Mederate Income Conting Units.

land must be reserved for such Units. Such land shall be reserved or suitably guaranteed to the eatlets: iven of the Advisory Agency at the time of approval of any exactivisters covering Merket Rate Dwelling Using, and the eras of the reserved land shall be sufficient to permit under the appricable senting the eventure complete them of a number of Low and Mediantia Income Beating Unite agent to 154 of push Market Rate Duelling Units. Such received land day be basted, at the aption of the subdivider, enjodiers eather the Specific Flori Ares, within the press governed by Gressumes Its. _____ (Plays View Area 8 Specific Plan) and Ordinance No. (Playe Vieta Ares & Specific Plant. or physikers existed auch Area or orests; provided, honover, that if the latter eaden to chasen, the reserved tend shell be of sufficient area to garact t.-e eventuel esnetruetion of a number of Low and Mederate Income Deathing Units again to 1.25 times 196 of the Startes Ress Seature Units assered by the subdivision. The eaget tension of the Low and Mederate treams Ducking Units stell by determined by the developers of puch Units, but Flot Flon review and approve purposet to Section 7 of this Ordinance shall be absolute grief to the construction of such Units.

The Leu and Mederate Frame Beating Units now be provided autility of the Specific Flore Area (the "offere Units"), or long as each attains Units are provided at a rate of 1.25 offs to units for each Los and Mederate Frame Beating Unit required but not provided within the Specific Flore Area. Offsite Units pholibe constructed at the same time do each phase of the provided Mederate Intelligence Overlag Units and Mederate Income Overlag Units shall be enoted Units.

National tending anything in the foregoing to the control come or all of the Lan and Mederate Income Dealing Unite resourced by this subsection may be tessed within the areas governed by Ordinance No.______ (Plays Vista Area & Specific Plant and Ordinance No._____ (Plays Vista Area & Specific Plant and M so tessed, shall not be considered offsite Unite for the oursess of the 1.25 offsite Unite ratio described above.

1. "R3(PV)-IL" Besidential 7 no

Subject to the applicable limitations and provisions of Seatlar 8 of the Godinance. The requirements of the PB3" Zone and Bioight District 260. It, shall apply to all loss cannot #83(PV)-16," within the Specific Plan Area, except that within 76 feet earth of the northerly boundary fine of the Specific Plan Area, no building or structure stall periods a neight of forty-five (83) (set or three (3) strips.

3 "Re(PV)" . Joidentlet Zone

Subject to the applicable limitations and provisions of Section 6 of onls Ordinance, the requirements of the "RO" Zone, as mostfled by the provisions horses shall apply to all lots sound "RO(PV)" within the Specific Flan Area.

- a. Use, he building, structure or lend shall be used and no building or structure shall be eracted, attracturally attered, enlarged or maintained except for those uses permitted in the "Re" Zone including conditional uses anumerated in Section 12,30 of the Code when the location is approved pursuant to the provisions of such Section. Notwithstanding the foregoing, the following uses shall be provided.
- (1) Hotels, apertment hotels, maters and mater tedges
- (2) Educational Institutions, including alementary and high achies, calleges and universities
- (3) Freternity and security houses and demotories

b Helahit

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- Within the error designated on the Map "RefPV1-10", so building or structure shall exceed ten (10) startes;
- If Within the area designated on the map "Re(PV)-19", no building or structure shall exceed fifteen (15) startes,

C. Commercial Zone Regulations

1. "CI(PV)-IVL" Commercial Zene

Subject to the applicable finitations and provisions of Section 6 of this Ordinance, the requirements of the "C1" Sone and itergral District No. 17L shall apply to all lote sened "C1[PV]-17L" within the Sectific Plan Area, except that no building, attracture or tand shall be used and no building or obtained except for these structurally altered, enlarged or maintained except for these Convenience Commercial uses which are paralitied in the "C1" Zone including conditional uses include in Section 12,36 of the Code when the testion is approved pursuent to the provisions of such Section. No Commercial Bilibeards are permitted.

3 "C2(PV)" Commercial Jane

Subject to the applicable limitations and provisions of Section 6 of this Ordinance, the requirements of the "C3" Zone, as medicine by the provisions herein, shall apply to all lots sense "C2(PVI" attain the Specific Plan Area.

a. Use. No building, seructure or land shall be used and no building or structure shall be prested, structurally altered, aniorged or maintained except for those office and biology. Serving Commercial uses permitted in the *C2* Zone including conditional uses onumerated in Section 13.34 of the Code when the location is approved pursuant to the provisions of such Section.

Notwithstanding the foregoing, the following uses shall be prohibited

- Adult Arcade
- Appliance Repair (except as strictly a service for new articles sold at rotall on the promises)
- . Archery Range
- Automobile for Hire (except in a completely enclosed building)
- Automobile Painting (except when incidental to an authorized agency dealing in new automobiles)
 - Automobile Sales Aren (except as incidental to an authorized agency decline in new automobiles and lengted an same or configurate (et.)
- · Auto Ride Amasement

- Automobile Repair Garage (seespt when edication th disaplication with an authorised agency dealing in non automobiles and an the same provided)
- Automobile Storage Area femotot 88 invidental to an authorized agency dealing in new automobiles and second on same ar sentiguous lot)
- Anning Store or Shop
- Bosebell Park
- Postell Betting Range
- . Bottery Store or Shap
- BHRard Holl or Parker
- Boots for Hire
- Body and Fonder Repairing foreset when conducted in conjunction with an authorised agency dealing in new suspections?
- Boulng Arona
- Building Motoriste, Retail Sale of (except when implified to retail fordings store)
- Cofferbien and Repoir Service Shape for Proceder Instruments and Seaf-Heart Charts.
- Correvol, Transiens
- · Carment
- Corporar Street
- Church, Temperary Revives
- · Chaus, Transland
- . Cleaning Southfelianni, 5-91-service
- Crossing Store, Socianthand
- · Commercial Supposed
- Compressed Natural Cas Refunding Station
- · Concession, Booch
- Contractors' Establishment leveler as strictly an effice used
- . Blessr Supply Service
- Electric Motor Report Tentage as strictly a service for non articles sold at rotal on the prortoct)
- . Pargrands, Navk
- Food Store
- Forris Bhosi
- Pera Sala
- Football Stadius
- . Procen Food Lacker Plans
- Fuel Store
- Fun House
- Furniture Classing leasing as strictly a service for no orticist sold at rotal on the promise;
- Cordon Squipment Rental
- · Handyman Shop
- Herse Show
- Mousehold Appliance Report (encapt as strictly a service for new articles sold at rotal on the proteoce)
- * Neusahelii Gaads *terage
- Hug Ball
- · Ice Storege House
- Soundry or Cleaning Establishment, Saif-service type Europe: Siere
- Magazine Business Second Rarid
- . Merry-Co-Round
- Pewnsha

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- Past or Indext Control Business
- · Plumbing Stone

Suffrageration. Standarder installation and Barvice (Court ps.

ordered a service for year articles sold at rotall on the general).

On Stalling Rang.

Represe three (except on strictly a service for new article seed at retail on the premises)

- Safe and Yould Repair and Servicing (except as atrictly a service for near articles and at retall on the presiden)
- Sontterium
- Seants Rollway
- Second Hand Store (other than Antique Shape, Art Sellertee, Bush Dusters, Pastage Stomps and Cain Stores; see Z.s.f. Case No. 3672)
- Sheet Motol Shep
- Shooting Callery
- State Street, Circus
- Special Care Home
- Sports Arens
- Storage Building for Household Goods
- Strip Tone Show
- Teltes Studio
- Teni Dense Had
- Tinemith Step
- · Torollo or Post Control Business
- Tire Stee

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- Trester Ride Amusement
- Trailer Scies Area (encept as incidented to an authorized agency dealing in new trailers and tecesod on case or contigues int;
- Transfer Business
- Traveling Theotrical Parlamentess (under convect
- Used Cor Lot (encapt as incidented to an authorise against dealing in new automobiles and leasted an same or antiguous (et)
- Veretien Stines, Laundaring, Servicing and Repairing of (except as atricity a service for non-articles said principally or retail)
- Window and Exhibit Booth Bioplays, Basigning, Februaring and Feshioning of
- Wesdestring Equipment Sentel Shop
- Wrantling Arens
- b. Height. He building or structure shall ended a helfit of the humand forty (1961: fest above grade.

SECTION 6 - BENSITY

A. Residential Limitations

Netertheleading the provisions of Sections 12.16-C.4 and 8.11-C.4 of the Code to the controlly, the total elevable number of delling units nitrain the Specific Plan Area shall not enemed 2.012 dwding units. Sectioded from the foregoing limitation shall be any Low and Medicrote Income Ducking Units, as defined in Ordinance No.___ Plays Vision Area 8 Specific Plan) which are required to be constructed-under acad Ordinance but which are lessed within the Specific Plan Are

F Commercial Zana Limitations

Within the parties of the Specific Plan Area senset *C1PV)-1VL,*
 the total Fisor Area devoted to Convenience Conversiolistics shall not exceed 50,000 square feet.

- 5. Applie the prison of the Appelle Flor Area prison applies a the American Releasers on that Flor Area devised to affic uses and Vigitar Serving Commercial uses shall apply.
 - a. Office. The test Floor Area shall not estated 650,00 square fact.
 - b. Violer Serving Connected. The total Floor Are shall not exceed 100,000 square fact.

C. Alteration of Bovelapment Rights

The total number of dresting units one a current accounty of the cumulative totals of Place Area cultimed within main pasts categor's described in Section 5 of this Ordinance shall be maintened by the Departments of Planning one Guitaing and Salaty. Altestion of development rights to each lot shall be made at the title of cultivities, and prior to the reservation of Percel Reps or Plant Rep., and prior to the reservation of Percel Reps or Plant Rep., and the covariance or assurance right posts alterated development in assurance with south alterated development (rights and in conferency with Section 6 of this Ordinance).

SECTION 1 - BESICH REVIEW AND STANDARSS

The purpose of this Section is to provide standards and a proces for review and approved of Plat Plans for all buildings, structure and

attendant site improvements proposed for construction within the Specific Plan Area so so to ensure consistency with the provisions of the Specific Plan,

A. Aurtedigites

the building parent shall be leduced for any bunding, structur or cover development of property, including transit facilities, unless other from the seath development has been reviewed and approved by the Biroster of Flancing. The foregoing requirement shall not toply to building parents for single family restaurants or for readming, relabilitation or report more entary within the interior of a bending or develope.

D. Presiden

Upon the Bring of the Plat Plan for approver, the Bristor of Planting what, estain 30 days of such Riling approve the flot Plan If such Plat Rinn complies onto the following standards

1. Building Standards

- All proposed buildings or structures conform to all opticable provisions contained within this Specific Plan.
- The proposed buildings or structures are harmonissis in scale
 units surrounding buildings.
- 6. All proposed buildings are designed so so not to dest chadous on any residential acceptants are entitle the Specific Plan Area between the hours of 6 g.m. and 3 g.m. of the agring equinos.
- d. The design of all proposed buildings or structures is approach with squar consideration to all develons violate from adjacent major public streets, places or personariest making violates.
- e Colors and types of enterior building materials and the facade of any parking structure shall be designed as shell they reasonably complement the exterior of adjoining structures.
- f. Any belcanies are of usable elmension.
- g. The facade or landscaping of any parking structure is designed in a marrier which substantigity screens automobies contained therein when viewed from adjacent states guarant streets places or pagestrian withways.

- h. All proposed buildings or structures are designed in each a stantan on that all vanditation, heating or air conditioning thicks, tubes, equipment, or other released appureaments are adequately screened when viewed from adjacent major public streets, please or padestrian welltways, unless such appureanances have been employed as an integral and hormanisms component in the design.
- All prepased building or structures are designed in sixth a feebten se as se reduce energy consumption and utilities energy-efficient construction.

Landscape, Sign and Buffering Standards

- a. All open eress (including any real of any subterraneon parking building or structure) not utilized for buildings, driveways, parking eress, recreational facilities, places, potes, decks or walks are landscaped.
- b Air proposed Signs are appropriate given their proposed location, size and purpose.
- c. Appropriate buffering of potentially incompatible uses to previded in the form of visual or spottal separations.
- d. The proposed development conforms to the planderds set turn in Section 8 of this Ordinance.

District Fron Standards

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The proposed development is consistent with and implements, so necessary, the District Pion policies with respect to (ii) Otherwys, podustrian uniforacy, trails and bridges, (iii) providing required notification upon discovery of authors hartings recourses and, where Passifies, for the estaction and maintenance of such resources. (iii) accommodating transit services and facilities, and, if applicable, (iv) the provision in office and commerces development of multi-use and purishers parking facilities.

Transportation and Traffic Standards

- a. Valuester access to the proposed buildings or structures from divided major or major arterials shall only be from incorecting public readways or private readways approved by the Department of Transportation and the City Engineer.
- b. Voltaniar access from divided major or major arteriols to driveneys shall be prohibited except as approved by the Department of Transportation and the City Engineer.
- c. Collector stress serving the proposed development when intersect the orderful system within the Specific Plan Area in a connect to facilitate the safe and officient flow of troffic, as approved by the Department of Transportation and the City Engineer.
- d. The proposed development shall camply with the provisions of the Coastel Transportation Carridor Specific Plan in effect as of the date of approval of the Plan Pan by the Director of Planning.

If the director of Planning falls to act on a request for Plat Plan approval within the time last specified in this subsection B, the Plat Plan shall be deemed approved. Any prior findings or determinations of compliance, conformity or consistency with any of the observational standards, or pertions thereof, made by the City in connection with the approval of a subdivision which includes the property for which Plat Represent to requested, shall be binding on such Plat approval, and vice versa.

C. Congries of Agrees

In approxing a Plot Plon, the Birster of Planning May Egiptorecondition conditions desired recovery to incure that the Plat Planwill be in ascerd with the design standards set forth in Sections 7, 8
and 9 of this Ordinance and may more such asno boundary
interpretations or adjustments to may be necessary when such asno
boundary interpretations or adjustments meet the overall intent of the
Specific Plan regarding location of land uses, and/or to incure that the
affected sone boundaries precisely coincide with street, alley or tol
lines.

There was in the species of the

D. Fees

Fore for fitting of any required that Plane shall be the same as those for approval of an application required for a landscaping plan, as established in Section 19.013 of the Code.

E. Advisory Determination

An applicant day request a pretininary flor from review by the Baracter of Planning for a non-bunding, advisory determination of compliance with the provisions contained within this Specific Flori, when such applicant determines, with the denuarrance of the Director of Floriday, that such applicant's project, because of the sine or compliantly, requires a prolimbery determination of compliance before proceeding with more deterted design.

SECTION 6 - LANDSCAPE STANDARDS

The purpose of this Section is to obtains landacape standards that will present an observative satisfies throughout the Specific Plan Area. More openifically, the standards are breaked to provide for a next and well maintained appearance in areas had devened by buildings or parking.

A. Conersi Beguirenens

The preston of any building of affecture within the Specific Plan Area after the affective dose of this Ordinance shall confer to the fallening requirements.

- A tendecape gran property by a tenned tendecape architect shall be authorited as part of a Plot Plan for review under Section 1 of the Brithance.
- 2. Landscape plans shall include the approximate size and leasten of all proposed print detectors. The extensific and extens manner of such plans materials, the proposed projection plan and estimated prenting exhedites.
- 3. Perhing late shall be screened from visio from pojecont major public streets, places and pedestrian unit ways by the use of borms tendecaping and/or walls or other architectural devices.
- Minimum landscaped areas of surface parating test shall be 16 paraent.

8. Street Trees

- Street trees appropriate to the leastion and approved by the Street Tree Stricton of the Sureou of Street telespace shall be planted at a minimum of one very to breat feet of series francage and at a distance no greater than 10 feet from the ourb.
- Servet trees shall be in a minimum 15-gesten container and 8 feet in h-light at the time of planting.

C. GODY LOS. STORE ANDS

- 1. On tendpulsed partitions of individual state. Wie types shift to assessed on the books of attractiveness, hardinass and substitity for the least profreshment.
- 2. Granularies and from areas shall be planted and ashippined to achieve asserted enverses of bridgesend areas.
- 3. Their and side years shall be tendescool with plant materials that assessment these wood at the front of a building or ptructure.
- a. Wherever such rear or side yeard proces provide sepandary second to buildings structures, such untranges shall be landscoold in an

SECTION 8 - PARKING

The purpose of this Seatler is to provide regulatory standards portaining to the off-street parting of pater vehicles. Except so provided fertile, the provisions of Section 12.21-64 of the Code shall apply to property within the Sanctile Plan Area.

A. Parking Space Regulationts

. 3

- 1. Residential Parting Requirements. For discline units, there shall be at least two parting spaces provided for each dealing unit with two or mare bestress and one and one-full purties seems for each studie, efficiency and one-bodroom unit. In addition, there shall be at least one parting space provided for each four country units which shall be received for, and escentible to, whiters and describe.
- 1. Commercial Partiting Requirements
 - a. For office and resall uses, there shall be at least two and are-tail parking appear provided for each 1,000 equars fact of Steer Area.
 - b. For restaurants and have, there shall be at least one space for every three seets contained thereis.
- 3. For auditorium and abundan, there shall be at least one parties space for every three costs contained therein. Where there are no fired seals, there shall be at least one parting space for sligh M square fast of Playr Area (auditative of stage) ashiptined therein

S. Alternative Sensitements

Hospithetending anything in the Code or this Ordinana to the survivory, parking requirements may be reduced beyond fiese that would otherwise he required under the Codif or this Ordinana If the Streeter of Floriday finds, in generation with the its review and exercised of the Plat Plan as provided in Sentier 7 of this Graingnes. that much restaction is justified based on endocurries gridenes, induting, but not Maltad to, a parting demand analysis (comprehensing that partiding monds for contain value or establishmen of uses to last steps the number of parking against which would otherwise be required for such comb and/or manufact (such as Transportation Superal Manufact cost programs) implemented or to be implemented by comers and/or tenents of the project assured by each flot flow to reduce troffic to and from, and Sharefore parking requirements at, such project.

SECTION 16 - PHASING

to building parest shall be bessed for any building, obvictors or oth consignant of property within the Specific Plan Area united and until a phasing plan for construction of residential and commercial votes within the Squallic Plan Aras RC2 bean property and substitled to the City Council for ust or approved by the Departments of City Planning and Transports. tion purposent to the Phoning Program provisions of the Constant Transports.

the first back for. but from the first of the second of the the receivery independent distance (i.e., 1986), year and source or in place before each residential and exemplate uses are enterior.

SECTION II - THE LIMITS

Any this little usuablished by this Orginarge day be extended by multioprocessed between the applicant and the Streeter of Planning, Planning Mosten or the City Coursell, as the case day be.

SECTION 15 - ACCUALC

Any applicant, easter of the City Council, the Mayor, or any estainterested parters exhausely adjusted by a determination or eather of the restor of Planeting purposent to this Squarks Flow stay appeal the deterelection or aution to the Planeting Conscious and to the City Council in the morner presented for sentences stage to Section 17.86 of the Code.

SECTION 19 - POST-CONTIFICATION CLASTAL BOVELOPHENT PERMIT PROCESSION

___ mending Session 12.36.2 of the Planning and Sening Code and sading Sestion 19.20.2.1 Stores, personny is Cooper mani forms presidents, to horsby interpreted by reference

SECTION 14 - SEVERABILITY

If any provides of this Ordinance or the adollation thereof, to any reso, property or advantationals, is half breakly, the renginder of this Brothance, or the application of such provisions to other persons. property or atransporters, shall not be effected than by

SOUTHON IS - GUINE ACCOUNTED OF LINETATIONS

The Supertains of Beliding and Safety small 14400 Ac mulicing potents for cometiwetten agen property within toe Appelfic Plan Area antii seen time as the owner of been property and recorded with the County Bucarest and submitted to the Sifector of Flanning and the Bugas toost of Bullding dad Gofery, so detaculoagues: and acceptance of the contents and limitations of this -

I havely early that the foregoing ordering was planted by the Council to the Cay of Las Angeles at its months of \$60V 19 1006

ELIAS MARTINEZ CHYCHIL

NOV 21 1925

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6-78135

CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

ZI No. 1319

REVISED: 6/11/90 EFF. DATE: 6/6/86

ADDRESS: Various

DISTRICT OFFICE: West Los Angeles

LEGAL DESCRIPTION: See map in Section 2 of Ordinance

DISTRICT MAPS: 102 B 153; 102 B 157; 105 B 157

COMMENTS: Playa Vista Area C Specific Plan Ordinance #165,639 replaces previous Ordinance #160,522. 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.

Hola Guirquia FOR RICK BECKER Toning Engineer

RB:sh TZ0050490ZI/1ZO

D.M. 102 B 157 OK. D.M. 102 B 153 OK. D.M. 105 B 157

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Zoning Into, No. 1319

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CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

ZI No. 1319

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:

102 B 153

102 B 157

105 B 157

Playa Vista Area & Specific Plan Ordinance #165,639 replaces previous Ordinance #160,522. 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/1Z0