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 DAPS for the latest information in the ZI
       file.

                      RICK BECKER
                Zoning Engineer

RB: sh
TZ00504902I/1ZO
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 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 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 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 Palms-Mar Vista-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 Palms-Mar Vista-Del Rey 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 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 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
area:

- 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 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 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 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 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 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.

*a 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.

*a 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.

*a 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.

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

*a 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.

*a 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.

*a 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.

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

*a 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 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


   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 B 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.

      (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. 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.
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. 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. 160.527 (Playa Vista Area B Specific Plan), Ordinance No. 160.527 (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. The exact 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 "outside Units"), so long as such outside units are provided at a ratio of 1.25 outside units for each low and moderate income dwelling unit required but not provided within the Specific Plan Area. Outside 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. 160.527 (Playa Vista Area B Specific Plan) and Ordinance No. 160.527 (Playa Vista Area D Specific Plan) and, if so located, shall not be considered outside units for the purpose of the 1.25 outside 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 lots zoned "R3(PV)-1L" within the Specific Plan Area, except that (i) 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 altered, 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 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.
- 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 12.28C.1.1(g) of the Code, when approved pursuant to the provisions of Section 12.28C.
- 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 "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 the following uses: permitted in the "R4" Zone including conditional uses enumerated in Section 12.24 of the Code when the location is approved pursuant to the provisions of such Section. Notwithstanding the foregoing, the following uses shall be prohibited:

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

- 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.

i. 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 limitations and provisions of Section 6 of this Ordinance, the requirements of the "C1" Zone and Height District No. 1 VL 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 or conditional uses enumerated in Section 12:24 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 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 Billboards 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 "C2" Zone including-conditional uses enumerated in
Section 15:24 of the Code when the location is approved
pursuant to the provisions of such Sections;

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
- Auto Mobile 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
- Baseball Betting 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 incidental to retail
  hardware store)
- Calibration and Repair Service Shops for Precision Instruments and
  Small Metal Objects
- Carnival; Transient
- Carousel
- Carpenter Shop
- Church; Temporary Revival
- Circus; Transient
- Cleaning Establishment; Self-service
- Clothing Store; Secondhand
- Commercial Billboards
- Compressed Natural Gas Refueling Station
- Concession; Beech
- Contractor's Establishment (except as strictly an office use)
- Dispenser 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 Becker Plant
- Fuel Store
- Fun House
- Furniture Cleaning (except as strictly a service for new articles sold at-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 Bull
- Ice Storage House
- Laundry or Cleaning 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)
- Pony 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-retail on the premises)
- Sanitarium
- Scenic Railway
- Second Hand Store (other than Antique Shops; Art-Galleries; Book Dealers; Postage Stamps and Coin Stores; see Z to A; Ease Not 2472)
- Sheet Metal Shop
- Shooting Gallery
- Side Show; Circus
- Special Care Home
- Sports Arena
- Storage Building for Household Goods
- Strip Tease Show
- Tattoo Studio
- Taxi Dance Hall
- Tinsmith Shop
- Termite or Pest 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)
- Transfer 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 Blind; 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
- Wrestling 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, 12.11-C, 12.12-C 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

1. Within the portion of the Specific Plan Area zoned "C1(PV)-1VL," 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:

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.

3. 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.

4. 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.

5. 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.

6. Any balconies are of usable dimension.

7. 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.

8. 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.

9. All proposed buildings or structures are designed so as to reduce energy consumption and utilize energy-efficient construction.

10. All buildings or structures are designed so as to utilize earthquake resistant construction and engineering practices to the satisfaction of the City Engineer.

11. 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.

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

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.

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 ensure 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 19.011 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:

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, 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

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

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 the off-street parking of motor vehicles. Except as provided herein, the
provisions of Section 12.21-A 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 or 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.

4. Up to 50 percent of all required parking spaces may be allotted for compact cars consistent with Section 12.21A-5(e) 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 tenants 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 HABITAT MANAGEMENT PROGRAM

No building permit shall be issued for 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, water 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 Aliso Viejo phasing plan in the land use plan for construction of residential and commercial uses within the Specific Plan Area has been approved 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 is intended 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.

Sec. 17. 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 MAR 14 1990.

ELIAS MARTINEZ, City Clerk.

By Edward A. Ackerman
Deputy.

Approved MAR 22 1990

ACTING Mayor

File No. 29-1794

LAJ 400944 3/23
CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

NO. 1319

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 (recently annexed) (see ord # 160, 521, 22, 23).

FRANK ORBIN
Zoning engineer
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 6, 1986

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

From: P. Franevic, 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."
This Specific Plan is intended to provide, together with the regulations set forth in Chapter 1 of the Code, regulatory controls and guidelines for the comprehensive implementation of that portion of the Palos Verdes-Vista-Oso Area Plan District Plan which includes the above-described area and to provide for public parks, recreation, and general welfare as the development of such area advances. Such regulations have the authority of law to the extent that the purpose of the Plan may be accommodated under existing and presently planned public utility improvements and transportation programs which impact the area covered by this Specific Plan.

SECTION 1 - PURPOSE

The following purposes shall apply to the Playa Vista Area C Specific Plan:

1. To implement the goals and policies of the Coastal Act
2. To establish a Local Coastal Program for that portion of the Palos Verdes-Vista-Oso Area Plan District Plan which includes the above-described area and to designate the boundaries thereof as prescribed by the State Legislature.
3. To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment.
4. To establish key coastal features, such as limited development, visual resources, water and marine resources, and tourist uses in accordance with the goals and policies of the adopted Los Angeles County Plan.
5. To provide for the effective and orderly development of the area, including the height and density of buildings and the maintenance of streets and parks.
6. To secure that maximum public access to the coast and such recreation areas is provided.
7. To prepare specific provisions related to the particular conditions and circumstances of Playa Vista Area C, consistent with the general policies of the adopted Los Angeles County Plan.
8. To regulate all development, including land uses, density, and other factors in order that it be compatible with the existing and future needs of the community and to provide for the conservation of existing and potential resources and amenities.

SECTION 2 - 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 of the City of Los Angeles as contained in the Municipal Code of the City of Los Angeles, Chapter 11.03, or in other chapters of the City of Los Angeles and are not in conflict with the provisions of such chapters. The Specific Plan is intended to supersede such regulations.

SECTION 3 - DEFINITIONS

Any term used in this Ordinance shall mean the meaning specified in either Section 11.03 of the Code or the meaning specified herein, unless the context clearly indicates to the contrary.

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

"Commercial District" shall mean any area which directs attention to a commercial enterprise such as business, products, or services and is governed by zoning ordinances that regulate the use of the land and the manner and nature of the business and other enterprises or activities carried on in one or more commercial establishments.

"Specific Plan" shall mean the adopted Palos Verdes-Vista-Oso Area Plan District Plan as 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 of not more than 30% of the median household income of a household earning up to 80% of the median income or (b) housing renting 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 30% of the median household income of a household earning between 81% and 130% of the median income or (b) housing renting for a total purchase price not exceeding three times the annual household income of a household earning between 81% to 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 65 who meet the low- or moderate-income requirement.

"Restaurant" 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 interior walls of the building, not including areas devoted to storage, basement storage, required sanitary, public restrooms, elevator shafts, light courts, vehicle parking and access, incidental thereto, mechanical equipment incidental to the operation of each building, and several public pedestrian circulation areas, including certain, narrow, pedestrian, utility, service, drives, drains, courtyards and similar areas, except public circulation areas or portions thereof that are used strictly for commercial purposes.

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

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

"Visitor-serving Commercial" shall mean commercial use where the intent is to serve the public in the Specific Plan Area. The uses permitted herein are a mix of over-ride accommodations, service and convenience oriented commercial shopping and dining facilities.
A. General Provisions

Section 11.34 of the Code is hereby amended by adding to the Zoning Map which is incorporated in and made a part of Article 1 of Chapter 1 of the Code the same and same 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 same boundaries shown upon the Map are approximate, and some boundaries interpretations or adjustments may be made as part of the Plan Plan review and approval process under Section 7 of this Ordinance when such same 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 same boundaries properly coincide with future streets, alley or lot lines. Notwithstanding any provision of Article 1 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 use within the Specific Plan Area shall be used and no building or structure shall be erected, altered, enlarged or maintained within the Specific Plan Area without a Zoning Plan approval as provided in said Section 7 having been first obtained. The Zoning 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 or required thereof, involving the property for which Zoning 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 Final control plan for the entire Specific Plan Area has been approved by the Los Angeles County Flood Control Commission.

B. Subdivision Requirements

(1) The description and location of the publicly improved streets and easements set forth in the Zoning Plan for the Specific Plan Area as provided in this Section 7 shall be hereby found to satisfy the requirements of Section 17.08 of the Code for dedication of real property for public or 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, other development of property within the Specific Plan Area. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Section 17.11 of the Code.

(2) Park or recreational 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 recreational space be provided upon completion of the total number of dwelling units permitted to be constructed within the Specific Plan Area pursuant to 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.

3. "R3"(PV)-4" Residential 7 to

Subject to the applicable limitations and procedures of Section 1 of this Ordinance, the requirements of the "R3" Zone and Height District shall apply to all land within "R3"(PV)-4" within the Specific Plan Area, except that within 10 feet south the northern boundary line of the Specific Plan Area. No building or structure shall exceed a height of forty-five (45) feet or three (3) stories.
Subject to the applicable limitations and provisions of Section 6 of this Ordinance, the requirements of the "C1" Zone, as modified by the provisions hereof, shall apply to all lots zoned "C1(FV)" within the Specific Plan Area.

b. 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 permitted in the "C1" Zone including conditional uses enumerated in Section 12.26 of the Code 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. Predominate and security houses and dormitories

b. Height:
1. Within the area designated on the map "C1(FV)-10", no building or structure shall exceed ten (10) stories.
2. Within the area designated on the map "C1(FV)-10", no building or structure shall exceed fifteen (15) stories.

Commercial Zone Regulations

1. "C1(FV)-15V" Commercial Zone

Subject to the applicable limitations and provisions of Section 6 of this Ordinance, the requirements of the "C1" Zone and height District No. 15V shall apply to all lots zoned "C1(FV)-15V" 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 those uses permitted in the "C1" Zone including conditional uses enumerated in Section 12.26 of the Code when the location is approved pursuant to the provisions of such Section. No Commercial Billboards are permitted.

5. "C1(FV)-5T" Commercial Zone

Subject to the applicable limitations and provisions of Section 6 of this Ordinance, the requirements of the "C1" Zone, as modified by the provisions hereof, shall apply to all lots zoned "C1(FV)" 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 those uses permitted in the "C1" Zone including conditional uses enumerated in Section 12.26 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 Arcades
- Appliances Repair (except as strictly a service for new articles sold or rented on the premises)
- Automotive Repair
- Automotive for Hire (except in a separately enclosed building)
- Automotive Painting (except as incidental to an authorized agency dealing in new automobiles)
- Automotive Sales Area (except as incidental to an authorized agency dealing in new automobiles and limited to same or contiguous use)
- Auto Sales Used-Consignment
Subsequent Equipment Installation and Service (except for a warranty for new articles sold at retail on the premises)  
- Electrical Wiring  
- Appliance Repair (except as strictly a service for new articles sold at retail on the premises)  
- Roof and Vent Repair and Servicing (except as strictly a service for new articles sold at retail on the premises)  
- Sanitation  
- Barbers  
- General Handyman  
- Second Hand Store (other than Antique Shop, Art Galleries, Book Dealers, Outdoor Shops and Coin Stores; see 2-1-1, Case No. 305)  
- Sheet Metal Shop  
- Building Gallery  
- Shoe Shop, Circus  
- Special Care Home  
- Sports Arena  
- Storage Building for household goods  
- Strip Tease Show  
- Tease Saloon  
- Banquet Hall  
- Tea Room  
- Tire Shop  
- Trucker Side Amusement  
- Trader Same Area (except as incidental to an authorized agency dealing in new and used automobiles and located on same or contiguous lot)  
- Transfer Business  
- Traveling Theatrical Performances (under canopies)  
- Used Car Lot (except as incidental to an authorized agency dealing in new and used automobiles and located on same or contiguous lot)  
- Vintage Items, Lending, Surviving and Reporting of (except as strictly a service for new articles sold at retail on the premises)  
- Window and Exhibit Booth Displays, Designing, Fabricating and Equipping of  
- Woodworking Equipment Rental Shop  
- Dancing Arena

SECTION 4 - HEIGHT

No building or structure shall exceed a height of two hundred feet above grade.

SECTION 6 - DENSITY

A. Residential Limitations

Exceeding the provisions of Sections 12.10-11c.4 and 1.11-11.a of the Code or the contrary, the total allowable number of dwelling units within the Specific Plan Area shall not exceed 1,000 dwelling units. Excluded from the foregoing limitation shall be any Low and Moderate Income Dwelling Units as defined in Ordinance No.____, Playa Vista Area & Specific Plan but which are located within the Specific Plan Area.

B. Commercial Zone Limitations

Within the portion of the Specific Plan Area named "CIVY-IVL," the total Floor Area devoted to Convenience Commercial shall not exceed 60,000 square feet.

C. Adumption of Development Rights

The total number of existing units and a current accounting of the aggregate area of Floor Area included within each zone segment as described in Section 4 of this Ordinance shall be maintained by the Department of Planning and Building and Safety. Any adaption of development rights to such lot shall be made in the same manner; and prior to the recordation of Parent Map or Final Map, said representations or covenants running with the land shall be retained in their development to accompany such adapted 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 Post Plans for all buildings, structures and attend the improvements approved for construction under the Specific Plan Area in so as to ensure conformity with the provisions of the Specific Plan.

A. Jurisdiction

The building permit shall be issued for any building, structure or other development of property, including street improvements, unless a Post Plan for such development has been reviewed and approved by the Director of Planning. The foregoing requirements shall not apply to building permits for single family residences or for remodeling, rehabilitation or repair work done within the interior of a building or structure.

B. Procedure

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

1. Building Standards

a. All proposed buildings or structures conform to all applicable provisions contained within the 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 or commercial structure located with the Specific Plan Area between the hours of 6 a.m. and 6 p.m. of the spring equinox.

d. The design of all proposed buildings or structures is approved with equal consideration to all exterior materials from adjacent major public streets, parks or pedestrian areas.

e. Color 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. All balconies are of usable dimension.

g. The facade treatment of any parking structure is designed to a manner which substantially screen automobiles contained therein when viewed from adjacent major public streets, parks or pedestrian areas.
E. Conditions of Approval

In approving a Plat Plan, the Director of Planning may require 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 add 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 proceed concide with street, alley or lot lines.

D. Fees

Fees for filing of any required Plat 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.

E. Advisory Determination

An applicant may request a preliminary Plat Plan review by the Director of Planning for a non-bunding, advisory determination of compliance with the provisions contained within this Specific Plan, upon such applicant demonstrating, with the concurrence of the 2-meter of Planning, that such applicant's proposal, 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 Area. More specifically, the standards are intended to provide for a neat and well-maintained appearance to 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 a 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 planting materials, the scenic and common names of each plant selected, the proposed irrigation plan and estimated planting schedule.

3. Parking lots shall be screened from view from adjacent major public streets, places and pedestrian pathways by the use of shrubs, 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 as a minimum of one tree every 60 linear feet of street frontage and at a distance no greater than 14 feet from the curb.

2. Street trees shall be in a minimum 15-gallon container and 6 feet in height at the time of planting.
SECTION 2 - PARKING

The purpose of this Section is to provide regulatory standards pertaining to the off-street parking of motor vehicles. Omission as provided herein, the provisions of Section 12.24-16 of the Code shall apply to property within the Special Plan Area.

A. Parking Space Requirements

1. Residential Parking Requirements. For existing uses, there shall be at least two parking spaces provided for each dwelling unit and for one or more bedroom and one and one-half parking spaces for each studio, efficiency and one-bedroom unit. In addition, there shall be at least one parking space provided for each two-story dwelling unit 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 recreation and bars, there shall be at least one space for every three uses combined therein.
   c. For restaurants and automobile, there shall be at least one parking space for every 1,000 square feet of Floor Area (exclusive of stage) contained therein.

B. Alternative Requirements

Municipal parking spaces in the Code or this Ordinance to the contrary, parking requirements may be reduced beyond those that would otherwise be required under this Ordinance, if the Director of Planning finds, in connection with the approval of the Plan, that the use is not such as to render the minimum lot size as provided herein necessary. In addition, 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 masses (such as Transportation System Management programs) implemented or to be implemented by owner and/or tenants of the property covered by such Plan, to reduce traffic to and from, and therefore parking requirements of such project.

SECTION 12 - PLANNING

No building permit shall be issued for any building, structure or other development of property within the Special Plan Area unless and until a planning plan for the construction of residential and commercial uses within the Special Plan Area is been prepared and submitted to the City Council for approval or approved by the Department of City Planning and Transportation pursuant to the Planning Program provisions of the General Plan.
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.

RICK BECKER
Zoning Engineer

RB:sh
TZ0050490ZI/120

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

[Signature]
7-25-90
ZI No. 1319

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

REVISED: 3/28/90
EFF. DATE: 6/6/86

COMMENT: 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.

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

RICK BECKER
Zoning Engineer

RB:sh
TZ0050490ZI/1ZO