

PLAYA VISTA AREA C

Specific Plan

Ordinance No. 160,522
Effective December 27, 1985

Amended by Ordinance No. 165,639
Effective March 28, 1990

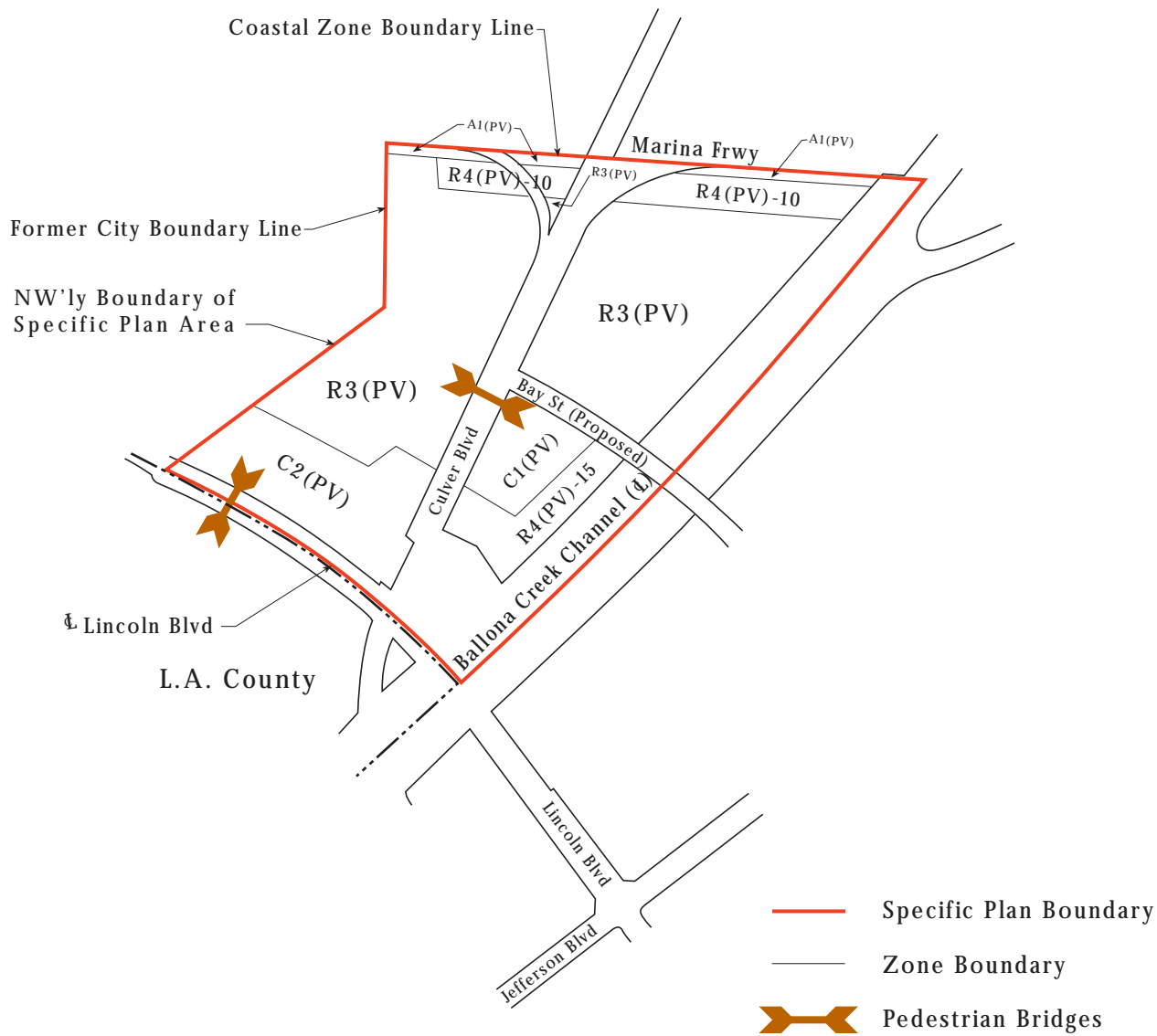
Specific Plan Procedures
Amended pursuant to L.A.M.C Section 11.5.7

Design Review Board Procedures
Amended pursuant to L.A.M.C. Section 16.50

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Playa Vista Specific Plan



Note:
 Location of roadways and land use boundaries is approximate. Precise alignments and boundaries will be determined as part of the Plot Plan review and approval process.

PLAYA VISTA AREA C SPECIFIC PLAN

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 Community 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 Community 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 Community 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 Community Plan; and

WHEREAS, such Specific Plan and such amendments to the Palms-Mar Vista-Del Rey Community 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.

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 Community 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.
- To establish a Local Coastal Program for that portion of the Palms-Mar Vista-Del Rey Community within the Coastal Zone as designed 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 City 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 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.

Community Plan shall mean the adopted Palms-Mar Vista-Del Rey Community Plan, a part of the General Plan of the City of Los Angeles.

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

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

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

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

Dwelling Unit, Senior Citizen shall mean a dwelling unit made available to a person or persons over the age of 62 who meet(s) 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 such public circulation areas or portions thereof that are used solely for commercial purposes.

Map shall mean the Map contained in 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 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 Plot Plan approval as provided in said Section 7 having been first obtained. The Plot Plan approval process set forth in said Section 7 shall be in addition to, and not in lieu of, any subdivision proceeding, including public hearings as required therein, involving the property for which Plot Plan approval is requested. No building permit shall be issued for any building, structure or other development of property within the Specific Plan Area unless and until a flood control plan for the entire Specific Plan Area has been approved by the Los Angeles County Flood Control District.

B. Residential Regulations

1. General Provisions

a. Quimby Dedication Requirements

- (1) The dedication and restoration of the Ballona Wetlands as defined and set forth in Section 10 of ordinance No. 165,638 (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.
- (2) Park or recreation space in an amount equal to 100 square feet per dwelling unit within the Specific Plan Area shall be provided to meet the recreation needs of the future residents. 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 recreation space provided anywhere within the Specific Plan Area shall satisfy the foregoing requirement for any particular residential development provided that such space will be accessible to the residents of such development.

b. Low and Moderate Income Housing Provisions

Low and Moderate Income Dwelling Units in an amount

equal to 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 phases 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. 165,638, (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. 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 ("off-site units")), so long as such off-site units are provided at a ratio of 1.25 off-site units for each Low and Moderate Income Dwelling Unit required but not provided within the Specific Plan Area. Off-site units shall be constructed at the same time as each phase of the on-site units and at least fifty percent (50%) of the total required Low and Moderate Income Dwelling Units shall be on-site 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. 165,638 (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 off-site units for the purpose of the 1.25 off-site 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 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 dwellings 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 12.24 C of the Code

Housing developments of the kind described in Section 12.24 C 32 of the Code, when approved pursuant to the provisions of Section 12.24 C

Parks, playgrounds 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:

Any use permitted in the R3(PV)-1L Zone

Boarding homes for the aged

Child care facilities or nursery schools

Churches, temples, or houses of worship

Community centers, owned and operated by a governmental agency

Educational institutions, including elementary and high schools, colleges and universities

Special care homes

b. Height.

(1) Within the area designated on the Map R4(PV)-10, no building or structure shall exceed ten (10) stories.

(2) 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. 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:

Banks, financial institutions, loan offices

Child care facilities or nursery schools

Clubs or lodges, fraternal or religious association

Community centers, owned and operated by a governmental agency

Grocery stores

Hospitals, sanitariums, or clinics (except animal hospitals or hospitals or sanitariums for contagious, mental or drug or liquor addict cases)

Library

Newsstands

Parking areas, public

Parks, playgrounds or recreational or community centers

Pharmacy

Recycling center, collection

Restaurants, cafes, sandwich shops, tea rooms (excluding dancing or entertainment)

Service establishments permitted in the C1 Zone (e.g. dressmaking, 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:

(1) Office and related uses

Office uses permitted in the C2 Zone

Banks, financial institutions, loan offices

Parking buildings

Restaurants

Stations, bus or rail

University, college or private school

(2) Visitor Serving Commercial and related uses

Amusement enterprises

Art gallery

Bakery

Bank, financial institution

Bicycle sales, repair, rental (including skate sales and rental)

Concert hall (maximum 3,000 seating capacity)

Grocery store

Motion picture theater

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

Theater, live

(3) Fire Stations

No Commercial Billboards shall be permitted.

- b. Height. No building or structure shall exceed a height of two hundred forty (240) feet above grade.
- c.

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 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. 165,638 (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.

PROJECT PERMIT - COMPLIANCE REVIEW

The purpose of this Section is to provide standards and a process for review and approval of project permits 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 any transit facilities, unless a Plot Plan for such development has been reviewed and approved by the Director of Planning in accordance with the Specific Plan Procedures of Section 11.5.7 of the L.A.M.C. . 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 a Plot Plan for approval, the Director of Planning shall, within 75 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 shall 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 shall be 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 balconies shall be of usable dimension.
- g. 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.
- i. 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 of 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 shall be 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. Community Plan Standards

The proposed development is consistent with and implements, as necessary, the Community 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 of 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 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. 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.

D. Fees

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

E. 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 in 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 Area. More specifically, the standards are intended to provide for a neat and well maintained appearance in areas not covered by buildings or parking.

A. General Requirements

The erection of any building or structure 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 approved by the Street Tree Division of the Bureau of Street Maintenance shall be planted at a minimum of one for 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. Ground cover and lawn areas shall be planted and maintained to achieve complete coverage of landscaped areas.
3. Rear and side yards shall be landscaped with plant materials that complement those used at the front of a building or structure.

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

Section 9.

PARKING

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

A. Parking Space Requirements

1. Residential Parking Requirements

For dwelling units, there shall be at least two parking spaces provided for each dwelling unit with two or more bedrooms and one and one-half parking spaces for each bachelor, efficiency and one-bedroom unit. In addition, there shall be at least one parking space provided for each four dwelling units which shall be reserved for, and accessible to, visitors and guests.

2. Commercial Parking Requirements

- a. For office and retail uses, there shall be at least two and one-half parking spaces provided for each 1,000 square feet of Floor Area.
 - b. For restaurants and bars, there shall be at least one space for every three seats contained therein.
3. For auditoriums and churches, there shall be at least one parking space for every three seats contained therein. Where there are no fixed seats, there shall be at least one parking space for each 25 square feet of Floor Area (exclusive of stage) contained therein.
 4. Up to 40 percent of all required parking spaces may be allotted for compact cars consistent with Section 12.21 A 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 review and approval of a 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 Departments of City Planning and Transportation pursuant to the Phasing Program provisions of the Coastal Transportation Corridor Specific Plan. Such phasing plan shall be designed to assure that necessary infrastructure facilities (i.e., roads, water and sewers) are in place before such residential and commercial uses are 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 phasing plan in the land use plan for construction of residential and commercial uses within the Specific Plan Area pursuant to the Phasing Program provisions of the Coastal Transportation Corridor Specific Plan. Such phasing plan is 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.

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 14.

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 15.

OWNER ACKNOWLEDGMENT OF LIMITATIONS

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