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ORDINANCE NO. 166068

An Ordinance establishing a specific plan, known as the Porter Ranch Land Use/Transportation Specific Plan, for a portion of the Chatsworth-Porter Ranch District Plan area.

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

Section 1. ESTABLISHMENT OF THE PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN.

A. The Porter Ranch Land Use/Transportation Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the solid black lines on the map designated as Exhibit I.

B. The Specific Plan is divided into two major areas: (1) the Regional Center Area and (2) the Single-Family Area. These areas are further divided into numbered and lettered subareas all as shown on Exhibit II.

Sec. 2. PURPOSES.

The purposes of this Specific Plan are as follows:

A. To ensure that land use mix and intensity are balanced with infrastructure, particularly the

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circulation system and other public facilities.

B. To ensure that the infrastructure necessary for the Specific Plan Area is coordinated with the timing of land use development and implemented with programs, including any required improvements outside of the Specific Plan boundaries.

C. To provide for an effective local circulation system which minimally impacts the regional circulation system and reduces conflicts among pedestrians, equestrians, bicyclists and motorists.

D. To ensure that the mix of residential and commercial use is balanced with the social and economic needs of the community and greater regional area.

E. To provide guidelines and a process for review and approval of subdivisions, building and site design, open space, or other developments proposed for construction within the Specific Plan Area.

F. To provide a compatible and harmonious relationship where commercial areas are contiguous to residential neighborhoods.

G. To preserve and enhance community aesthetics:

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1. Signs and Lighting: To ensure an attractive visual character of the area and establish appropriate sign and lighting standards.

2. Landforms and Views: To preserve, protect, or create unique and distinctive landforms and views by requiring sensitive site design, landscaping, and by a judicious combination of retaining or reforming the natural terrain consistent with accepted principles of good grading practice and urban design.

3. Noise: To minimize the impact of noise pollution on neighboring areas.

H. To control erosion through the planting of slopes with fire retardant vegetation that is compatible with the natural environment.

I. To preserve, highlight, enhance and increase public accessibility to land having exceptional recreational and/or educational value.

J. To protect all significant archaeological and paleontological sites within the Specific Plan Area in accordance with City standards.

K. To minimize detrimental effects upon hillside character by promoting improved design and appearance of the roadway system and to minimize

1 the automobile traffic through all the residential
2 streets.

3 L. To reduce potential adverse effects of
4 grading in hillside areas, to control erosion, to
5 reduce potential visual impacts and to recreate a
6 natural looking terrain.

7 M. To control grading to ensure that no
8 building or structure in Subarea E of the Single-
9 Family Area exceeds the height of the major
10 ridgeline located in the community park.

11 N. To have a separation of vehicular and
12 pedestrian traffic within the Regional Center Area
13 and pedestrian bridges to connect the several
14 Subareas.

15 O. To have a parks and open space system
16 which consists primarily of four categories --
17 community park, private recreation areas, private
18 open space and public open space and park area.

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20 **Sec. 3. DEFINITIONS.**

21 The following words, whenever used in this Specific
22 Plan, shall be construed as defined in this section. Words
23 and phrases not defined herein shall be construed as defined
24 in Sections 12.03, 91.0407 and 91.6203 of the Los Angeles
25 Municipal Code if defined therein.

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Applicant: An individual or entity submitting an application for a building permit, tract or parcel map approval, private street approval or Project Permit.

Blank Wall: Any wall or garage door which fronts on the street and which is not enhanced by architectural detailing, artwork, landscaping, windows, doors or similar features.

Development Agreement: An agreement between the City and a property owner, pursuant to Article 2.5 of Chapter 4, Division 1, Title 7 of the California Government Code.

Disabled Person: A person who meets the definition of "physically handicapped/people with physical disabilities" in California Administrative Code Section 417.

Donor Site: A lot within Subarea 2, or Subareas 4 through 15, inclusive, of the Specific Plan Area from which unused Permitted Floor Area may be transferred to a receiver site within the Specific Plan Area.

Donor Subarea: A Subarea within the Single-Family Area or Subareas 1 and 3 within the Regional Center Area of the Specific Plan Area from which unused Permitted Dwelling Unit density may be transferred to a Receiver Subarea.

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Open Space: Land where no buildings or structures and no surface parking for motor vehicles or other improvements are developed, except for driveways, walkways, or recreational facilities.

Parking Garage: A parking building or that portion of a building or structure within the Regional Center designed for the parking of motor vehicles.

Pedestrian Crossing: A grade separated public pedestrian way over or under a public street.

Permitted Dwelling Units, Base: Dwelling Units permitted in a Subarea of the Single-Family Area of the Specific Plan Area or Subareas 1 and 3 of the Regional Center Area prior to the transfer of dwelling unit density pursuant to this Specific Plan.

Permitted Floor Area, Additional: Floor area in excess of the Base Permitted Floor Area allowed on receiver sites, consistent with Section 6 C of this Specific Plan.

Permitted Floor Area, Base: The floor area permitted on a lot in the Specific Plan Area prior to the transfer of floor area pursuant to this Specific Plan.

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Pedestrian Movement System: Any transit system (such as moving sidewalks or automated, driverless cars) designed and used for shuttling people.

Project: Any building, structure or use of property which requires a building or use permit, excluding single-family dwellings and their accessory buildings and interior remodelling of any building which does not result in a change of use, an increase in floor area, an increase in the number of dwelling units or an increase in the occupant load.

Project Permit: A permit issued pursuant to Section 12 of this Specific Plan.

Public Service Floor Area: That portion of the floor area of an establishment serving food or beverages in which the public is actually served or seated and not including floor area devoted to kitchen, back bar, counter, or storage use.

Receiver Site: A lot within Subareas 2 or 4 through 10, inclusive, of the Specific Plan Area to which unused permitted floor area may be transferred from a Donor Site within the Specific Plan Area.

Receiver Subarea: A Subarea within the Single-Family Area or within Subareas 1 and 3 of

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the Regional Center Area of the Specific Plan Area to which unused Permitted Dwelling Units may be transferred from a Donor Subarea within the Specific Plan Area.

Regional Center: That portion of the Specific Plan Area outlined on Exhibit II and divided into Subareas 1 through 15.

Regional Shopping Center: A building or group of buildings on a lot or lots which has both of the following characteristics: (a) over 250,000 square feet of floor area before any dedications required in connection with the building permit or permits for the regional shopping center; and (2) one or more major retail outlets and ten or more smaller retail or service outlets.

Scenic Corridor: The land area visible from and contiguous to a scenic highway and designated as such by the District Plan.

Scenic Route: A public way which provides opportunities for the enjoyment of scenic resources and designated as such by the District Plan.

Specimen Tree: A tree selected for its size and branching structure and/or foliage which provides a focal point in a site design.

Street Wall: Any wall of a building generally parallel to or facing a public or private street.

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TDM/TSM: Transportation Demand Management/Transportation System Management -- An integrated program of transportation management measures for a Project which are to be implemented by the applicant for a building permit or tract or parcel map. These measures may include, but are not limited to, rideshare incentives, methods to coordinate rideshare programs with other developments, staggered work schedules that shift trips outside the morning and evening peak periods, employee incentives that encourage carpool and vanpool usage, and parking policies.

Town Center: That portion of the Regional Center designated as Subarea 5.

Sec. 4. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE.

A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code, as amended, and any other relevant ordinances and do not convey any rights not otherwise granted under the provisions and procedures contained in that chapter and other relevant ordinances, except as specifically provided herein.

1 B. Procedures for the granting of exceptions
2 to the requirements of this Specific Plan are
3 established in Section 11.5.7 D of the Los Angeles
4 Municipal Code. In approving an exception to this
5 Specific Plan, pursuant to Section 11.5.7 D, the
6 City Planning Commission may simultaneously approve
7 any conditional use under its jurisdiction. Only
8 one fee shall be required for joint applications.
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10 **Sec. 5. LIMITATIONS ON ZONING AND OTHER**
11 **ENTITLEMENTS IN SPECIFIC PLAN.**

12 A. Prior to the approval of any subdivision
13 and prior to the issuance of any grading or
14 building permits, the owners of the fee interests
15 in the property within the Specific Plan Area may
16 enter into one or more development agreements with
17 the City in which the owners shall agree to the
18 construction of all of the improvements contained
19 in Sections 8, 9 and 10 of this Specific Plan.

20 B. If an applicant seeks to obtain a building
21 permit to build a Project on property which is not
22 the subject of an executed development agreement
23 suitably guaranteeing the construction of all of
24 the applicable improvements listed in Sections 8, 9
25 and 10, then the applicant must obtain a Project
26 Permit.
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Sec. 6. THE REGIONAL CENTER REGULATIONS.

A. THE REGIONAL CENTER -- PERMITTED USES:

Every lot or portion thereof located within the Regional Center shall conform to the following regulations:

1. Except as provided in this subsection and Subsections B and C below, any use permitted in the C4 Zone on the effective date of this Specific Plan Ordinance shall be permitted within Subareas 2, 4, 6, 7, 8, 9, 10, and 14 of the Regional Center Area, provided that all uses conform to the regulations of the C4 Zone.

2. Subareas 1 and 3: Only multi-family residential development shall be permitted in Subareas 1 and 3, subject to the use and yard requirements of the RD2 Zone and the building density and intensity limitations contained in Subsection C below, and provided that no direct vehicular access shall be permitted from any parking garage, parking lot or residential building on to Corbin Avenue, Mason Avenue or Winnetka Avenue, unless otherwise approved by the Department of Transportation and the Bureau of Engineering.

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Notwithstanding the above and the provisions of Section 12.09.1 of the Los Angeles Municipal Code, commercial parking and child care facilities shall be permitted in Subarea 3.

3. **Subarea 4:** Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, and in addition to the uses permitted in Paragraph 1 above, the following uses shall be permitted in Subarea 4:

- (a) Bowling alleys;
- (b) Hotels;
- (c) Pet stores;
- (d) Sale of motor fuel and oil as an incidental use within a parking garage;
- (e) Skating rinks.

4. **Subarea 5:** The only uses permitted in Subarea 5 are cultural, educational and public service facilities, such as theaters, museums, libraries, auditoriums and concert halls. However, these uses shall only be allowed when approved by the Director of Planning.

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5. **Subarea 6:** Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, and in addition to the uses referred to in Paragraph 1 above, the sale of motor fuel and oil as an incidental use within a parking garage shall be permitted in Subarea 6.

6. **Subarea 7:** Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, in addition to the uses referred to in Paragraph 1 above, the following uses shall be permitted in Subarea 7:

- (a) Bowling alleys;
- (b) Dry cleaners, on premises;
- (c) Laundromats, self service;
- (d) Pet shops.

7. **Subarea 10:** Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, and in addition to the uses referred to in Paragraph 1 above, the following uses shall be permitted in Subarea 10:

- (a) Automobile service stations subject to the limits of Section 12.14 A of the Los Angeles Municipal Code;

1 (b) Hotels.

2 8. **Subarea 11:** The only uses permitted
3 in Subarea 11 are restaurants with sit-down
4 food service and residential uses with a
5 density permitted under the RE 11 zone.

6 9. **Subarea 12:** The uses permitted in
7 Subarea 12 shall be pursuant to approval under
8 the project permit procedure contained in
9 Section 12 of this Specific Plan and shall be
10 limited to open space, public and quasi-public
11 uses.

12 10. **Subarea 13:** The only uses permitted
13 in Subarea 13 shall be the uses permitted in
14 the C2 Zone, but not including residential
15 buildings other than hotels.

16 11. **Subarea 14:** In addition to the uses
17 referred to in Paragraph 1 above, automobile
18 service stations, subject to the provisions of
19 Section 12.14 A 6 of the Los Angeles Municipal
20 Code, shall be permitted in Subarea 14.

21 12. **Subarea 15:** The only uses permitted
22 in Subarea 15 shall be residential uses at a
23 density permitted under the RE 11 Zone and
24 religious institutions and schools as provided
25 for under the conditional use procedure
26 established in Section 12.24 of the Los
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Angeles Municipal Code.

B. THE REGIONAL CENTER -- PROHIBITED USES:

Except as indicated below, the following uses are prohibited in all Subareas of the Regional Center:

1. Automobile, trailer, and other motor vehicle sales;
2. Drive-through businesses, including drive-in theaters, banks, savings and loans, refreshment stands, restaurants, food stores and the like, except in Subareas 7, 13, 14;
3. Carpenter, plumbing or sheet metal shops;
4. Public baths, Turkish or the like;
5. Recyclable material deposit centers, except in Subareas 1, 3, 7, 11, 12 and 15;
6. Residential uses in Subarea 5;
7. Sanitaria;
8. Seed stores;
9. Taxidermists;
10. Tire shops;
11. Tombstone or monument sales;
12. Veterinary clinics;
13. Residential uses, and business and professional offices in Subarea 14.

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14. Use and occupancy of a regional shopping center, except when a certificate of occupancy is issued for this shopping center on or after July 1, 1994. However, construction of a regional shopping center may begin prior to this date.

C. THE REGIONAL CENTER -- BUILDING DENSITY

AND INTENSITY:

1. **Building Intensity.** In no event shall a building permit be issued for any Project within the Regional Center which would cause the total commercial floor area in Subareas 2, 4, and 6 through 14 together to exceed 6,000,000 square feet. Except that, unless the requirements of Section 9 B of this Specific Plan are met and a Project Permit is first obtained, no building permit shall be issued for any Project which exceeds the following limits: 1) 3,760,000 square feet of office space floor area, including government offices, but not including medical offices; 2) 80,000 square feet of medical office floor area; 3) 850 hotel rooms; or 4) 1,828,000 square feet of other commercial floor area within the Regional Center.

Buildings in each Subarea within the Regional Center may be built to the Base

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Permitted Floor Area of that Subarea without any transfers of floor area. Buildings may exceed Base Permitted Floor Area with floor area transfers pursuant to Paragraph 5 of this subsection, so long as the total floor area, including the Base and Additional Permitted Floor Area, does not exceed a total floor area ratio of one to one for the entire Regional Center Area and further, does not result in buildings which exceed the heights for buildings in each Subarea as indicated in Subsection D below.

2. **Base Permitted Floor Area.** The Base Permitted Floor Area for Subareas 2, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, and 15:

(a) **Subarea 2** -- The total floor area of all of the buildings located in Subarea 2 shall not exceed 180,000 square feet.

(b) **Subarea 4** -- The total floor area of all of the buildings located in Subarea 4 shall not exceed 2,000,000 square feet.

(c) **Subarea 5** -- The total floor area of all of the buildings located in Subarea 5 shall not exceed 120,000 square

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feet.

(d) **Subarea 6** -- The total floor area of all of the buildings located in Subarea 6 shall not exceed 1,420,000 square feet.

(e) **Subarea 7** -- The total floor area of all of the buildings located in Subarea 7 shall not exceed 563,000 square feet.

(f) **Subarea 8** -- The total floor area of all of the buildings located in Subarea 8 shall not exceed 500,000 square feet.

(g) **Subarea 9** -- The total floor area of all of the buildings located in Subarea 9 shall not exceed 515,000 square feet.

(h) **Subarea 10** -- The total floor area of all of the buildings located in Subarea 10 shall not exceed 500,000 square feet.

(i) **Subarea 11** -- The total floor area of all of the buildings located in Subarea 11 shall not exceed 45,000 square feet.

(j) **Subarea 13** -- The total floor

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area of all of the buildings located in Subarea 13 shall not exceed 180,000 square feet.

(k) Subarea 14 -- The total floor area of all of the buildings located in Subarea 14 shall not exceed 15,000 square feet.

(l) Subarea 15 -- The total floor area of all of the buildings located in Subarea 15 shall not exceed 193,000 square feet.

3. Allocation of Base Permitted Floor Area. The Advisory Agency, by referring to Exhibit II which maps the various Subareas, shall locate each lot to be created and determine the Subarea in which each lot is located. The Advisory Agency shall also require as a condition of the subdivision that the developer obtain from the Director of Planning or the Director's designee an allocation of the total Base Permitted Floor Area for each lot.

4. Transfer of Unused Permitted Floor Area From Donor Sites In Subareas 2, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14 And 15. The City

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Planning Commission, after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Floor Area on a Donor Site to be transferred to any Receiver Site within the Regional Center, provided that the total permitted floor area on the Receiver Site does not thereby exceed 1.75 times the buildable area of the lot of the Receiver Site. Any such transfer shall be evidenced by a covenant, approved by the Director of Planning, executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners or assignees. The covenant shall reduce the floor area on the Donor Site in the amount of the floor area transferred to a Receiver Site. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

5. Base Permitted Dwelling Units in Subareas 1 and 3. There shall be 920 Base Permitted Dwelling Units in Subarea 1. There shall be 280 Base Permitted Dwelling Units in Subarea 3. The Base Permitted Dwelling Units

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in either Subarea 1 or Subarea 3 may be exceeded with transfers pursuant to Paragraph 6 of this section, so long as (a) a corresponding reduction in Base Permitted Dwelling Units is made to the Donor Subarea; (b) there are no more than 1200 dwelling units located in both Subareas 1 and 3; and (c) no lot shall exceed a density of 40 dwelling units per gross acre.

6. **Transfer of Unused Base Permitted Dwelling Units from Donor Subareas.** The City Planning Commission, after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Dwelling Unit density from either Subarea 1 or Subarea 3, acting as a Donor Subarea, to be transferred to either Subarea 1 or Subarea 3, acting as a Receiver Subarea. Any such transfers shall be evidenced by a covenant which runs with the land, binding on any subsequent owners, heirs, successors or assigns. The covenant shall be approved by the Director of Planning, executed and recorded by the transferor and transferee. After recordation, a copy bearing the Recorder's number and date shall be furnished

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to the City Planning Department for its records. The covenant shall reduce the Base Permitted Dwelling Unit density on the Donor Subarea in the amount of the Base Permitted Dwelling Unit density transferred to a Receiver Subarea.

D. THE REGIONAL CENTER -- BUILDING HEIGHTS:

1. The Director of Planning or the Director's designee shall determine the maximum heights for buildings within the Regional Center based on the goal of minimizing the visual obstruction of mountain and valley views from surrounding residential communities. The Director or the Director's designee shall make a determination after considering the report, if one was prepared, from the Design Review Board. In no event shall building heights exceed the following:

(a) Subareas 1, 2 and 3 -- No building or structure shall exceed 4 stories in height, exclusive of parking levels. Further, no portion of any building that is located within 100 feet of the south line of Corbin Avenue right-of-way or the east line of Mason Avenue right-of-way shall exceed 30 feet in

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height above the average elevation of Corbin Avenue or Mason Avenue immediately abutting that building.

(b) **Subarea 4** -- No building shall exceed 10 stories or 150 feet in height.

(c) **Subareas 5, 12, 14, and 15** -- No building shall exceed two stories or 35 feet in height.

(d) **Subarea 6** -- No building shall exceed 10 stories or 150 feet in height, and no more than three buildings may exceed 8 stories or 120 feet in height.

(e) **Subarea 7** -- No building shall exceed 5 stories or 75 feet in height.

(f) **Subarea 8** -- No hotel shall exceed 10 stories or 150 feet in height; no other buildings shall exceed 8 stories or 120 feet in height.

(g) **Subarea 9** -- No building shall exceed 8 stories or 120 feet in height.

(h) **Subarea 10** -- No building shall exceed 6 stories or 90 feet in height.

(i) **Subareas 11 and 13** -- No building shall exceed 3 stories or 45 feet in height.

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2. Exception for Sloping Lots --

Notwithstanding any other provisions of the Los Angeles Municipal Code and the provisions in Paragraph 1 above, where a lot located in Subarea 2, or Subareas 4 through 10, inclusive, of the Regional Center has a finished grade differential of 20 feet or more, measured from the lowest to the highest elevations of the lot, any floor level used exclusively for parking shall not be considered a story for purposes of calculating height when the ceiling of the parking level does not exceed either the highest elevation of the lot or an elevation 20 feet above the lowest elevation of the lot.

E. THE REGIONAL CENTER -- PARKING PROVISIONS:

Except on local streets within Subarea 1, on-street parking shall be prohibited within the Regional Center.

1. subareas 1 and 3: Parking areas for residents shall be underground or in garages, except that guest parking spaces may be surface parking spaces. The top 7 1/2 feet of any underground parking structure may extend above grade so long as a graded berm is provided to screen the parking area.

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2. Subareas 2, and 4 through 15,
inclusive:

(a) For retail-commercial uses, and financially oriented services, there shall be at least three parking spaces for each 1,000 square feet of floor area.

(b) For general office uses, there shall be no more than three parking spaces for each 1,000 square feet of floor area.

(c) For medical and dental buildings, there shall be at least one parking space for each 125 square feet of floor area.

(d) For restaurants, there shall be at least one parking space for each 100 square feet of public service floor area.

(e) For hotels and motels, there shall be at least one parking space for each guest room.

(f) For auditoriums, convention facilities, theaters, religious institutions, general auditorium stadiums, or other similar places of assembly, there shall be at least one parking space for every three seats.

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When there are no fixed seats, there shall be at least one parking space for each 21 square feet of floor area (exclusive of stage).

(g) For gyms, aerobic dancing, health clubs or other similar uses, there shall be at least one parking space for each 100 square feet of floor area.

(h) For child care and preschool facilities, there shall be at least one parking space for each staff member and one parking space for each eight children.

F. THE REGIONAL CENTER -- SIGNS:

1. General Provisions.

(a) Scope. These regulations shall apply to all exterior signs.

(b) No building shall have more than two signs. The type and size of signs permitted are listed in Paragraph 3 below.

(c) Double-faced signs shall be considered as one sign.

2. Prohibited Signs. The following signs are prohibited, except when otherwise

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allowed in Paragraph 3:

- (a) Roof signs.
- (b) Portable signs.
- (c) Window signs in Subareas 1 through 6 inclusive, and 8 through 15, inclusive.
- (d) Signs in the public right-of-way.
- (e) Signs on free-standing walls.
- (f) Off-site commercial signs (billboards).
- (g) Inflatable devices used for advertising, including hot air balloons.

3. **Permitted Signs.** The two signs permitted for each building may be any of the types of signs listed in this paragraph, so long as the signs conform to the following standards:

- (a) **Wall signs.**
 - (1) One wall sign may be permitted for each face of each building or structure that has frontage on a public street and has a public entrance from that street frontage.

EXCEPTION: Notwithstanding

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Section 91.6209 of the Los Angeles Municipal Code to the contrary and the limitations in Paragraph 1 above, within Subarea 7, one wall sign may be permitted for each business frontage within the neighborhood shopping center.

(2) **Area.** Notwithstanding Los Angeles Municipal Code Section 91.6209 (a) (1), (2) and (4) to the contrary, the total area of each wall sign shall not exceed two square feet for each one foot of street frontage.

(3) **Projections.**
Notwithstanding Los Angeles Municipal Code Section 91.6209 (d) (2) to the contrary, no wall sign shall project from the building face more than 12 inches.

(b) **Pole Signs.**
(1) **Permitted.** One pole sign for each lot frontage on a public street may be permitted. For shopping centers, only one pole sign per street frontage, regardless of

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the number of individual lots in the shopping center, may be permitted.

(2) **Height.** Notwithstanding Los Angeles Municipal Code Section 91.6211 (d) (1), (2) or (3) to the contrary, no pole sign shall be more than 20 feet in height.

(3) **Area.** Notwithstanding Los Angeles Municipal Code Section 91.6211 (b) (1) or (2) to the contrary, no pole sign shall exceed 75 square feet in area, for each face of the sign.

(c) **Monument Signs.**

(1) **Permitted.** One monument sign may be permitted for each street frontage for each lot in lieu of a pole sign.

(2) **Location.** Monument signs shall be located in a landscaped area extending a minimum of 4 feet from the base of each side of the sign.

(d) **Projecting signs.**

(1) **Permitted.** One projecting sign may be permitted for each

1 public entrance to a building where
2 the entrance fronts on a public
3 street, private walkway, plaza, or
4 alley.

5 (2) **Area.** Notwithstanding Los
6 Angeles Municipal Code Section 91.6208
7 (b) (1) to the contrary, the area of a
8 projecting sign shall be limited to 16
9 square feet.

10 (e) **Holiday Decorations.**

11 Notwithstanding the limitations in
12 Paragraph 1 above, holiday decorations or
13 signs may be permitted, provided they are
14 not posted more than thirty days
15 preceding the holiday, and are removed
16 within ten days following the holiday.

17 (f) **Real Estate Signs.**

18 (1) **Permitted.** Notwithstanding the
19 limitations in Paragraph 1 above, real
20 estate signs may be permitted, provided
21 they are limited to those which pertain
22 to rent, lease, or sale of real property
23 only and are temporary, removed after 60
24 days.

25 (2) **Area.** Real estate signs
26 shall not exceed six square feet in
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area.

(3) **Location.** Real estate signs shall be located on the property to which they pertain.

(g) **Building Identification Signs.**

Notwithstanding the limitations in Paragraph 1 above, two building identification signs for each building may be permitted.

G. THE REGIONAL CENTER -- LIGHTING:

All exterior lamp fixtures shall be shielded to minimize illumination of adjacent properties and to reduce glare. Street lights shall be contemporary or traditional units of a type approved by the Bureau of Street Lighting.

H. THE REGIONAL CENTER -- LANDSCAPING, SETBACKS, AND REQUIRED WALLS:

Where feasible, all landscaped areas shall use recycled water when permanent irrigation is required so long as the supply of recycled water is available and adequate. Prior to the issuance of a building permit for any office building in the Regional Center, the applicant shall submit either a letter from the Department of Water and Power certifying that the City does not have the infrastructure in place to deliver recycled water back to the Porter Ranch Specific Plan Area or a

1 letter from the Bureau of Sanitation certifying
2 that such recycled water has not been approved as
3 safe for the public health.

4 No building permit shall be issued for any
5 structure in the Regional Center until landscape plans
6 prepared by the property owner or any person authorized
7 by state law to prepare landscape plans has been
8 approved by the Director of Planning, pursuant to
9 Section 13 of this Specific Plan.

10 1. **Parking Lots and Parking Structures.**

11 (a) Except as otherwise prohibited
12 in Los Angeles Municipal Code Section
13 62.200, the following requirements shall
14 apply. All surface parking adjoining a
15 street shall be screened by a solid wall
16 approximately three feet in height. In
17 addition, the wall shall be separated
18 from any adjacent public right-of-way by
19 a minimum continuous width of five feet
20 of landscaped area. However, where the
21 minimum continuous width of the
22 landscaped area is at least 15 feet, no
23 wall shall be required.

24 (b) All surface parking adjoining
25 residential development shall be screened
26 by a solid decorative wall having a
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minimum height of six feet. In addition, the wall shall be separated from any parking area by a minimum continuous width of five feet of landscaped area.

(c) At least ten percent of the total area of every open parking lot shall be landscaped. At least one-half of the landscaped area shall be planted with non-deciduous, shade producing trees at a minimum rate of one tree for every ten parking spaces. These trees shall be no less than 10 feet in height when planted and shall be as evenly distributed as possible throughout the parking lot. The trees chosen shall be ones, that when mature, are anticipated to shade at least fifty percent of all surface parking areas.

(d) Parking buildings, or that portion of a building which is used for parking, shall be designed to substantially screen automobiles contained therein from public view. The facade of any parking building shall be designed so that it is similar in color, material and architectural detail with

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the building for which it serves as parking. All parking buildings shall be separated from any adjacent public right-of-way or approved private street by a landscaped area with a minimum continuous width of ten feet. This landscaped area shall be planted with a minimum of one fifteen gallon tree (of a species that reaches at least forty feet in height when mature) every twenty feet for the purpose of screening the structure.

(e) Trees, shrubs, flowers, or vines shall be planted on the roofs, facades, and setbacks of parking buildings to the satisfaction of the Department of City Planning in order to screen the parking structure from street view.

2. Setbacks. All buildings, structures, and parking areas within the Regional Center Area shall observe a minimum setback as set forth below. At least 50% of the setback area shall be landscaped.

(a) Corbin Avenue between Rinaldi Street and Mason Avenue: 25 feet.

(b) The east side of Mason Avenue

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between Corbin Avenue and the 118
Freeway: 25 feet.

(c) The north side of Rinaldi
Street between Corbin Avenue and Mason
Avenue: 50 feet.

(d) The south side of Rinaldi
Street between Corbin Avenue and the 118
Freeway in Subareas 11, 12, and 13: 25
feet.

(e) The south side of Rinaldi
Street in Subareas 14 and 15: 10 feet.

(f) All commercial development on
other public or private streets: 10
feet.

3. Street Trees and Street Plantings:

(a) Street trees shall be spaced
not more than 40 feet on center and of at
least 15 gallon size at the time of
planting. All street trees shall be
approved by the Street Tree Division of
the Bureau of Street Maintenance. In
selecting types of trees, the applicant
shall consider such factors as the
appearance, shade producing quality, smog
tolerance, irrigation requirements, and
reaction to high winds.

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(b) Clusters of specimen trees for architectural treatment shall be provided at key entries, intersections, or activity centers as shown on Exhibit III to identify these as special places in the area.

(c) Planter boxes and other landscaping shall be installed along sidewalks and in plazas only where there is sufficient width for the safe passage of pedestrians. Planter boxes shall be well-designed and utilize common materials and colors. The applicant shall consider use of sand blasted or textured concrete with tile or color accents.

4. Landscaped Medians. Landscaped medians as required in Section 8 H 2 shall incorporate ground cover and trees which shall be differentiated by species, height, and/or type from those used along the sidewalks.

5. Buffering. Any commercial buildings abutting a lot in a residential zone or a lot which is improved with a residential use, shall provide a minimum 15 foot landscaped buffer.

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6. Walls Along Scenic Routes. All walls along Rinaldi Street, Mason Avenue, and Winnetka Avenue shall be separated from the right-of-way by a landscaped setback a minimum of ten feet in width, with the exception of the Winnetka Avenue underpass under the Town Center in Subarea 5.

I. SPECIAL LOADING AND UNLOADING REGULATIONS IN THE REGIONAL CENTER:

Within the Regional Center, loading areas for heavy duty trucks (any commercial vehicle exceeding a maximum gross weight of 6,000 pounds) shall be located underground, or in an enclosed area, or in an area screened from view and buffered to protect the surrounding area from the noise. If such loading or unloading areas cannot feasibly be provided, the owner may submit to the Director of Planning plans which propose other means to ensure that the tranquility of residential neighborhoods during the evening and early morning is not disturbed by truck loading and unloading activities and that such activities do not occur within the street rights-of-way. The Director of Planning shall determine whether the required loading and unloading areas are feasible and if not, whether the proposed plans accomplish the purpose of this section.

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Sec. 7. THE SINGLE-FAMILY AREA REGULATIONS.

These regulations incorporate a cluster development design by reducing normal lot size to the approximate pad size and placing the remaining large area in common open space to be owned and maintained by a mandatory property owners' association.

A. THE SINGLE-FAMILY AREA -- USE, AREA, AND YARDS:

Except as provided below, all lots shall conform to the RE zone regulations. No building or structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained within the Single-Family Area except for the following uses and subject to the following area and yard requirements.

1. Permitted Uses:

- (a) One-family dwellings;
- (b) Parks, playgrounds, gatehouses, and community recreation facilities, including tennis courts and swimming pools, owned and operated by a governmental agency or by a property owners' association established by Tract Covenants, Conditions, and Restrictions with authority to assess benefiting property owners for all costs relating to the establishment, construction, operation and

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maintenance of such parks, playgrounds, gatehouses, and community recreation facilities, including tennis courts and swimming pools;

(c) Collection of certain recyclable materials as provided in Section 12.05 A 15 of the Los Angeles Municipal Code;

(d) The keeping of equines in Subareas A, B and H-1 in conjunction with the residential use of the lot subject to the following limitations:

(i) The keeping of equines is not for commercial purposes.

(ii) The keeping of equines on a lot located in Subarea A, only if the lot is at least 20,000 square feet in area, abuts an equestrian trail, has direct physical access from the lot to the public equestrian trail and is in compliance with the standards as set forth in Subparagraph (iii) below.

(iii) Equine enclosures and stables shall comply with the

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requirements of a "K" Equestrian District as set forth in Paragraphs 1 through 5, inclusive, of Subsection C of Section 13.05 of the Los Angeles Municipal Code;

(e) Accessory buildings, including private garages and recreation rooms. Sections 12.21 C and 12.22 C of the Los Angeles Municipal Code shall apply to the location of accessory buildings;

(f) Conditional Uses approved pursuant to Section 12.24 of the Los Angeles Municipal Code;

(g) Model dwellings subject to the limitations of Section 12.22 A of the Los Angeles Municipal Code.

2. Lot Width and Area: Notwithstanding the more restrictive provisions of Los Angeles Municipal Code Section 12.07.01 to the contrary, lots located within the Single-Family Area shall conform to the following lot width and area requirements, unless otherwise permitted by the Advisory Agency pursuant to Los Angeles Municipal Code Section 17.05 H and Section 8 F 2 (b) of this Specific Plan:

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(a) **Subarea A:** Every lot in Subarea A shall have a minimum width of 70 feet and a minimum lot area of 8,400 square feet. In addition, however, a minimum of 40 of the lots in Subarea A shall be horsekeeping lots. To qualify as a horsekeeping lot, each lot shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet, a minimum of 9,000 square feet of which shall be a level building pad. Additionally, a minimum of 2,000 square feet of area with a slope no greater than 2 percent shall be provided for horsekeeping purposes.

(b) **Subarea B:** Every lot in Subarea B shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet, a minimum of 9,000 square feet of which shall be a level building pad. Additionally, a minimum 2,000 square feet of area with a slope no greater than 2 percent shall be provided for horsekeeping purposes.

(c) **Subareas C, E and F:** Every lot in Subareas C, E and F shall have a

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minimum width of 65 feet and a minimum lot area of 7,150 square feet.

(d) **Subarea D:** Every lot in Subarea D shall have a minimum width of 60 feet and a minimum lot area of 6,000 square feet.

(e) **Subareas G-1 and G-2:** Every lot in Subareas G-1 and G-2 shall have a minimum width of 40 feet and a minimum lot area of 4,000 square feet.

(f) **Subarea H-1 and H-2:** Every lot in Subarea H-1 shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet. Every lot in Subarea H-2 shall have a minimum width of 70 feet in width and a minimum lot area of 11,000.

(g) After notice and hearing, the City shall determine whether a K-Equinekeeping District shall be established for the 40 horsekeeping lots in Subarea A and all of the lots in Subareas B and H-1.

3. Yard requirements: Notwithstanding the more restrictive provisions of Los Angeles Municipal Code Section 12.07.01 to the

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contrary, lots located within the Single-Family Area shall have the following yards:

(a) Front Yards -- The front yard of each lot shall average a minimum depth of 20 feet but in no event be less than 15 feet in depth.

(b) Side Yards -- There shall be a side yard on each side of a main building of not less than 5 feet. Provided, however, that where a building erected on the lot is three or more stories in height, one foot shall be added to each side yard.

(c) Rear Yards -- There shall be a rear yard of not less than 15 feet in depth.

(d) Notwithstanding the provisions of Subparagraphs (a), (b), and (c) above, the yard requirements of Los Angeles Municipal Code Section 12.07 C shall apply to all lots located in Subareas B and H-1 and to those 40 horsekeeping lots located in Subarea A.

B. THE SINGLE-FAMILY AREA -- DENSITY:

Property located within the Single-Family Area shall be developed to conform with the following density regulations:

1. Base Permitted Dwelling Units: A

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maximum of one single-family dwelling unit shall be permitted per lot. The density of the Single-Family Area shall be distributed as follows:

(a) Subarea A -- The density in Subarea A shall not exceed a total number of 220 dwelling units;

(b) Subarea B -- The density in Subarea B shall not exceed a total number of 80 dwelling units;

(c) Subarea C -- The density in Subarea C shall not exceed a total number of 210 dwelling units;

(d) Subarea D -- The density in Subarea D shall not exceed a total number of 230 dwelling units;

(e) Subarea E -- The density in Subarea E shall not exceed a total number of 515 dwelling units;

(f) Subarea F -- The density in Subarea F shall not exceed a total number of 125 dwelling units;

(g) Subarea G-1 -- The density in Subarea G-1 shall not exceed a total number of 255 dwelling units;

(h) Subarea G-2 -- The density in

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Subarea G-2 shall not exceed a total number of 470 dwelling units;

(i) Subarea H -- The density in Subarea H shall not exceed a total number of 90 dwelling units.

2. Subareas in the Single-Family Area may not exceed the Base Permitted Dwelling Unit density as indicated above, without any transfers of density between Subareas. Subareas may exceed the Base Permitted Dwelling Unit density with density transfers from Donor Subareas to Receiver Subareas, provided that the total units in the Single-Family Area do not exceed 2,195 units and the number in any one Subarea does not exceed 110% of the Base Permitted Unit density in Subparagraph 1 above.

3. Transfer of Unused Base Permitted Unit density from Donor Subareas: The City Planning Commission, after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Unit density on a Donor Subarea within the Single-Family Area may be transferred to any Receiver Subarea within the Single-Family Area. Any

such transfers shall be evidenced by a covenant which runs with the land, binding on any subsequent owners, heirs, successors or assigns. The covenant shall be approved by the Director of Planning, and shall be executed and recorded by the transferor and transferee. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records. The covenant shall reduce the Permitted Dwelling Unit density in the Donor Subarea in the amount of the Base Permitted Dwelling Unit density transferred to a Receiver Subarea.

C. LOT COVERAGE:

A main building may not cover more than 45 percent of the lot; however, on a lot of less than 5,000 square feet of lot area, a one-story dwelling may occupy up to a maximum of 50 percent of the lot.

D. SINGLE-FAMILY AREA -- PARKING:

For each single-family dwelling there shall be a minimum of two automobile parking spaces located within a private garage as required in Section 12.21 A of the Los Angeles Municipal Code. In Subareas G-1 and G-2, garages shall be set back a

1 minimum of 20 feet from the street. One additional
2 guest parking space per dwelling unit shall be
3 provided either on-street or off-street at a
4 location satisfactory to the Advisory Agency in
5 approving a tract map. To the extent feasible, if
6 these guest parking spaces within Subareas G-1 and
7 G-2 are on-street, then they may be located in
8 parking bays, preferably at the end of cul-de-
9 sacs.

10 **E. STREET TREES:**

11 Street trees shall be spaced not more than 40
12 feet on center and of at least 15 gallon size at
13 the time of planting. All street trees shall be
14 approved by the Street Tree Division of the Bureau
15 of Street Maintenance. In selecting types of
16 trees, the applicant shall consider such factors as
17 the appearance, shade producing quality, smog
18 tolerance, irrigation requirements, and reaction to
19 high winds.

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21 **Sec. 8. ADVISORY AGENCY APPROVALS.**

22 **A. PURPOSE:** The purpose of this section is
23 to assure orderly development and to provide street
24 capacity and other public facilities adequate for
25 the intensity and design of development by
26 establishing general procedures for development
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within the Specific Plan Area.

B. GENERAL PROCEDURE: Development of the property in the Specific Plan Area may be accomplished in accordance with the usual subdivision procedures as set forth in Chapter 1, Article 7 of the Los Angeles Municipal Code, however, no subdivision shall be approved unless each lot thereby created is located wholly within a Subarea.

An environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary for subdivision approval. As a part of the CEQA review of any application, the Department of Transportation may recommend that a traffic study, consisting of an update of the study included in the Environmental Impact Report prepared for this Specific Plan, be prepared.

In any event, development pursuant to an approved tentative tract map or final map or private street approval shall include simultaneous construction by the applicant of that portion of the streets shown in the General Plan and on the map in Exhibit III which are contiguous to the property being developed. Construction of the improvements identified in Sections 8, 9 and 10 of this Specific Plan attributable to the subdivision

1 and construction of other public facilities may be
2 required in connection with the subdivision
3 approval. These required improvements shall be
4 completed to the satisfaction of the City, or
5 unless otherwise indicated below, shall be suitably
6 guaranteed prior to the recordation of a final
7 tract map or parcel map or a private street
8 approval and prior to the issuance of certificates
9 of occupancy.

10 **C. GENERAL SINGLE-FAMILY SUBDIVISION LAYOUT**
11 **AND GRADING:**

12 In approving any tract or parcel map, the
13 Advisory Agency shall find that the design of the
14 subdivision will achieve the following goals:

- 15 1. The reduction of potential adverse
16 effects of grading in hillside areas (a) to
17 control erosion, (b) to reduce potential
18 visual impacts and (c) to recreate a natural
19 looking terrain. Utilization of a variety of
20 techniques to achieve these goals may include
21 landform grading, landform planting, split
22 level architectural design, concentration of
23 development on relatively flat land, use of
24 flexible hillside street standards (split one-
25 way single loaded streets, meandering
26 sidewalks), minimizing development on land

1 with slopes of 50% or greater, minimizing cut
2 and fill in excess of 30 feet in vertical
3 height, contour grading of all manufactured
4 slopes, minimum 50 foot setbacks of pads from
5 ridgelines, limitation of height of homes on
6 or near ridgelines, use of berms and
7 landscaping to soften visual impact of homes
8 and graded areas, minimum 50 foot setbacks
9 from existing natural drainage courses, and
10 creation of a canyon configuration wherever
11 possible in order to add visual variety to the
12 project, substantially as shown on
13 Exhibit III.

14 2. Grading so as to ensure that no
15 building or structure in Subarea E of the
16 Single-Family Area exceeds the height of the
17 major ridgeline located in the community park
18 by limiting the building pad elevations to 45
19 feet below the maximum height of the ridge.

20 The applicant shall indicate in any
21 subdivision application what actions will be
22 taken to achieve these two goals.

23 **D. PEDESTRIAN MOVEMENT:** In approving any
24 tract or parcel map, the Advisory Agency shall find
25 that to the extent feasible, there will be a
26 separation of vehicular and pedestrian traffic

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1 within the Regional Center Area, and that
2 pedestrian bridges will be constructed to connect
3 the several Subareas, substantially as shown on
4 Exhibit III.

5 **E. AUTOMATED TRAFFIC SURVEILLANCE AND CONTROL**
6 **SYSTEM:** In approving any tract or parcel map, the
7 Advisory Agency shall find that the applicant has
8 made or assured payment, based on a proportionate
9 share of development in the Regional Center, into a
10 fund created for the establishment and operation of
11 a computer hub for an Automated Traffic
12 Surveillance and Control (ATSAC) System and
13 connections to key intersections.

14 The ATSAC computer hub shall be established by
15 the Department of Transportation as set forth in
16 Section 10 E of this Specific Plan.

17 **F. PUBLIC FACILITIES:**

18 1. **Utilities:** In approving any
19 subdivision of property, the Advisory Agency
20 shall find that all utilities installed by the
21 applicant within the Specific Plan Area will
22 be placed underground, where physically
23 feasible.

24 2. **Parks and Open Space:**

25 (a) **Private Recreation Areas:** In
26 approving any subdivision of property in
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Subareas G1 or G2, the Advisory Agency shall find that the applicant will set aside in each of Subareas G-1 and G-2 at least one common recreation area to be developed with facilities such as swimming pools or tennis courts for use by the residents of those Subareas.

(b) **Private Open Space:** In accordance with the provisions of Section 17.05 H of the Los Angeles Municipal Code and Section 7 A of this Specific Plan, if the Advisory Agency finds that: (1) at least 20% of the combined net area in Subareas A, C, D, E and F of the Single-Family Area is devoted to open space, including slope areas within portions of residential tracts which are maintained by a property owners' association; (2) the density for Subareas A, C, D, E and F combined does not exceed 3 units per gross acre; and (3) no lot is less than 6,000 square feet in area, then the Advisory Agency may approve lot sizes which are less than the RE-11 zone would otherwise require. The remaining open space, not required for streets or other

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public improvements, shall be an open space lot or lots maintained by the property owners' association, in accordance with Paragraph (d) below. This open space may be utilized for active and passive recreation as well as for drainage ways.

(c) Public Open Space and Park

Area: In approving any subdivision of property in Subareas A or B, the Advisory Agency shall find that the applicant will set aside as recreation area the area identified as public open space in Exhibit IV attached to the file. The applicant shall make an irrevocable offer for dedication to the City of Los Angeles of this property. Except for the equestrian and hiking trails, this area, combined with park lands along the northern and western boundaries of the Specific Plan Area already owned by the City, shall remain in a substantially natural state and serve as a wildlife corridor. The dedication of property as public open space as required pursuant to this paragraph and Section 10 G of this

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Specific Plan may be used as a set-off against the requirements of Section 17.12 of the Los Angeles Municipal Code for dedication of real property for park and recreational purposes, or for 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.

(d) **Ownership of Open Space:** All open space areas, with the exception of those lands owned by the City of Los Angeles, Department of Recreation and Parks, will be maintained by a property owners' association(s) or homeowners' association(s) which shall have ownership or a maintenance easement.

(e) **Buffering:** In approving any residential subdivision which will adjoin park land, the Advisory Agency shall find that the applicant will provide appropriate landscaping, including shrubs and trees on the residential property abutting the park land to provide a buffer between the park land and the residential areas.

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G. REGIONAL CENTER SPECIAL REQUIREMENTS:

1. Low and/or Moderate Income Housing.

In approving any subdivision in Subareas 1 or 3 which includes residential uses, the Advisory Agency shall find that at least 600 dwelling units within Subareas 1 and 3 of the Regional Center Area shall be made available to persons and families of low and/or moderate income. Provision of housing under the requirements of Paragraphs 2 or 3 below, may satisfy the requirements for low and/or moderate income housing in this paragraph. Any low and/or moderate income housing for which guarantees have been made to maintain affordable rent levels or sale prices consistent with the regulations promulgated by the State Department of Housing and Community Development for low and moderate income households may, if eligible, be used as a credit toward any housing linkage fees or exactions the developer would otherwise have to pay under City ordinances which may be enacted prior to the construction and occupancy of these dwelling units.

2. Housing for Senior Citizens and Disabled Persons. In addition to the

1 requirements of Paragraph 1 above, in
2 approving any subdivision which includes
3 residential uses in Subareas 1 or 3, the
4 Advisory Agency shall find that of the 600
5 dwelling units set aside for low and/or
6 moderate income persons, the applicant has
7 assured that a minimum of 200 of these
8 dwelling units in Subarea 1 shall be set aside
9 for persons over 60 years of age and for
10 disabled persons. Prior to the issuance of
11 building permits for residential units in
12 these Subareas, the applicant shall prepare a
13 plan to accomplish this purpose. This plan
14 shall be submitted to and reviewed by the
15 Department of Community Development and the
16 Director of Planning. The Department and the
17 Director shall thereafter submit their
18 recommendations in the form of a joint report
19 to the City Planning Commission for its review
20 and approval.

21 The applicant shall record a covenant
22 which restricts the rental or sale of these
23 units to persons over 60 years of age and to
24 disabled persons and guarantees the
25 implementation of the plan approved by the
26 City Planning Commission. The covenant shall

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state that it runs with the land and is binding on any subsequent owners, heirs, successors or assigns. The covenant shall be approved by the Director of Planning, executed and recorded by the owners of the property to be developed. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

3. **Employee Housing.** In addition to the requirements in Paragraphs 1 and 2 above, in approving any subdivision which includes residential uses in Subareas 1 or 3, the Advisory Agency shall find that of the 600 dwelling units set aside for low and/or moderate income persons, the applicant has assured that a minimum of 400 of these dwelling units in Subareas 1 and 3 in the Regional Center shall be constructed for rental or sale in perpetuity to low and/or moderate income employees of businesses in the Regional Center.

Prior to the issuance of building permits for residential units in Subareas 1 and 3, the applicant shall prepare and submit a plan as indicated below, to provide for the right-of-first-refusal to occupy the 400 dwelling units in Subareas 1 and 3 by employees of businesses

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in the Regional Center Area. This plan shall be prepared by the applicant and submitted to and reviewed by the Department of Community Development and the Director of Planning. The Department and the Director shall thereafter submit their recommendations in the form of a joint report to the City Planning Commission for its review and approval.

Prior to the filing of a final tract or parcel map, or obtaining a building permit, the applicant shall record a covenant which runs with the land, binding on any subsequent owners, heirs, successors or assigns, restricting the rental or sale of these units by providing a right-of-first-refusal to the low and/or moderate income employees of businesses in the Regional Center pursuant to a plan approved by the City Planning Commission. The covenant shall be approved by the Director of Planning, executed and recorded by the owners of the property to be developed. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

H. ADDITIONAL IMPROVEMENTS:

1 In approving a subdivision, the Advisory
2 Agency shall find that the applicant has suitably
3 guaranteed completion of the following improvements
4 in connection with the map:

5 1. **sidewalks:**

6 (a) **Single-Family Area:** The applicant
7 shall design and construct sidewalks along
8 highways within the Single-Family Area where
9 required by the City Engineer. These
10 sidewalks shall be designed to follow a
11 winding path along major and secondary
12 highways creating an aesthetically pleasing
13 environment by varying the depths of
14 landscaping from the building line. For those
15 sidewalks lying outside of the street
16 easement, the applicant shall dedicate a
17 permanent easement for sidewalks to the City
18 of Los Angeles at the time of subdivision.

19 (b) **Regional Center:** The applicant
20 shall pave sidewalks within the Regional
21 Center to create a distinctive visual
22 character. Subject to the approval of the
23 Director of Planning and the City Engineer,
24 the applicant shall be required to design the
25 sidewalks to incorporate the use of texture,
26 pattern, and if appropriate, color.

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Aggregate, sandblasted or scored concrete and brick pavers are examples of materials which may be used.

The applicant shall use various designs and patterns on sidewalks to emphasize key locations (e.g., transit stops and approaches to street crossings). The applicant shall use materials that are slip resistant but do not make use difficult for those who are visually impaired or who use wheelchairs. At intersections, the applicant shall pave crosswalks to provide pedestrian continuity linking the sidewalks. The applicant shall continue the use of the selected sidewalk materials and design in the crosswalks, subject to the approval of the City Engineer and the Department of Transportation.

2. Medians: The applicant shall develop landscaped medians in the Regional Center on all the major and secondary highways (Mason Avenue, Corbin Avenue, Winnetka Avenue and Rinaldi Street). The appropriate locations for these medians shall be determined at the time of subdivision by the Advisory Agency on the advice of the Department of Transportation.

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3. Bikelanes and Bicycle Storage:

(a) **Bikelane Locations:** Parking shall be prohibited and the applicant shall provide bikelanes along both sides of the following highways:

(1) Sesnon Boulevard from Winnetka Avenue to its westerly terminus within the Specific Plan Area.

(2) Mason Avenue from the northern boundary of the Specific Plan to the southerly boundary of the Specific Plan Area.

(3) Winnetka Avenue from Corbin Avenue to Sesnon Boulevard.

(4) Corbin Avenue from Rinaldi Street to the westerly boundary of the Specific Plan Area.

(b) **Bikelane Improvements:** The applicant shall provide bikelanes which consist of five foot wide lanes in the streets immediately adjacent to the curb.

(c) **Bicycle storage:** The applicant shall provide bicycle stands adjacent to buildings or other points of interest or activity out of the main pedestrian

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travel routes, but in an area still visible. Bicycle stands shall be constructed of sturdy materials and shall be firmly anchored to the ground. The stands shall be adequately equipped so that bicycles may be attached to the stands by chains or cables.

4. Equestrian and Hiking Trails:

(a) **Location:** The applicant shall provide equestrian and hiking trails generally as shown on the Chatsworth-Porter Ranch District Plan.

(b) **Widths:** The applicant shall provide equestrian trails with a minimum width of 12 feet. The applicant shall provide a minimum 15 foot buffer between the equestrian and hiking trail systems identified in the Chatsworth-Porter Ranch District Plan and any adjacent houses or fences of residential development.

(c) **Improvements:** The applicant shall provide a grade separation where equestrian and hiking trails cross a major or secondary highway (including but not limited to Mason Avenue, Corbin Avenue, Winnetka Avenue and Rinaldi

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Street) other than at a signalized intersection of two streets or roads. Wherever the trails cross any street at grade, the applicant shall, with the approval of the Department of Transportation, provide traffic signals with walk buttons at both the rider and pedestrian heights. Wherever the trails cross any street at grade, the applicant shall provide pavement surface treatment for safe footing for shod horses in wet conditions.

I. **JUNIOR HIGH SCHOOL SITE:** In connection with any subdivision proceeding in the Specific Plan area, the Los Angeles Unified School District may reserve a 15 acre site for construction of a junior high school.

J. **COMPOST PROGRAM:** In approving a subdivision, the Advisory Agency shall find that the applicant has suitably guaranteed development of a program to collect and process yard waste and other suitable organic waste from landscaped areas within the Specific Plan area. The program shall require that compost generated by the program shall be first utilized for landscaping and planting purposes within the Specific Plan area. The Advisory Agency may require that one or more sites be set aside for the composting , processing, and storing

1 of such materials. The total area(s) to be set aside
2 for such purposes shall not be required to exceed three
3 acres total within the Specific Plan area.
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5 **Sec. 9. SPECIAL REQUIREMENTS FOR BUILDING PERMITS**
6 **AND CERTIFICATES OF OCCUPANCY.**

7 **A. PURPOSE:**

8 The purpose of this section is to assure
9 orderly development and to provide street capacity
10 and other public facilities adequate for the
11 intensity and design of development by establishing
12 requirements for study of needed improvements and
13 their costs, impacts of proposed projects on
14 traffic and other infrastructure elements and the
15 allocation of improvements or portions of
16 improvements for which each development will be
17 responsible.

18 **B. SUBDIVISION REQUIREMENT:**

19 No building permit shall be issued for any Project
20 within a Subarea in the Regional Center until all of the
21 land within that Subarea has been subdivided in a way
22 which provides for the dedication of the entire public
23 street system within the Subarea and other public
24 infrastructure within the Subarea.

25 **C. MONITORING OF TRAFFIC CONDITIONS RELATIVE TO**
26 **DEVELOPMENT LEVELS:**

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As set forth in Section 6 C 2 of this Specific Plan, in no event shall the total commercial floor area in Subareas 2, 4 and 6 through 14 of the Regional Center ever exceed 6,000,000 square feet.

1. After building permits have been issued for commercial development exceeding 1,500,000 square feet, no building permits for commercial development in Subarea 2 or Subareas 4 through 15, inclusive, of the Regional Center shall be issued until the state has fully funded a fourth lane in each direction on the 118 Freeway between Balboa Boulevard and Topanga Canyon Boulevard.

2. If completion of the fourth lane of the 118 Freeway between Balboa Boulevard and Topanga Canyon Boulevard has been fully funded in the State Transportation Improvement Fund, then the City may issue building permits for commercial development in Subareas 2 and 4 through 15 beyond the 1,500,000 square feet of commercial floor area limitation, but only if a Project Permit has been issued. This requirement is to assure that the traffic impacts of such development are adequately mitigated.

3. After building permits have been

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issued for development in Subareas 2 and 4 through 15 beyond any of the following floor area and hotel room limitations, no building permits shall be issued for any commercial buildings over 40,000 square feet in floor area within Subarea 2 and Subareas 4 through 15, inclusive, or for residential development of over 100 dwelling units in Subareas 1 and 3 unless a Project Permit has been issued:

(a) 3,760,000 square feet of office floor area, including government offices, but not including medical offices;

(b) 80,000 square feet of medical office floor area;

(c) 850 hotel rooms; and

(d) 1,828,000 square feet of other commercial floor area.

D. TDM/TSM MEASURES: Prior to the issuance of a certificate of occupancy for any building in the Regional Center, the applicant shall submit a TDM program for approval by the Department of Transportation. Once approved by the Department of Transportation, the applicant shall commit to implementing the approved TDM program in a manner satisfactory to the City. This program shall be sufficient to reduce peak-hour traffic from the

1 trip generation rates for the Project listed in
 2 Table 50 of the Environmental Impact Report
 3 prepared in connection with this Specific Plan, by
 4 the following percentages:

5 6 7 8 9 10 11 12	USE	AM PEAK HOUR		PM PEAK HOUR	
		IN	OUT	IN	OUT
8	Office	15%	5%	5%	15%
9	Retail	10%	3%	1%	3%
10	Hotel	10%	3%	3%	10%
11	Medical Office	10%	3%	1%	5%
12	Residential	0%	0%	0%	0%

13 Further, the TDM program shall include, in
 14 addition to other transportation measures,
 15 consideration of a plan for a privately funded
 16 transportation system within the Specific Plan Area
 17 to carry passengers from surrounding residential
 18 areas to and from the Regional Center. Prior to
 19 the issuance of any building permit for
 20 construction in Subareas 4, 5 or 6, a plan for and
 21 design of a private transportation system within
 22 the Specific Plan area together with a plan and
 23 schedule for implementation of this system shall be
 24 submitted to and approved by the City Planning
 25 Commission, after report and recommendation by the
 26 Director of Planning and the General Manager of the

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Department of Transportation.

E. TRANSPORTATION MANAGEMENT ORGANIZATION AND SHARED RIDE TRANSPORTATION SYSTEM: The applicant shall assure that a Transportation Management Organization (TMO) is established for the Regional Center area. The TMO will develop and implement ridesharing and transportation demand management (TDM) related activities to provide commuter access to and circulation within the Regional Center. The TMO shall include mandatory membership for all owners of commercial property within the Specific Plan area.

The applicant shall assure that the TMO is in operation six months prior to the occupancy of any commercial building in the Specific Plan area with initial funding provided by the applicant. The TMO will assist employers within the Specific Plan area in complying with the requirements of Regulation XV of the South Coast Air Quality Management District. The TMO shall be modeled on other successful TMOs and shall include a funding mechanism and an annual monitoring program. All of the major elements of the TMO shall be included in recorded covenants, conditions and restrictions for all lots within the Regional Center.

The TMO shall be organized with the following goals for the management of commuter transportation demand:

1. Reduction of traffic congestion on nearby

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streets and freeways;

2. Reduction of air pollution generated by commuter vehicles; and

3. Improvement of mobility for employees and residents of the Specific Plan area.

The TMO shall promote innovative and effective ridesharing related programs.

Ridesharing programs implemented by the TMO shall have as an objective the achievement of an Average Vehicle Ridership (AVR) of 1.5.

The TMO shall design and operate an internal shuttle system to provide dependable, reliable service to the Specific Plan's employees, residents and visitors for a minimum 15 year period.

F. PEDESTRIAN MOVEMENT SYSTEM: No building permit for construction of any buildings within Subareas 4, 5 or 6 shall be issued, until a Project Permit, pursuant to Section 12 of this Specific Plan, has been granted approving a plan and design of a system for the movement of people within these Subareas, together with a plan and schedule for implementation of this system, shall be submitted to and approved by the City Planning Commission after report and recommendation thereon by the Director of Planning and General Manager of the

1 Department of Transportation. Once the City
2 Planning Commission approves these plans and
3 schedules, all buildings constructed in these
4 Subareas shall be designed to be compatible with
5 the approved pedestrian movement system.
6

7 **Sec. 10. DEVELOPMENTS AND IMPROVEMENTS TO BE**
8 **ASSURED BY DEVELOPMENT AGREEMENT(S).**

9 In order to suitably guarantee completion of
10 infrastructure improvements, the City and the applicant may
11 enter into one or more development agreements, as indicated
12 in Section 5 of this Specific Plan. Absent these development
13 agreements, Projects shall require Project Permits. The
14 following is a list of improvements all of which must be
15 included in development agreements between the City and the
16 applicant, unless otherwise provided or assured by others.

17 **A. NEW STREETS:**

18 The applicant shall develop the street system
19 within the Specific Plan Area and also develop the
20 street system outside of the Specific Plan Area
21 substantially in conformance with the General Plan and
22 Exhibit III, including the improvements listed as
23 required mitigation measures on pages 119 through 127 in
24 the Porter Ranch Supplemental Environmental Impact
25 Report as amended by the Final Supplemental
26 Environmental Impact Report.
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B. ALISO CANYON BRIDGE:

The construction of the Sesnon Boulevard bridge spanning Aliso Canyon and completion of the missing access pavement on Sesnon Boulevard between the bridge and approximately 400 feet west of Louise Avenue in conformance with the General Plan is necessary for proper traffic circulation and safety. The City Council shall determine in connection with a development agreement or other appropriate proceeding, what amount of money the applicant shall pay to help the City fund the construction of and dedication of these improvements.

C. IMPROVEMENTS AT OR NEAR THE INTERSECTIONS OF THE 118 FREEWAY WITH THE FOLLOWING STREETS:

The applicant shall dedicate and construct or suitably guarantee the improvements listed as required mitigation measures on pages 119 through 127 in the Porter Ranch Supplemental Environmental Impact Report as amended by the Final Supplemental Environmental Impact Report.

D. OFF-SITE SURFACE STREET IMPROVEMENTS.

The applicant shall construct or suitably guarantee the improvements listed as required mitigation measures on pages 119 through 127 in the Porter Ranch Supplemental Environmental Impact

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Report as amended by the Final Supplemental Environmental Impact Report.

E. AUTOMATED TRAFFIC SURVEILLANCE AND CONTROL SYSTEM:

The applicant shall make or assure payment into a fund created for the establishment and operation of a computer hub for an Automated Traffic Surveillance and Control (ATSAC) System and connections to key intersections.

The ATSAC computer hub shall be established and operated by the Department of Transportation. To establish the system, the Department may prepare or require the applicant to prepare a traffic report which indicates which intersections shall be included in the computer hub for the ATSAC System and connections to key intersections. The General Manager of the Department of Transportation shall calculate the amount of contribution each applicant shall be required to pay based on the impact the subdivision will have on the traffic system as indicated in the traffic study. The traffic study shall include intersections within and outside the Specific Plan Area. The following intersections shall be included in the system:

1. 118 Freeway ramps and Topanga Canyon Boulevard.

- 1 2. 118 Freeway ramps and De Soto Avenue.
- 2 3. 118 Freeway ramps and Winnetka
- 3 Avenue.
- 4 4. 118 Freeway ramps and Tampa Avenue.
- 5 5. 118 Freeway ramps and Reseda
- 6 Boulevard.
- 7 6. Corbin Avenue and Mason Avenue.
- 8 7. Corbin Avenue and Winnetka Avenue.
- 9 8. Rinaldi Street and De Soto Avenue.
- 10 9. Rinaldi Street and Mason Avenue.
- 11 10. Rinaldi Street and Corbin Avenue.
- 12 11. Rinaldi Street and Tampa Avenue.
- 13 12. Rinaldi Street and Wilbur Avenue.
- 14 13. Rinaldi Street and Reseda Boulevard.
- 15 14. San Fernando Mission Road and Reseda
- 16 Boulevard.
- 17 15. Chatsworth Street and Topanga Canyon
- 18 Boulevard.
- 19 16. Chatsworth Street and Canoga Avenue.
- 20 17. Chatsworth Street and De Soto Avenue.
- 21 18. Chatsworth Street and Mason Avenue.
- 22 19. Chatsworth Street and Tampa Avenue.
- 23 20. Chatsworth Street and Wilbur Avenue.
- 24 21. Chatsworth Street and Reseda
- 25 Boulevard.
- 26 22. Chatsworth Street and Topanga Canyon

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Boulevard.

23. Devonshire Street and Canoga Avenue.

24. Devonshire Street and De Soto Avenue.

25. Devonshire Street and Mason Avenue.

26. Devonshire Street and Winnetka

Avenue.

27. Devonshire Street and Corbin Avenue.

28. Devonshire Street and Tunney Avenue.

29. Devonshire Street and Tampa Avenue.

30. Devonshire Street and Wilbur Avenue.

31. Devonshire Street and Reseda

Boulevard.

32. Sesnon Boulevard and Balboa

Boulevard.

33. Sesnon Boulevard and Winnetka Avenue.

34. Sesnon Boulevard and Mason Avenue.

35. Lassen Street and Topanga Canyon

Boulevard.

36. Lassen Street and Canoga Avenue.

37. Lassen Street and De Soto Avenue.

38. Lassen Street and Mason Avenue.

39. Lassen Street and Winnetka Avenue.

40. Lassen Street and Corbin Avenue.

41. Marilla Street and Topanga Canyon

Boulevard.

42. Plummer Street and Topanga Canyon

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Boulevard.

43. Plummer Street and De Soto Avenue.

44. Plummer Street and Mason Avenue.

45. Plummer Street and Canoga Avenue.

46. Nordhoff Street and De Soto Avenue.

47. Parthenia Street and De Soto Avenue.

F. **CIRCULATION:** The applicant shall design and construct the circulation system within the Specific Plan Area substantially consistent with the Highways and Collector Street system shown on the Chatsworth-Porter Ranch District Plan, including the improvements listed below.

1. **Major and Secondary Highways:**

Design, dedicate and improve the major and secondary highways within the Specific Plan Area in accordance with the current design standards adopted by the Planning Commission as provided for in Section 17.05 of the Los Angeles Municipal Code, except as follows and as shown on Exhibit IV:

(a) Winnetka Avenue from the 118 Freeway north to Corbin Avenue shall have a minimum dedicated width of 120 feet and a minimum roadway width of 100 feet.

(b) Mason Avenue from the 118 Freeway north to Sesnon Boulevard shall

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have a minimum dedicated width of 100 feet and a minimum roadway width of 80 feet.

2. Other Roadways:

(a) Develop the vehicular circulation system within the Single-Family Area in accordance with the following guidelines:

(1) Roadway design shall have alignments which preserve the natural topography or significant natural features, whenever feasible.

(2) Roadways in sloping areas should blend with the natural topography, whenever feasible. Manufactured slopes shall be landscaped.

(b) Design the street system within the Single-Family Area to keep the majority of the traffic on major and secondary highways and collector streets, rather than on the local streets. Design and improve all roadways to the following standards:

(1) **Hillside Collector Streets:** A 54 foot right-of-way

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shall be provided with a 44 foot roadway and the remainder of the right of way shall be improved with parkways and sidewalks.

(2) **Hillside Local Streets:** A 44 foot right-of-way shall be provided with a 36 foot roadway and the remainder of the right-of-way shall be improved with parkways and sidewalks.

(3) **Single Loaded Streets:** As determined by the Advisory Agency, a 36 foot right-of-way may be provided with a 28 foot roadway and the remainder of the right-of-way shall be improved with parkways and sidewalks on one side of the street only.

G. COMMUNITY PARK: The applicant shall fully develop in accordance with a plan approved by the Los Angeles City Board of Recreation and Parks Commissioners and dedicate an approximately 50 acre park to the City of Los Angeles north of Subarea E in the Single-Family Area as shown on Exhibit II. The dedication of this property for a community park and dedication of property as public open

1 space as required pursuant to Section 8 F 2(c) of
2 this Specific Plan may be used as a set-off against
3 the requirements of Section 17.12 of the Los
4 Angeles Municipal Code for dedication of real
5 property for park and recreational purposes, or for
6 the payment of a fee in lieu thereof, in connection
7 with the construction or development of dwelling
8 units within the Specific Plan Area.

9 Prior to the development of this park, the
10 Department of Recreation and Parks may transmit a
11 copy of its proposed plan to the Design Review
12 Board for its review.

13 The Porter Ranch Design Review Board may
14 review any development plan for the park facilities
15 and shall transmit its recommendations to the Board
16 of Recreation and Parks Commissioners.

17 **H. SCHOOL:** Elementary School. The applicant
18 shall reserve a minimum 7 acre level parcel at the
19 southeast corner of Sesnon Boulevard and Mason
20 Avenue for a school site. This site shall be
21 reserved through the end of the year 2000 for the
22 Los Angeles Unified School District, or its
23 successors, to be used for the construction of
24 instructional facilities for kindergarten and
25 grades 1 through 6 and for no other purpose.

26 **I. LIBRARY AND OTHER MUNICIPAL FACILITIES:**
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The applicant shall: 1) dedicate a site for a public library in the Regional Center Area at a specific location to be determined by the City of Los Angeles Board of Library Commissioners with the advice of the Design Review Board and the Councilmember(s) of the District; and 2) provide a two acre site for government offices or other municipal buildings within Subareas 2, 5 or 12.

J. **COMMUNITY MEETING FACILITY:** The applicant shall construct a Community Meeting Facility within Subarea 4 or Subarea 5 to seat no fewer than 300 people which facility can be divided into four separate meeting areas of 75 seats each.

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K. **CHILD CARE:** The applicant shall make sufficient outdoor and indoor activity space available for the provision of day care facilities to serve the children of workers in the buildings in the Regional Center. Child care facilities include infant care centers, day care centers, and/or school age child day care centers, as defined under applicable state laws and regulations. Commercial developments within the Regional Center shall include outdoor and indoor activity space in connection with day care facilities. The physical location of the child

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care space shall be consistent with the requirements of applicable state laws and regulations for day care facilities of that size and shall be shown upon the building plans for such development.

L. OTHER IMPROVEMENTS: The applicant shall assure the completion of the improvements listed in Subsection H of Section 8 of this Specific Plan.

M. MIXED-USE DEVELOPMENT: The applicant shall assure that at least two buildings within the Regional Center are developed with a combination of residential and commercial uses within each building. Together, these buildings must provide a minimum of 50,000 square feet of residential floor area in order for the building to be considered mixed-use for these purposes.

N. DUAL PLUMBING SYSTEM: The applicant shall assure that the plumbing of all office buildings contains an additional piping system able to use reclaimed water for irrigation and other purposes which can be connected to any reclaimed water system that becomes available.

O. REFUSE SEPARATION AND RECYCLING: The applicant shall assure that a refuse separation and recycling program, approved by the Department of Public Works, is developed and implemented for all commercial and residential buildings. The program shall insure the

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following:

All residential units and/or buildings shall include adequate kitchen space to accomodate refuse separation and separation of recyclable materials. All commercial buildings shall include adequate loading and storage areas to accommodate refuse separation and separation of recyclable materials, including areas for multiple dumpsters and other facilities as needed. Materials shall be collected, processed and reused as specified by the Department of Public Works. No material collected through this recycling program may be disposed of as refuse unless no other feasible alternative is available.

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Sec. 11. PORTER RANCH DESIGN REVIEW.

A. PURPOSE: The purpose of this section is to provide guidelines and a process for review and approval of exterior and site design of buildings, structures or other developments proposed for construction within the Regional Center.

This section also provides a procedure for the Porter Ranch Design Review Board (Board) to advise the Advisory Agency on layout and design of subdivisions, advise the Director of Planning on aspects of exterior design, site layout, height and bulk of buildings, structures, or other development of property, advise the

1 Board of Recreation and Parks on design of the proposed
2 park and advise the Board of Library Commissioners on
3 the location of the proposed library.

4 B. DESIGN REVIEW BOARD COMPOSITION: The
5 Board is hereby established and shall consist of
6 seven voting members. The members shall be
7 appointed by the Councilmember(s) of the
8 District(s) in which the Specific Plan Area is
9 located. At least one member shall be a practicing
10 architect and one member shall be either a
11 practicing landscape architect or an urban planner.

12 C. QUORUM/ACTION: The presence of four
13 voting members shall constitute a quorum. A
14 recommendation for an approval or disapproval of
15 any proposal shall require a majority vote of the
16 members of the Board.

17 D. TERMS: Members of the Board shall be
18 appointed for terms of five years. Of the original
19 seven members, three shall be appointed for three-
20 year terms, two for four-year terms, and two for
21 five-year terms, thus staggering the terms.

22 E. VACANCIES: In the event a vacancy occurs
23 during the term of a member of the Board, the
24 Councilmember(s) of the area in which the Specific
25 Plan Area is located shall make an appointment of a
26 person to fill out the unexpired term of the

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1 member. If the member is required to have specific
2 qualifications, then the vacancy shall be filled by
3 a person having the required qualifications.

4 **F. LAND USE DESIGN REVIEW:**

5 1. **PURPOSE:** The purpose of Land Use
6 Design Review is to provide the Advisory
7 Agency with advice on the layout and design of
8 divisions of land prior to its taking an
9 action on any application within the Specific
10 Plan Area.

11 2. **APPLICATIONS -- THE REGIONAL CENTER:**

12 All applications for Land Use Design Review in
13 the Regional Center shall include the
14 following:

15 (a) A Conceptual Site Plan shall be
16 at a scale of 1" = 40', or otherwise
17 adequate to show sufficient detail,
18 subject to the approval of the City
19 Planning Department. The plan shall show
20 dimensions and orientation of the
21 property, the arrangement of new
22 structures, accessory buildings,
23 driveways, parking layout, walkways,
24 fences or walls, etc., and their position
25 in relation to the rights-of-way.

26 (b) A Conceptual Grading and
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Drainage Plan shall be at a scale of 1" = 40', or otherwise adequate to show sufficient detail, subject to the approval of the City Planning Department. The plan shall show areas to be graded and areas of proposed cut and fill in contrasting colors. This plan shall also show contour intervals of 5 or 10 feet for existing and ultimate grades, and describe planned drainage improvements.

(c) A Conceptual Landscape Plan shall be at a scale of 1" = 40', or otherwise adequate to show sufficient detail, subject to the approval of the City Planning Department. The plan shall show the placement and representational size of all trees, shrubs, and ground cover, with the botanical and common names of all plants.

3. APPLICATIONS -- THE SINGLE-FAMILY

AREA: All applications for Land Use Design Review in the Single-Family Area shall include the following:

(a) A Natural Features Map identifying all slope banks, ridgelines, natural drainage courses, rock

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outcroppings, oak trees and other natural features determined to be worthy of consideration for preservation as indicated on a list prepared by the Director of Planning. In addition, the map shall also include landslides and other existing and potential geologic hazard areas.

(b) A Conceptual Grading and Drainage Plan showing areas to be left undisturbed, areas which will not be developed, areas of proposed cut and fill in contrasting colors, and areas where cut and fill exceed 30 feet in vertical height. The plan shall also show contour intervals of 5 or 10 feet for existing and ultimate grades, and describe planned drainage improvements.

(c) A Slope Analysis Map shall be at a scale of 1" = 100', or otherwise adequate to show sufficient detail, subject to the approval of the City Planning Department. The map shall depict existing natural slopes in the following percentage categories: 0-25%, 26%-50%, 51%-75%, 76% and over.

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(d) A Conceptual Landscape Plan addressing slope banks, common areas, entry way treatment, streetscapes, and the overall landscape elements.

(e) Photographs and/or renderings and other information as required by the Advisory Agency.

4. PROCEDURES:

Thirty days prior to the time an application for subdivision goes before the Subdivision Committee for review, the Director shall submit a copy of the application to the Board for its review.

The Board may make a recommendation to the Advisory Agency on the subdivision. This recommendation shall be made within 20 days of receiving the application from the Director of Planning.

5. FEES: The filing fee for an application for Land Use Design Review shall be the fee listed in Section 19.01 P of the Los Angeles Municipal Code, entitled "Application for Specific Plan Design Review Approvals."

6. CRITERIA:

The Board may make a recommendation to the

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Advisory Agency relative to Land Use Design Review.
This recommendation shall be based on the following
criteria:

(a) Whether the proposed
subdivision generally conforms to Exhibit
III.

(b) Whether the visual impact of
drainage devices will be minimized by
their design, placement and landscape
screening.

(c) Whether the subdivision
incorporates sidewalks in its design
which enhance the aesthetic character of
the area.

(d) Whether the landscaping is
employed to screen the effects of
grading.

(e) Whether the landscaping
includes the use of accent trees and art
to enhance the aesthetic character of the
area.

G. BUILDING AND SITE PLAN DESIGN REVIEW:

1. **PURPOSE.** The purpose of Building and
Site Plan Design Review is to provide the
Director of Planning with advice on the
architectural treatment, form, and character

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for individual developments in the Regional Center.

2. **REGULATIONS:** No building permits for new construction, additions, or exterior renovations within the Regional Center shall be issued until the applicant has submitted architectural and site plans of the proposed development to the Director of Planning or the Director's authorized designee prior to or at the time of submission of a complete application for a building permit and the Director has approved the plans pursuant to the procedures set forth below. Building and Site Plan Design Review does not include review of plans involving interior remodeling of an existing building.

3. **APPLICATIONS:** All applications for Building and Site Plan Review shall be submitted with applicable fees to the Department of City Planning. Applications shall be deemed complete only if all the following are included with the applications:

- (a) Plot plans at a scale adequate to show sufficient detail.
- (b) Building elevations (scale: 1/8" = 1') showing building height,

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architectural forms and detailing, type of exterior materials, and general color scheme. The elevations shall also include illustrations of shadow impacts on December 21 for buildings taller than six stories.

(c) Sign plans (scale: 1/4" = 1') showing materials, colors, placement, size, lettering styles, and lighting method of the proposed sign.

(d) Landscape and irrigation plans, at a scale adequate to show sufficient detail, to show the placement and size of all trees, shrubs and ground cover, identified by botanical and common names of all plants.

(e) Samples of exterior building materials and/or sign construction materials, photographic renderings, view analysis, three dimensional models and other information as required by the Director of Planning.

4. **PROCEDURE:** An applicant for a building permit shall submit plans, as specified above, to the Director of Planning for review. Upon acceptance of these plans as

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complete, the Director of Planning or the Director's designee shall deliver the plans to the Board within five working days for its recommendation. The Board may review the plans and submit recommendations supported by findings to the Director of Planning within thirty days of the delivery, recommending approval or disapproval of the proposed building.

The Director of Planning or the Director's designee shall review the architectural plans and site plans for their compliance with Building and Site Plan Design Review. The Director or the Director's designee shall make a determination on Building and Site Plan Review within 50 days of receipt of the application. The Director's approval shall be indicated by a signature of the Director or the Director's designee on the plans.

5. FEES: The filing fee for an application for Building and Site Plan Design Review shall be the fee listed in Section 19.01 P of the Los Angeles Municipal Code, entitled Application for Specific Plan Design Review Approvals.

6. CRITERIA: The Board may make a recommendation to the Director of Planning

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relative to Building and Site Plan Review.
This recommendation as well as the Director's
determination shall be based on the following
criteria:

(a) Architectural Style.

(1) Multi-tenant buildings or
separate buildings on the same lot
shall have an integrated
architectural style by providing
common elements such as common
roofing materials, connecting patio
areas, and consistent store front
materials.

(2) New buildings shall not
conflict with design elements of
adjacent buildings. Analysis shall
be required of the surrounding
environment to evaluate
compatibility with building
orientation, landscape setbacks,
window placement, and design styles.

(b) Detail and Orientation.

Buildings shall include
architectural detail in their design,
which may include windows, doors and
light fixtures, that are consistent with

1 other details of the building, trim
2 around windows and doors, and protrusions
3 and depressions in the face of the
4 buildings which provide shadow lines.

5 (c) **Decorative Roofs.**

6 (1) Roof types should be
7 consistent with the design of the
8 buildings.

9 (2) All roof mounted
10 mechanical equipment and/or ductwork
11 on buildings shall be screened from
12 a horizontal or vertical view with
13 materials compatible with the design
14 of the buildings, or shall be
15 designed so as to become
16 incorporated into the architecture
17 of the buildings.

18 (d) **Compatibility of Colors.**

19 (1) Colors shall relate to the
20 buildings' overall design and shall
21 not be such a dominant
22 characteristic that the colors do
23 not integrate with the buildings'
24 design or that the colors will be
25 used as an attention getting device
26 as its primary purpose. Bright
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colors or highly reflective materials should be used only sparingly as a trim or accent to the buildings.

(e) Compatibility of Materials.

Building materials shall be compatible with the overall design of the buildings and shall relate to the buildings' architectural styles.

(f) Application of Glass.

(1) Glass that is highly reflective or mirrored is prohibited except as a trim or accent.

(2) Glass may be used in window or door openings to buildings, but shall not be used as the sole exterior building material such as reflective glass curtain wall applications.

(3) Glass used at the pedestrian level shall be clear, untinted, or very lightly tinted to allow pedestrians and retail patrons to see people and activities through the windows.

(g) Walls.

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(1) Blank walls at pedestrian levels shall be limited to segments of 15 feet in length except for garage doors which shall be limited to the width of the garage door plus five feet.

(h) **Height.**

In making any determination on maximum height for any building over 4 stories, the Director shall only permit an average story height of 15 feet.

Building heights in the Regional Center shall be based on the regulations in Section 6 D of this Specific Plan and the following considerations:

(1) Consideration of the impact of site lines of the proposed building on the surrounding residential communities.

(2) Consideration of the impact of shade and shadows on the adjacent buildings.

If an application for approval of height is not made with the application for approval of Building and Site Plan Design Review, then a separate fee shall be charged for such a

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review and determination. Section 13 of this Specific Plan sets forth the fee and procedures for such a separate review and determination.

H. DESIGN REVIEW -- COMMUNITY PARK

FACILITIES:

After being advised by the Director of Planning that a proposal has been made for development of the community park (located north of Subarea E in the Single-Family Area), the Board may make a recommendation to the Board of Recreation and Park Commissioners relative to this development plan. This recommendation shall be based on the following criteria:

- 1. The development of the park and its facilities conforms to the intent of the Specific Plan and the District Plan.
- 2. The facilities proposed include both passive and active recreational opportunities for all age groups in the surrounding neighborhoods.
- 3. Any required grading will create a natural-looking terrain. Views from the south should show a ridge line higher than any adjacent single-family home.

I. DESIGN REVIEW -- LIBRARY FACILITIES:

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After being advised by the Director of Planning that a proposal has been made for development of a library in the Specific Plan Area, the Board may make recommendations to the Councilmember(s) of the District and to the Los Angeles Board of Library Commissioners relative to the location of the proposed library facility. This recommendation shall be based on the following criteria:

1. The development of the library conforms to the intent of the Specific Plan and the District Plan.
2. The location of the library will be convenient to present and future library users.
3. The proposed site provides adequate available parking.
4. The location of the library will promote a high volume of public circulation of library services.

**Sec. 12. PROJECT PERMIT PROCEDURE --
DETERMINATIONS BY THE CITY PLANNING COMMISSION.**

A. AUTHORITY OF THE CITY PLANNING COMMISSION:

The City Planning Commission shall have the authority to approve or disapprove applications for

1 Project Permits.

2 **B. FINDINGS:**

3 1. **General Findings.** In approving a Project
4 Permit, the Commission shall find that the proposed
5 location will be desirable to the public convenience or
6 welfare and will be in harmony with the various elements
7 and objectives of the Specific Plan and of the General
8 Plan and that the improvements listed in Sections 8, 9
9 and 10, which are based upon the Department of
10 Transportation's recommendation as to which improvements
11 are attributable in whole or in part to the Project,
12 will be made or adequately assured.

13 2. **Additional Findings for Transfers of Base**
14 **Permitted Floor Area or Residential Density.** In
15 granting a Project Permit authorizing transfers of Base
16 Permitted Floor Area or transfers of residential
17 density, the City Planning Commission shall find in
18 addition to those findings listed above, that:

19 (a) the increase in density generated by the
20 proposed transfer is appropriate with respect to
21 location and access to the circulation system,
22 compatible with other existing and proposed
23 developments and the City's supporting
24 infrastructure;

25 (b) the Project is consistent with the
26 purposes and objectives of the Specific Plan;

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(c) the transfer does not result in a Project which causes the aggregate development of the Subarea to exceed its limit as set forth in Subsections C and D of Section 6 of this Specific Plan;

(d) the transfer of any floor area, relative to Subareas, is consistent with the District Plan;

(e) the transfer plan demonstrates that the floor area ratios or the overall residential densities of the donor and receiving sites involved in a transfer are in conformance with Subsections C and D of Section 6 of this Specific Plan; and

(f) the transfer plan serves the public interest by providing public benefits, which mitigate the impacts on transportation, housing, open space, cultural, community and public facilities, caused by the Project either by itself or cumulatively with other development in the area.

C. PROJECTS REQUIRING PROJECT PERMITS:

Project Permits are required for any of the following:

- 1) Any commercial development over 40,000 square feet for which a building permit is sought after building permits have already been issued for 1,500,000 square feet of commercial floor area as set forth in Section 9 C of this Specific Plan;

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2) Approval of pedestrian movement system plan and implementation schedule pursuant to Section 9 F of this Specific Plan;

3) For any application for multiple-residential and/or commercial development for which building permits are sought prior to execution of a development agreement as set forth in Section 5 of this Specific Plan;

4) Transfer of Base Permitted Floor Area within the Regional Center, pursuant to Section 6 C 4 of this Specific Plan;

5) Transfer of Base Permitted Dwelling Units in Subareas 1 and 3 of the Regional Center, pursuant to Section 6 C 6 of this Specific Plan; and

6) Transfer of Base Permitted Dwelling Units in the Single-Family Area, pursuant to Section 7 B 3 of this Specific Plan.

D. PROCEDURES INCLUDING RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION:

1. In applying for a Project Permit, the applicant shall prepare a supplemental traffic study for review by the Department of Transportation and the City Planning Department. In approving a Project Permit, the Planning Commission, after recommendations by the General Manager of the Department of Transportation and the Director of Planning, pursuant to the procedures set forth in this section, shall determine which mitigation measures must

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be provided prior to the issuance of any further building permits and shall include these mitigation measures as conditions to issuance of any Project Permit.

2. All future supplemental traffic studies shall also monitor traffic in the area bounded by and including Devonshire Street, De Soto Avenue, Nordhoff Street and Corbin Avenue to determine if Mason Avenue should be continued over the Southern Pacific Railroad tracks on a grade separation or at-grade crossing. If the Department of Transportation determines that this grade separation is needed to reduce traffic congestion caused by the project, then the applicant shall be required to make a pro-rata cash payment to the City to help fund the grade separation. Unless this requirement is met, no Project Permit will be issued.

3. The Department of Transportation, after review of the transportation study or studies prepared by the applicant, may recommend changes to the list of improvements identified in Sections 8, 9 and 10 of this Specific Plan, by additions and/or deletions, upon a finding that such change is warranted by (i) the actual or projected traffic impacts of development in the Specific Plan Area and the surrounding areas; or (ii) transportation improvements completed or assured by developments

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outside the Specific Plan Area.

4. The General Manager of the Department of Transportation may recommend to the City Planning Commission a credit toward the required fees or transportation improvements, fees or improvements which the General Manager determines were already made in connection with a subdivision or another Project in the Specific Plan Area.

E. CONDITIONS OF APPROVAL: In approving any Project Permit, the Planning Commission may impose such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood, or to secure an appropriate development in harmony with the objectives of the Specific Plan and of the General Plan.

F. PROCEDURE: A Project Permit application and determination shall be processed in the same manner as conditional use approvals pursuant to Section 12.24 B 3 of the Los Angeles Municipal Code.

G. FEES: A filing fee for an application for a Project Permit to the Commission shall be the same as for a conditional use to the Commission pursuant to Section 19.01 C of the Los Angeles Municipal Code.

H. APPEALS: An appeal from a Project Permit

1 determination may be taken to the City Council.
2 Such an appeal shall be submitted and processed in
3 the same manner as appeals to the City Council of
4 Commission determinations of conditional use
5 permits pursuant to Section 12.24 B of the
6 Los Angeles Municipal Code. The fees for appeals
7 shall be the same as those set forth in Section
8 19.01 C of the Los Angeles Municipal Code for
9 appeals to the City Council from conditional use
10 determinations by the Commission.

11
12 **Sec. 13. OTHER APPROVALS.**

13 **A. APPROVAL OF LANDSCAPE PLANS PURSUANT TO**
14 **SECTION 6 H OF THIS SPECIFIC PLAN:**

15 1. Procedures. Applicants for building permits
16 shall file an application for this approval with the
17 Department of City Planning upon a form provided by the
18 Department and accompanied by such information the
19 Department shall prescribe and a fee as specified in
20 Section 19.01 I of the Los Angeles Municipal Code,
21 entitled Approval of Required Landscaping Plan.

22 The Director of Planning shall approve or
23 disapprove the proposed landscape plan within 15 working days
24 of submittal of an application for such an approval.

25 Applications for landscape approval shall meet the
26 following standards:

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(a) All documents shall be of such a nature as to clearly and completely describe the landscape design and any techniques and features proposed to implement the design.

(b) All graphic documents shall include sufficient portions of the neighboring area so as to show the context in which the landscape design will be placed.

(c) All documents shall indicate the common names of plants as well as their Latin names.

(d) All documents shall be certified as required by the Department of City Planning by one or more of the licensed practitioners allowed by the State Business and Professions Code to practice landscape design as part of their license.

(e) All documents submitted, except those for a Project on a lot with two or fewer dwelling units shall include a long-term maintenance plan.

2. Findings. In approving the landscape plan, the Director shall make the following findings:

(a) That the proposed landscape plans shall be consistent with the requirements in Section 6 H and any other relevant provisions of this Specific Plan.

(b) That the proposed landscape plan will not be materially detrimental to the character of the

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development, or to the natural area within 600 feet of the proposed Project.

(c) That all landscape installations shall, to the extent feasible, conserve all forms of energy, both on and off-site.

(d) That the landscape plan shall, to the extent feasible, use water-conserving plants and techniques in landscape design, especially water-conserving native plants.

B. APPROVAL OF USES IN SUBAREA 5 PURSUANT TO SECTION 6 A 4 OF THIS SPECIFIC PLAN. The Director of Planning shall make a determination as to whether a proposed facility in Subarea 5 is to be used as either a cultural, educational or public service facility within 15 working days of submittal of an application for approval. Applicants for building permits for projects in Subarea 5 shall file an application for this approval with the Department of City Planning upon a form provided by the Department and accompanied by such information the Department shall prescribe and a fee as specified in Section 19.01 P of the Los Angeles Municipal Code, entitled "Appeal from a determination made pursuant to Sections 12.21 A 15, 12.24 I, 12.24 J, 12.27 B 5 and 12.27 K."

C. APPROVAL OF HEIGHT IN A SEPARATE

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APPLICATION FROM BUILDING AND SITE PLAN DESIGN REVIEW. If an application for approval of height is made separate from an application for Building and Site Plan Design Review, then the Director of Planning shall make a determination on as to whether the height of a proposed building in the Regional Center meets the requirements of this Specific Plan as indicated in Sections 6 D and 11 G 6 (H) of this Specific Plan within 15 working days of submittal of an application for approval. Applicants for building permits for projects in the Regional Center shall file an application for approval of height either in connection with the application for Building and Site Plan Approval or separately with the Department of City Planning upon a form provided by the Department and accompanied by such information the Department shall prescribe and the same fee as specified in Subsection B above.

D. APPEALS. Procedures for appeals shall be as follows: any applicant, member of City Council, the Mayor, any owner of property within 1,000 feet of the Specific Plan boundary or any other interested person adversely affected by a determination of the Director of Planning on the landscape plan, on the uses permitted in Subarea 5,

1 or the proposed height of a building in the
2 Regional Center, may appeal the Director's
3 determination or action to the City Planning
4 Commission and may thereafter appeal the action of
5 the City Planning Commission to the City Council.
6 The Director's approval shall be in writing and a
7 copy sent to the applicant, to the Department of
8 Building and Safety and to the Councilmember of the
9 District in which the Project is located. Any
10 appeal must be made within 15 days after the
11 postmark date of the Director's determination or
12 the Commission's determination if appealed to the
13 City Council, in the manner prescribed for
14 Tentative Tract Maps in Section 17.06 of the Los
15 Angeles Municipal Code.

16
17 **Sec. 14. OWNER ACKNOWLEDGEMENT OF LIMITATIONS.**

18 Prior to subdivision, the property owners shall
19 execute and record covenants which run with the land in the
20 Specific Plan Area, binding on any subsequent owners, heirs,
21 successors or assigns. The covenants shall be in a form
22 satisfactory to the City Attorney. After recordation, copies
23 bearing the Recorder's number and date shall be furnished to
24 the City Planning Department for its records. The covenant
25 shall acknowledge and notify all subsequent owners of the
26 limitations to development included in this Specific Plan,

1 informing all future buyers that the Specific Plan is in
2 effect.

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Sec. 15. SEVERABILITY.

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications, and to this end, the provisions and clauses of this Ordinance are declared to be severable.

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Sec. 16. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 10 1990

ELIAS MARTINEZ, City Clerk,

By Edward W. Cushman,
Deputy.

Approved JUL 16 1990

Tom Bradley
Mayor.

Approved as to Form and Legality

July 6, 1990
JAMES K. HAHN, City Attorney,

By Claudia Culling
CLAUDIA CULLING, Deputy.

File No. 86-2001-S2

DECLARATION OF POSTING ORDINANCE

I, Mimi Donlin, state as follows:

I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 166068, entitled:

The Porter Ranch Land Use/Transportation Specific Plan for a Portion of the Chatsworth-Porter Ranch District Plan Area
a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on July 10 1990, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on July 18 1990 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the east entrance to the Hall of Justice of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more, beginning July 18 1990 to and including August 29 1990.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 18th day of July, 1990 at Los Angeles, California.

Mimi Donlin
Deputy City Clerk

Effective Date: August 27, 1990