PORTER RANCH LAND USE/TRANSPORTATION

Specific Plan

Ordinance No. 166,068
Effective August 24, 1990

Amended by Ordinance Nos. 173,871, 173872, and 173873
Effective May 17, 2001

Amended by Ordinance No. 175,070
Effective March 9, 2003

Amended by Ordinance Nos. 175,641 and 175,642
Effective December 29, 2003

Amended by Ordinance No. 180,083
Effective September 9, 2008

Specific Plan Procedures amended pursuant to LAMC Sec. 13B.4. of Ch. 1A in accordance with Ordinance No. 187,930

Design Review Board Procedures amended pursuant to LAMC Sec. 13B.4.3. of Ch. 1A in accordance with Ordinance No. 187,930

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Chatsworth • Porter Ranch Specific Plan

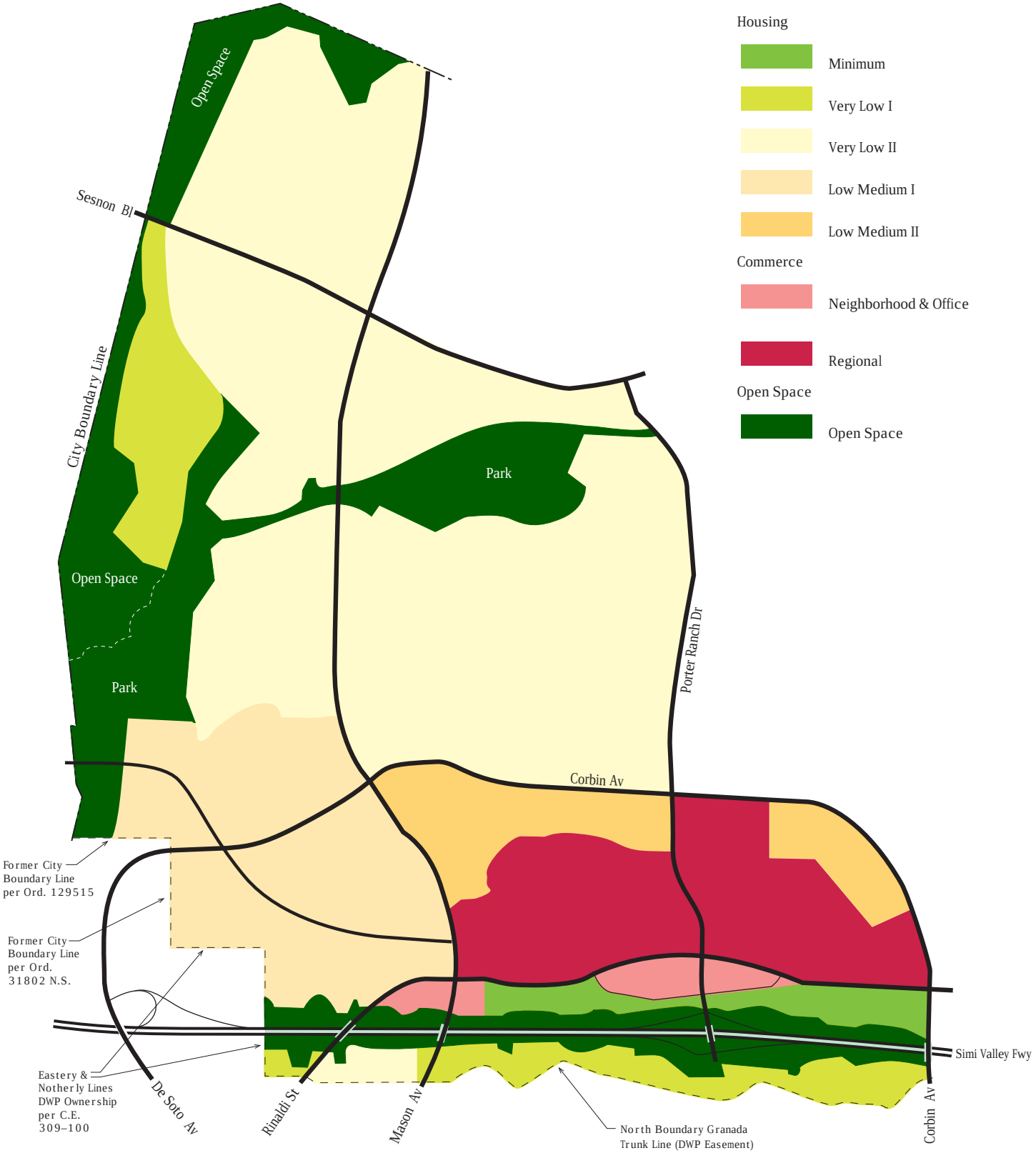


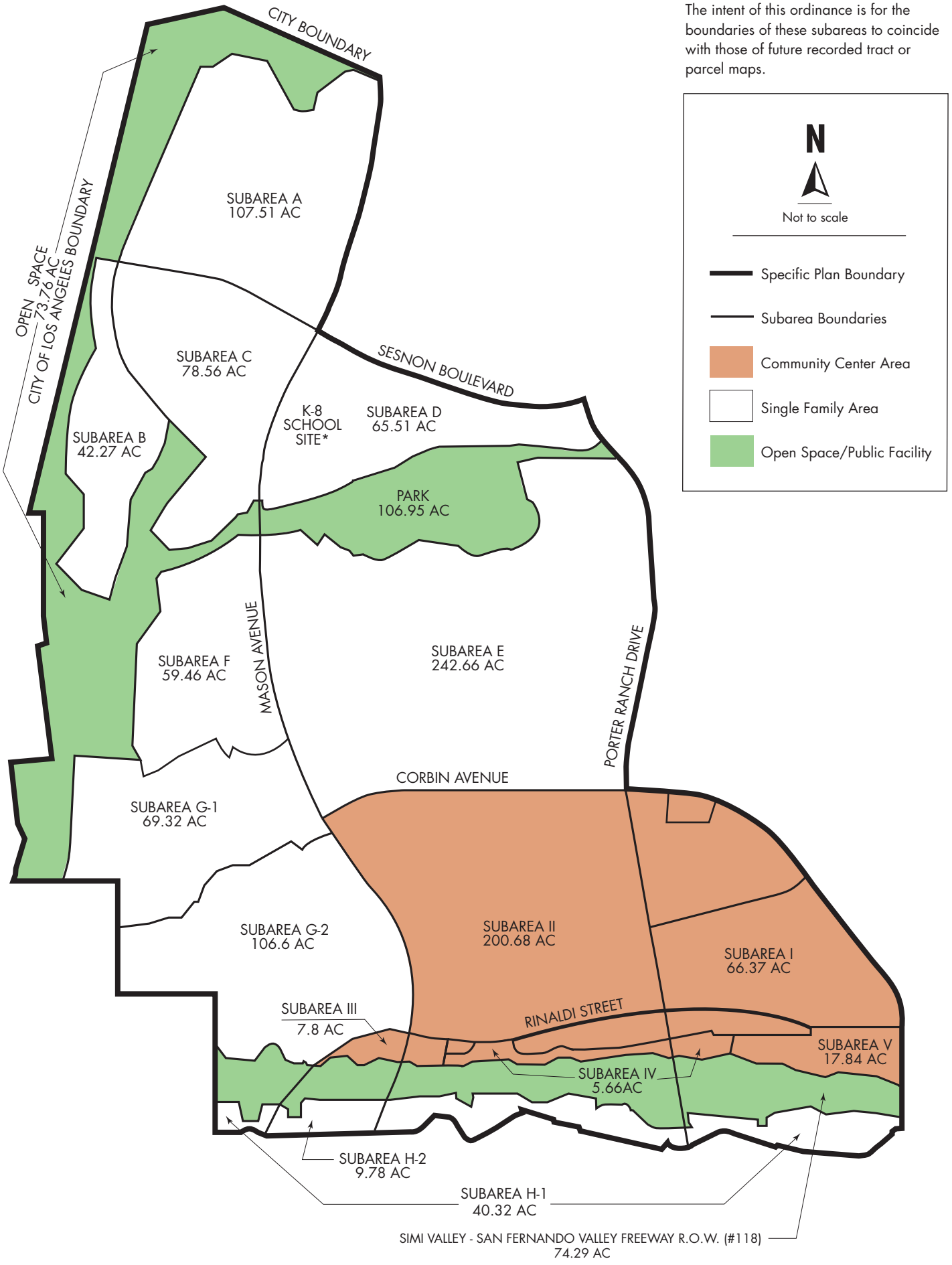
Exhibit I

Specific Plan Area Boundaries

Not to scale

Prepared by City of Los Angeles Planning Department - Graphic Services Section - June, 2002

The intent of this ordinance is for the boundaries of these subareas to coincide with those of future recorded tract or parcel maps.



*Final location within subarea D to be determined by LAUSD (rev. 12/11/2007)

EXHIBIT II - PORTER RANCH SPECIFIC PLAN - SUBAREA BOUNDARIES

081:12.2010

PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN

An Ordinance amending Ordinance No. 166,068, the Porter Ranch Specific Plan, for a portion of the Chatsworth-Porter Ranch Community Plan Area.

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

Section 1. **ESTABLISHMENT OF THE PORTER RANCH SPECIFIC PLAN.**

A. The Porter Ranch Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the heavy, solid black lines on the following map.

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

Section 2. **PURPOSES.** The purposes of this Specific Plan are:

A. To ensure that land use mix and intensity are balanced with infrastructure, particularly the 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 infrastructure programs, including any required improvements outside of the Specific Plan area;

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 and to provide flexibility to accommodate both residential and commercial uses in future market trends;

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 by:

1. **Signs and Lighting:** Ensuring an attractive visual character of the area and establishing appropriate sign and lighting standards;

2. **Landforms and Views:** Preserving, protecting, or creating 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; and

3. **Noise:** Minimizing 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 the automobile traffic through all the residential streets;

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

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

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

Section 3. **DEFINITIONS.**

The following words, whenever used in this Specific Plan, shall be as defined below. Words and phrases not defined here shall be as defined in Los Angeles Municipal Code (LAMC) Sections 12.03, 91.0201, *et seq.* and 91.6203, if defined there.

APPLICANT: An individual or entity submitting an application for a building permit, tract or parcel map approval, private street approval, or any approval pursuant to this Specific Plan.

COMMUNITY CENTER AREA: That portion of the Specific Plan area shown as shaded on the map contained in Section 1 of this Specific Plan and divided into Subareas I through V.

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.

DIRECTOR: The Director of Planning or his or her designee.

DONOR SITE: A lot within Subareas I, II or III of the Community Center Area from which unused Base Permitted Floor Area may be transferred to a Receiver Site within Subarea II.

DONOR SUBAREA: A Subarea within the Single-Family Area from which unused Base Permitted Dwelling Unit density may be transferred to a Receiver Subarea.

PERMITTED DWELLING UNITS, BASE: Residential dwelling units permitted in a Subarea of the Single-Family Area or Subarea II of the Community Center Area prior to the transfer of dwelling unit density or the conversion of commercial floor area to residential density pursuant to this Specific Plan.

PERMITTED FLOOR AREA, BASE: The non-residential floor area permitted on a lot in Subareas I, II or III of the Community Center Area prior to the transfer of floor area pursuant to this Specific Plan.

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 remodeling 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 COMPLIANCE: A permit issued pursuant to Section 11 of this Specific Plan.

RECEIVER SITE: A lot within Subarea II of the Community Center Area to which unused Base Permitted Floor Area may be transferred from a Donor Site within Subareas I, II or III.

RECEIVER SUBAREA: A Subarea within the Single-Family Area or Subarea II within the Community Center Area to which unused Base Permitted Dwelling Units may be transferred from a Donor Subarea.

SENIOR ASSISTED LIVING UNITS: Guest rooms or suites of rooms located in a residential building that may also contain dwelling units, where some or all of the following services are provided on-site and only for residents, all of whom must be senior citizens as defined by state law; group dining, cleaning similar to hotels, recreational facilities, medical clinic, medical assistance or medical help, medication by medical or non-medical staff, regular nurse supervision, weekly/daily doctor visits, and counseling and referral facilities.

TRANSPORTATION IMPROVEMENTS: The list of Transportation Improvements approved by the Department of Transportation based on the Supplemental Transportation and Circulation Study prepared for the Porter Ranch Specific Plan Revision, dated March 2000, set forth in Appendix B of this Specific Plan.

TRIP, A.M. PEAK HOUR: An arrival at or a departure from a Project by a motor vehicle during the highest overall hour of trip generation for the Community Center Area between the hours of 7:00 A.M. and 9:00 A.M. on a weekday, as calculated in Appendix A of this Specific Plan.

TRIP GENERATION LIMITATION: The maximum number of permitted A.M. Peak Hour and P.M. Peak Hour Trips within Subareas I, II and III of the Community Center Area, specified in Section 6 C 3 of this Specific Plan, based on the trip generation rates set forth in Appendix A of this Specific Plan.

Section 4. RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC, 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 here.

B. Whenever provisions of this Specific Plan differ either in being more restrictive or less restrictive, from provisions contained in LAMC Chapter 1, (with regard to use, density, floor area and floor area ratio, height of buildings or structures, setbacks, yards, landscaping, walls and fences, buffering, recreation requirements, signage, street right-of-way and roadway width standards, median and sidewalk standards, street trees, loading and unloading regulations, lot width and area, lot coverage, parking, parking lots and buildings, residential clustering, open space requirements, bicycle lanes and bicycle parking, design review, equestrian and hiking trails, child care, senior dwelling units and senior assisted living units, and refuse separation and recycling, but not design review procedures) this Specific Plan shall supersede those other provisions. Whenever this Specific Plan is silent, the provisions of the LAMC shall apply.

C. Procedures for granting Project Permit Compliance reviews, modifications of a Project Permit Compliance, project permit adjustments, and exceptions to the requirements of this Specific Plan are established in LAMC Section 11.5.7 C - F.

Section 5. RELATIONSHIP OF DEVELOPMENT AGREEMENTS TO THE PROVISIONS OF THIS SPECIFIC PLAN.

A. The owners of the fee interests in the property within the Specific Plan area may enter into one or more Development Agreements with the City in which the owners agree to the construction of all of the improvements contained in Sections 8 and 9 of this Specific Plan.

B. If an Applicant seeks to obtain a building permit to build a Project on property which is not the subject of an executed Development Agreement suitably guaranteeing the construction of all of the applicable improvements listed in Sections 8 and 9 of this Specific Plan, then the Applicant must obtain a Project Permit Compliance pursuant to Section 11 of this Specific Plan.

Section 6. **THE COMMUNITY CENTER AREA REGULATIONS.**

A. **The Community Center Area -- Permitted Uses:** Every lot or portion of a lot located within the Community Center Area 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 I, II and III of the Community Center Area, provided that all uses conform to the regulations of the C4 Zone.

2. **Subarea I:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.16 to the contrary, and in addition to the uses permitted in Paragraph 1 above, the following uses are permitted in Subarea I:

(a) A maximum of four drive-through banks or savings and loan institutions, two on the north side of Rinaldi Street and two on the south side of Rinaldi Street, provided that there is no direct drive-through access to or from a public street.

(b) Automobile tire sales and installations as an accessory use to a larger retail store; no free-standing tire store is permitted.

(c) Limited veterinary services as an accessory use to a retail pet store. These services shall be those provided in a neighborhood veterinary clinic; however, overnight boarding of animals is prohibited.

(d) C2 Zone uses on C2-zoned lots.

(e) A maximum of one drive-through restaurant, not exceeding 3,400 square feet, on the north side of Rinaldi Street, provided all sign, landscaping and other design criteria of this Specific Plan are observed and there is no direct access to or from the public street.

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

(a) Hotels, located west of Porter Ranch Drive.

(b) Limited veterinary services as an accessory use to a retail pet store. These services shall be those provided in a neighborhood veterinary clinic; however, overnight boarding of animals is prohibited.

(c) Dry cleaners, with on-premise plant to service only that site.

(d) Residential dwelling units, including senior assisted living units (as described in Section 9 L of this Specific Plan) on C4-zoned lots, provided that no direct vehicular access via a driveway is permitted from any single-family residential parking garage (a parking building or that portion of a building or structure within the Community Center Area designed for the parking of motor vehicles) or single-family residential building onto Corbin Avenue, Porter Ranch Drive, Rinaldi Street or Mason Avenue, unless approved by the Department of Transportation and the Bureau of Engineering. In addition, notwithstanding the provisions of LAMC Section 17.05 H 8, the Advisory Agency may approve residential subdivisions on C-zoned lots within Subarea II which meet the lot and area requirements specified in LAMC Section 12.22 C 25.

(e) C2 Zone uses on C2-zoned lots.

4. **Subarea III**: Notwithstanding the provisions of LAMC Section 12.16 to the contrary, the only uses permitted in Subarea III are restaurants with sit-down food service, childcare facilities, Senior Assisted Living Units, medical service and office uses, general office uses, banks, schools, religious institutions, open space and public and quasi-public uses.

5. **Subarea IV**: Notwithstanding the provisions of LAMC Section 12.05 to the contrary, the only uses permitted in Subarea IV are residential uses permitted in the A1 Zone, and open space and public and quasi-public uses. An additional use of parking shall be permitted within the portion of Subarea IV located south of Rinaldi Street and east of Porter Ranch Drive on Lot 22 of Tract 52154, provided that the parking use serves a permitted use in Subareas I, IV and V south of Rinaldi Street.

6. **Subarea V:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.05 to the contrary, the only uses permitted in Subarea V are religious institutions and schools, by conditional use under the procedures established in LAMC Section 12.24.

B. **The Community Center Area -- Prohibited Uses:** Except as indicated below, the following uses are prohibited in all Subareas of the Community Center Area:

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 that in Subareas I and II, drive-through banks or savings and loans and automated teller machines (ATMs) are permitted, provided there is no direct drive-through access to or from a public street; and except that in Subarea I, a single drive-through restaurant is permitted not exceeding 3,400 square feet, provided all sign, landscaping and other design criteria of this Specific Plan are observed and there is no direct access to

or from a public street.

3. Carpenter, plumbing or sheet metal shops;

4. Public baths, Turkish or the like;

5. Recyclable material deposit centers, except in Subareas I and II;

6. Sanitaria;

7. Seed stores;

8. Taxidermists;

9. Freestanding tire shops, but not including a tire shop integral to a larger retail facility in Subarea I;

10. Tombstone or monument sales;

11. Veterinary clinics, except that in Subareas I and II, limited veterinary services are permitted as an accessory use to a retail pet store. These services shall be similar to those provided in a neighborhood veterinary office; however, overnight boarding of animals is prohibited; and

12. Within Subarea II, any non-residential use located within 400 feet of any residentially-zoned lot north of the Corbin Avenue right-of-way that is not designated on an approved tract map as a lot on which no habitable buildings may be built, unless a Project Permit Compliance is obtained for the use under Section 11 of this Specific Plan. This prohibition shall not apply to lots zoned PF or to lots located within the area between Porter Ranch Drive and the PF-zoned lots.

C. The Community Center Area -- Building Intensity and Density:

1. **Maximum Permitted Floor Area**. No building permit may be issued for any Project within the Community Center Area that would cause the total non-residential floor area in the Community Center Area to exceed 3,048,000 square feet.

2. **Floor Area Use Limitations**. Except as provided in Paragraphs 3 and 4 below, no building permit may be issued for any non-residential Project that would exceed the following floor area use square footage limits, by Subarea:

(a) **Subarea I** -- 660,000 square feet of non-residential use.

(b) **Subarea II** -- 2,050,000 total square feet of floor area, consisting of the following Base Permitted Floor Area subtotals: 460,000 square feet of commercial office use, including government office use; 80,000 square feet of medical office use; 140,000 square feet of hotel use (300 rooms); and 1,370,000 square feet of retail use.

(c) **Subarea III** -- 45,000 square feet of restaurant use, childcare facilities, Senior Assisted Living Units, medical service and office uses, general office uses, banks, schools, religious institutions, open space or public and quasi-public uses.

(d) **Subarea IV** -- 100,000 square feet of public or quasi-public use, as determined by the City Planning Commission.

(e) **Subarea V** -- 193,000 square feet of religious institution and school use.

3. Additional Permitted Floor Area Use Limitations in Subareas I, II and III.

(a) **Authority of the Director of Planning.** The Director of Planning, pursuant to a Project Permit Compliance under Section 11 of this Specific Plan, and after report and recommendation of the General Manager of the Department of Transportation, may permit the floor area use limitations for individual uses in Subareas I, II and III as set forth in Subparagraphs 2 (a) - (c) of this Subsection to be exceeded provided the following conditions are met:

(1) The total floor area of all non-residential uses in Subareas I, II and III does not exceed 3,000,000 square feet;

(2) The total A.M. Peak Hour Trips, as calculated in accordance with Appendix A of this Specific Plan, do not exceed 3,613; and

(3) The total P.M. Peak Hour Trips, as calculated in accordance with Appendix A of this Specific Plan, do not exceed 10,005.

(b) **Accounting of Square Footage and Trips.** Prior to the issuance of any building permit for a Project within Subareas I, II or III, the Director shall determine the building square footage by use, and the A.M. and P.M. Peak Hour Trips. The Director of Planning shall maintain a written record of all the building permits, the floor area use and square footage, and the trip generation for each Project. The Department of Building and Safety shall not issue a building permit for a proposed Project which would result in the total non-residential floor area or the A.M. or P.M. Peak Hour Trips exceeding the maximum permitted unless a Project Permit Compliance has been approved for the Project. In addition, at the time that ownership of any parcel within Subareas I, II or III is transferred from the Porter Ranch Development Company to another party, the

Director shall make an allocation of the maximum floor area and the A.M. and P.M. Peak Hour Trips.

4. **Transfer of Unused Base Permitted Floor Area From Donor Sites Within Subareas I, II and III of the Community Center Area.** The Director of Planning, pursuant to the Project Permit Compliance procedures of Section 11 of this Specific Plan and 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 within Subareas I, II and III to be transferred to any Receiver Site within Subarea II of the Community Center Area, provided that the total permitted non-residential floor area on the Receiver Site does not exceed 1.75 times the buildable area of the Receiver Site. For each transfer, the Applicant and all owners of the property shall provide 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, heirs, successors or assignees. To be acceptable, the covenant must reduce the floor area on the Donor Site in the amount of the floor area transferred to a Receiver Site. After recordation, the Applicant shall give a copy bearing the Recorder's number and date to the City Planning Department for its records.

5. **Base Permitted Dwelling Units in Subarea II.** A maximum of 1,400 Base Permitted Dwellings Units shall be permitted in Subarea II, at an average density no greater than 24 dwelling units per acre, with no lot having a density greater than 40 dwelling units per acre. Special senior housing requirements for Subarea II are set forth in Section 9 L of this Specific Plan. The maximum number of Base Permitted Dwellings Units in Subarea II may be exceeded in the following two ways: (a) transfers pursuant to Paragraph 6 of this subsection, so long as (1) a corresponding reduction in Base Permitted Dwelling Units is made to the Donor Subarea and (2) no lot exceeds a density of 40 dwelling units per gross acre; and (b) conversions of non-residential floor area to residential dwelling units, provided the conditions in Paragraph 3 of this subsection are met, and provided an equivalent reduction in allowable A.M. and P.M. Peak Hour Trips generated by the residential use is made to the total permitted non-residential floor area in Subarea II.

6. **Transfer of Unused Base Permitted Dwelling Units from Donor Subareas.** The Director of Planning, pursuant to the Project Permit Compliance procedures in Section 11 of this Specific Plan and 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 any Subarea within the Single-Family Area, acting as a Donor Subarea, to be transferred to the Receiver Subarea of the Community Center Area, Subarea II. For each transfer, the Applicant and all owners of the property shall provide 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, heirs, successors or assignees. To be acceptable, the covenant must reduce the Base Permitted Dwelling Unit density on the Donor Subarea in the amount of the Base Permitted Dwelling Unit density transferred to the Receiver Subarea. After recordation, the Applicant shall give a copy bearing the Recorder's number and date to the City Planning Department for its records.

D. The Community Center Area -- Building Heights:

1. **Subarea I --** No building or structure may exceed three stories or 48 feet in height.

2. **Subarea II** -- No residential building shall exceed four stories or 60 feet in height, and no non-residential building or structure may exceed five stories or 75 feet in height, unless the Director of Planning has approved additional height pursuant to Section 12 B of this Specific Plan. In any event, no building may exceed eight stories or 120 feet in height. Further, no portion of any building that is located within 100 feet of the south line of the Corbin Avenue right-of-way may exceed 30 feet in height above the average elevation of Corbin Avenue immediately abutting that building. In addition, no portion of any building that is located within 100 feet of the east line of the Mason Avenue right-of-way may exceed 48 feet above the average elevation of Mason Avenue immediately abutting that building. The Director of Planning shall determine the maximum height for any residential building exceeding four stories in height and any non-residential building exceeding five stories in height within Subarea II of the Community Center Area pursuant to Section 10 G 6(h) of this Specific Plan.

3. **Subarea III** -- No building or structure may exceed three stories or 45 feet in height.

4. **Subarea IV** -- No building or structure may exceed two stories or 35 feet in height.

5. **Subarea V** -- No building or structure may exceed two stories or 35 feet in height.

6. **Exception for Sloping Lots** -- Notwithstanding any other provisions of the LAMC and the provisions in Paragraphs 1, 2 and 3 above to the contrary, where a lot:

(a) is located in Subareas I, II or III of the Community Center Area; and

(b) has a finished grade differential of 20 feet or more, measured from the lowest to the highest elevations of the lot; and

(c) 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, then, any floor level used exclusively for parking is not considered a story for purposes of calculating height.

E. The Community Center Area -- Signs:

1. General Provisions.

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

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

(c) Double-faced signs are considered one sign.

2. Prohibited Signs. The following signs are prohibited, except when otherwise allowed in Paragraph 3:

(a) Roof signs.

(b) Portable signs.

(c) Window signs in Subareas IV and V.

(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. Two signs are permitted for each building. These signs may be any of the types listed in this paragraph, so long as the signs conform to the following standards:

(a) Wall Signs.

(1) No more than 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 LAMC Section 14.4.10 to the contrary and the limitations in Paragraph (1) above, within Subarea I, one wall sign may be permitted for each business frontage facing any public or private street or drive.

(2) **Area.** Notwithstanding LAMC Section 14.4.10 A 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 LAMC Section 14.4.10 D to the contrary, no wall sign may project from the building face more than 12 inches.

(b) Pole Signs.

(1) **Permitted.** No more than one pole sign for each lot frontage on a public street is permitted. For shopping centers, only one pole sign per street frontage, regardless of the number of individual lots in the shopping center, is permitted.

(2) **Height.** Notwithstanding LAMC Section 14.4.12 C to the contrary, no pole sign may be more than 20 feet in height.

(3) **Area.** Notwithstanding LAMC Section 14.4.12 B to the contrary, no pole sign may exceed 75 square feet in area, for each face of the sign.

(c) Monument Signs.

(1) **Permitted.** No more than 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 four feet from the base of each side of the sign.

(d) Projecting Signs.

(1) **Permitted.** No more than one projecting sign may be permitted for each public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.

(2) **Area.** Notwithstanding LAMC Section 14.4.9 B to the contrary, the area of a projecting sign is limited to 16 square feet.

(e) Holiday Decorations. Notwithstanding the limitations in Paragraph 1 above, holiday decorations or signs may be permitted, provided they are not posted more than thirty days preceding the holiday, and are removed within ten days following the holiday.

(f) Real Estate Signs.

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

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

(3) **Location.** Real estate signs may only 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.

F. **The Community Center Area -- Lighting:** All exterior lamp fixtures shall be shielded to minimize illumination of adjacent properties and to reduce glare. Street lights shall be either contemporary or traditional units of a type approved by the Bureau of Street Lighting.

G. **The Community Center Area -- 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 building in Subarea II of the Community Center Area, 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 to the Porter Ranch Specific Plan area, or a letter from the Bureau of Sanitation certifying that the recycled water has not been approved as safe for the public health.

No building permit may be issued for any structure in the Community Center Area until landscape plans prepared by the property owner or any person authorized by state law to prepare landscape plans has been approved by the Director of Planning, pursuant to Section 13 of this Specific Plan.

1. Parking Lots and Parking Buildings.

(a) Except as otherwise prohibited in LAMC Section 62.200, the following requirements apply. All surface parking adjoining a street shall be screened by a solid wall or a landscaped berm or landscaped screen approximately three feet in height. In addition, the wall, berm or screen shall be separated from any adjacent public right-of-way by a minimum continuous width of five feet of landscaped area. However, where the minimum continuous width of the landscaped area is at least 15 feet, no wall, berm or screen is required.

(b) All surface parking adjoining residential development shall be screened by a solid decorative wall or landscaped berm having a minimum height of six feet.

In addition, the wall or berm shall be separated from any parking area by a minimum continuous width of five feet of landscaped area. However, where the minimum continuous width of the landscaped area is at least 15 feet, no wall or berm is required.

(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 four parking spaces. These trees shall be a minimum 24-inch box size 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 located in the building from public view. The facade of any Parking Building shall be designed so that it is similar in color, material and architectural detail with 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 24-inch box size 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 Building from street view.

2. **Setbacks.** All buildings and structures within the Community Center Area shall observe a minimum setback as set forth below. Surface parking areas shall be permitted to intrude into a required setback, provided a minimum 15-foot setback is maintained. At least 50% of the setback area shall be landscaped. The following are the minimum setbacks:

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

(b) The east side of Mason Avenue between Corbin Avenue and the 118 Freeway: 25 feet.

(c) The north side of Rinaldi Street between Porter Ranch Drive and Mason Avenue: 25 feet.

(d) The north side of Rinaldi Street between Corbin Avenue and Porter Ranch Drive: 25 feet.

(e) The south side of Rinaldi Street between Porter Ranch Drive and the 118 Freeway in Subareas II, III and IV: 25 feet.

(f) The south side of Rinaldi Street in Subarea I and V: 10 feet.

(g) Porter Ranch Drive between Corbin Avenue and the 118 Freeway: 25 feet.

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

3. Street Trees and Street Plantings:

(a) Street trees shall be spaced no more than 30 feet on center and be of at least 24-inch box size at the time of planting. All street trees shall be approved by the Street Tree Division of the Bureau of Street Services. In selecting types of trees, the Applicant shall consider factors, such as the appearance, shade producing quality, smog tolerance, irrigation requirements, and reaction to high winds.

(b) Clusters of specimen trees (a tree selected for its size and branching structure and/or foliage and which provides a focal point in a site design) for architectural treatment shall be provided at key entries, intersections, or activity centers 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 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 have a minimum 15-foot landscaped buffer.

6. Walls Along Certain Highways. All walls along Rinaldi Street, Mason Avenue, and Porter Ranch Drive shall be separated from the right-of-way by a landscaped setback a minimum of ten feet

in width.

7. Required Tree Plantings. For all required open landscaped areas there shall be at least one 24-inch box size tree planted for each 500 square feet of landscaped area. Trees required by any other paragraph of this subsection may be substituted for and shall count on a one-for-one basis against this requirement.

H. Special Loading and Unloading Regulations in the Community Center Area: Within the Community Center Area, 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.

Section 7. THE SINGLE-FAMILY AREA REGULATIONS.

The purpose of these regulations is to 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 in this area 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) Single-family dwellings, except in Subarea C, which may have more than one detached single-family dwelling unit on a lot;

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

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

(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) All equine enclosures and stables comply with the requirements of a "K" Equestrian District as set forth in Paragraphs 1 through 5, inclusive, of Subsection C of LAMC Section 13.05;

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

(f) Conditional uses approved pursuant to LAMC Section 12.24;

(g) Model dwellings subject to the limitations of Los Angeles Municipal Code Sections 12.22 A, 17.02 and 17.05.

2. **Lot Width and Area:** Notwithstanding the more restrictive provisions of LAMC 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 LAMC Section 17.05 H and Section 8 G 2(b) of this Specific Plan:

(a) **Subarea A:** Every lot in Subarea A shall have a minimum width of 50 feet and a minimum lot area of 7,000 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, a 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 two 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 two percent shall be provided for horsekeeping purposes.

(c) **Subareas C, E and F:** Every lot in Subareas C, and F shall have a minimum width of 50 feet and a minimum lot area of 5,500 square feet. Every lot in Subarea E shall

have a 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 45 feet and a minimum lot area of 5,000 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 and a minimum lot area of 11,000.

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

3. **Yards:** Notwithstanding the more restrictive provisions of LAMC Section 12.07.01 to the 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.

(b) **Side yards** -- There shall be a side yard on each side of a main building of at least five 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, air conditioning equipment and big-screen television niches which are architecturally integrated with fireplace chimneys shall be permitted to project into yard areas of all residential lots located in the Specific Plan area, so long as these projections do not exceed 40% of the required yard width. The yard requirements of LAMC Section 12.07 C shall apply to all lots located in Subareas B and H-1 and to the 40 horsekeeping lots located in Subarea A.

(e) Notwithstanding the provisions of LAMC Section 12.22 C 20(f) to the contrary, a combination wrought iron fence and wall located within five feet of the side street lot line

of a reversed corner lot may exceed three and one-half feet in height but may not exceed eight feet.

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 maximum of one single-family dwelling unit shall be permitted on each lot, except in Subarea C. 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 of 220 dwelling units, provided, however, that if the conditions in Subdivision 2 of this subsection have been satisfied, then additional density of up to 105 dwelling units, not to exceed a total of 325 dwelling units, may be permitted

(b) **Subarea B --** The density in Subarea B shall not exceed a total of 74 dwelling units;

(c) **Subarea C --** The density in Subarea C shall not exceed a total of 270 dwelling units, provided, however, that if the conditions in Subdivision 2 of this subsection have been satisfied, then additional density of up to 130 dwelling units, not to exceed a total of 400 dwelling units, may be permitted;

(d) **Subarea D --** The density in Subarea D shall not exceed a total of 230 dwelling units, provided, however, that if the conditions in Subdivision 2 of this subsection have been satisfied, then additional density of up to 20 dwelling units, not to exceed a total of 250 dwelling units, may be permitted;

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

(f) **Subarea F --** The density in Subarea F shall not exceed a total of 159 dwelling units;

(g) **Subareas G-1 and G-2 --** The density in Subareas G-1 and G-2, combined, shall not exceed a total of 653 dwelling units; and

(h) **Subarea H --** The density in Subarea H shall not exceed a total of 61 dwelling units.

2. Subareas in the Single-Family Area may not exceed the Base Permitted Dwelling Unit density as indicated above, without an approved transfer of dwelling unit density between Subareas, pursuant to Subdivision 3 of this subsection. The additional

density specified above for Subareas A, C and D shall be allowed when the following conditions have been satisfied: (1) an additional density of 121 dwelling units shall be permitted in Subareas A, C and D after the Los Angeles Unified School District has acquired title to the K-8 school site provided for in Section 9 H; and (2) a further additional density of 121 dwelling units shall be permitted in Subareas A, C and D after the Los Angeles Unified School District has broken ground on the K-8 school site provided for in Section 9 H. 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 2,437 units and the number in any one Subarea does not exceed 110% of the Base Permitted Dwelling Unit density for that Subarea.

3. **Transfer of Unused Base Permitted Unit Density from Donor Subareas:** The Director of Planning, pursuant to the Project Permit Compliance procedures of Section 11 of this Specific Plan and after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Dwelling Unit density in a Donor Subarea within the Single-Family Area to be transferred to any Receiver Subarea, so long as the lot width, area, yard, and lot coverage requirements of the Receiver Subarea are satisfied for any additional density transferred. For each transfer, the Applicant and all owners of the property shall provide 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, heirs, successors or assignees. To be acceptable, the covenant must reduce the Base Permitted Dwelling Unit density on the Donor Subarea in the amount of the Base Permitted Dwelling Unit density transferred to the Receiver Subarea. After recordation, the Applicant shall give a copy bearing the Recorder's number and date to the City Planning Department for its records.

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 Los Angeles Municipal Code Section 12.21 A. In Subareas G-1 and G-2, garages shall be set back a minimum of 20 feet from the street. One additional guest parking space per dwelling unit shall be provided either on-street or off-street at a location satisfactory to the Advisory Agency in approving a tract map. To the extent feasible, if these guest parking spaces within Subareas G-1 and G-2 are on-street, then they may be located in parking bays, preferably at the end of cul-de-sacs.

E. **Street Trees:** Street trees shall be spaced not more than 40 feet on center and of at least 24-inch box 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.

F. **Residential Clustering:** In any Subarea where a conservation area (lands within the Specific Plan's Subareas possessing biological, habitat, or riparian characteristics identified by the California Department of Fish & Game or the United States Army Corps of Engineers as conservation areas required to be set aside and maintained in an undeveloped, open space condition for mitigation or other conservation purposes) is required to be set aside, and notwithstanding the more restrictive provisions of this Specific Plan and the LAMC relating to lot width and area, lot coverage, and yards to the contrary, the clustering of residential development within the affected subdivision may be permitted. In addition, the standards relating to lot width and area, lot coverage, and yards may be modified by the Advisory Agency in accordance with the provisions of this subsection. Clustering and standards modification may be approved by the Advisory Agency provided that the maximum density permitted by this Specific Plan in the affected Subarea is not exceeded, and provided that the regulations of this Specific Plan and the LAMC relating to horsekeeping areas within the Subarea are not affected.

Section 8. ADVISORY AGENCY APPROVALS.

A. **Purpose:** The purpose of this section is to assure orderly development and to provide street capacity and other public facilities adequate for the intensity and design of development by establishing general procedures for development 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 LAMC. However, except for Subareas G-1 and G-2, no subdivision may be approved unless each lot created by the subdivision is located wholly within a Subarea. In reviewing the environmental impact of any subdivision, the Advisory Agency shall utilize the mitigation measures listed in Appendix B.

C. **Subdivision Requirement Within the Community Center Area:**

1. **Dedications and Improvements.** No building permit shall be issued for any Project within the Community Center Area until a subdivision that meets the requirements below and that includes the Project site has been approved by the Advisory Agency pursuant to Subsection B of this Section. The subdivision must provide for the dedication and improvement, or suitable guarantee, of the public streets, including public infrastructure, adjoining the subdivision and any offsite dedication and improvement attributable to the subdivision and determined necessary for adequate access and circulation by the Department of Transportation and the Advisory Agency, in compliance with the standards set forth in Section 9 below.

2. **Allocation of Maximum and Base Permitted Floor Area.** The Advisory Agency shall also require as a condition of the subdivision that the developer obtain from the Director of Planning an allocation of the total maximum permitted floor area for each lot if the subdivision is located in Subareas I, III, IV or V,

or the Base Permitted Floor Area or Base Permitted Dwelling Units for each lot if the subdivision is located in Subarea II.

D. General Single-Family Subdivision Layout and Grading: In approving any tract or parcel map, the Advisory Agency must find that the design of the subdivision will achieve the following goals:

1. The reduction of potential adverse effects of grading in hillside areas (a) to control erosion, (b) to reduce potential visual impacts and (c) to recreate a natural looking terrain. The Applicant should utilize a variety of techniques to achieve these goals. These techniques may include landform grading, landform planting, split level architectural design, concentration of development on relatively flat land, use of flexible hillside street standards (split one-way single loaded streets, meandering sidewalks), minimizing development on land with slopes of 50% or greater, minimizing cut and fill in excess of 30 feet in vertical height, contour grading of all manufactured slopes, minimum 50-foot setbacks of pads from ridgelines, limitation of height of homes on or near ridgelines, use of berms and landscaping to soften visual impact of homes and graded areas, minimum 50-foot setbacks from existing natural drainage courses, and creation of a canyon configuration wherever possible in order to add visual variety to the Project.

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

The Applicant shall indicate in any subdivision application what actions will be taken to achieve these two goals.

E. Pedestrian Movement: In approving any tract or parcel map, the Advisory Agency must find that to the extent feasible, there will be a separation of vehicular and pedestrian traffic within the Community Center Area.

F. Automated Traffic Surveillance And Control/Adaptive Traffic Control System (ATSAC/ATCS): In approving any tract or parcel map, the Advisory Agency must find that the Applicant has made or assured payment to fund the design and construction cost of including the intersections impacted by the tract or parcel map, which are listed in the List of Transportation Improvements contained in Appendix B of this Specific Plan, in the Ronald Reagan Freeway Corridor Phase I and Phase II ATSAC/ATCS System, as determined by the Department of Transportation, unless prior arrangements for funding have been made satisfactory to the Department of Transportation.

G. Public Facilities:

1. Utilities: In approving any subdivision of property, the Advisory Agency must find that all utilities installed by the Applicant within

the Specific Plan Area will be placed underground, where physically feasible.

2. Parks and Open Space:

(a) Private Recreation Areas: In approving any subdivision of property in Subareas G-1 or G-2, the Advisory Agency must find that the Applicant has 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 LAMC Section 17.05 H 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 three units per gross acre; and (3) no lot in Subareas A, C, D, E and F of the Single-Family Area is less than 6,000 square feet in area, except as permitted by Section 7 A 2, 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 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 Area: In approving any subdivision of property in Subareas A or B, the Advisory Agency must find that the Applicant has set aside as recreation area the areas identified as public open space on the Chatsworth-Porter Ranch Community Plan land use map within the Specific Plan area. The Applicant shall make an irrevocable offer to dedicate this property to the City of Los Angeles. 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 may be used as a set-off against the requirements of LAMC Section 17.12 for dedication of real property for park and recreational purposes, or for payment of an in lieu fee, 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 must find that the Applicant will provide and guarantee provision and maintenance of 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.

H. Additional Improvements: In approving a subdivision, the Advisory Agency must find that the Applicant has suitably guaranteed completion of the following improvements in connection with the map:

1. Sidewalks:

(a) Single-Family Area: The Applicant shall design and construct sidewalks along highways within the Single-Family Area where required by the City Engineer. These sidewalks shall be designed to follow a winding path along major and secondary highways creating an aesthetically pleasing environment by varying the depths of landscaping from the building line. For those sidewalks lying outside of the street easement, the Applicant shall dedicate a permanent easement for sidewalks to the City of Los Angeles at the time of subdivision.

(b) Community Center Area: The Applicant shall pave sidewalks within the Community Center Area to create a distinctive visual character. Subject to the approval of the Director of Planning acting on the recommendation of the City Engineer, the Applicant shall design the sidewalks and pedestrian walkways across surface parking lots to incorporate the use of texture, pattern, and if appropriate, color. 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 the following five intersections where secondary highways intersect, the Applicant shall pave crosswalks to provide pedestrian continuity linking the sidewalks: Mason Avenue and Rinaldi Street, Corbin Avenue and Mason Avenue, Porter Ranch Drive and Corbin Avenue, Porter Ranch Drive and Rinaldi

Street, and Corbin Avenue and Rinaldi Street. 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 Community Center Area on all the major and secondary highways (Mason Avenue, Corbin Avenue, Porter Ranch Drive 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.

3. **Bikelanes and Bicycle Storage:**

   (a) **Bikelane Locations:** The Applicant shall provide bikelanes along both sides of the following highways:

      (1) Sesnon Boulevard from Porter Ranch Drive 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) Porter Ranch Drive from Corbin Avenue to Sesnon Boulevard.

      (4) Corbin Avenue from Rinaldi Street to Mason Avenue.

      (5) Rinaldi Street from Mason Avenue to DeSoto Avenue.

   (b) **Bikelane Improvements:** The Applicant shall provide bikelanes which consist of five foot wide lanes in the streets immediately adjacent to the curb or as determined by the Department of Transportation.

   (c) **Bicycle Storage:** The Applicant shall provide bicycle stands adjacent to buildings or within publicly accessible open space, which is out of, but still visible from, the main pedestrian travel routes. 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 Community 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 Community Plan and any adjacent houses or fences of residential development.

(c) **Improvements:** The Applicant shall provide an at-grade crossing for equestrian and hiking trails which cross a major or secondary highway (including but not limited to Mason Avenue, Corbin Avenue, Porter Ranch Drive and Rinaldi Street) other than at a signalized intersection of two streets or roads. Wherever the trails cross any street, the Applicant shall, with the approval of the Department of Transportation, provide traffic signals with walk buttons at both the rider and pedestrian heights and shall provide pavement surface treatment for safe footing for shod horses in wet conditions.

I. *(Section 8.I removed by Ordinance 180,083)*

J. **Compost Program:** In approving a subdivision, the Advisory Agency must find that the Applicant has either agreed to participate in a composting program established by the City to collect and process yard waste and other suitable organic waste from landscaped areas or suitably guaranteed development of a composting program. If the Applicant will be developing its own composting program, then the Advisory Agency may require that one or more sites be set aside for the composting, processing, and storing of these materials, not to exceed an area of three acres total within the Specific Plan area.

Section 9. DEVELOPMENTS AND IMPROVEMENTS TO BE ASSURED BY DEVELOPMENT AGREEMENT(S).

In order to suitably guarantee completion of infrastructure improvements, the City and the Applicant may enter into one or more Development Agreements, as indicated in Section 5 of this Specific Plan. Absent these Development Agreements, Projects shall require Project Permit Compliance. The following is a list of improvements, all of which must be included in Development Agreements between the City and the Applicant, unless otherwise provided or assured by others.

A. **New Streets:** Notwithstanding any highway or street design standards adopted by the Planning Commission, pursuant to Los Angeles Municipal Code Section 17.05, to the contrary, the Applicant shall develop the street system within the Specific Plan area and also develop the street system outside of the Specific Plan area, if required to do so as part of this Specific Plan, in accordance with the design standards adopted by the Planning Commission, pursuant to LAMC Section 17.05, which were in effect on August 24, 1990. The Applicant shall also construct or suitably guarantee the new street improvements set forth in the List of Transportation Improvements, Appendix B of this Specific Plan.

B. **Improvements At or Near the Intersections of the 118 Freeway With the Following Streets:** The Applicant shall dedicate and construct or suitably guarantee the intersection improvements set forth in the List of Transportation Improvements, Appendix B of this Specific Plan.

C. **Off-site Surface Street Improvements:** The Applicant shall construct or suitably guarantee the improvements listed as required off-site surface street improvements in the List of Transportation Improvements set forth in Appendix B of this Specific Plan.

D. **Automated Traffic Surveillance And Control/Adaptive Traffic Control System (ATSAC/ATCS):** The Applicant shall make or assure its proportionate fair share payment into a fund created for the operation of an Automated Traffic Surveillance and Control/Adaptive Traffic Control System (ATSAC/ATCS), as set forth in the List of Transportation Improvements in Appendix B of this Specific Plan, for the following key intersections, unless prior arrangements for funding have been made satisfactory to the Department of Transportation:

1. 118 Freeway ramps and Topanga Canyon Boulevard;

2. 118 Freeway ramps and Porter Ranch Drive;

3. 118 Freeway ramps and Rinaldi Street/Amigo Avenue;

4. Devonshire Street and Topanga Canyon Boulevard;

5. Corbin Avenue and Porter Ranch Drive;

6. Chatsworth Street and De Soto Avenue;

7. Devonshire Street and De Soto Avenue;

8. Rinaldi Street and De Soto Avenue;

9. Rinaldi Street and Porter Ranch Drive;

10. Rinaldi Street and Corbin Avenue;

11. Devonshire Street and Corbin Avenue;

12. Rinaldi Street and Tampa Avenue;

13. Chatsworth Street and Tampa Avenue;

14. Devonshire Street and Tampa Avenue;

15. Rinaldi Street and Wilbur Avenue;

16. Devonshire Street and Wilbur Avenue;

17. Devonshire Street and Reseda Boulevard;

18. Rinaldi Street and Louise Avenue;

19. Rinaldi Street and Balboa Boulevard;

20. Lassen Street and De Soto Avenue;

21. Lassen Street and Mason Avenue;

22. Corbin Avenue and Lassen Street;

23. Mason Avenue and Plummer Street; and

24. Mason Avenue and Nordhoff Street.

E. **Circulation:** Notwithstanding any highway or street design standards adopted by the Planning Commission, pursuant to LAMC Section 17.05, to the contrary, the Applicant shall design and construct the circulation system within the Specific Plan area in accordance with the design standards adopted by the Planning Commission, pursuant to LAMC Section 17.05, which were in effect on August 24, 1990. The Applicant shall also construct or suitably guarantee the new street improvements set forth in the List of Transportation Improvements, Appendix B of this Specific Plan, and 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 design standards adopted by the Planning Commission, pursuant to Los Angeles Municipal Code Section 17.05, which were in effect on August 24, 1990, except as follows:

(a) Porter Ranch Drive from the 118 Freeway north to Corbin Avenue shall have a minimum dedicated width of 110 feet and a minimum roadway width of 90 feet.

(b) Mason Avenue from the 118 Freeway north to Sesnon Boulevard shall have a minimum dedicated width of 100 feet and a minimum roadway width of 80 feet.

2. **Other Roadways.** Notwithstanding any more restrictive or less restrictive standards adopted by the Planning Commission, the street standards shall be as follows:

(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 with a 44-foot roadway and the remainder of the right of way improved with parkways and sidewalks.

(2) **Hillside Local Streets:** A 44-foot right-of-way with a 36-foot roadway and the remainder of the right-of-way 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.

(4) **Private Drives:** As determined by the Advisory Agency, a 28-foot private driveway may be provided with a 20-foot roadway.

F. **Transportation Management Organization and Shared Ride Transportation System:** The Applicant shall assure that a Transportation Management Organization (TMO) is established for the Community Center Area. The TMO is to develop and implement ridesharing and transportation demand management (TDM) related activities in order to provide commuter access to and circulation within the Community Center Area. 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, or any successor rule, 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 Community Center Area.

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

1. Reduction of traffic congestion on nearby 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.

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, the approximately 50-acre park provided to the City of Los Angeles north of Subarea E in the Single-Family Area, as shown on the map in Section 1 of this Specific Plan. The Applicant is not required to expend for improvement to the park more than the amount that the Applicant would otherwise be required to pay as fees under the Quimby Act for recordation of residential subdivisions within the Specific Plan area.

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

The Porter Ranch Design Review Board shall review any development plan for the park facilities and shall transmit its recommendations to the Councilmember with a copy to the Board of Recreation and Parks Commissioners.

H. **School: Elementary School.** The Applicant shall reserve a 7-acre, level parcel at the southeast corner of Sesnon Boulevard and Mason Avenue to be used for the construction of instructional facilities for kindergarten and grades 1 through 6, consistent with the provisions of Section I of the October 22, 1991 agreement between Porter Ranch Development Company and the Los Angeles Unified School District, a copy of which is attached as Exhibit “F” of the Development Agreement applicable to the Specific Plan Area, unless, within the time period specified below, the Applicant and the Los Angeles Unified School District have amended their 1991 agreement or entered into a new agreement to provide for a new approximately 13-acre K-8 school site in Subarea D. The time period within which a new agreement or an amendment of the 1991 agreement shall be entered into by the Applicant and the Los Angeles Unified School District shall be the same time period that is specified in Section 1 of the parties' 1991 agreement for the Los Angeles Unified School District to acquire the 7-acre elementary school site, which is "the expiration of three (3) years following completion of the sale (close of escrow) of sixty percent (60%) of the single-family residential units authorized by the Specific Plan."

I. **Library and Other Municipal Facilities:** The Applicant shall provide and dedicate to the City of Los Angeles a two-acre site for government offices or other municipal buildings and uses, including a public library facility, as determined by the City Council, within Subareas I, II, III or IV of the Community Center Area, or as part of the K-8 school site as provided

for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the City Council have entered into a joint use agreement regarding that site. If no such agreement has been reached prior to the Los Angeles Unified School District breaking ground on the K-8 school site, then the Applicant shall provide this site within Subareas I, II, III or IV of the Community Center Area.

J. Community Meeting Facility: The Applicant shall construct a community meeting facility within Subareas I, II, III or IV of the Community Center Area, or as part of the K-8 school site as provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the City Council have entered into a joint use agreement regarding that facility. If no such agreement has been reached prior to the Los Angeles Unified School District's breaking ground on the K-8 school site, then the Applicant shall provide this facility within Subareas I, II, III or IV of the Community Center Area. The facility shall seat no fewer than 300 people and shall be designed so that it can be divided into four separate meeting areas of 75 seats each.

K. Child Care: The Applicant shall construct or provide for an operational child care facility, as defined under applicable state laws and regulations, within the Community Center Area, or as part of the K-8 school site provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the Applicant have entered into a joint use agreement regarding that facility. If no such agreement has been reached prior to the Los Angeles Unified School District's breaking ground on the K-8 school site, then the Applicant shall provide the child care facility within the Community Center Area. The physical location of the child care facility shall be consistent with the requirements of applicable state laws and regulations for these facilities. The child care facility shall be constructed prior to or concurrent with the issuance of a building permit for the 800th home within the Specific Plan area, and shall have an initial capacity of 100 children. After the facility becomes operational, the City Planning Commission, as part of its annual review of the Porter Ranch Development Agreement, may require that the capacity be increased, up to a maximum of 250 children, based on demand for additional capacity as demonstrated by the number of children on the waiting list for admission to the facility. The Applicant shall provide waiting list information each year as part of its Development Agreement compliance report. Floor area provided as part of the child care facility shall not count against the floor area limitations for non-residential space as set forth in Section 6 C 2 of this Specific Plan.

L. Community Center Area Senior Housing:

1. Low and/or Moderate Income Housing for Senior Citizens: The Applicant shall provide (construct or have constructed) and set aside for at least 30 years, a minimum of 400 dwelling units, located either within the Community Center Area or immediately adjacent to that Area, for occupancy by at least one person who is a senior citizen as defined by state law and of low and/or

moderate income. Any low and/or moderate income senior 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 that may be enacted prior to the construction and occupancy of these dwelling units.

2. **Senior Assisted Living Units:** The Applicant may set aside a maximum of 200 of the 400 senior units required in Subparagraph 1 of this Subsection in the form of Senior Assisted Living Units for senior citizens as defined by state law and without any income restriction, if a Project Permit Compliance is obtained for the Senior Assisted Living Units pursuant to Section 11 of this Specific Plan. These units must also be reserved for at least 30 years and be located either within Subarea II of the Community Center Area or immediately adjacent to that Area.

3. Prior to or concurrent with the issuance of a building permit for the 500th dwelling unit within the Community Center Area, the Director of Planning must find that at least 100 of the required minimum 200 low and moderate income senior dwelling units have been constructed or assured by the Applicant. Prior to or concurrent with the issuance of a building permit for the 1,000th dwelling unit within the Community Center Area, the Director of Planning must find that the remaining required low or moderate income senior dwelling units have been constructed or assured by the Applicant.

4. The Applicant shall record a covenant that restricts the rental or sale of the senior dwelling units (or Senior Assisted Living Units) to senior citizen as defined by state law. The covenant shall run with the land and be binding on any subsequent owners, heirs, successors or assigns. The covenant shall be approved by the Director of Planning, and 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.

M. **Additional Improvements:** The Applicant shall assure the completion of the improvements listed in Subsection G of Section 8 of this Specific Plan.

N. **Refuse Separation and Recycling:** The Applicant shall participate in any refuse separation and recycling program, approved by the Department of Public Works and established within the City for the separation of refuse and 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.

O. **Accelerated Improvements:** The Applicant shall provide the following improvements in accordance with the time frame specified:

1. **Rinaldi Avenue.** The Applicant shall complete the construction of Rinaldi Street from the 118 Freeway to DeSoto Avenue prior to or concurrent with the issuance of a building permit for non-residential development that exceeds 1.1 million square feet of floor area within Subarea II of the Community Center Area. This obligation may be delayed only until all necessary right-of-way acquisitions are completed by the City;

2. **Equestrian Trail.** Prior to or concurrent with the issuance of a building permit for a Project located south of the 118 Freeway, the Applicant shall dedicate and improve or satisfactorily guarantee the improvement of an equestrian trail on all property over which it has control within Subareas H-1 and H-2 or within other City-controlled property adjacent to those areas, on an alignment and to standards approved by the Bureau of Engineering, in consultation with the affected Council office(s), unless a permanent equestrian trail already exists within or adjacent to the Subareas; and

3. **Equestrian Staging Area.** Prior to or concurrent with the issuance of a certificate of occupancy for a building permit for a Project located south of the 118 Freeway, the Applicant shall provide for the improvement of an equestrian staging area south of the 118 Freeway, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s). The improvement of property as an equestrian staging area as required pursuant to this paragraph may be used as a set-off against the requirements of LAMC Section 17.12 for dedication of real property for park and recreational purposes, or for payment of an in lieu fee, in connection with the construction of any and all dwelling units within the Specific Plan area.

Section 10. **PORTER RANCH DESIGN REVIEW.**

A. **Purpose:** The purpose of this section is to provide guidelines for review and approval of exterior and site design of buildings, structures or other developments proposed for construction within the Community Center Area.

B. **Porter Ranch Design Review Board Composition:** The Porter Ranch Design Review Board shall consist of seven voting members.

C. **Land Use Design Review:**

1. **Purpose:** The purpose of Land Use Design Review is to provide the Advisory Agency with advice on the layout and design of divisions of land prior to its taking an action on any application within the Specific Plan area.

2. **Applications --The Community Center Area:** All applications for Land Use Design Review in the Community Center Area shall include the following:

(a) A Conceptual Site Plan at a scale of 1" = 40', or otherwise adequate to show sufficient detail. The plan shall show dimensions and orientation of the property, the arrangement of new structures, accessory buildings, driveways, parking layout, walkways, fences or walls, etc., and their position in relation to the rights-of-way.

(b) A Conceptual Grading and Drainage Plan 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 five to ten feet for existing and ultimate grades, and describe planned drainage improvements.

(c) A Conceptual Landscape Plan 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 plans.

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 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 five or ten feet for existing and ultimate grades, and describe planned drainage improvements.

(c) A Slope Analysis Map 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.

(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 Councilmember of the district in which the Specific Plan is located (Councilmember) and to the Board for review.

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

5. Criteria: The Board's recommendation relative to Land Use Design Review shall be based on approved design guidelines and the following criteria:

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

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

(c) Whether the landscaping is employed to screen the effects of grading; and

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

D. Building and Site Plan Design Review:

1. Purpose. The Director of Planning shall conduct a Building and Site Plan Design Review on the architectural treatment, form, and character for individual developments in the Community Center Area.

2. Regulations: No building permits for new construction, additions, or exterior renovations within the Community Center Area shall be issued until (a) the Applicant has submitted architectural and site plans of the proposed development to the Director prior to or at the time of submission of a complete application for a building permit, and (b) the Director has approved the plans. Building and Site Plan Design Review does not include review of plans involving interior remodeling of an existing building.

3. **Criteria:** 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) A new building 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. Each building shall include architectural detail in its design, which may include windows, doors and light fixtures, that are consistent with other details of the building, trim around windows and doors, and protrusions and depressions in the face of the building which provide shadow lines.

(c) Decorative Roofs.

(1) Roof types should be consistent with the design of the building.

(2) All roof mounted mechanical equipment and/or ductwork on a building shall be screened from views from streets and residential uses with materials compatible with the design of the building, or shall be designed so as to become incorporated into the architecture of the building.

(d) Compatibility of Colors.

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

(e) Compatibility of Materials. Building materials shall be compatible with the overall design of the building and shall relate to the building's architectural style.

(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 a building, 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.

(1) Blank walls (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) 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 residential building over four stories and any nonresidential building over five stories, the Director may only permit an average story height of 15 feet.

Building heights in the Community Center Area 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; and

(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 that review and determination. Section 12 B of this Specific Plan sets forth the fee and procedures for a separate review and determination.

E. Design Review -- Community Park Facilities: The Director of Planning shall advise the Board and the Councilmember that a proposal has been made for development of the community park (located north of Subarea E in the Single-Family Area) and shall transmit to them a copy of the development plans. Within 30 days of receipt of those plans, the Board shall make a recommendation to the Councilmember 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 Community Plan;

2. The facilities proposed include both passive and active recreational opportunities for all age groups in the surrounding neighborhoods; and

3. Any required grading will create a natural-looking terrain. Views from the south should show a ridgeline higher than any adjacent single-family home.

F. Design Review -- Library Facilities: After being advised by the Director of Planning that a proposal has been made for development of a library facility in the Specific Plan area, the Board shall make recommendations to the Councilmember relative to the location of the proposed library facility. This recommendation shall be based on the following criteria:

1. The development of the library facility conforms to the intent of the Specific Plan and the Community Plan;

2. The location of the library facility will be convenient to present and future library users;

3. The proposed site provides adequate available parking; and

4. The location of the library facility will promote a high volume of public circulation of library services.

Section 11. PROJECT PERMIT COMPLIANCE REVIEW PROCEDURE:

A. Projects Requiring Project Permit Compliance Review: Project Permit Compliance review is required for all of the following:

1. All Projects not covered by a Development Agreement pursuant to Section 5 B of this Specific Plan;

2. Transfer of unused Base Permitted Floor Area from a Donor Site within Subareas I, II and III of the Community Center Area to a Receiver Site within Subarea II of the Community Center Area, pursuant to Section 6 C 4 of this Specific Plan;

3. Transfer of Base Permitted Dwelling Units pursuant to Sections 6 C 6 and 7 B 3 of this Specific Plan;

4. Approval of any non-residential use located within 400 feet of any residentially-zoned lot north of the Corbin Avenue right-of-way that is not designated on an approved tract map as a lot on which no habitable buildings may be built.

5. Approval of an exception to the floor area use limitations in Subareas I, II and III pursuant to Section 6 C 3 of this Specific Plan; and

6. Approval of the development and location of up to 200 senior

assisted living units pursuant to Section 9 L 1 of this Specific Plan.

B. Director's Authority: The Director of Planning shall have the authority to grant a Project Permit Compliance approval pursuant to this Section and LAMC Section 11.5.7 C 1.

C. Findings:

1. General Findings. In approving a Project Permit Compliance, the Director of Planning must make the findings required by LAMC Section 11.5.7 C 2.

2. Additional Findings For Approval of a Project Not Covered by a Development Agreement. In approving a Project Permit Compliance authorizing the development of a Project not covered by a Development Agreement, pursuant to Section 5 B of this Specific Plan, the Director of Planning must find, in addition to the general findings referenced above, that the Applicant has made or adequately assured its fair share of the transportation and other improvements listed in Sections 8 and 9 of this Specific Plan. Any transportation improvements required shall be based upon the Department of Transportation's recommendations as to which improvements are attributable in whole or in part to the Project.

3. Additional Findings For Transfer of Base Permitted Floor Area or Residential Density. In approving a Project Permit Compliance authorizing transfers of Base Permitted Floor Area pursuant to Section 6 C 4 of this Specific Plan or transfers of Base Permitted Dwelling Units pursuant to Sections 6 C 6 and 7 B 3 of this Specific Plan, the Director of Planning must find, in addition to the general findings referenced above, that:

(a) The transfer is consistent with the purposes and objectives of the Specific Plan and conforms to the requirements of Section 6 C 4 of this Specific Plan, for transfers of Base Permitted Floor Area, or the requirements of Sections 6 C 6 and 7 B 3 of this Specific Plan for transfers of Base Permitted Dwelling Units;

(b) The transfer does not result in a Project which causes the aggregate development of the Receiver Site or Receiver Subarea to exceed the Floor Area limitations or Trip limitations as set forth in Subsection C of Section 6 of this Specific Plan; and

(c) The transfer is consistent with the Community Plan.

4. Additional Findings For Approval of Non-residential Use As Provided in Section 6 B 12. In approving a Project Permit Compliance authorizing the development of any non-residential use pursuant to Section 6 B 12 of this Specific Plan, the Director of Planning must find, in addition to the general findings referenced above, that the non-residential development does not exceed the maximum height established in the area for a

residential building in Section 6 D 1 (b) and that the setback requirements of Section 6 G 2 are observed.

5. **Findings For and additional Floor Area Use Limitations in Subareas I, II and III Pursuant to Section 6 C 3 of this Specific Plan.** In approving a Project Permit Compliance authorizing exceeding pursuant to Section 6 C 3 of this Specific Plan, to the floor area use limitations specified in Section 6 C 2 of this Specific Plan for Subareas I, II and III, the Director of Planning must find, in addition to the general findings referenced above, that:

   (a) The total floor area of all non-residential uses in Subareas I, II and III does not exceed 3,000,000 square feet;

   (b) The total A.M. Peak Hour Trips, as calculated in accordance with Appendix A of this Specific Plan, do not exceed 3,613; and

   (c) The total P.M. Peak Hour Trips, as calculated in accordance with Appendix A of this Specific Plan, do not exceed 10,005.

6. **Additional Findings For Approval of Location of Senior Assisted Living Units.** In approving a Project Permit Compliance authorizing the development of up to 200 senior assisted living, pursuant to Section 9 L 1 of this Specific Plan, on a lot within Subarea II of the Community Center Area or immediately adjacent to that Area, the Director of Planning must find, in addition to the general findings referenced above, that:

   (a) The units are restricted to senior citizens as defined by State Law;

   (b) The units will be located within one-half mile of a retail shopping center or the YMCA facility located on Corbin Avenue, north of Rinaldi Street;

   (c) The units comply with any applicable floor area, density, Trip generation, building height, setback, and landscaping requirements of this Specific Plan;

   (d) The units comply with the parking requirements specified in LAMC Section 12.21 A 4 (d); and

   (e) The units have obtained or will obtain all applicable licenses or approvals required by the State of California for the operation of the senior assisted living facility.

D. Procedures Including Recommendations by the Department of Transportation:

1. In applying for a Project Permit Compliance, 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 Compliance, the Director of Planning, after recommendations by the General Manager of the Department of Transportation, pursuant to the procedures set

forth in this Section, shall determine which mitigation measures must be provided and shall include these mitigation measures as conditions of approval for the Project Permit Compliance.

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 an at-grade crossing. If the Department of Transportation determines that this at-grade crossing is needed to mitigate the traffic impact on Mason Avenue caused by the Project, or the cumulative traffic impact of all Projects within the Specific Plan area, then the Applicant shall be required to make or assure a pro-rata cash payment to the City to help fund the at-grade crossing as a condition of approval for the Project Permit Compliance.

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 and 9 and Appendix B of this Specific Plan, by additions and/or deletions, upon a finding that the 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 outside the Specific Plan area.

4. The General Manager of the Department of Transportation may recommend to the Director of Planning 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. **Fees:** Filing fees for Project Permit Compliance applications shall be as specified in LAMC Section 19.01 J.

F. **Appeals:** Procedures for the filing and processing of appeals from the Project Permit Compliance determination of the Director of Planning are established in LAMC Section 11.5.7 C 6.

Section 12. **OTHER APPROVALS.**

A. **Approval of Landscape Plans Pursuant to Section 6 H of this Specific Plan:**

1. **Procedures.** Applicants for building permits shall file an application for landscape plan approval with the Department of City Planning upon a form provided by the Department and accompanied by information the Department prescribes and pay the fee as specified in LAMC Section 19.01 I, entitled "Landscape Plan Approval."

The Director of Planning shall approve or disapprove the proposed landscape plan within 15 working days of submittal of

an application for an approval.

Applications for landscape approval shall meet the following standards:

(a) All documents shall be of 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; and

(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 must make the following findings:

(a) That the proposed plans are 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 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; and

(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 Height in a Separate Application from Building and Site Plan Design Review Pursuant to Section 6 D 1 of this Specific Plan. If an application for approval of height is made separately from an application for Building and Site Plan Design Review, then the Director of Planning shall make a determination as to whether the height of a proposed building in the Community Center Area meets the requirements of this Specific Plan as indicated in Sections 6 D and 10 G 6(h) within 15 working days of submittal of an application for approval. Applicants for building permits for Projects in the Community Center Area 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 information the Department prescribes and pay the fee as specified in Los Angeles Municipal Code Section 19.01 R, entitled “Application for additional height of buildings and structures.”

C. **Appeals.** Procedures for appeals shall be as specified in Los Angeles Municipal Code Section 11.5.7 C 6 for the approval of landscape plans or the proposed height of a building in the Community Center Area

Section 13. **OWNER ACKNOWLEDGMENT OF LIMITATIONS.**

Prior to any subdivision in the Specific Plan area, the property owners shall execute and record covenants which run with the land, binding on any subsequent owners, heirs, successors or assigns. The covenants shall be in a form satisfactory to the City Attorney. After recordation, copies bearing the Recorder's number and date shall be furnished to the City Planning Department for its records. The covenant shall acknowledge and notify all subsequent owners of the limitations to development included in this Specific Plan, informing all future buyers that the Specific Plan is in effect.

Section 14. **SEVERABILITY.**

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that 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.

PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN

APPENDIX A

TRIP GENERATION RATES[1]

Use	A.M. Peak Hour Trip Rate	P.M. Peak Hour Trip Rate
Residential		
Single-Family	0.71/dwelling unit	0.84/dwelling unit
Apartments	0.50/dwelling unit	0.56/dwelling unit
Condominium/Townhouse	0.30/dwelling unit	0.40/dwelling unit
Non-Residential		
Commercial Office	1.36/1,000 square feet	1.23/1,000 square feet
Medical Office	1.83/1,000 square feet	2.31/1,000 square feet
Hotel	0.53/room	0.51/room
Shopping Center	0.70/1,000 square feet	3.36/1,000 square feet
Stand-Alone Restaurant	5.60/1,000 square feet	9.36/1,000 square feet

For uses not included in the above table, the latest edition of Trip Generation, Institute of Transportation Engineers or other source acceptable to the General Manager of the Department of Transportation shall be used to determine the trip rate, including the approximate internal linkage trip discount factor.

[1] The above trip generation rates include a discount factor for internal linkage trips consistent with Table 6 of the Supplemental Transportation and Circulation Study for the Porter Ranch Specific Plan Restudy, March, 2000, pages 26-27.

PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN

APPENDIX B

LIST OF TRANSPORTATION IMPROVEMENTS

These transportation improvements are based on the Supplemental Transportation and Circulation Study for the Porter Ranch Specific Plan Revision, dated March 2000, as approved by the Department of Transportation. In connection with its review of any subdivision, Project Permit Compliance, or other approval pertaining to development within the Specific Plan area, the Department of Transportation may recommend modifications to the transportation improvements set forth below based on the results of supplemental traffic analyses.

A. Intersection Mitigation Measures

1. Ronald Reagan Freeway W/B On/Off Ramps & Topanga Canyon Boulevard

   Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

2. Ronald Reagan Freeway E/B On/Off Ramps & Topanga Canyon Boulevard

   Contribute the City's local match toward the cost of the design and construction railroad grade crossing on Mason Avenue between Prairie Street and Corisco Street.

3. Devonshire Street & Topanga Canyon Boulevard

   Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

4. Rinaldi Street & De Soto Avenue

   Widen on the east side of the south leg and the west side of the north and south legs of this intersection, and re-stripe to accommodate three through lanes and one right-turn-only lane in the northbound direction. In addition, re-stripe to provide the following: two left-turn-only lanes, three through lanes in the southbound direction and two left-turn-only lanes and one right-turn-only lane in the westbound direction. Right-of-way acquisitions would be required on the west and east side of De Soto Avenue. Also, provide bicycle lanes in both directions on Rinaldi Street east of De Soto Avenue. Implement parking restrictions on the west side of De Soto Avenue and extend parking restrictions along the east side. Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

5. Chatsworth Street & De Soto Avenue

   Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

6. Devonshire Street & De Soto Avenue

   Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

7. Chatsworth Street & Mason Avenue

   Install two-phase signal control to this intersection. In addition, restripe Mason Avenue and Chatsworth Street to provide one left-turn-only lane, two through lanes and one right-turn-only lane in the westbound and southbound directions, and to provide one left-turn-only lane, one through lane and one through/right shared lane in the eastbound and northbound directions.

8. Corbin Avenue & Porter Ranch Drive

   Construct the west leg of this intersection and improve this intersection to provide dual left-turn-only lanes, two through lanes and one right-turn-only lane in the northbound, southbound, eastbound and westbound directions. Modify signal phasing and Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

9. Rinaldi Street & Porter Ranch Drive

   Construct intersection to provide two left-turn-only lanes, two through lanes and one through/right shared lane on westbound Rinaldi Street and northbound and southbound Porter Ranch Drive. Construct eastbound Rinaldi Street to provide two left-turn-only lanes, three through lanes and one right-turn-only lane. In addition, provide appropriate signal timing and phasing to maximize the capacity of the eastbound right-turn-only lane. Install four-phase signal control and fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

10. Ronald Reagan Freeway W/B On/Off Ramps & Porter Ranch Drive

    Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

11. Ronald Reagan Freeway E/B On/Off Ramps & Porter Ranch Drive
    Install two-phase signal control to this intersection.

12. Rinaldi Street & Corbin Avenue

    Install a traffic signal and reconstruct the south leg of Corbin Avenue to provide two left-turn-only lanes, one through lane and one through/right shared lane in the northbound and southbound directions. Restripe Rinaldi Street to provide one left-turn-only lane, two through lanes and one right-turn-only lane in the eastbound and westbound directions. Provide bicycle lanes on Corbin Avenue north of the intersection and on Rinaldi Street east of the intersection. In addition, fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

13. Chatsworth Street & Corbin Avenue

    Construct Corbin Avenue to provide at least two travel lanes in the northbound and southbound directions consistent with the Chatsworth/Porter Ranch Community Plan.

14. Devonshire Street & Corbin Avenue

Widen Corbin Avenue by up to four feet and restripe to provide one left-turn-only lane, two through lanes and one right-turn-only lane in the northbound direction and one left-turn-only lane, two through lanes and one through/right shared lane in the southbound direction. Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

15. Rinaldi Street & Tampa Avenue

Remove median and restripe the south leg to provide two left-turn-only lanes, two through lanes and one right-turn-only lane in the northbound direction. Restrict parking to provide bicycle lanes on Rinaldi Street between Tampa Avenue and Corbin Avenue. Restrict parking and restripe the north leg to provide dual left-turn-only lanes in the southbound direction, while retaining the bicycle lanes on this leg. Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

16. Chatsworth Street & Tampa Avenue

Widen the northbound roadway on Tampa Avenue from 42 feet to 47 feet by narrowing and reconstructing the median island from a point approximately 350 feet south of the centerline of Chatsworth Street to the Ronald Reagan Freeway eastbound on-ramp. Restrict parking and restripe Tampa Avenue to provide one left-turn-only lane, three through lanes and one through/right shared lane in the northbound direction during the p.m. peak period. Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

17. Devonshire Street & Tampa Avenue

Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

18. Rinaldi Street & Wilbur Avenue

Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

19. Devonshire Street & Wilbur Avenue

Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

20. Rinaldi Street & Amigo Avenue/Ronald Reagan Freeway W/B On/Off Ramps

Widen Rinaldi Street up to nine feet and restripe Rinaldi Street and the Ronald Reagan Freeway westbound off-ramp to provide the following: two left-turn-only lanes, one through lane and one through/right shared lane in the westbound direction, one left-turn-only lane, two through lanes and a through/right shared lane in the eastbound direction; and one left-turn-only lane, one left/through shared lane and two right-turn-only lanes in the northbound direction. Accommodate the existing bicycle lanes on Rinaldi Street. Acquire a variable width strip of Caltrans right-of-way up to eight feet wide on the south side of Rinaldi Street from a point approximately 350 feet west of the centerline of Amigo Avenue to a point approximately 400 feet east of the Amigo Avenue centerline. In

addition, restripe Amigo Avenue to provide one left-turn-only lane and one left/through/right shared lane in the southbound direction. Modify signal phasing to provide north/south opposed phasing. Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

21. Rinaldi Street & Reseda Boulevard

    Widen the west leg and restripe Rinaldi Street to accommodate dual eastbound to southbound right-turn-only lanes.

22. Devonshire Street & Reseda Boulevard

    Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

23. Rinaldi Street & Louise Avenue

    Fund the design and construction cost of including this intersection in the Ronald Reagan Freeway Corridor Phase I ATSAC/ATCS System.

24. Rinaldi Street & Balboa Boulevard

    Reimburse DOT for the design and construction cost of including this intersection in the San Diego Freeway Corridor Phase I ATSAC/ATCS System. The current cost per intersection of the San Diego Freeway Corridor Phase I ATSAC/ATCS System is estimated at $96,000.

B. Additional ATSAC/ATCS Funding

In addition to the locations listed above, fund the design and construction cost of the following potentially significantly impacted intersections in the Ronald Reagan Freeway Corridor Phase 2 ATSAC/ATCS System:

1. De Soto Avenue and Lassen Street
2. Lassen Street and Mason Avenue
3. Corbin Avenue and Lassen Street
4. Mason Avenue and Plummer Street
5. Mason Avenue and Nordhoff Street

ATSAC/ATCS improvements shall be guaranteed in full through a letter of credit payable to DOT, prior to issuance of any building permit, to be converted to a cash payment prior to the commencement of System design.